

CATALOGUE NO. 8731.1  
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## BUILDING APPROVALS, NEW SOUTH WALES, MAY 1995

Note: Trend estimates for the most recent months are provisional and may be revised as data for additional months becomes available. Readers are referred to the article 'Reliability of Contemporary Trends' on page 23 for assistance with interpreting selected trend estimates.

### MAIN FEATURES

#### NUMBER OF DWELLING UNITS APPROVED

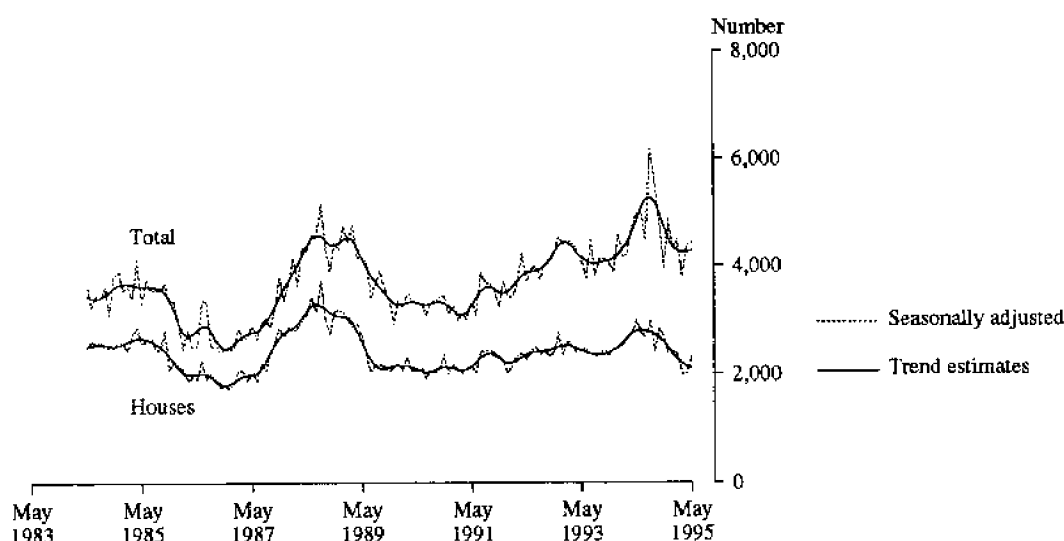
	May 1994	April 1995	May 1995	May 1994 to May 1995 change	April 1995 to May 1995 change
Original series	5,620	3,749	5,049	-10%	35%
Seasonally adjusted	4,982	4,384	4,427	-11%	1%
Trend estimate	4,845	4,261	4,284	-12%	0.5%

Trend estimates of the total number of dwelling units approved in New South Wales in May 1995 (4,284) showed an increase of 0.5% from April 1995 (4,261), and a 12% decrease from May 1994 (4,845). The seasonally adjusted number of dwelling units approved would have to increase by 1% (to 4,470) in June 1995 for the trend to flatten out (at 4,328). The historical average monthly movement of this series, regardless of sign, is 8%.

The trend estimate of the value of new residential buildings approved in May 1995 (\$422.4m) is 1% higher than in April 1995. There would need to be an decrease of 10% in the seasonally adjusted value of new residential buildings approved in June 1995 (to \$417.0m) for the trend to flatten out at \$420.4m. The historical average monthly movement of this series, regardless of sign, is 8%.

In original terms the total number of dwelling units approved in May 1995 (5,049) is the highest figure since September 1994. The number of new public sector dwelling units approved in Other residential buildings in May 1995 (327) is the highest figure since March 1993. The number of public sector dwelling units approved in areas outside Sydney Statistical Division in the 11 months to May 1995 (801) is 11% higher than for the corresponding period in the previous financial year; in comparison, for the private sector there was a decrease of 8% (to 18,617).

#### TOTAL DWELLING UNITS APPROVED, NSW



**INQUIRIES**

- for further information about statistics in this publication and the availability of unpublished statistics, contact Peter Samson on Sydney (02) 268 4176.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.

Explanatory notes are provided at the back of this publication.

GREG BRAY

Deputy Commonwealth Statistician

TABLE 1. NUMBER OF DWELLING UNITS APPROVED

TABLE 1. NUMBER OF DWELLING UNITS APPROVED										
Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
SYDNEY STATISTICAL DIVISION										
1991-92	11,416	636	12,052	6,832	2,320	9,152	518	18,765	2,957	21,722
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
July-May—										
1993-94	12,440	194	12,634	10,679	959	11,638	1,986	25,092	1,166	26,258
1994-95	12,903	249	13,152	16,034	916	16,950	1,695	30,617	1,180	31,797
1994—										
March	1,318	18	1,336	756	54	810	372	2,446	72	2,518
April	1,067	55	1,122	655	112	767	194	1,912	171	2,083
May	1,574	23	1,597	1,306	223	1,529	143	3,017	252	3,269
June	1,251	46	1,297	1,411	89	1,500	57	2,719	135	2,854
July	1,265	32	1,297	985	95	1,080	26	2,276	127	2,403
August	1,439	41	1,480	2,541	72	2,613	121	4,101	113	4,214
September	1,220	28	1,248	2,022	115	2,137	719	3,961	143	4,104
October	1,433	26	1,459	1,198	36	1,234	77	2,708	62	2,770
November	1,415	12	1,427	1,154	17	1,171	82	2,651	29	2,680
December	979	4	983	1,513	69	1,582	85	2,577	73	2,650
1995—										
January	1,032	15	1,047	1,185	61	1,246	117	2,326	84	2,410
February	1,014	23	1,037	1,355	10	1,365	125	2,494	33	2,527
March	912	25	937	1,475	64	1,539	38	2,425	89	2,514
April	918	21	939	1,009	174	1,183	250	2,177	195	2,372
May	1,276	22	1,298	1,597	203	1,800	55	2,921	232	3,153
NEW SOUTH WALES										
1991-92	26,940	1,057	27,997	12,193	3,146	15,339	944	40,072	4,208	44,280
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
July-May—										
1993-94	27,178	489	27,667	15,755	1,382	17,137	2,357	45,276	1,885	47,161
1994-95	26,511	391	26,902	20,786	1,572	22,358	1,955	49,234	1,981	51,215
1994—										
March	2,878	97	2,975	1,255	86	1,341	404	4,537	183	4,720
April	2,423	82	2,505	1,191	112	1,303	276	3,886	198	4,084
May	3,232	57	3,289	1,832	312	2,144	187	5,245	375	5,620
June	2,873	72	2,945	1,989	172	2,161	96	4,958	244	5,202
July	2,628	61	2,689	1,434	218	1,652	62	4,121	282	4,403
August	2,985	61	3,046	3,078	100	3,178	139	6,202	161	6,363
September	2,728	34	2,762	2,545	145	2,690	758	6,031	179	6,210
October	2,809	33	2,842	1,613	50	1,663	104	4,526	83	4,609
November	2,865	21	2,886	1,564	40	1,604	99	4,528	61	4,589
December	2,029	11	2,040	1,946	113	2,059	104	4,079	124	4,203
1995—										
January	2,041	17	2,058	1,527	161	1,688	134	3,694	186	3,880
February	1,998	30	2,028	1,755	60	1,815	150	3,903	90	3,993
March	2,100	58	2,158	1,841	107	1,948	61	4,002	165	4,167
April	1,802	27	1,829	1,410	251	1,661	259	3,471	278	3,749
May	2,526	38	2,564	2,073	327	2,400	85	4,677	372	5,049

