

CATALOGUE NO. 8731.1

EMBARGOED UNTIL 11.30 A.M. 1 NOVEMBER 1994

BUILDING APPROVALS, NEW SOUTH WALES, SEPTEMBER 1994

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

MAIN FEATURES

NUMBER OF NEW DWELLING UNITS APPROVED

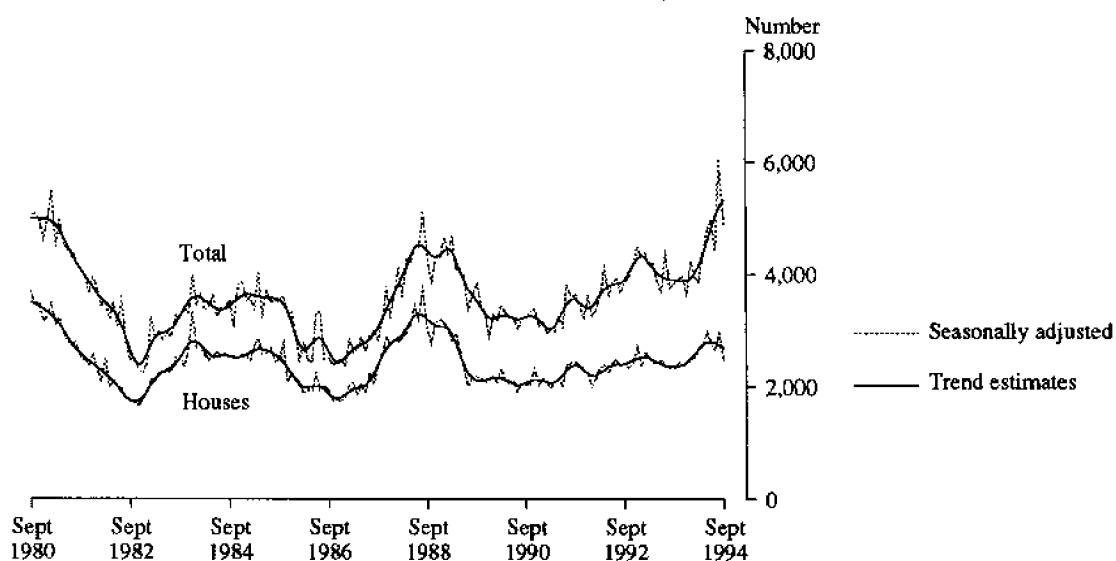
	September 1993	August 1994	September 1994	September 1993 to September 1994 change	August 1994 to September 1994 change
Original series	4,262	6,224	5,452	28%	-12%
Seasonally adjusted	3,865	6,060	4,906	27%	-19%
Trend estimate	3,907	5,200	5,326	36%	2%

Trend estimates of the total number of dwelling units approved in New South Wales in September 1994 (5,326) showed an increase of 2% from August 1994 (5,200), and a 36% increase from September 1993 (3,907). The seasonally adjusted number of dwelling units approved would have to remain the same (at 4,906) in October 1994 for the trend to flatten out (at 5,182). The historical average monthly movement of this series, regardless of sign, is 8%.

Trend estimates of the total number of new houses approved in September 1994 (2,688) in New South Wales showed a 2% decrease from August 1994 (2,738), and an 14% increase on that for September 1993 (2,366). There would need to be an increase of 23% in the seasonally adjusted number of new houses approved in October 1994 (to 3,001) for the trend to flatten out at 2,775 (the historical average monthly movement of this series, regardless of sign, is 6%).

The trend estimates of the value of new residential building approved in September 1994 (\$571.4m) showed a 5% increase on that for August 1994 (\$544.3m), continuing the steady increase since December 1993.

TOTAL DWELLING UNITS APPROVED, NSW



INQUIRIES

- for further information about statistics in this publication and the availability of unpublished statistics, contact Ross Bailey on Sydney (02) 268 4176.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

NOTES

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

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

Explanatory notes are provided at the back of this publication.

GREG BRAY
Deputy Commonwealth Statistician

Unpublished data

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

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

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

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

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

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
SYDNEY STATISTICAL DIVISION									
1991-92	11,416	636	12,052	6,832	2,320	9,152	18,248	2,956	21,204
1992-93	12,915	462	13,377	10,752	1,742	12,494	23,667	2,204	25,871
1993-94	13,691	240	13,931	12,090	1,048	13,138	25,781	1,288	27,069
July-September—									
1993-94	3,404	36	3,440	3,074	271	3,345	6,478	307	6,785
1994-95	3,924	101	4,025	3,548	282	3,830	9,472	383	9,855
1993—									
July	1,176	6	1,182	1,073	147	1,220	2,249	153	2,402
August	949	2	951	834	83	917	1,783	85	1,868
September	1,279	28	1,307	1,167	41	1,208	2,446	69	2,515
October	1,055	12	1,067	896	51	947	1,951	63	2,014
November	1,249	6	1,255	1,259	157	1,416	2,508	163	2,671
December	861	12	873	769	16	785	1,630	28	1,658
1994—									
January	946	21	967	1,161	20	1,181	2,107	41	2,148
February	966	11	977	803	55	858	1,769	66	1,835
March	1,318	18	1,336	756	54	810	2,074	72	2,146
April	1,067	55	1,122	655	112	767	1,722	167	1,889
May	1,574	23	1,597	1,306	223	1,529	2,880	246	3,126
June	1,251	46	1,297	1,411	89	1,500	2,662	135	2,797
July	1,265	32	1,297	985	95	1,080	2,250	127	2,377
August	1,439	41	1,480	2,541	72	2,613	3,980	113	4,093
September	1,220	28	1,248	2,022	115	2,137	3,242	143	3,385
NEW SOUTH WALES									
1991-92	26,940	1,057	27,997	12,193	3,146	15,339	39,133	4,203	43,336
1992-93	28,653	869	29,522	16,308	2,667	18,975	44,961	3,536	48,497
1993-94	30,051	561	30,612	17,744	1,554	19,298	47,795	2,115	49,910
July-September—									
1993-94	7,511	93	7,604	4,521	420	4,941	12,032	513	12,545
1994-95	8,341	156	8,497	7,057	463	7,520	15,398	619	16,017
1993—									
July	2,530	41	2,571	1,588	281	1,869	4,118	322	4,440
August	2,378	12	2,390	1,363	90	1,453	3,741	102	3,843
September	2,603	40	2,643	1,570	49	1,619	4,173	89	4,262
October	2,321	38	2,359	1,372	68	1,440	3,693	106	3,799
November	2,608	17	2,625	1,759	157	1,916	4,367	174	4,541
December	2,067	36	2,103	1,114	40	1,154	3,181	76	3,257
1994—									
January	1,995	44	2,039	1,484	47	1,531	3,479	91	3,570
February	2,143	25	2,168	1,227	140	1,367	3,370	165	3,535
March	2,878	97	2,975	1,255	86	1,341	4,133	183	4,316
April	2,423	82	2,505	1,191	112	1,303	3,614	194	3,808
May	3,232	57	3,289	1,832	312	2,144	5,064	369	5,433
June	2,873	72	2,945	1,989	172	2,161	4,862	244	5,106
July	2,628	61	2,689	1,434	218	1,652	4,062	279	4,341
August	2,985	61	3,046	3,078	100	3,178	6,063	161	6,224
September	2,728	34	2,762	2,545	145	2,690	5,273	179	5,452

NOTE: The number of self-contained dwelling units approved as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were 758 such dwelling units approved in September 1994. This includes 525 dwelling units created as the result of the conversion of wool stores to apartments.

