New South Wales

Australian Bureau of Statistics

CATALOGUE NO. 8731.1
EMBARGOED UNTIL 11.30 a.m. 1 MARCH 1994

BUILDING APPROVALS, NEW SOUTH WALES, JANUARY 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

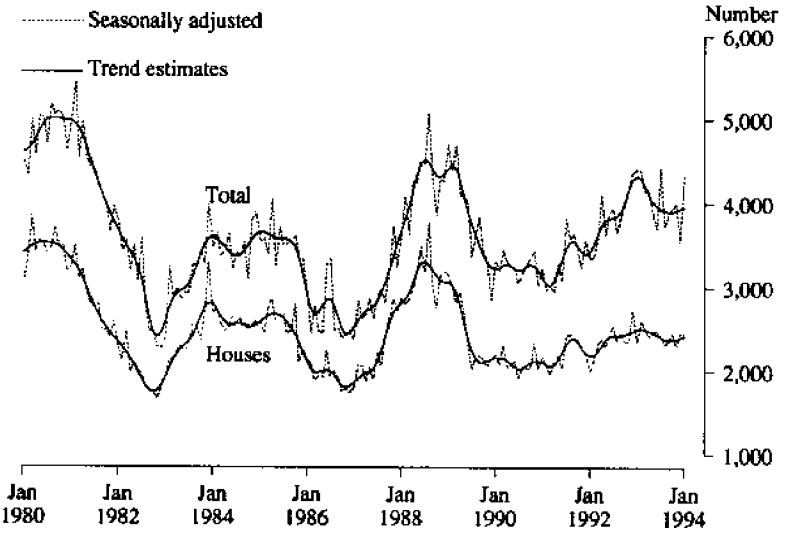
	January 1993	*December 1993*	*January 1994*	*January 1993 to January 1994 change*	*December 1993 to January 1994 change*
Original series	3,674	3,257	3,570	–3%	10%
Seasonally adjusted	4,407	3,556	4,348	–1%	22%
Trend estimate	4,331	3,943	3,959	–9%	0%

Trend estimates of the total number of dwelling units approved in January 1994 (3,959) in New South Wales showed a slight increase on that for December 1993 (3,943), and a 9% decrease on that for January 1993 (4,331). There would need to be an decrease of 19% in the seasonally adjusted number of dwelling units approved in February 1994 (following the 22% increase in January) for the trend to flatten out (the historical average monthly movement of this series, regardless of sign, is 8%).

The number of dwelling units approved as a result of alterations and additions to existing residential or non-residential buildings is shown as a footnote to Table 1. In recent years there has been an increase in this type of building approval, rising from 850 in 1990-91 to 944 in 1991-92 and to 1,315 in 1992-93. In the first seven months of 1993-94 there have been 1,301 approved (compared to 560 in the first seven months of 1992-93).

The value of building jobs approved at average 1989-90 prices for December Quarter 1993 ($2,021.8m) was 13% lower than the previous quarter ($2,311.5m) and 21% lower than December Quarter 1992 ($2,561.8m).

TOTAL DWELLING UNITS APPROVED, NSW



INQUIRIES
- *for further information about statistics in this publication and the availability of unpublished statistics,* contact Geoff Howat on Sydney (02) 268 4610.
- *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.