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

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
SYDNEY STATISTICAL DIVISION														
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-May—1993-94	1,362.6	18.7	1,381.3	901.9	64.9	966.8	2,264.5	83.6	2,348.1	713.5	1,221.7	1,886.3	4,193.7	4,947.9
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
1994—														
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
October	160.5	2.2	162.7	107.8	2.3	110.0	268.3	4.4	272.7	71.7	86.3	119.3	426.4	463.7
November	161.7	1.1	162.9	115.9	1.6	117.5	277.6	2.7	280.3	74.8	102.3	146.8	454.5	501.9
December	124.7	0.4	125.0	150.2	6.6	156.8	274.9	6.9	281.8	54.8	149.1	177.6	478.6	514.2
1995—														
January	119.5	1.3	120.8	116.7	3.7	120.4	236.2	5.0	241.2	55.0	102.9	140.0	392.8	436.2
February	119.4	2.0	121.4	108.5	1.0	109.6	227.9	3.0	230.9	59.2	128.1	310.8	415.0	600.9
March	111.7	2.6	114.4	190.8	3.4	194.2	302.5	6.1	308.6	58.6	125.8	190.0	486.7	557.2
April	113.6	1.9	115.5	86.9	15.4	102.3	200.5	17.4	217.9	82.2	655.1	675.5	937.8	975.6
May	154.0	2.2	156.1	163.0	16.2	179.2	317.0	18.3	335.3	72.6	227.9	251.6	616.9	659.4
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-May—1993-94	2,758.0	46.6	2,804.6	1,244.6	88.4	1,332.9	4,002.6	135.0	4,137.6	949.7	1,671.3	2,621.7	6,616.9	7,709.0
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
1994—														
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
October	295.6	2.7	298.4	136.5	3.3	139.8	432.2	6.0	438.1	93.4	157.5	209.3	683.1	740.8
November	301.6	1.9	303.5	143.5	3.0	146.5	445.2	4.9	450.1	97.1	169.8	239.1	711.9	786.3
December	229.2	1.0	230.2	179.6	9.0	188.6	408.8	10.1	418.9	72.3	198.2	238.4	679.2	729.6
1995—														
January	220.4	1.5	221.8	143.2	8.1	151.2	363.5	9.5	373.1	70.5	146.1	209.3	578.8	652.9
February	215.6	2.6	218.1	137.3	3.5	140.8	352.9	6.1	359.0	76.1	161.6	363.7	590.4	798.8
March	230.8	5.7	236.5	218.7	6.0	224.7	449.4	11.8	461.2	78.7	167.9	258.5	695.8	798.4
April	202.8	2.7	205.5	113.9	20.6	134.5	316.7	23.3	340.0	99.6	695.1	724.5	1,111.3	1,164.0
May	281.0	3.4	284.4	197.7	23.6	221.3	478.7	27.0	505.7	94.6	280.5	313.2	853.1	913.5

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						
1994—						
March	2,617	2,647	4,166	4,210	370.2	87.6
April	2,667	2,741	4,346	4,698	395.0	91.3
May	2,917	2,986	4,675	4,982	436.8	87.5
June	2,722	2,760	4,994	5,051	486.5	94.3
July	2,547	2,683	3,952	4,477	418.8	81.6
August	2,923	2,960	6,012	6,195	702.5	105.1
September	2,428	2,444	5,409	5,588	509.7	119.1
October	2,788	2,852	4,707	4,841	461.1	90.9
November	2,680	2,682	4,013	3,968	402.3	87.9
December	2,365	2,382	4,791	4,844	477.3	82.6
1995—						
January	2,396	2,408	4,022	4,338	395.4	81.6
February	2,328	2,386	4,409	4,487	407.8	90.8
March	1,967	1,991	3,817	3,804	440.8	77.9
April	1,968	2,021	3,902	4,384	371.6	111.3
May	2,312	2,320	4,156	4,427	462.3	84.0
TREND ESTIMATES						
1994—						
March	2,616	2,673	4,243	4,435	380.9	88.3
April	2,686	2,749	4,377	4,609	405.7	89.7
May	2,728	2,796	4,580	4,845	442.6	91.2
June	2,744	2,813	4,799	5,079	481.8	93.5
July	2,738	2,804	4,979	5,243	512.4	96.5
August	2,714	2,771	5,057	5,282	525.9	98.6
September	2,683	2,727	5,012	5,189	517.8	98.9
October	2,641	2,673	4,867	4,994	494.1	96.0
November r	2,571	2,595	4,653	4,746	462.5	91.6
December r	2,470	2,492	4,423	4,509	434.3	87.7
1995—						
January r	2,351	2,378	4,232	4,345	417.7	85.8
February r	2,246	2,276	4,130	4,286	415.0	86.6
March r	2,161	2,194	4,063	4,265	416.0	88.7
April r	2,099	2,131	4,012	4,261	417.9	91.0
May	2,072	2,106	3,989	4,284	422.4	92.6

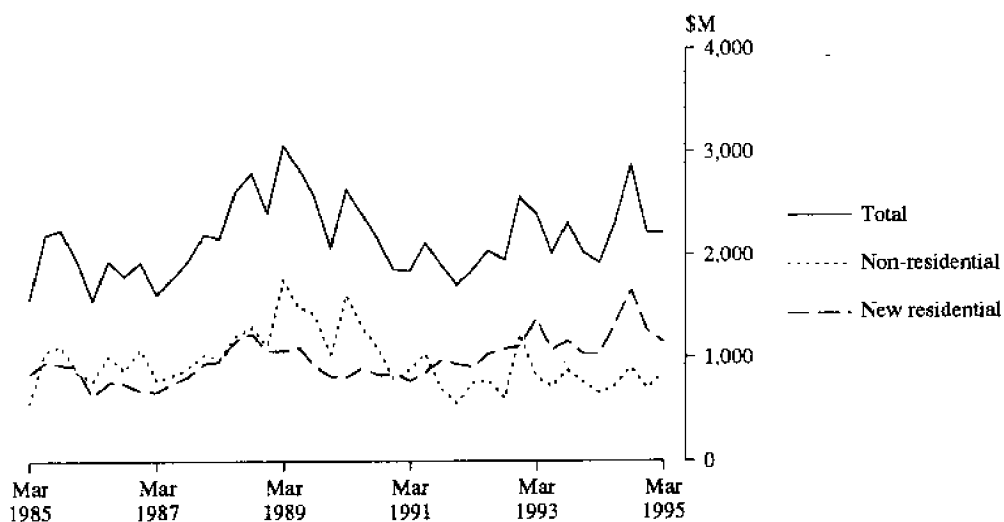
(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average — see paragraphs 23–29 of the Explanatory Notes for a more detailed explanation. (b) Includes Conversions, etc. See paragraphs 9–11 of the Explanatory Notes.

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

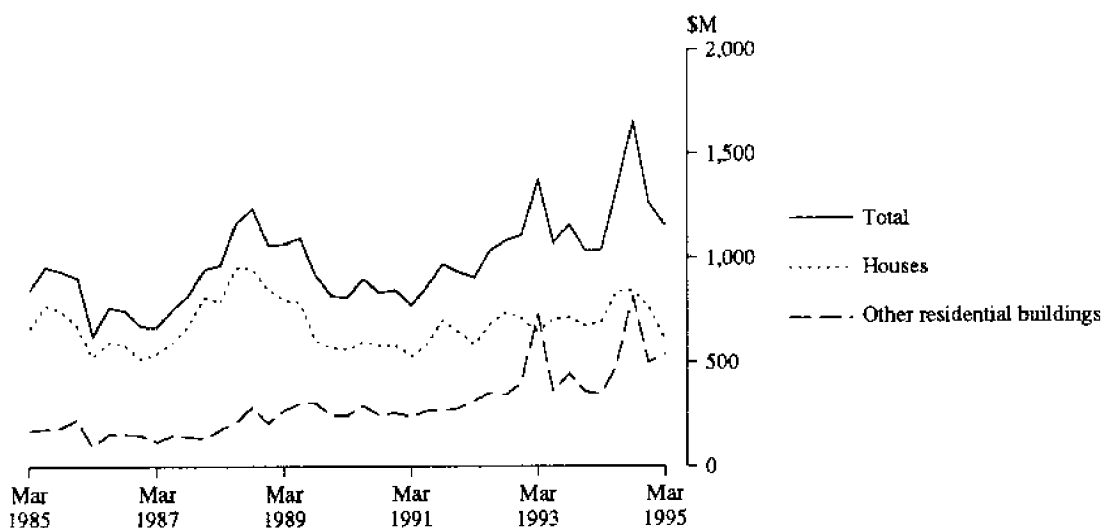
(\$ million)									
Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1991-92	2,533.1	2,615.6	1,228.9	3,844.6	860.7	1,786.7	2,798.6	6,174.1	7,503.9
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
1993— Dec. qtr	667.8	676.1	361.2	1,037.3	226.1	469.5	755.6	1,722.8	2,019.0
1994— Mar. qtr	677.3	691.4	348.2	1,039.6	225.4	402.2	656.0	1,646.1	1,920.9
June qtr	820.3	838.9	484.1	1,323.0	256.2	569.8	730.7	2,101.2	2,309.8
Sept. qtr	823.8	840.6	814.4	1,655.0	308.6	593.1	903.4	2,528.3	2,867.0
Dec. qtr	760.3	765.5	500.9	1,266.4	241.8	541.3	707.3	2,045.5	2,215.5
1995— Mar. qtr	605.5	614.4	543.4	1,157.9	204.7	488.3	853.7	1,839.2	2,216.3