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
SYDNEY STATISTICAL DIVISION														
1991-92	1,245.6	53.0	1,298.6	536.2	198.6	734.8	1,781.8	251.6	2,033.3	648.8	1,188.2	1,908.8	3,614.1	4,590.9
1992-93	1,389.5	43.3	1,432.7	1,148.8	124.2	1,273.0	2,538.3	167.4	2,705.7	708.4	1,663.3	2,407.3	4,903.1	5,821.4
1993-94	1,510.3	23.1	1,533.3	1,040.6	70.9	1,111.4	2,550.8	94.0	2,644.8	782.9	1,376.9	2,065.7	4,703.5	5,493.3
July-September—														
1993-94	362.7	3.4	366.1	296.5	17.5	314.0	659.2	20.9	680.1	218.1	366.6	595.5	1,241.7	1,493.7
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
1993—														
July	125.7	0.6	126.2	112.3	9.3	121.6	238.0	9.9	247.9	61.6	108.6	136.5	407.0	446.0
August	102.2	0.2	102.5	70.1	5.5	75.7	172.4	5.8	178.1	58.4	83.8	177.5	314.5	414.0
September	134.8	2.6	137.4	114.0	2.7	116.7	248.8	5.3	254.1	98.1	174.2	281.5	520.3	633.7
October	112.5	1.0	113.5	67.8	3.6	71.5	180.3	4.6	184.9	64.3	92.4	210.0	336.9	459.2
November	136.4	0.8	137.3	101.3	11.2	112.4	237.7	12.0	249.7	63.8	98.0	180.7	399.5	494.2
December	106.6	1.0	107.6	55.4	0.7	56.1	162.0	1.7	163.7	50.8	143.7	161.6	356.4	376.1
1994—														
January	110.8	1.8	112.6	92.1	2.1	94.2	202.9	3.9	206.8	48.2	99.1	198.8	350.0	453.8
February	106.1	1.3	107.3	65.0	4.1	69.0	171.0	5.3	176.3	65.7	75.6	114.8	311.6	356.8
March	145.7	1.5	147.2	60.1	4.1	64.2	205.9	5.5	211.4	67.3	108.5	124.7	381.7	403.4
April	119.7	6.3	126.0	53.7	6.7	60.3	173.4	13.0	186.4	63.0	155.0	187.8	391.0	437.1
May	162.0	1.7	163.8	110.0	14.9	124.9	272.0	16.7	288.7	72.3	82.8	112.5	424.9	473.5
June	147.7	4.3	152.0	138.7	6.0	144.7	286.4	10.3	296.7	69.4	155.2	179.3	509.8	545.4
July	144.5	4.4	148.8	88.7	6.0	94.7	233.2	10.4	243.6	62.9	98.5	153.0	394.0	459.5
August	169.5	5.1	174.6	307.9	4.5	312.5	477.4	9.6	487.0	79.1	256.3	367.4	812.0	933.5
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
NEW SOUTH WALES														
1991-92	2,654.6	86.8	2,741.4	890.6	258.3	1,148.8	3,545.2	345.0	3,890.2	902.2	1,695.5	2,653.7	6,137.9	7,445.8
1992-93	2,852.9	80.9	2,933.9	1,516.6	181.7	1,698.3	4,369.5	262.7	4,632.2	965.0	2,126.4	3,178.2	7,452.4	8,775.4
1993-94	3,065.8	53.3	3,119.1	1,424.1	99.9	1,523.9	4,489.9	153.1	4,643.1	1,043.1	1,895.6	2,884.1	7,420.5	8,570.2
July-September—														
1993-94	745.4	9.5	754.8	387.4	25.1	412.4	1,132.7	34.5	1,167.3	284.7	515.5	834.1	1,930.8	2,286.1
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
1993—														
July	252.6	4.7	257.3	144.9	16.0	160.9	397.5	20.7	418.2	82.5	142.0	201.1	620.9	701.8
August	235.2	1.1	236.3	103.1	5.9	109.1	338.3	7.1	345.4	81.1	157.2	286.0	576.5	712.4
September	257.6	3.6	261.2	139.3	3.2	142.5	396.9	6.8	403.7	121.1	216.3	347.1	733.4	871.9
October	229.0	3.6	232.6	99.2	4.3	103.5	328.2	8.0	336.2	87.3	126.2	261.6	541.6	685.1
November	264.3	1.7	266.0	137.7	11.2	148.9	402.1	12.9	415.0	87.4	143.0	251.9	632.5	754.3
December	221.9	3.6	225.5	79.9	1.7	81.6	301.8	5.3	307.1	67.5	177.8	205.8	547.0	580.4
1994—														
January	210.3	4.5	214.7	115.5	3.9	119.4	325.8	8.3	334.1	66.6	127.6	258.8	519.7	659.5
February	217.3	2.6	219.9	95.4	8.5	103.9	312.7	11.1	323.8	83.1	126.1	199.7	521.0	606.5
March	295.8	8.0	303.8	94.3	6.3	100.6	390.1	14.3	404.4	91.1	131.2	169.3	612.0	664.7
April	254.3	8.5	262.9	89.9	6.7	96.6	344.2	15.2	359.4	83.9	180.8	257.0	608.3	700.3
May	319.7	4.7	324.4	145.4	20.7	166.1	465.1	25.3	490.4	98.1	143.0	183.5	704.0	772.1
June	307.8	6.7	314.5	179.5	11.5	191.0	487.3	18.2	505.5	93.4	224.3	262.4	803.6	861.3
July	278.5	7.5	285.9	124.1	13.1	137.2	402.6	20.5	423.1	85.2	144.7	206.1	631.7	714.3
August	325.2	7.2	332.4	345.6	6.9	352.5	670.7	14.2	684.9	106.1	304.1	460.3	1,080.2	1,251.3
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

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

Period	Number of dwelling units				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
1993—						
July	2,337	2,375	3,829	4,402	403.7	76.8
August	2,298	2,330	3,629	3,769	345.7	80.5
September	2,329	2,350	3,752	3,865	369.4	104.0
October	2,362	2,439	3,832	3,927	347.7	82.9
November	2,353	2,347	3,881	3,965	369.4	78.9
December	2,419	2,456	3,682	3,636	350.1	77.0
1994—						
January	2,407	2,481	4,014	4,256	378.3	81.2
February	2,488	2,539	3,798	3,966	367.3	99.0
March	2,616	2,646	3,795	3,849	370.2	87.6
April	2,666	2,739	4,042	4,380	395.0	91.3
May	2,916	2,985	4,514	4,816	436.8	87.5
June	2,719	2,757	4,897	4,957	486.5	94.3
July	2,542	2,678	3,896	4,414	418.8	81.6
August	2,922	2,959	5,878	6,060	702.5	105.1
September	2,421	2,437	4,729	4,906	509.7	119.1
TREND ESTIMATES						
1993—						
July	2,335	2,386	3,675	3,935	358.5	83.6
August	2,329	2,369	3,707	3,915	359.3	84.8
September	2,333	2,366	3,753	3,907	360.5	85.2
October	2,342	2,374	3,789	3,898	360.7	84.7
November	2,358	2,393	3,803	3,883	359.8	84.2
December	2,394	2,435	3,798	3,879	358.8	84.1
1994—						
January	2,457	2,502	3,826	3,933	363.1	85.2
February	2,531	2,581	3,876	4,025	369.0	86.9
March r	2,614	2,670	3,975	4,165	380.9	88.3
April r	2,684	2,748	4,139	4,365	403.8	89.4
May r	2,724	2,791	4,347	4,597	436.3	90.3
June r	2,731	2,798	4,563	4,824	473.7	92.4
July r	2,712	2,776	4,765	5,029	510.9	96.1
August r	2,680	2,738	4,940	5,200	544.3	100.6
September	2,637	2,688	5,075	5,326	571.4	106.1

(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average — see paragraphs 21–27 of the Explanatory Notes for a more detailed explanation.