DENIS FARRELL
Deputy Commonwealth Statistician

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									
1990-91	10,179	242	10,421	6,428	1,411	7,839	16,607	1,653	18,260
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
July-January—									
1992-93	7,509	224	7,733	6,511	1,006	7,517	14,020	1,230	15,250
1993-94	7,515	87	7,602	7,159	515	7,674	14,674	602	15,276
1992—									
November	1,136	51	1,187	1,149	208	1,357	2,285	259	2,544
December	1,087	27	1,114	984	132	1,116	2,071	159	2,230
1993—									
January	809	71	880	1,293	109	1,402	2,102	180	2,282
February	1,041	15	1,056	1,105	164	1,269	2,146	179	2,325
March	1,104	93	1,197	954	303	1,257	2,058	396	2,454
April	944	61	1,005	721	87	808	1,665	148	1,813
May	1,198	22	1,220	822	58	880	2,020	80	2,100
June	1,119	47	1,166	639	124	763	1,758	171	1,929
July	1,176	6	1,182	1,073	147	1,220	2,249	153	2,402
August	949	2	951	834	83	917	1,783	85	1,868
September	1,279	28	1,307	1,167	41	1,208	2,446	69	2,515
October	1,055	12	1,067	896	51	947	1,951	63	2,014
November	1,249	6	1,255	1,259	157	1,416	2,508	163	2,671
December	861	12	873	769	16	785	1,630	28	1,658
1994—									
January	946	21	967	1,161	20	1,181	2,107	41	2,148
NEW SOUTH WALES									
1990-91	24,361	545	24,906	11,020	1,942	12,962	35,381	2,487	37,868
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
July-January—									
1992-93	16,665	362	17,027	9,628	1,574	11,202	26,293	1,936	28,229
1993-94	16,502	228	16,730	10,250	732	10,982	26,752	960	27,712
1992—									
November	2,496	63	2,559	1,664	355	2,019	4,160	418	4,578
December	2,372	64	2,436	1,390	263	1,653	3,762	327	4,089
1993—									
January	1,807	98	1,905	1,638	131	1,769	3,445	229	3,674
February	2,163	80	2,243	1,480	206	1,686	3,643	286	3,929
March	2,618	129	2,747	1,458	366	1,824	4,076	495	4,571
April	2,236	145	2,381	1,279	167	1,446	3,515	312	3,827
May	2,490	67	2,557	1,370	155	1,525	3,860	222	4,082
June	2,481	86	2,567	1,093	199	1,292	3,574	285	3,859
July	2,530	41	2,571	1,588	281	1,869	4,118	322	4,440
August	2,378	12	2,390	1,363	90	1,453	3,741	102	3,843
September	2,603	40	2,643	1,570	49	1,619	4,173	89	4,262
October	2,321	38	2,359	1,372	68	1,440	3,693	106	3,799
November	2,608	17	2,625	1,759	157	1,916	4,367	174	4,541
December	2,067	36	2,103	1,114	40	1,154	3,181	76	3,257
1994—									
January	1,995	44	2,039	1,484	47	1,531	3,479	91	3,570

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 289 such dwelling units approved in January 1994. This includes 204 dwelling units created as the result of the conversion of a hotel to apartments.

TABLE 2. VALUE OF BUILDING APPROVED
($ million)