(a) See paragraphs 30-35 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

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



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



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

Class of building	1992-93	1993-94	July-May		1995		
			1993-94	1994-95	March	April	May
PRIVATE SECTOR							
New houses	2,852.9	3,065.8	2,758.0	2,868.4	230.8	202.8	281.0
New other residential buildings	1,516.6	1,424.1	1,244.6	2,009.0	218.7	113.9	197.7
Total new residential building	4,369.5	4,489.9	4,002.6	4,877.4	449.4	316.7	478.7
Alterations and additions to residential buildings	956.6	1,034.9	943.0	1,009.4	78.4	99.6	93.9
Hotels, etc.	122.7	75.2	72.6	234.8	2.6	153.4	2.8
Shops	385.2	301.4	262.8	529.8	26.6	74.0	33.6
Factories	280.9	272.9	236.3	333.5	22.1	14.2	102.2
Offices	534.5	362.5	339.9	314.5	27.3	19.0	39.6
Other business premises	212.4	287.5	210.2	319.6	31.5	79.9	52.2
Educational	120.8	102.2	91.8	90.0	11.9	4.7	11.5
Religious	41.9	34.2	33.4	29.9	2.3	6.8	1.4
Health	73.3	208.2	201.3	74.6	4.1	5.4	5.6
Entertainment and recreational	303.6	151.0	130.3	558.1	34.5	333.9	23.0
Miscellaneous	51.1	100.5	92.7	65.4	5.0	3.9	8.7
Total non-residential building	2,126.4	1,895.6	1,671.3	2,550.2	167.9	695.1	280.5
Total	7,492.4	7,420.5	6,616.9	8,436.9	695.8	1,111.3	853.1
PUBLIC SECTOR							
New houses	80.9	53.3	46.6	39.7	5.7	2.7	3.4
New other residential buildings	181.7	99.9	88.4	107.3	6.0	20.6	23.6
Total new residential building	262.7	153.1	135.0	147.0	11.8	23.3	27.0
Alterations and additions to residential buildings	8.5	8.1	6.7	6.9	0.3	—	0.7
Hotels, etc.	2.2	2.7	2.7	2.3	0.2	—	—
Shops	13.9	21.2	20.4	18.0	2.1	1.4	1.9
Factories	2.2	21.2	21.1	8.3	0.1	0.1	—
Offices	142.0	208.9	199.9	143.5	32.6	10.8	10.6
Other business premises	62.1	106.8	102.8	75.8	19.4	3.7	1.0
Educational	304.0	326.2	316.3	227.6	14.8	8.0	14.5
Religious	—	—	—	—	—	—	—
Health	410.3	187.8	185.7	235.0	10.1	2.3	2.3
Entertainment and recreational	62.5	33.6	31.0	50.0	5.1	1.6	1.8
Miscellaneous	52.7	80.0	70.4	118.7	6.2	1.7	0.6
Total non-residential building	1,051.9	988.5	950.4	879.4	90.5	29.4	32.7
Total	1,323.0	1,149.8	1,092.1	1,033.2	102.6	52.7	60.4
TOTAL							
New houses	2,933.9	3,119.1	2,804.6	2,908.1	236.5	205.5	284.4
New other residential buildings	1,698.3	1,523.9	1,332.9	2,116.3	224.7	134.5	221.3
Total new residential building	4,632.2	4,643.1	4,137.6	5,024.3	461.2	340.0	505.7
Alterations and additions to residential buildings	965.0	1,043.1	949.7	1,016.3	78.7	99.6	94.6
Hotels, etc.	124.8	78.0	75.3	237.1	2.8	153.4	2.8
Shops	399.1	322.6	283.2	547.7	28.7	75.4	35.5
Factories	283.2	294.0	257.4	341.8	22.2	14.2	102.2
Offices	676.5	571.4	539.8	458.0	59.9	29.8	50.2
Other business premises	274.5	394.3	313.0	395.4	50.9	83.5	53.2
Educational	424.7	428.5	408.1	317.7	26.7	12.7	26.0
Religious	41.9	34.2	33.4	29.9	2.3	6.8	1.4
Health	483.6	396.0	387.0	309.7	14.2	7.7	7.9
Entertainment and recreational	366.1	184.5	161.4	608.0	39.6	335.4	24.8
Miscellaneous	103.8	180.5	163.1	184.2	11.2	5.6	9.2
Total non-residential building	3,178.2	2,884.1	2,621.7	3,429.5	258.5	724.5	313.2
Total	8,775.4	8,570.2	7,709.0	9,470.1	798.4	1,164.0	913.5

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.												
1995—												
March	7	0.9	4	1.2	1	0.8	—	—	—	—	12	2.8
April	9	0.8	4	1.0	—	—	1	1.5	1	150.0	15	153.4
May	3	0.3	4	1.2	2	1.3	—	—	—	—	9	2.8
SHOPS												
1995—												
March	78	6.8	21	6.3	2	1.1	5	7.9	1	6.5	107	28.7
April	47	4.0	17	5.1	7	4.4	5	14.8	2	47.2	78	75.4
May	75	6.6	17	4.8	9	6.4	7	11.9	1	6.0	109	35.5
FACTORIES												
1995—												
March	42	4.0	17	4.9	7	4.4	6	8.8	—	—	72	22.2
April	29	3.0	12	3.8	3	2.2	3	5.2	—	—	47	14.2
May	30	3.4	21	6.3	5	3.7	3	4.8	2	83.9	61	102.2
OFFICES												
1995—												
March	74	7.5	48	15.5	13	8.5	7	12.6	1	15.7	143	59.9
April	46	4.7	24	7.6	6	3.4	4	8.1	1	6.0	81	29.8
May	97	9.2	24	6.9	14	10.0	8	11.0	2	13.0	145	50.2
OTHER BUSINESS PREMISES												
1995—												
March	27	2.6	18	5.8	6	3.8	4	9.9	3	28.8	58	50.9
April	27	2.8	11	2.9	3	2.4	3	5.4	1	70.0	45	83.5
May	39	3.8	17	5.0	14	10.0	7	14.0	2	20.4	79	53.2
EDUCATIONAL												
1995—												
March	18	2.1	10	3.2	6	4.0	5	12.4	1	5.0	40	26.7
April	12	1.4	6	2.2	2	1.8	4	7.3	—	—	24	12.7
May	9	1.3	11	3.5	6	4.3	7	11.1	1	5.8	34	26.0
RELIGIOUS												
1995—												
March	4	0.4	3	1.2	1	0.7	—	—	—	—	8	2.3
April	4	0.4	—	—	—	—	—	—	1	6.4	5	6.8
May	1	0.1	1	0.3	—	—	1	1.0	—	—	3	1.4
HEALTH												
1995—												
March	10	1.1	4	1.1	2	1.2	3	4.6	1	6.2	20	14.2
April	8	0.8	3	1.1	3	1.9	3	3.9	—	—	17	7.7
May	10	1.1	5	1.2	2	1.3	2	4.4	—	—	19	7.9



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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
ENTERTAINMENT AND RECREATIONAL												
1995—												
March	17	1.5	8	2.1	2	1.1	5	16.4	2	18.5	34	39.6
April	13	1.4	3	1.0	4	2.5	2	3.6	1	327.0	23	335.4
May	22	1.9	10	3.4	9	6.5	4	7.9	1	5.0	46	24.8
MISCELLANEOUS												
1995—												
March	14	1.5	13	3.4	2	1.4	3	4.9	—	—	32	11.2
April	16	1.8	1	0.3	2	1.2	1	2.4	—	—	20	5.6
May	20	1.7	5	1.2	1	0.6	3	5.8	—	—	29	9.2
TOTAL NON-RESIDENTIAL BUILDING												
1995—												
March	291	28.4	146	44.7	42	27.0	38	77.6	9	80.8	526	258.5
April	211	21.2	81	24.9	30	19.7	26	52.1	7	606.6	355	724.5
May	306	29.4	115	33.9	62	44.0	42	71.8	9	134.1	534	313.2