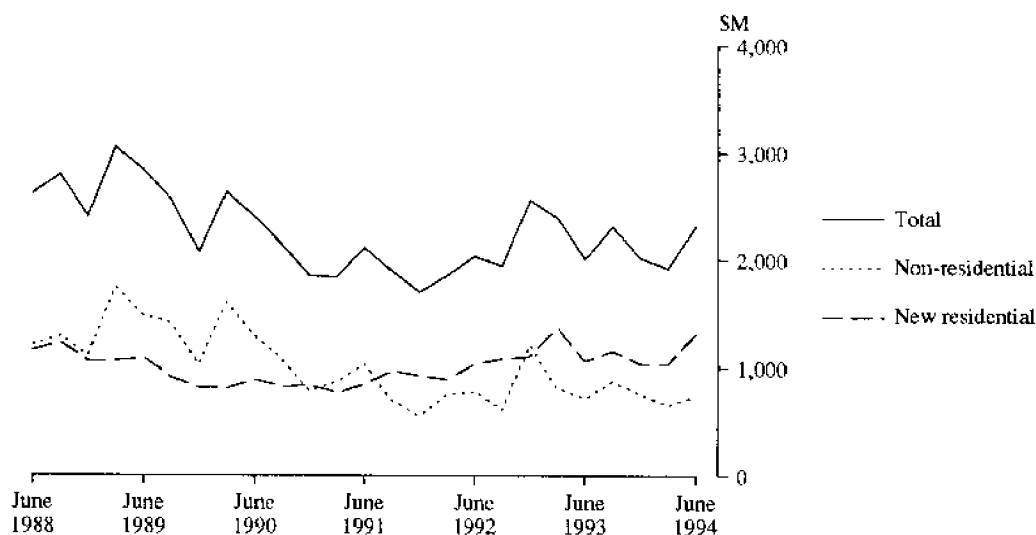
TABLE 4. VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES (a)
(\$ million)

(\$ million)

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

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

VALUE OF BUILDING APPROVED



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

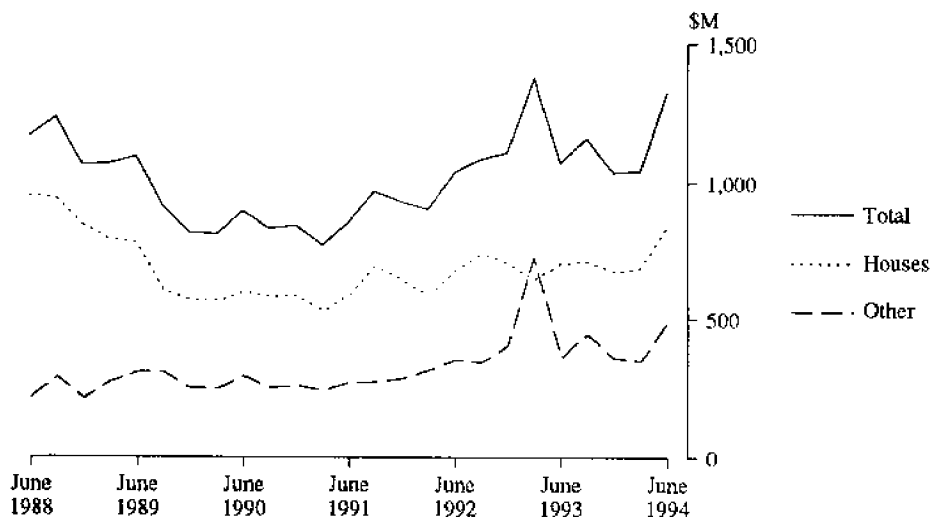


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
(\$ million)

Class of building	1992-93	1993-94	July-September		1994		
			1993-94	1994-95	July	August	September
PRIVATE SECTOR							
New houses	2,852.9	3,065.8	745.4	891.4	278.5	325.2	287.8
New other residential buildings	1,516.6	1,424.1	387.4	738.6	124.1	345.6	268.9
Total new residential building	4,369.5	4,489.9	1,132.7	1,630.0	402.6	670.7	556.7
Alterations and additions to residential buildings	956.6	1,034.9	282.6	329.9	84.4	105.4	140.1
Hotels, etc.	122.7	75.2	37.2	14.4	7.3	2.5	4.5
Shops	385.2	301.4	74.5	218.5	20.5	175.0	22.9
Factories	280.9	272.9	41.9	78.9	23.9	26.7	28.3
Offices	534.5	362.5	106.7	98.5	47.0	31.8	19.7
Other business premises	212.4	287.5	56.8	53.3	11.8	27.7	13.8
Educational	120.8	102.2	28.8	26.5	7.8	11.2	7.6
Religious	41.9	34.2	18.8	8.9	2.0	0.7	6.2
Health	73.3	208.2	57.1	16.2	9.4	2.4	4.4
Entertainment and recreational	303.6	151.0	61.8	38.7	10.1	15.0	13.6
Miscellaneous	51.1	100.5	31.9	19.6	5.0	11.1	3.6
Total non-residential building	2,126.4	1,895.6	515.5	573.5	144.7	304.1	124.7
Total	7,452.4	7,420.5	1,930.8	2,533.4	631.7	1,080.2	821.5
PUBLIC SECTOR							
New houses	80.9	53.3	9.5	18.1	7.5	7.2	3.5
New other residential buildings	181.7	99.9	25.1	30.2	13.1	6.9	10.2
Total new residential building	262.7	153.1	34.5	48.4	20.5	14.2	13.7
Alterations and additions to residential buildings	8.5	8.1	2.2	4.0	0.8	0.8	2.5
Hotels, etc.	2.2	2.7	0.1	1.9	1.7	0.2	—
Shops	13.9	21.2	8.1	5.6	0.4	3.8	1.4
Factories	2.2	21.2	2.1	6.2	0.3	0.1	5.8
Offices	142.0	208.9	63.1	27.3	10.9	15.4	1.0
Other business premises	62.1	106.8	49.2	6.6	5.6	—	1.0
Educational	304.0	326.2	130.2	66.7	11.2	26.8	28.7
Religious	—	—	—	—	—	—	—
Health	410.3	187.8	16.1	137.0	24.0	73.1	39.8
Entertainment and recreational	62.5	33.6	13.0	28.8	0.8	27.4	0.5
Miscellaneous	52.7	80.0	36.7	20.0	6.4	9.4	4.2
Total non-residential building	1,051.9	988.5	318.6	300.1	61.4	156.2	82.5
Total	1,323.0	1,149.8	355.3	352.4	82.6	171.1	98.7
TOTAL							
New houses	2,933.9	3,119.1	754.8	909.5	285.9	332.4	291.2
New other residential buildings	1,698.3	1,523.9	412.4	768.8	137.2	352.5	279.2
Total new residential building	4,632.2	4,643.1	1,167.3	1,678.4	423.1	684.9	570.4
Alterations and additions to residential buildings	965.0	1,043.1	284.7	333.9	85.2	106.1	142.6
Hotels, etc.	124.8	78.0	37.3	16.3	9.0	2.7	4.5
Shops	399.1	322.6	82.6	224.1	20.9	178.8	24.3
Factories	283.2	294.0	44.0	85.1	24.2	26.8	34.1
Offices	676.5	571.4	169.8	125.8	57.8	47.2	20.7
Other business premises	274.5	394.3	106.0	59.9	17.4	27.7	14.8
Educational	424.7	428.5	159.0	93.1	18.9	37.9	36.3
Religious	41.9	34.2	18.8	8.9	2.0	0.7	6.2
Health	483.6	396.0	73.2	153.2	33.5	75.5	44.2
Entertainment and recreational	366.1	184.5	74.8	67.5	10.9	42.4	14.2
Miscellaneous	103.8	180.5	68.6	39.6	11.4	20.5	7.8
Total non-residential building	3,178.2	2,884.1	834.1	873.6	206.1	460.3	207.2
Total	8,775.4	8,570.2	2,286.1	2,885.8	714.3	1,251.3	920.2