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

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
SYDNEY STATISTICAL DIVISION						
Houses	1,276	153,957	22	2,160	1,298	156,116
Brick, stone, or concrete	244	37,836	3	307	247	38,144
Brick-veneer	961	108,590	19	1,852	980	110,443
Timber	47	4,287	—	—	47	4,287
Fibre cement	10	740	—	—	10	740
Other materials	14	2,503	—	—	14	2,503
Other residential buildings	1,597	163,010	203	16,156	1,800	179,166
Total residential buildings	2,873	316,967	225	18,316	3,098	335,282
HUNTER STATISTICAL DIVISION						
Houses	336	33,895	8	533	344	34,428
Brick, stone, or concrete	39	4,767	—	—	39	4,767
Brick-veneer	262	26,449	8	533	270	26,982
Timber	19	1,769	—	—	19	1,769
Fibre cement	12	646	—	—	12	646
Other materials	4	263	—	—	4	263
Other residential buildings	144	10,379	21	1,140	165	11,519
Total residential buildings	480	44,274	29	1,673	509	45,947
ILLAWARRA STATISTICAL DIVISION						
Houses	218	23,539	—	—	218	23,539
Brick, stone, or concrete	6	828	—	—	6	828
Brick-veneer	186	20,447	—	—	186	20,447
Timber	12	1,126	—	—	12	1,126
Fibre cement	7	369	—	—	7	369
Other materials	7	770	—	—	7	770
Other residential buildings	138	10,273	21	1,024	159	11,296
Total residential buildings	356	33,812	21	1,024	377	34,836
BALANCE OF NEW SOUTH WALES						
Houses	696	69,592	8	744	704	70,337
Brick, stone, or concrete	149	15,866	2	153	151	16,019
Brick-veneer	409	43,572	3	238	412	43,810
Timber	72	5,946	—	—	72	5,946
Fibre cement	46	2,958	1	75	47	3,033
Other materials	20	1,250	2	278	22	1,528
Other residential buildings	194	14,034	82	5,260	276	19,294
Total residential buildings	890	83,626	90	6,005	980	89,631
NEW SOUTH WALES						
Houses	2,526	280,983	38	3,437	2,564	284,420
Brick, stone, or concrete	438	59,298	5	460	443	59,758
Brick-veneer	1,818	199,058	30	2,624	1,848	201,682
Timber	150	13,128	—	—	150	13,128
Fibre cement	75	4,713	1	75	76	4,788
Other materials	45	4,786	2	278	47	5,064
Other residential buildings	2,073	197,696	327	23,579	2,400	221,275
Total residential buildings	4,599	478,679	365	27,017	4,964	505,696

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

**TABLE 8. NEW DWELLING UNITS (a) APPROVED BY TYPE AND STATISTICAL DIVISION, NSW  
MAY 1995**

Statistical division	New other residential building								Total new residential building	
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total		
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
NUMBER OF DWELLING UNITS										
Sydney	1,298	354	597	951	297	252	300	849	1,800	3,098
Hunter	344	83	37	120	30	15	—	45	165	509
Illawarra	218	16	8	24	21	26	88	135	159	377
Richmond-Tweed	108	8	—	8	40	—	—	40	48	156
Mid-North Coast	175	31	2	33	38	—	8	46	79	254
Northern	56	4	—	4	3	—	—	3	7	63
North Western	42	2	2	4	24	—	—	24	28	70
Central West	94	2	—	2	6	—	—	6	8	102
South Eastern	113	9	—	9	29	—	—	29	38	151
Murrumbidgee	55	8	—	8	49	7	—	56	64	119
Murray	58	4	—	4	—	—	—	—	4	62
Far West	3	—	—	—	—	—	—	—	—	3
New South Wales	2,564	521	646	1,167	537	300	396	1,233	2,400	4,964
VALUE (\$'000)										
Sydney	156,116	28,292	73,349	101,641	25,206	21,394	30,925	77,525	179,166	335,282
Hunter	34,428	5,569	3,130	8,699	1,845	975	—	2,820	11,519	45,947
Illawarra	23,539	918	825	1,743	1,024	2,030	6,500	9,554	11,296	34,836
Richmond-Tweed	10,369	521	—	521	3,140	—	—	3,140	3,661	14,030
Mid-North Coast	17,517	2,469	158	2,626	2,303	—	1,200	3,503	6,129	23,646
Northern	5,903	296	—	296	225	—	—	225	521	6,424
North Western	3,304	120	197	317	1,267	—	—	1,267	1,584	4,888
Central West	9,858	130	—	130	350	—	—	350	480	10,338
South Eastern	11,193	625	—	625	2,104	—	—	2,104	2,729	13,921
Murrumbidgee	5,887	430	—	430	3,010	500	—	3,510	3,940	9,827
Murray	5,962	250	—	250	—	—	—	—	250	6,212
Far West	346	—	—	—	—	—	—	—	—	346
New South Wales	284,420	39,619	77,659	117,278	40,473	24,899	38,625	103,997	221,275	505,696

(a) Excludes Conversions, etc.

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

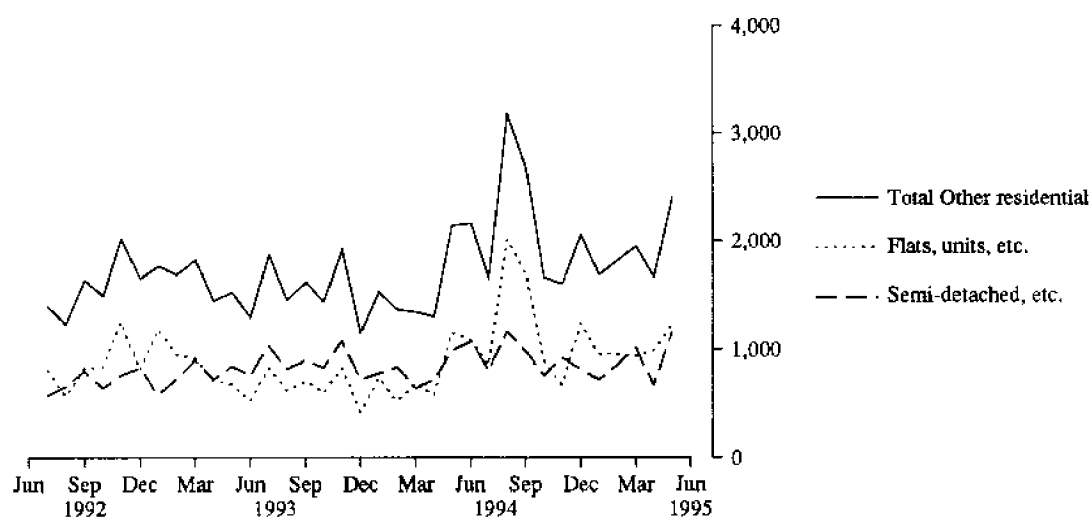


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, MAY 1995

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SYDNEY STATISTICAL DIVISION										
Botany (A)	—	—	—	—	—	—	240	1,530	1,530	1,770
Leichhardt (A)	2	—	250	157	—	31,630	2,344	92	1,276	35,499
Marrickville (A)	3	—	410	28	—	2,360	1,054	1,408	1,472	5,296
South Sydney (C)	4	—	420	14	38	5,555	3,604	4,739	5,389	14,968
Sydney (C) -- Inner and Remainder	—	—	—	—	—	—	62	12,853	16,493	16,555
Inner Sydney (SSD)	9	—	1,080	199	38	39,545	7,303	29,622	26,139	74,087
Randwick (C)	16	—	3,049	39	—	3,000	1,749	6,030	6,030	13,828
Waverley (A)	1	—	96	—	—	—	2,785	350	425	3,306
Woollahra (A)	2	—	440	4	—	1,600	1,530	7,400	7,400	10,970
Eastern Suburbs (SSD)	19	—	3,585	43	—	4,600	6,064	13,780	13,855	28,104
Hurstville (C)	11	—	1,397	110	—	11,352	719	724	1,216	14,684
Kogarah (A)	37	—	8,095	75	—	8,203	4,289	2,189	2,189	22,777
Rockdale (C)	17	—	1,857	7	—	490	808	762	1,550	4,805
Sutherland Shire (A)	59	—	7,998	95	—	8,801	3,078	1,195	2,061	21,938
St George-Sutherland (SSD)	124	—	19,347	287	—	28,846	8,894	4,870	7,117	64,203
Bankstown (C)	17	—	2,049	76	—	4,890	1,396	2,197	6,102	14,437
Canterbury (A)	4	—	541	25	—	2,265	920	880	880	4,606
Canterbury-Bankstown (SSD)	21	—	2,589	101	—	7,155	2,316	3,077	6,983	19,043
Fairfield (C)	31	—	3,457	92	84	13,400	1,106	4,700	4,700	22,664
Liverpool (C)	160	—	16,690	28	26	4,470	453	1,138	1,138	22,751
Fairfield-Liverpool (SSD)	191	—	20,147	120	110	17,871	1,559	5,838	5,838	45,415
Camden (A)	42	—	5,891	—	—	—	296	690	888	7,075
Campbelltown (C)	41	—	4,458	—	7	575	1,258	2,280	3,680	9,971
Wollondilly (A)	23	—	2,686	—	—	—	586	175	285	3,556
Outer South Western Sydney (SSD)	106	—	13,034	—	7	575	2,140	3,145	4,853	20,602
Ashfield (A)	1	—	71	52	—	5,040	582	350	350	6,043
Burwood (A)	1	—	180	2	—	160	595	107	107	1,042
Concord (A)	1	—	70	26	—	3,550	456	93	93	4,169
Drummoyne (A)	—	—	—	2	—	350	569	1,015	1,015	1,934
Strathfield (A)	2	—	320	—	2	175	797	720	835	2,127
Inner Western Sydney (SSD)	5	—	641	82	2	9,275	2,998	2,285	2,400	15,314

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SYDNEY STATISTICAL DIVISION—continued										
Auburn (A)	7	—	750	2	—	120	246	380	6,197	7,312
Holroyd (C)	7	—	601	2	—	140	458	848	988	2,186
Parramatta (C)	30	—	2,905	90	10	6,723	1,586	11,856	12,393	23,607
Central Western Sydney (SSD)	44	—	4,256	94	10	6,983	2,289	13,084	19,578	33,106
Blue Mountains (C)	46	—	4,533	6	—	416	1,744	4,680	4,680	11,373
Hawkesbury (C)	32	21	5,713	7	—	400	727	2,000	2,000	8,840
Penrith (C)	54	—	6,329	13	10	2,080	2,073	2,271	2,271	12,754
Outer Western Sydney (SSD)	132	21	16,575	26	10	2,896	4,544	8,951	8,951	32,967
Baulkham Hills (A)	53	—	8,855	25	—	2,387	1,376	718	718	13,335
Blacktown (C)	226	—	19,357	62	8	4,825	2,276	97,706	97,776	124,234
Blacktown-Baulkham Hills (SSD)	279	—	28,211	87	8	7,212	3,652	98,424	98,494	137,569
Hunter's Hill (A)	4	—	550	2	—	209	355	—	—	1,114
Lane Cove (A)	3	—	610	15	—	1,915	1,504	680	680	4,709
Mosman (A)	3	—	946	27	—	4,300	2,607	—	—	7,853
North Sydney (A)	2	—	529	23	—	2,940	913	617	1,501	5,883
Ryde (C)	12	—	1,513	20	—	1,883	1,398	13,899	15,497	20,291
Willoughby (C)	22	—	5,163	48	—	4,480	3,985	9,537	9,537	23,165
Lower Northern Sydney (SSD)	46	—	9,311	135	—	15,727	10,762	24,733	27,215	63,015
Hornsby (A)	71	—	9,646	26	2	2,753	2,417	2,590	2,660	17,476
Ku-ring-gai (A)	10	—	2,114	6	—	540	5,360	—	396	8,411
Hornsby-Ku-ring-gai (SSD)	81	—	11,760	32	2	3,293	7,778	2,590	3,055	25,886
Manly (A)	2	—	365	6	—	697	488	1,300	1,300	2,850
Pittwater (A)	8	—	985	16	—	2,130	2,934	—	—	6,049
Warringah (A)	29	—	4,897	211	—	18,563	3,255	4,590	5,057	31,773
Northern Beaches (SSD)	39	—	6,247	233	—	21,390	6,677	5,890	6,357	40,672
Gosford (C)	91	—	11,009	61	16	5,494	3,824	3,369	3,369	23,696
Wyang (A)	89	1	8,324	97	—	8,304	1,772	17,281	17,371	35,770
Gosford Wyong (SSD)	180	1	19,333	158	16	13,798	5,596	20,650	20,740	59,467
Sydney (SD)	1,276	22	156,116	1,597	203	179,166	72,572	227,939	251,595	659,450

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
HUNTER STATISTICAL DIVISION										
Cessnock (C)	21	6	2,332	2	—	120	493	—	—	2,945
Lake Macquarie (C)	94	—	10,526	51	15	4,470	1,782	1,845	2,635	19,412
Maitland (C)	25	2	2,720	2	—	158	258	730	730	3,865
Newcastle (C) — Inner and Remainder	64	—	5,196	48	6	3,571	1,834	5,085	5,085	15,685
Port Stephens (A)	56	—	5,972	25	—	1,872	711	1,875	1,875	10,430
Newcastle (SSD)	260	8	26,745	128	21	10,190	5,078	9,535	10,325	52,338
Dungog (A)	9	—	923	—	—	—	162	—	—	1,085
Gloucester (A)	4	—	393	—	—	—	—	50	50	443
Great Lakes (A)	32	—	3,039	14	—	1,209	145	460	460	4,853
Merriwa (A)	2	—	214	—	—	—	—	—	—	214
Murrumbidgee (A)	—	—	—	—	—	—	—	—	—	—
Muswellbrook (A)	8	—	777	—	—	—	309	455	455	1,541
Scone (A)	6	—	614	—	—	—	76	—	—	689
Singleton (A)	15	—	1,722	2	—	120	93	720	720	2,656
Hunter SD Balance (SSD)	76	—	7,683	16	—	1,329	785	1,685	1,685	11,482
Hunter (SD)	336	8	34,428	144	21	11,519	5,863	11,220	12,010	63,820
ILLAWARRA STATISTICAL DIVISION										
Kiama (A)	14	—	1,691	2	—	185	451	—	—	2,327
Shellharbour (A)	20	—	2,206	14	—	910	506	68	68	3,689
Wollongong (C)	75	—	8,942	120	21	10,101	2,572	5,067	5,996	27,612
Wollongong (SSD)	109	—	12,839	136	21	11,196	3,529	5,135	6,064	33,628
Shoalhaven (C)	79	—	6,984	—	—	—	1,119	1,836	1,836	9,938
Wingecarribee (A)	30	—	3,717	2	—	100	450	710	710	4,976
Illawarra SD Balance (SSD)	109	—	10,700	2	—	100	1,568	2,546	2,546	14,915
Illawarra (SD)	218	—	23,539	138	21	11,296	5,097	7,681	8,610	48,543
RICHMOND-TWEED STATISTICAL DIVISION										
Tweed (A) Pt A	22	—	2,316	13	—	910	434	2,120	2,120	5,780
Tweed Heads (SSD)	22	—	2,316	13	—	910	434	2,120	2,120	5,780
Ballina (A)	15	—	1,395	9	—	710	303	670	670	3,078
Byron (A)	25	—	2,447	16	—	1,360	534	3,025	3,025	7,366
Casino (A)	—	—	—	—	—	—	40	—	—	40
Kyogle (A)	5	—	395	2	—	110	131	135	135	772
Lismore (C)	13	—	1,074	—	—	—	567	150	150	1,790
Richmond River (A)	9	—	788	2	—	210	123	—	—	1,121
Tweed (A) Pt B	19	—	1,953	6	—	361	162	435	435	2,911
Richmond-Tweed SD Balance (SSD)	86	—	8,053	35	—	2,751	1,859	4,415	4,415	17,078
Richmond-Tweed (SD)	108	—	10,369	48	—	3,661	2,294	6,535	6,535	22,858