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.												
1994—												
July	5	0.4	2	0.7	1	0.7	3	7.2	—	—	11	9.0
August	9	0.9	3	0.9	1	1.0	—	—	—	—	13	2.7
September	5	0.5	3	1.2	4	2.8	—	—	—	—	12	4.5
SHOPS												
1994—												
July	73	7.4	17	5.2	9	6.2	2	2.2	—	—	101	20.9
August	91	8.1	31	9.2	7	5.0	3	6.6	2	150.0	134	178.8
September	91	8.0	23	6.9	7	4.3	3	5.2	—	—	124	24.3
FACTORIES												
1994—												
July	25	2.3	15	5.1	3	1.8	5	9.6	1	5.3	49	24.2
August	49	4.8	18	5.3	5	3.5	9	13.1	—	—	81	26.8
September	36	3.8	17	5.3	8	5.0	7	15.0	1	5.0	69	34.1
OFFICES												
1994—												
July	56	5.7	28	7.7	11	6.1	8	15.2	1	23.2	104	57.8
August	53	5.5	24	7.0	13	7.9	8	16.8	1	10.0	99	47.2
September	83	8.3	20	5.6	4	2.9	3	4.0	—	—	110	20.7
OTHER BUSINESS PREMISES												
1994—												
July	33	3.6	20	6.2	3	2.1	2	5.5	—	—	58	17.4
August	35	3.2	17	5.3	7	4.6	8	14.6	—	—	67	27.7
September	34	3.6	10	3.5	1	0.7	3	7.0	—	—	48	14.8
EDUCATIONAL												
1994—												
July	13	1.3	12	3.5	3	1.9	5	12.3	—	—	33	18.9
August	9	1.1	8	2.6	5	3.8	6	11.5	2	18.9	30	37.9
September	11	1.2	4	1.0	2	1.6	7	13.3	3	19.2	27	36.3
RELIGIOUS												
1994—												
July	2	0.3	3	1.2	1	0.5	—	—	—	—	6	2.0
August	1	0.1	—	—	1	0.6	—	—	—	—	2	0.7
September	—	—	4	1.2	—	—	—	—	1	5.0	5	6.2
HEALTH												
1994—												
July	4	0.4	4	1.5	2	1.4	4	11.3	1	19.0	15	33.5
August	5	0.4	5	1.2	1	0.7	2	3.2	2	69.9	15	75.5
September	3	0.3	1	0.5	—	—	2	5.8	2	37.6	8	44.2

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)
ENTERTAINMENT AND RECREATIONAL												
1994—												
July	12	1.5	5	1.3	5	4.0	3	4.1	—	—	25	10.9
August	17	1.5	6	1.8	2	1.2	7	12.9	1	25.0	33	42.4
September	29	3.0	10	2.9	5	3.0	2	5.2	—	—	46	14.2
MISCELLANEOUS												
1994—												
July	19	1.9	9	2.8	2	1.4	4	5.2	—	—	34	11.4
August	23	2.3	9	2.6	2	1.1	4	9.0	1	5.4	39	20.5
September	20	2.3	9	2.6	1	0.6	2	2.4	—	—	32	7.8
TOTAL NON-RESIDENTIAL BUILDING												
1994—												
July	242	24.7	115	35.2	40	26.0	36	72.7	3	47.5	436	206.1
August	292	28.0	121	35.9	44	29.4	47	87.8	9	279.2	513	460.3
September	312	31.0	101	30.6	32	20.9	29	57.9	7	66.8	481	207.2

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

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
SYDNEY STATISTICAL DIVISION						
Houses	1,220	143,821	28	2,622	1,248	146,443
Brick, stone, or concrete	165	27,587	—	—	165	27,587
Brick-veneer	981	107,486	28	2,622	1,009	110,108
Timber	37	3,960	—	—	37	3,960
Fibre cement	5	279	—	—	5	279
Other materials	32	4,509	—	—	32	4,509
Other residential buildings	2,022	232,779	115	8,261	2,137	241,040
Total residential buildings	3,242	376,600	143	10,883	3,385	387,483
HUNTER STATISTICAL DIVISION						
Houses	413	37,401	—	—	413	37,401
Brick, stone, or concrete	59	5,417	—	—	59	5,417
Brick-veneer	318	29,423	—	—	318	29,423
Timber	16	1,329	—	—	16	1,329
Fibre cement	14	942	—	—	14	942
Other materials	6	291	—	—	6	291
Other residential buildings	175	13,160	25	1,577	200	14,737
Total residential buildings	588	50,561	25	1,577	613	52,138
ILLAWARRA STATISTICAL DIVISION						
Houses	227	22,007	—	—	227	22,007
Brick, stone, or concrete	5	606	—	—	5	606
Brick-veneer	200	19,956	—	—	200	19,956
Timber	14	1,078	—	—	14	1,078
Fibre cement	7	329	—	—	7	329
Other materials	1	38	—	—	1	38
Other residential buildings	89	6,208	—	—	89	6,208
Total residential buildings	316	28,215	—	—	316	28,215
BALANCE OF NEW SOUTH WALES						
Houses	868	84,527	6	833	874	85,359
Brick, stone, or concrete	135	14,347	5	753	140	15,100
Brick-veneer	550	56,538	—	—	550	56,538
Timber	70	5,387	—	—	70	5,387
Fibre cement	45	2,542	1	80	46	2,622
Other materials	68	5,713	—	—	68	5,713
Other residential buildings	259	16,797	5	380	264	17,177
Total residential buildings	1,127	101,324	11	1,213	1,138	102,536
NEW SOUTH WALES						
Houses	2,728	287,756	34	3,455	2,762	291,211
Brick, stone, or concrete	364	47,957	5	753	369	48,710
Brick-veneer	2,049	213,403	28	2,622	2,077	216,025
Timber	137	11,753	—	—	137	11,753
Fibre cement	71	4,093	1	80	72	4,172
Other materials	107	10,550	—	—	107	10,550
Other residential buildings	2,545	268,944	145	10,218	2,690	279,162
Total residential buildings	5,273	556,699	179	13,673	5,452	570,372

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

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

Other residential building										
Statistical division	Houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	Total residential building
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Sydney	1,248	319	298	617	321	109	1,090	1,520	2,137	3,385
Hunter	413	93	58	151	49	—	—	49	200	613
Illawarra	227	42	18	60	29	—	—	29	89	316
Richmond-Tweed	195	40	4	44	48	—	—	48	92	287
Mid-North Coast	210	58	14	72	21	7	—	28	100	310
Northern	57	7	—	7	—	—	—	—	7	64
North Western	47	12	—	12	—	—	—	—	12	59
Central West	90	—	—	—	—	—	—	—	—	90
South Eastern	136	10	4	14	17	—	—	17	31	167
Murrumbidgee	76	6	—	6	12	—	—	12	18	94
Murray	61	2	—	2	2	—	—	2	4	65
Far West	2	—	—	—	—	—	—	—	—	2
New South Wales	2,762	589	396	985	499	116	1,090	1,705	2,690	5,452
VALUE (\$'000)										
Sydney	146,443	25,406	27,805	53,211	23,975	8,055	155,800	187,830	241,040	387,483
Hunter	37,401	6,291	4,398	10,689	4,048	—	—	4,048	14,737	52,138
Illawarra	22,007	2,681	1,380	4,062	2,146	—	—	2,146	6,208	28,215
Richmond-Tweed	18,308	2,784	280	3,064	2,810	—	—	2,810	5,874	24,182
Mid-North Coast	19,658	4,238	1,079	5,317	883	550	—	1,433	6,750	26,408
Northern	5,567	430	—	430	—	—	—	—	430	5,997
North Western	4,532	797	—	797	—	—	—	—	797	5,330
Central West	8,650	—	—	—	—	—	—	—	—	8,650
South Eastern	15,461	640	280	920	975	—	—	975	1,895	17,356
Murrumbidgee	7,498	441	—	441	760	—	—	760	1,201	8,698
Murray	5,563	150	—	150	80	—	—	80	230	5,793
Far West	124	—	—	—	—	—	—	—	—	124
New South Wales	291,211	43,858	35,222	79,080	35,677	8,605	155,800	200,082	279,162	570,372

NEW OTHER RESIDENTIAL DWELLING UNITS APPROVED, BY TYPE, NSW

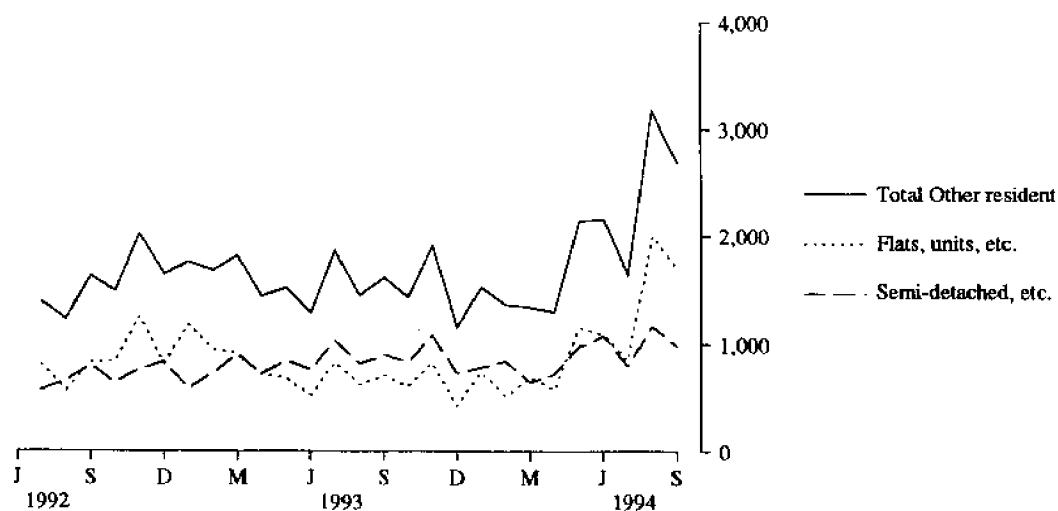


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, SEPTEMBER 1994

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SYDNEY STATISTICAL DIVISION										
Botany (A)	3	—	477	—	—	—	60	454	454	991
Leichhardt (A)	5	—	670	3	—	300	3,774	—	5,400	10,144
Marrickville (A)	1	—	57	48	—	3,600	1,192	250	250	5,099
South Sydney (C)	—	—	—	217	—	26,420	7,748	5,285	5,507	39,676
Sydney (C) — Inner and Remainder	—	—	—	762	—	118,200	41,401	11,094	11,355	170,957
Inner Sydney (SSD)	9	—	1,204	1,030	—	148,520	54,176	17,083	22,966	226,866
Randwick (C)	10	—	1,332	50	—	5,480	2,354	1,000	34,367	43,533
Waverley (A)	2	—	680	3	—	350	889	350	350	2,269
Woolahra (A)	3	—	1,220	—	—	—	3,351	755	755	5,326
Eastern Suburbs (SSD)	15	—	3,232	53	—	5,830	6,595	2,105	35,472	51,129
Hurstville (C)	11	—	1,427	8	—	674	622	559	725	3,447
Kogarah (A)	9	—	1,855	30	—	2,795	625	70	227	5,502
Rockdale (A)	13	—	1,611	23	—	1,697	521	100	250	4,079
Sutherland Shire (A)	85	—	11,380	51	34	8,316	4,268	1,205	1,737	25,701
St George—Sutherland (SSD)	118	—	16,273	112	34	13,482	6,036	1,934	2,939	38,730
Bankstown (C)	19	—	2,071	25	—	1,796	1,411	950	1,520	6,798
Canterbury (A)	12	—	1,350	38	—	2,558	1,485	1,005	1,005	6,399
Canterbury—Bankstown (SSD)	31	—	3,421	63	—	4,354	2,896	1,955	2,525	13,197
Fairfield (C)	42	—	4,812	22	—	2,420	1,563	7,068	8,266	17,061
Liverpool (C)	108	18	13,527	96	18	8,313	601	1,010	1,730	24,171
Fairfield—Liverpool (SSD)	150	18	18,339	118	18	10,733	2,164	8,078	9,996	41,232
Camden (A)	71	—	7,472	—	—	—	162	—	—	7,634
Campbelltown (C)	52	—	5,195	4	—	209	1,508	1,920	3,720	10,631
Wollondilly (A)	36	—	3,248	2	—	120	298	110	110	3,776
Outer South Western Sydney (SSD)	159	—	15,915	6	—	329	1,968	2,030	3,830	22,042
Ashfield (A)	—	—	—	—	—	—	788	—	—	788
Burwood (A)	—	—	—	3	—	240	558	125	125	923
Concord (A)	—	—	—	—	—	—	556	—	2,220	2,777
Drummoyne (A)	1	—	40	5	11	991	951	700	700	2,682
Strathfield (A)	11	—	2,050	40	—	3,000	805	—	450	6,305
Inner Western Sydney (SSD)	12	—	2,090	48	11	4,231	3,658	825	3,495	13,474