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MID-NORTH COAST STATISTICAL DIVISION										
Bellingen (A)	12	—	1,179	—	—	—	107	255	255	1,541
Coffs Harbour (C)	41	1	4,251	12	25	2,186	275	5,235	6,350	13,062
Copmanhurst (A)	1	—	35	—	—	—	12	—	—	47
Grafton (C)	6	—	515	4	—	280	95	—	150	1,040
Maclean (A)	26	—	2,728	4	—	268	77	180	250	3,323
Nambucca (A)	1	—	80	2	—	150	20	—	—	250
Nymboida (A)	4	—	291	—	—	—	103	—	—	394
Ullmarra (A)	7	—	450	3	—	250	96	—	—	796
Clarence (SSD)	98	1	9,529	25	25	3,134	785	5,670	7,005	20,452
Greater Taree (C)	15	—	1,972	4	—	334	379	1,791	1,791	4,477
Hastings (A)	46	—	4,717	14	11	2,662	588	1,050	1,050	9,016
Kempsey (A)	15	—	1,299	—	—	—	102	—	50	1,451
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	76	—	7,987	18	11	2,996	1,069	2,841	2,891	14,943
Mid-North Coast (SD)	174	1	17,517	43	36	6,129	1,854	8,511	9,895	35,396
NORTHERN STATISTICAL DIVISION										
Barraba (A)	1	—	100	—	—	—	—	—	—	100
Bingara (A)	2	—	225	—	—	—	12	—	—	237
Gunnedah (A)	—	—	—	—	—	—	70	166	166	236
Inverell (A) Pt A	—	—	—	—	—	—	—	—	—	—
Manilla (A)	—	—	—	—	—	—	—	—	—	—
Nundle (A)	—	—	—	—	—	—	—	—	—	—
Parry (A)	3	—	548	—	—	—	70	—	—	618
Quirindi (A)	5	—	435	—	—	—	—	75	75	510
Tamworth (C)	10	—	1,365	5	—	375	532	4,232	4,232	6,504
Yallaro (A)	—	—	—	—	—	—	25	—	—	25
Northern Slopes (SSD)	21	—	2,673	5	—	375	710	4,473	4,473	8,231
Armidale (C)	6	—	594	2	—	146	220	—	—	960
Dumaresq (A)	2	—	220	—	—	—	52	—	—	272
Glen Innes (A)	3	—	370	—	—	—	76	80	80	526
Guyra (A)	3	—	283	—	—	—	42	123	123	448
Inverell (A) Pt B	4	—	346	—	—	—	23	—	—	369
Severn (A)	2	—	105	—	—	—	—	—	—	105
Tenterfield (A)	6	—	470	—	—	—	139	—	—	609
Uralla (A)	2	—	170	—	—	—	69	—	—	239
Walcha (A)	2	—	248	—	—	—	—	—	—	248
Northern Tablelands (SSD)	30	—	2,807	2	—	146	620	203	203	3,776
Moree Plains (A)	—	—	—	—	—	—	20	950	950	970
Narrabri (A)	5	—	423	—	—	—	66	130	130	620
North Central Plain (SSD)	5	—	423	—	—	—	86	1,080	1,080	1,590
Northern (SD)	56	—	5,903	7	—	521	1,416	5,756	5,756	13,596

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
NORTH WESTERN STATISTICAL DIVISION										
Coolah (A)	4	—	115	—	—	—	23	—	—	137
Coonabarabran (A)	2	—	133	—	—	—	35	—	1,587	1,755
Dubbo (C)	16	—	1,525	2	24	1,387	369	902	1,087	4,368
Gilgandra (A)	1	—	57	—	—	—	—	—	—	57
Mudgee (A)	8	—	663	2	—	197	53	—	—	913
Narrromine (A)	1	—	80	—	—	—	—	—	—	80
Wellington (A)	1	—	30	—	—	—	20	448	448	498
Central Macquarie (SSD)	33	—	2,603	4	24	1,584	499	1,350	3,122	7,809
Bogan (A)	1	—	110	—	—	—	—	—	—	110
Coonamble (A)	1	—	63	—	—	—	—	50	50	113
Walgett (A)	1	1	141	—	—	—	—	—	—	141
Warren (A)	1	—	38	—	—	—	38	—	—	76
Macquarie-Barwon (SSD)	4	1	351	—	—	—	38	50	50	439
Bourke (A)	1	—	76	—	—	—	—	—	—	76
Brewarrina (A)	1	—	91	—	—	—	—	—	320	411
Cobar (A)	2	—	183	—	—	—	—	—	—	183
Upper Darling (SSD)	4	—	349	—	—	—	—	—	320	669
North Western (SD)	41	1	3,304	4	24	1,584	537	1,400	3,492	8,917
CENTRAL WEST STATISTICAL DIVISION										
Bathurst (C)	37	2	3,966	2	—	130	251	464	775	5,122
Blayney (A) Pt A	3	—	212	—	—	—	—	50	50	262
Cabonne (A) Pt A	—	—	—	—	—	—	—	—	—	—
Evans (A) Pt A	1	—	120	—	—	—	10	—	—	130
Orange (C)	11	—	1,506	—	—	—	416	2,750	2,750	4,672
Bathurst-Orange (SSD)	52	2	5,805	2	—	130	677	3,264	3,575	10,186
Blayney (A) Pt B	—	—	—	—	—	—	57	—	—	57
Cabonne (A) Pt B	2	—	275	—	—	—	—	—	—	275
Evans (A) Pt B	3	—	275	—	—	—	—	—	—	275
Greater Lithgow (C)	12	—	1,248	6	—	350	362	169	219	2,179
Oberon (A)	5	—	540	—	—	—	138	70	70	747
Rylstone (A)	—	—	—	—	—	—	—	—	—	—
Central Tablelands (excl. Bathurst-Orange) (SSD)	22	—	2,337	6	—	350	556	239	289	3,533
Bland (A)	1	—	105	—	—	—	30	—	—	135
Cabonne (A) Pt C	5	—	410	—	—	—	51	—	120	581
Cowra (A)	1	—	160	—	—	—	110	—	1,418	1,688
Forbes (A)	2	—	164	—	—	—	81	750	750	995
Lachlan (A)	1	—	96	—	—	—	28	—	—	124
Parkees (A)	6	—	593	—	—	—	—	62	62	655
Weddin (A)	2	—	188	—	—	—	—	—	—	188
Lachlan (SSD)	18	—	1,716	—	—	—	300	812	2,350	4,366
Central West (SD)	92	2	9,858	8	—	480	1,534	4,315	6,214	18,085

(a) Excludes Conversions, etc.



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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SOUTH EASTERN STATISTICAL DIVISION										
Queanbeyan (C)	19	—	1,912	2	—	200	190	77	127	2,428
Queanbeyan (SSD)	19	—	1,912	2	—	200	190	77	127	2,428
Boorowa (A)	1	—	88	—	—	—	25	—	—	113
Crookwell (A)	5	—	381	3	—	150	20	—	—	551
Goulburn (C)	11	—	972	—	—	—	75	268	348	1,394
Gunning (A)	1	—	110	—	—	—	—	—	—	110
Harden (A)	—	—	—	—	—	—	65	—	—	65
Mulwaree (A)	6	—	449	2	—	75	56	—	—	580
Tallaganda (A)	7	—	493	—	—	—	57	—	—	550
Yarrowlumla (A)	5	—	620	—	—	—	233	—	—	853
Yass (A)	6	—	685	—	—	—	375	—	—	1,060
Young (A)	4	—	446	—	—	—	50	—	—	496
Southern Tablelands (excl. Queanbeyan) (SSD)	46	—	4,244	5	—	225	955	268	348	5,772
Bega Valley (A)	18	—	2,030	17	—	1,100	499	—	750	4,379
Eurobodalla (A)	27	—	2,717	—	8	704	449	154	154	4,024
Lower South Coast (SSD)	45	—	4,747	17	8	1,804	948	154	904	8,402
Bombala (A)	—	—	—	—	—	—	30	—	—	30
Cooma-Monaro (A)	1	—	85	—	—	—	63	50	50	198
Snowy River (A)	2	—	205	6	—	500	45	95	95	845
Snowy (SSD)	3	—	290	6	—	500	138	145	145	1,073
South Eastern (SD)	113	—	11,193	30	8	2,729	2,231	644	1,524	17,675
MURRUMBIDGEE STATISTICAL DIVISION										
Coolamon (A)	2	—	268	—	—	—	—	—	—	268
Cootamundra (A)	1	—	160	—	—	—	55	128	178	393
Gundagai (A)	1	—	53	—	—	—	28	—	—	81
Junee (A)	3	—	275	—	—	—	20	—	—	295
Lockhart (A)	—	—	—	—	—	—	—	—	68	68
Narrandera (A)	4	—	371	2	—	89	—	—	—	460
Temora (A)	—	—	—	—	—	—	45	115	115	160
Tumut (A)	2	—	136	—	—	—	49	80	80	265
Wagga Wagga (C)	24	2	2,838	8	10	1,055	49	1,796	1,796	5,738
Central Murrumbidgee (SSD)	37	2	4,101	10	10	1,145	245	2,119	2,237	7,728
Carrathool (A)	1	—	72	—	—	—	—	—	—	72
Griffith (C)	11	—	1,211	22	—	1,730	127	505	1,098	4,166
Hay (A)	2	—	223	—	—	—	24	—	85	332
Leeton (A)	2	—	280	22	—	1,065	—	800	800	2,145
Murrumbidgee (A)	—	—	—	—	—	—	110	—	—	110
Lower Murrumbidgee (SSD)	16	—	1,786	44	—	2,795	262	1,305	1,983	6,825
Murrumbidgee (SD)	53	2	5,887	54	10	3,940	507	3,424	4,219	14,554

(a) Excludes Conversions, etc.

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

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MURRAY STATISTICAL DIVISION										
Albury (C)	18	—	2,164	—	—	—	394	2,840	2,840	5,398
Home (A)	5	—	430	—	—	—	48	—	—	478
Albury (SSD)	23	—	2,594	—	—	—	442	2,840	2,840	5,875
Corowa (A)	10	—	772	—	—	—	22	—	—	793
Culcairn (A)	1	—	70	—	—	—	40	—	—	110
Holbrook (A)	1	—	121	—	—	—	—	—	—	121
Tumbarumba (A)	—	—	—	—	—	—	—	—	—	—
Urana (A)	—	—	—	—	—	—	—	—	—	—
Upper Murray (excl. Albury) (SSD)	12	—	963	—	—	—	51	—	—	1,024
Berrigan (A)	12	—	1,043	—	—	—	25	—	—	1,068
Conargo (A)	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	4	—	553	—	—	—	27	—	—	580
Jerilderie (A)	—	—	—	—	—	—	—	—	—	—
Murray (A)	2	—	217	—	—	—	19	200	200	436
Wakool (A)	1	—	86	—	4	250	10	—	—	346
Windouran (A)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	19	—	1,899	—	4	250	81	200	200	2,430
Balranald (A)	1	—	75	—	—	—	30	—	—	105
Wentworth (A)	3	—	431	—	—	—	—	—	—	431
Murray-Darling (SSD)	4	—	506	—	—	—	30	—	—	537
Murray (SD)	58	—	5,962	—	4	250	614	3,040	3,040	9,866
FAR WEST STATISTICAL DIVISION										
Broken Hill (C)	1	—	68	—	—	—	93	—	277	438
Central Darling (A)	—	—	—	—	—	—	—	—	—	—
Unincorp. Far West	—	2	278	—	—	—	—	—	—	278
Far West (SD)	1	2	346	—	—	—	93	—	277	716
NEW SOUTH WALES										
New South Wales	2,526	38	284,420	2,073	327	221,275	94,612	280,463	313,167	913,476

(a) Excludes Conversions, etc.

## EXPLANATORY NOTES

### Introduction

This publication contains monthly details of building work approved.

2. Statistics of building work approved are compiled from:

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

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

### Scope and coverage

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

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

5. From July 1990, the statistics cover:

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

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

### Definitions

6. A *building* is defined as a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or live-stock. 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. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to existing buildings (including the conversion of non-residential buildings to dwelling units) and as part of the construction of new non-residential buildings is shown separately in Table 1 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in the table. Previously, such dwellings were only included as a footnote.

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

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

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

### Building classification

13. *Ownership*. The ownership of a building is classified at the time of approval as either private sector or public sector according to expected ownership of the completed

building. Residential buildings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

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

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

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

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

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

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

19. Examples of the types of individual building jobs in-

cluded under each main functional heading are shown in the following list:

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

#### Statistical areas of New South Wales

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

- (a) *Statistical Local Areas (SLAs)*. These geographical

areas are in most cases either identical with, or have been aggregated to, the previously published whole or part of legal Local Government Areas (LGAs) as defined under the (State) *Local Government Act 1919* and comprising cities (C), municipalities (M) and shires (S). In other cases, they are identical to each previously published unincorporated area. The (State) *Local Government Act 1993* eliminated the titles of Shire and Municipality and instituted the concept of Area (A). With one exception — Sutherland (S) became Sutherland Shire (A) — names of the LGAs have remained unaltered. In aggregate, SLAs cover the whole of the State without gaps or overlaps. In some cases legal LGAs overlap Statistical Subdivision boundaries and therefore comprise two SLAs (Part A and Part B) or three SLAs in the case of Cabonne (A) (Part A, Part B and Part C).

- (b) *Statistical Subdivisions (SSDs)*. These consist of one or more SLAs and form the intermediate size spatial unit for the presentation of regional data.
- (c) *Statistical Divisions (SDs)*. These consist of one or more Statistical Subdivisions (SSDs). Where SSDs are not shown for statistical purposes, statistical local areas are shown ordered alphabetically within statistical divisions. The divisions are designed to be relatively homogeneous regions characterised by identifiable social and economic units within the region, under the unifying influence of one or more major towns or cities.
- (d) *Statistical Districts*. To provide comparable statistics over a period of time, statistical districts have been defined around selected urban centres, with a population of 25,000 or more, experiencing urban growth beyond the legal local government area boundaries. Those districts are intended to contain the anticipated urban spread over the next 20 years. In some cases, Statistical District boundaries are identical to those of particular Statistical Subdivisions (e.g. Newcastle SSD and Wollongong SSD included in Table 8 of this publication).

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

### General

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

### Seasonal adjustment

23. Seasonally adjusted building statistics are shown in Table 3. In these series, account has been taken of normal seasonal factors and trading day effects (arising from the varying numbers of Sundays, Mondays, Tuesdays etc. in the month) and the effect of movement in the date of

Easter which may, in successive years, affect figures for different months.

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

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

26. Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series may be more clearly recognised. Seasonal adjustment procedures do not aim to remove the irregular or non-seasonal influences which may be present in any particular month, such as the effect of the approval of large projects or as a consequence of the administrative arrangements of approving authorities. Irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal variation.

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

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

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

#### Estimates at constant prices

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

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

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

33. Estimates of the quarterly value of building approvals at average 1989-90 prices are presented for NSW in Table 4. Monthly value data at constant prices are not available.

34. Constant price estimates measure changes in value after the direct effects of price changes have been 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 dwell-

ings and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

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

#### Related publications

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

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

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

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

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

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

*Engineering Construction Survey* (quarterly) (8762.0)

#### Symbols and other usages

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

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

# RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months December 1994 to May 1995.

2. Analysis of building approvals series has shown that the original series can be volatile and that the initial estimates of a months trend value can be revised substantially. In particular, some months can elapse before a turning point in the trend series is identified reliably. Generally, the size of revisions to the trend estimates tends to be larger, the greater the volatility of the original series. Revisions to trend estimates will also occur with revisions to original data and re-estimation of seasonal adjustment factors. See paragraphs 28 and 29 of the Explanatory Notes for a more detailed explanation.

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

estimates for next month (June 1995) were to equal the average monthly percentage change (regardless of sign) in the series over the last ten years.