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SYDNEY STATISTICAL DIVISION—continued										
Auburn (A)	11	—	1,215	3	—	235	187	1,440	1,680	3,317
Holroyd (C)	15	—	2,002	20	—	1,060	679	3,086	3,086	6,827
Parramatta (C)	13	—	1,527	127	—	7,657	2,227	3,230	3,412	14,823
Central Western Sydney (SSD)	39	—	4,743	150	—	8,952	3,093	7,756	8,178	24,966
Blue Mountains (C)	52	—	5,323	6	—	400	1,278	140	7,410	14,411
Hawkesbury (C)	27	—	3,676	18	—	1,410	597	440	2,470	8,153
Penrith (C)	111	—	10,532	66	—	4,611	1,295	4,566	11,295	27,733
Outer Western Sydney (SSD)	190	—	19,531	90	—	6,421	3,171	5,146	21,174	50,297
Baulkham Hills (A)	51	—	8,803	17	—	1,441	2,278	6,000	6,000	18,523
Blacktown (C)	105	—	8,517	14	—	873	1,277	1,129	1,189	11,856
Blacktown-Baulkham Hills (SSD)	156	—	17,320	31	—	2,314	3,555	7,129	7,189	30,378
Hunter's Hill (A)	2	—	330	—	—	—	171	—	—	501
Lane Cove (A)	3	—	359	2	—	300	2,287	159	159	3,105
Mosman (A)	—	—	—	10	—	2,130	1,789	—	—	3,919
North Sydney (A)	16	—	4,847	27	—	6,395	2,538	3,312	3,312	17,092
Ryde (C)	15	—	1,313	23	—	2,197	2,147	1,674	1,786	7,443
Willoughby (C)	10	—	1,335	49	—	3,556	2,328	1,902	1,902	9,121
Lower Northern Sydney (SSD)	46	—	8,184	111	—	14,577	11,259	7,047	7,159	41,180
Hornsby (A)	42	—	4,962	54	—	4,667	2,794	905	2,205	14,629
Ku-ring-gai (A)	14	—	3,249	—	—	—	5,535	1,431	1,431	10,214
Hornsby-Ku-ring-gai (SSD)	56	—	8,211	54	—	4,667	8,329	2,336	3,636	24,843
Manly (A)	4	—	845	—	—	—	2,323	—	—	3,168
Pittwater (A)	9	—	1,978	2	—	216	2,687	180	180	5,060
Warringah (A)	17	10	4,686	96	38	10,614	3,688	5,795	5,795	24,782
Northern Beaches (SSD)	30	10	7,510	98	38	10,830	8,697	5,975	5,975	33,011
Gosford (C)	86	—	9,099	31	14	4,160	2,863	4,249	4,435	20,558
Wyong (A)	123	—	11,370	27	—	1,640	1,541	100	100	14,651
Gosford-Wyong (SSD)	209	—	20,470	58	14	5,800	4,404	4,349	4,535	35,209
Sydney (SD)	1,220	28	146,443	2,022	115	241,040	120,001	73,749	139,070	646,555

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
HUNTER STATISTICAL DIVISION										
Cessnock (C)	19	—	1,778	—	—	—	342	134	134	2,254
Lake Macquarie (C)	107	—	10,547	27	—	1,952	1,853	2,667	2,667	17,019
Maitland (C)	59	—	5,793	10	—	608	637	2,696	2,896	9,935
Newcastle (C) — Inner and Remainder	95	—	7,319	89	25	7,856	1,741	5,388	10,188	27,104
Port Stephens (A)	54	—	5,040	26	—	2,634	466	645	645	8,785
Newcastle (SSD)	334	—	30,477	152	25	13,050	5,040	11,530	16,530	65,097
Dungog (A)	3	—	341	—	—	—	117	—	—	458
Gloucester (A)	2	—	185	—	—	—	20	—	—	205
Great Lakes (A)	34	—	2,856	19	—	1,460	229	265	265	4,810
Merriwa (A)	3	—	165	—	—	—	—	—	—	165
Murrumbundi (A)	2	—	91	—	—	—	—	—	—	91
Muswellbrook (A)	10	—	963	2	—	105	63	663	663	1,794
Scone (A)	8	—	517	—	—	—	93	—	—	610
Singleton (A)	17	—	1,805	2	—	122	418	805	805	3,150
Hunter SD Balance (SSD)	79	—	6,924	23	—	1,687	940	1,733	1,733	11,284
Hunter (SD)	413	—	37,401	175	25	14,737	5,980	13,263	18,263	76,380
ILLAWARRA STATISTICAL DIVISION										
Kiama (A)	16	—	2,023	10	—	650	285	—	50	3,008
Shellharbour (A)	34	—	3,337	16	—	972	576	500	500	5,386
Wollongong (C)	50	—	5,033	27	—	2,000	1,782	440	790	9,606
Wollongong (SSD)	100	—	10,394	53	—	3,623	2,643	940	1,340	18,000
Shoalhaven (C)	79	—	6,688	24	—	1,425	989	620	720	9,821
Wingecarribee (A)	48	—	4,925	12	—	1,160	609	545	545	7,239
Illawarra SD Balance (SSD)	127	—	11,613	36	—	2,585	1,598	1,165	1,265	17,060
Illawarra (SD)	227	—	22,007	89	—	6,208	4,240	2,105	2,605	35,060
RICHMOND-TWEED STATISTICAL DIVISION										
Tweed (A) Pt A	49	—	4,756	41	—	2,824	207	7,543	7,543	15,331
Tweed Heads (SSD)	49	—	4,756	41	—	2,824	207	7,543	7,543	15,331
Ballina (A)	44	—	4,499	10	—	755	140	320	3,820	9,214
Byron (A)	27	1	2,700	12	—	660	281	808	958	4,598
Casino (A)	3	—	270	4	—	300	180	620	620	1,370
Kyogle (A)	5	—	390	—	—	—	92	—	—	482
Lismore (C)	25	—	2,350	4	—	245	336	272	459	3,390
Richmond River (A)	6	—	502	3	—	200	85	155	155	942
Tweed (A) Pt B	35	—	2,841	18	—	890	182	—	—	3,913
Richmond-Tweed SD Balance (SSD)	145	1	13,551	51	—	3,050	1,295	2,175	6,012	23,908
Richmond-Tweed (SD)	194	1	18,308	92	—	5,874	1,503	9,718	13,555	39,239

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MID-NORTH COAST STATISTICAL DIVISION										
Bellingen (A)	12	—	1,087	—	—	—	169	300	300	1,556
Coffs Harbour (C)	50	—	4,628	50	—	3,131	257	475	2,410	10,426
Copmanhurst (A)	5	—	395	—	—	—	32	89	89	516
Grafton (C)	7	—	576	7	—	479	126	350	350	1,531
Maclean (A)	20	—	1,572	6	—	310	47	90	90	2,019
Nambucca (A)	24	—	2,258	7	—	550	204	—	—	3,012
Nyrnboida (A)	1	—	50	—	—	—	65	—	—	115
Ulmarra (A)	7	—	559	—	—	—	15	—	—	574
Clarence (SSD)	126	—	11,125	70	—	4,470	915	1,304	3,239	19,749
Greater Taree (C)	24	—	2,765	20	—	1,556	236	655	655	5,212
Hastings (A)	55	—	5,512	10	—	724	406	3,420	8,838	15,481
Kempsey (A)	5	—	256	—	—	—	139	—	—	395
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	84	—	8,533	30	—	2,280	781	4,075	9,493	21,087
Mid-North Coast (SD)	210	—	19,658	100	—	6,750	1,696	5,379	12,732	40,836
NORTHERN STATISTICAL DIVISION										
Barraba (A)	—	—	—	—	—	—	18	—	—	18
Bingara (A)	—	—	—	—	—	—	10	—	—	10
Gunnedah (A)	7	—	785	—	—	—	55	150	150	990
Inverell (A) Pt A	2	—	134	—	—	—	29	—	—	163
Manilla (A)	—	—	—	—	—	—	—	—	—	—
Nundle (A)	1	—	56	—	—	—	—	—	—	56
Parry (A)	7	—	675	—	—	—	190	—	—	865
Quirindi (A)	—	—	—	—	—	—	40	—	—	40
Tamworth (C)	10	—	1,263	—	5	380	367	530	530	2,540
Yallaro (A)	2	—	100	—	—	—	10	—	—	110
Northern Slopes (SSD)	29	—	3,012	—	5	380	719	680	680	4,792
Armidale (C)	8	—	1,098	2	—	50	164	139	139	1,451
Dumaresq (A)	4	—	295	—	—	—	15	—	—	310
Glen Innes (A)	2	—	145	—	—	—	70	420	420	635
Guyra (A)	2	—	148	—	—	—	—	—	—	148
Inverell (A) Pt B	2	—	180	—	—	—	52	—	—	232
Severn (A)	2	—	49	—	—	—	—	—	—	49
Tenterfield (A)	3	—	262	—	—	—	—	—	—	262
Uralla (A)	3	—	171	—	—	—	80	—	—	251
Walcha (A)	—	—	—	—	—	—	48	—	—	48
Northern Tablelands (SSD)	26	—	2,348	2	—	50	429	559	559	3,386
Moree Plains (A)	—	—	—	—	—	—	97	145	145	242
Narrabri (A)	2	—	207	—	—	—	78	216	216	500
North Central Plain (SSD)	2	—	207	—	—	—	175	361	361	742
Northern (SD)	57	—	5,567	2	5	430	1,324	1,600	1,600	8,920

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
NORTH WESTERN STATISTICAL DIVISION										
Coolah (A)	2	—	179	—	—	—	12	—	—	191
Coonabarabran (A)	—	—	—	—	—	—	113	—	75	188
Dubbo (C)	18	—	1,717	10	—	707	279	480	480	3,183
Gilgandra (A)	3	—	300	—	—	—	52	—	—	352
Mudgee (A)	13	—	1,249	—	—	—	206	240	240	1,695
Narramine (A)	3	—	289	2	—	90	54	—	—	433
Wellington (A)	1	—	90	—	—	—	25	—	—	115
Central Macquarie (SSD)	40	—	3,824	12	—	797	740	720	795	6,157
Bogan (A)	—	—	—	—	—	—	19	—	—	19
Coonamble (A)	—	1	80	—	—	—	—	—	—	80
Walgett (A)	—	—	—	—	—	—	48	—	—	48
Warren (A)	1	—	60	—	—	—	12	—	—	72
Macquarie-Barwon (SSD)	1	1	140	—	—	—	79	—	—	218
Bourke (A)	—	2	298	—	—	—	—	—	—	298
Brewarrina (A)	1	—	76	—	—	—	—	90	90	166
Cobar (A)	2	—	195	—	—	—	10	75	75	280
Upper Darling (SSD)	3	2	569	—	—	—	10	165	165	743
North Western (SD)	44	3	4,532	12	—	797	829	885	960	7,118
CENTRAL WEST STATISTICAL DIVISION										
Bathurst (C)	21	2	2,521	—	—	—	81	520	520	3,121
Blayney (A) Pt A	5	—	477	—	—	—	32	350	350	859
Cabonne (A) Pt A	2	—	184	—	—	—	—	80	80	264
Evans (A) Pt A	—	—	—	—	—	—	—	—	—	—
Orange (C)	17	—	1,405	—	—	—	215	50	50	1,670
Bathurst-Orange (SSD)	45	2	4,586	—	—	—	328	1,000	1,000	5,914
Blayney (A) Pt B	—	—	—	—	—	—	—	—	—	—
Cabonne (A) Pt B	—	—	—	—	—	—	—	—	—	—
Evans (A) Pt B	3	—	244	—	—	—	105	—	—	349
Greater Lithgow (C)	10	—	882	—	—	—	146	—	—	1,028
Oberon (A)	2	—	261	—	—	—	30	—	—	291
Rylstone (A)	1	—	60	—	—	—	18	—	—	78
Central Tablelands (excl. Bathurst-Orange) (SSD)	16	—	1,447	—	—	—	299	—	—	1,746
Bland (A)	1	—	99	—	—	—	20	—	—	119
Cabonne (A) Pt C	4	—	377	—	—	—	32	55	55	464
Cowra (A)	7	—	586	—	—	—	153	150	150	889
Forbes (A)	4	—	654	—	—	—	16	73	73	743
Lachlan (A)	1	—	112	—	—	—	175	—	—	287
Parkes (A)	7	—	607	—	—	—	33	50	50	690
Weddin (A)	3	—	182	—	—	—	—	—	—	182
Lachlan (SSD)	27	—	2,616	—	—	—	429	328	328	3,373
Central West (SD)	88	2	8,650	—	—	—	1,056	1,328	1,328	11,033

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SOUTH EASTERN STATISTICAL DIVISION										
Queanbeyan (C)	35	—	4,780	10	—	630	673	4,580	4,650	10,734
Queanbeyan (SSD)	35	—	4,780	10	—	630	673	4,580	4,650	10,734
Boorowa (A)	2	—	344	—	—	—	—	—	—	344
Crookwell (A)	4	—	319	—	—	—	14	250	250	583
Goulburn (C)	5	—	674	—	—	—	123	400	400	1,197
Gunning (A)	—	—	—	—	—	—	—	—	—	—
Harden (A)	3	—	394	—	—	—	29	—	—	423
Mulwaree (A)	10	—	748	—	—	—	205	—	—	953
Tallaganda (A)	—	—	—	—	—	—	77	—	—	77
Yarrowlumla (A)	14	—	1,583	—	—	—	453	400	400	2,436
Yass (A)	5	—	727	—	—	—	20	—	—	747
Young (A)	5	—	601	6	—	390	37	150	150	1,178
Southern Tablelands (excl. Queanbeyan) (SSD)	48	—	5,390	6	—	390	958	1,200	1,200	7,938
Bega Valley (A)	20	—	1,836	4	—	280	255	3,265	3,265	5,636
Eurobodalla (A)	26	—	2,768	11	—	595	454	560	560	4,376
Lower South Coast (SSD)	46	—	4,605	15	—	875	708	3,825	3,825	10,012
Bombala (A)	—	—	—	—	—	—	37	—	—	37
Cooma-Monaro (A)	5	—	464	—	—	—	94	—	—	557
Snowy River (A)	2	—	223	—	—	—	10	—	—	233
Snowy (SSD)	7	—	686	—	—	—	141	—	—	827
South Eastern (SD)	136	—	15,461	31	—	1,895	2,480	9,605	9,675	29,510
MURRUMBIDGEE STATISTICAL DIVISION										
Coolamon (A)	3	—	345	—	—	—	10	—	—	355
Cootamundra (A)	1	—	105	—	—	—	103	—	—	208
Gundagai (A)	1	—	100	—	—	—	—	—	—	100
Junee (A)	3	—	336	—	—	—	52	—	—	387
Lockhart (A)	—	—	—	—	—	—	—	—	—	—
Narrandera (A)	1	—	32	—	—	—	—	—	64	96
Temora (A)	1	—	96	—	—	—	49	74	74	219
Tumut (A)	9	—	904	2	—	141	43	130	130	1,217
Wagga Wagga (C)	43	—	4,110	12	—	760	956	75	275	6,101
Central Murrumbidgee (SSD)	62	—	6,027	14	—	901	1,213	279	543	8,684
Carrathool (A)	—	—	—	—	—	—	20	—	—	20
Griffith (C)	7	—	804	4	—	300	421	813	813	2,338
Hay (A)	—	—	—	—	—	—	10	2,676	2,676	2,686
Lecton (A)	6	—	568	—	—	—	20	—	—	588
Murrumbidgee (A)	1	—	99	—	—	—	40	—	—	139
Lower Murrumbidgee (SSD)	14	—	1,470	4	—	300	511	3,489	3,489	5,770
Murrumbidgee (SD)	76	—	7,498	18	—	1,201	1,723	3,768	4,032	14,454