4. For example, if the seasonally adjusted estimate for the number of private houses approved (the first table) were to increase by 7 per cent in June 1995, the trend estimate for that month would be 2,244, a movement of 2.4 per cent. The monthly movements in the trend estimates for March, April and May 1995, which are currently estimated to be -3.8 per cent, -2.9 per cent and -1.3 per cent respectively, would be revised to -2.6 per cent, -0.5 per cent and 1.1 per cent. On the other hand, a 7 per cent seasonally adjusted decline in the number of private houses approved in June 1995 would produce a trend estimate for June 1995 of 2,111 a movement of 0.3 per cent, with the movements in the trend estimates for March, April and May 1995 being revised to -3.4 per cent, -2.0 per cent and -0.9 per cent respectively.

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

	Revised trend estimate if June 1995 seasonally adjusted estimate—					
	Trend estimate		is up 7% on May 1995		is down 7% on May 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994—						
December	2,470	-3.9	2,462	-4.3	2,468	-4.0
1995—						
January	2,351	-4.8	2,337	-5.1	2,348	-4.9
February	2,246	-4.5	2,238	-4.2	2,243	-4.5
March	2,161	-3.8	2,181	-2.6	2,166	-3.4
April	2,099	-2.9	2,169	-0.5	2,123	-2.0
May	2,072	-1.3	2,192	1.1	2,104	-0.9
June	n.y.a.	n.y.a.	2,244	2.4	2,111	0.3

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

	Revised trend estimate if June 1995 seasonally adjusted estimate—					
	Trend estimate		is up 7% on May 1995		is down 7% on May 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994—						
December	2,492	-4.0	2,484	-4.3	2,491	-4.0
1995—						
January	2,378	-4.6	2,363	-4.9	2,374	-4.7
February	2,276	-4.3	2,268	-4.0	2,274	-4.2
March	2,194	-3.6	2,212	-2.5	2,198	-3.3
April	2,131	-2.9	2,198	-0.6	2,152	-2.1
May	2,106	-1.2	2,218	0.9	2,131	-1.0
June	n.y.a.	n.y.a.	2,264	2.1	2,132	0.1

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

	<i>Revised trend estimate if June 1995 seasonally adjusted estimate—</i>					
	<i>Trend estimate</i>		<i>is up 8% on May 1995</i>		<i>is down 8% on May 1995</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>
1994—						
December	4,509	-5.0	4,495	-5.3	4,509	-5.0
1995—						
January	4,345	-3.6	4,318	-3.9	4,343	-3.7
February	4,286	-1.4	4,270	-1.1	4,282	-1.4
March	4,265	-0.5	4,299	0.7	4,267	-0.4
April	4,261	-0.1	4,345	1.1	4,237	-0.7
May	4,284	0.6	4,417	1.7	4,215	-0.5
June	n.y.a.	n.y.a.	4,463	1.0	4,157	-1.4

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

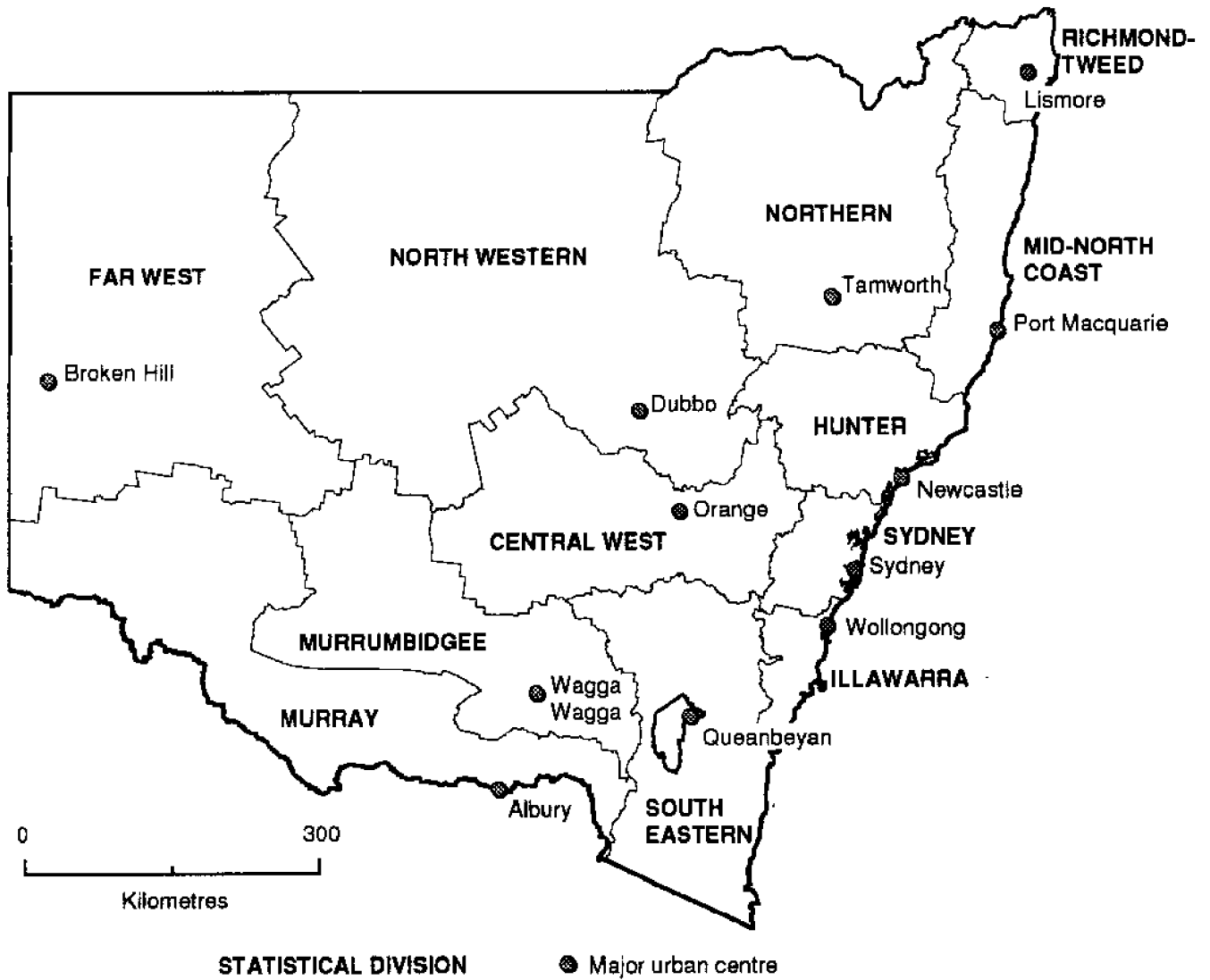
	<i>Revised trend estimate if June 1995 seasonally adjusted estimate—</i>					
	<i>Trend estimate</i>		<i>is up 8% on May 1995</i>		<i>is down 8% on May 1995</i>	
	<i>\$m</i>	<i>% change on previous month</i>	<i>\$m</i>	<i>% change on previous month</i>	<i>\$m</i>	<i>% change on previous month</i>
1994—						
December	434.3	-6.1	432.2	-6.6	433.7	-6.2
1995—						
January	417.7	-3.8	413.8	-4.3	416.4	-4.0
February	415.0	-0.6	412.7	-0.3	414.0	-0.6
March	416.0	0.2	420.3	1.8	416.9	0.7
April	417.9	0.5	430.3	2.4	419.0	0.5
May	422.4	1.1	443.7	3.1	422.4	0.8
June	n.y.a.	n.y.a.	455.6	2.7	423.4	0.2

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

	<i>Revised trend estimate if June 1995 seasonally adjusted estimate—</i>					
	<i>Trend estimate</i>		<i>is up 8% on May 1995</i>		<i>is down 8% on May 1995</i>	
	<i>\$m</i>	<i>% change on previous month</i>	<i>\$m</i>	<i>% change on previous month</i>	<i>\$m</i>	<i>% change on previous month</i>
1994—						
December	87.7	-4.3	87.6	-4.4	87.9	-4.1
1995—						
January	85.8	-2.2	85.7	-2.2	86.2	-2.0
February	86.6	0.9	86.5	0.9	86.7	0.6
March	88.7	2.4	88.9	2.9	88.3	1.8
April	91.0	2.6	91.0	2.3	88.8	0.6
May	92.6	1.9	92.3	1.4	88.3	-0.6
June	n.y.a.	n.y.a.	93.3	1.1	87.2	-1.2



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