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MURRAY STATISTICAL DIVISION										
Albury (C)	30	—	2,759	—	—	—	1,283	1,466	1,466	5,508
Hume (A)	4	—	455	—	—	—	—	155	155	610
Albury (SSD)	34	—	3,214	—	—	—	1,283	1,621	1,621	6,118
Corowa (A)	7	—	657	2	—	150	150	100	100	1,057
Culcairn (A)	—	—	—	—	—	—	21	—	—	21
Holbrook (A)	—	—	—	—	—	—	35	—	—	35
Tumbarumba (A)	1	—	91	—	—	—	45	430	430	566
Urana (A)	1	—	70	—	—	—	—	80	80	150
Upper Murray (excl. Albury) (SSD)	9	—	818	2	—	150	251	610	610	1,829
Berrigan (A)	4	—	413	—	—	—	—	—	65	478
Conargo (A)	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	4	—	289	—	—	—	—	—	—	289
Jerilderie (A)	1	—	50	—	—	—	—	120	120	170
Murray (A)	6	—	511	—	—	—	—	—	—	511
Wakool (A)	1	—	65	2	—	80	77	—	—	222
Windouran (A)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	16	—	1,328	2	—	80	77	120	185	1,670
Balranald (A)	1	—	100	—	—	—	10	715	715	825
Wentworth (A)	1	—	103	—	—	—	58	175	235	396
Murray-Darling (SSD)	2	—	203	—	—	—	68	890	950	1,220
Murray (SD)	61	—	5,563	4	—	230	1,679	3,241	3,366	10,837
FAR WEST STATISTICAL DIVISION										
Broken Hill (C)	2	—	124	—	—	—	59	50	50	233
Central Darling (A)	—	—	—	—	—	—	—	—	—	—
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
Far West (SD)	2	—	124	—	—	—	59	50	50	233
NEW SOUTH WALES										
New South Wales	2,728	34	291,211	2,545	145	279,162	142,570	124,688	207,234	920,176

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

2. Statistics of building work approved are compiled from:

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

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

Scope and coverage

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

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

5. From July 1990, the statistics cover:

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

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

Definitions

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

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

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

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

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

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

Building classification

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

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

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

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

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

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

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

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

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

(g) *Other business premises*—includes warehouses, storage depots, service stations, transport depots and terminals, electricity sub-station buildings, telephone exchanges, mail sorting centres, broadcasting stations, film studios;

(h) *Educational*—includes schools, colleges, kindergartens, libraries, museums, art galleries, research and teaching laboratories, theological colleges;

(i) *Religious*—includes churches, chapels, temples;

(j) *Health*—includes hospitals, nursing homes, surgeries, clinics, medical centres;

(k) *Entertainment and recreational*—includes clubs, theatres, cinemas, public halls, gymnasiums, grandstands, squash courts, recreation centres;

(l) *Miscellaneous*—includes law courts, homes for the aged (where medical care is not provided as a normal service), orphanages, gaols, barracks, mine buildings, glass houses, livestock sheds, shearing sheds, fruit and skin drying sheds, public toilets, and ambulance, fire and police stations.

Statistical areas of New South Wales

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

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

relatively homogeneous regions characterised by identifiable social and economic units within the region, under the unifying influence of one or more major towns or cities.

- (d) *Statistical Districts.* To provide comparable statistics over a period of time, statistical districts have been defined around selected urban centres, with a population of 25,000 or more, experiencing urban growth beyond the legal local government area boundaries. Those districts are intended to contain the anticipated urban spread over the next 20 years. In some cases, Statistical District boundaries are identical to those of particular Statistical Subdivisions (e.g. Newcastle SSD and Wollongong SSD included in Table 8 of this publication).

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

General

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

Seasonal adjustment

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

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

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

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

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

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

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

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

Estimates at constant prices

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

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

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

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

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

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

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

Related publications

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

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

Building Approvals, Australia (monthly) (8731.0)

Building Activity, Australia (quarterly) (8752.0)

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

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

Engineering Construction Survey (quarterly) (8762.0)

Symbols and other usages

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

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

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

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

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

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

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

4. For example, if the seasonally adjusted estimate for the number of private houses approved (the first table) were to increase by 6 per cent in October 1994, the trend estimate for that month would be 2,575, a movement of -1.7 per cent. The monthly movements in the trend estimates for July, August and September 1994, which are currently estimated to be -0.7 per cent, -1.2 per cent and -1.6 per cent respectively, would be revised to -1.0 per cent, -1.5 per cent and -1.7 per cent. On the other hand, a 6 per cent seasonally adjusted decline in the number of private houses approved in October 1994 would produce a trend estimate for October of 2,444, a movement of -3.5 per cent, with the movements in the trend estimates for July, August and September 1994 being revised to -1.7 per cent, -2.7 per cent and -3.3 per cent, respectively.

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

	Trend estimate		Revised trend estimate if October 1994 seasonally adjusted estimate—			
			is up 6% on September 1994		is down 6% on September 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994—						
April	2,684	2.7	2,688	2.8	2,694	3.1
May	2,724	1.5	2,731	1.6	2,741	1.8
June	2,731	0.2	2,734	0.1	2,739	-0.1
July	2,712	-0.7	2,706	-1.0	2,692	-1.7
August	2,680	-1.2	2,664	-1.5	2,618	-2.7
September	2,637	-1.6	2,620	-1.7	2,533	-3.3
October	n.y.a.	n.y.a.	2,575	-1.7	2,444	-3.5

TOTAL NUMBER OF NEW HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if October 1994 seasonally adjusted estimate—			
			is up 6% on September 1994		is down 6% on September 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994—						
April	2,748	2.9	2,752	3.1	2,758	3.3
May	2,791	1.6	2,799	1.7	2,810	1.9
June	2,798	0.2	2,801	0.1	2,806	-0.1
July	2,776	-0.8	2,768	-1.2	2,754	-1.9
August	2,738	-1.4	2,716	-1.9	2,671	-3.0
September	2,688	-1.8	2,660	-2.1	2,575	-3.6
October	n.y.a.	n.y.a.	2,601	-2.2	2,473	-4.0

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

	Trend estimate		Revised trend estimate if October 1994 seasonally adjusted estimate—			
			is up 6% on September 1994		is down 6% on September 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994—						
April	4,365	4.8	4,366	4.8	4,381	5.2
May	4,597	5.3	4,600	5.4	4,627	5.6
June	4,824	4.9	4,826	4.9	4,840	4.6
July	5,029	4.2	5,025	4.1	4,990	3.1
August	5,200	3.4	5,178	3.1	5,061	1.4
September	5,326	2.4	5,293	2.2	5,072	0.2
October	n.y.a.	n.y.a.	5,349	1.1	5,016	-1.1

VALUE OF NEW RESIDENTIAL BUILDING APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if October 1994 seasonally adjusted estimate—			
			is up 6% on September 1994		is down 6% on September 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994—						
April	403.8	6.0	404.0	6.1	405.5	6.5
May	436.3	8.0	436.7	8.1	439.4	8.4
June	473.7	8.6	474.0	8.6	475.4	8.2
July	510.9	7.9	509.7	7.5	506.2	6.5
August	544.3	6.6	539.5	5.9	527.8	4.3
September	571.4	5.0	562.3	4.2	540.1	2.3
October	n.y.a.	n.y.a.	577.1	2.6	543.6	0.7

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

	Trend estimate		Revised trend estimate if October 1994 seasonally adjusted estimate—			
			is up 6% on September 1994		is down 6% on September 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994—						
April	89.4	1.2	89.0	0.7	89.3	1.2
May	90.3	1.0	89.6	0.7	90.2	1.0
June	92.4	2.3	92.0	2.7	92.3	2.4
July	96.1	4.0	97.1	5.5	96.2	4.2
August	100.6	4.8	104.2	7.3	101.3	5.3
September	106.1	5.5	112.1	7.5	106.7	5.2
October	n.y.a.	n.y.a.	119.3	6.5	111.2	4.2



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