Period	New residential building: Houses: Private sector	Houses: Public sector	Houses: Total	Other residential buildings: Private sector	Other residential buildings: Public sector	Other residential buildings: Total	Total: Private sector	Total: Public sector	Total: Total	Alterations and additions to residential buildings	Non-residential building: Private sector	Non-residential building: Total	Total building: Private sector	Total building: Total
SYDNEY STATISTICAL DIVISION														
1990-91	1,096.8	19.3	1,116.0	596.5	121.3	717.9	1,693.3	140.6	1,833.9	646.2	2,185.9	2,898.7	4,516.0	5,378.8
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
July-January—														
1992-93	814.2	21.9	836.1	778.7	75.3	854.1	1,592.9	97.3	1,690.2	413.9	1,017.6	1,584.9	3,023.0	3,689.0
1993-94	829.1	8.0	837.0	613.1	35.2	648.3	1,442.2	43.1	1,485.3	445.2	799.8	1,346.6	2,684.5	3,277.1
1992—														
November	122.5	4.6	127.0	97.7	13.1	110.8	220.2	17.7	237.9	61.5	170.1	218.8	451.8	518.1
December	117.9	2.5	120.4	71.9	10.7	82.6	189.8	13.2	203.0	55.4	265.0	283.4	510.1	541.7
1993—														
January	88.1	6.8	95.0	371.6	9.2	380.8	459.7	16.1	475.8	44.6	202.1	277.5	705.2	797.8
February	109.9	1.2	111.2	98.6	11.0	109.6	208.5	12.2	220.7	51.0	120.7	156.0	380.2	427.7
March	115.9	7.7	123.6	69.5	20.4	90.0	185.5	28.2	213.6	60.6	112.5	139.6	358.2	413.8
April	103.6	6.8	110.3	80.1	5.7	85.8	183.7	12.5	196.2	53.6	144.5	203.2	381.4	453.0
May	125.6	1.9	127.5	70.0	3.9	73.8	195.6	5.8	201.3	65.9	86.7	133.2	345.0	400.5
June	120.2	3.8	124.0	51.8	7.8	59.7	172.1	11.6	183.7	63.3	181.2	190.4	415.3	437.4
July	125.7	0.6	126.2	112.3	9.3	121.6	238.0	9.9	247.9	61.6	108.6	136.5	407.0	446.0
August	102.2	0.2	102.5	70.1	5.5	75.7	172.4	5.8	178.1	58.4	83.8	177.5	314.5	414.0
September	134.8	2.6	137.4	114.0	2.7	116.7	248.8	5.3	254.1	98.1	174.2	281.5	520.3	633.7
October	112.5	1.0	113.5	67.8	3.6	71.5	180.3	4.6	184.9	64.3	92.4	210.0	336.9	459.2
November	136.4	0.8	137.3	101.3	11.2	112.4	237.7	12.0	249.7	63.8	98.0	180.7	399.5	494.2
December	106.6	1.0	107.6	55.4	0.7	56.1	162.0	1.7	163.7	50.8	143.7	161.6	356.4	376.1
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
NEW SOUTH WALES														
1990-91	2,336.7	45.9	2,382.5	863.8	161.3	1,025.1	3,200.4	207.2	3,407.7	900.4	2,752.2	3,750.2	6,842.7	8,058.2
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
July-January—														
1992-93	1,664.7	34.7	1,699.4	981.2	113.4	1,094.6	2,645.9	148.1	2,794.0	567.4	1,317.0	2,060.5	4,527.7	5,421.8
1993-94	1,670.9	22.8	1,693.7	819.7	46.2	865.9	2,490.5	69.0	2,559.6	593.5	1,090.2	1,812.3	4,171.6	4,965.3
1992—														
November	248.9	5.6	254.5	129.0	22.0	150.9	377.9	27.6	405.5	83.1	241.3	328.1	702.3	816.6
December	237.5	5.8	243.4	98.0	20.5	118.5	335.6	26.3	361.9	73.9	296.5	334.5	705.9	770.3
1993—														
January	179.3	9.8	189.1	392.7	10.5	403.1	572.0	20.3	592.2	62.2	247.2	331.5	879.4	986.0
February	215.9	6.4	222.4	123.7	13.6	137.3	339.6	20.0	359.6	71.5	138.9	193.7	549.9	624.9
March	259.1	11.4	270.5	106.8	24.1	130.9	365.9	35.5	401.4	83.9	148.6	246.2	598.0	731.5
April	223.9	14.3	238.3	114.0	10.3	124.3	337.9	24.7	362.6	72.1	183.3	251.6	592.8	686.3
May	244.7	6.4	251.2	104.2	8.5	112.7	348.9	14.9	363.9	86.5	126.6	195.1	558.8	645.5
June	244.5	7.7	252.2	86.7	11.9	98.5	331.2	19.5	350.7	83.6	211.9	231.0	625.4	665.4
July	252.6	4.7	257.3	144.9	16.0	160.9	397.5	20.7	418.2	82.5	142.0	201.1	620.9	701.8
August	235.2	1.1	236.3	103.1	5.9	109.1	338.3	7.1	345.4	81.1	157.2	286.0	576.5	712.4
September	257.6	3.6	261.2	139.3	3.2	142.5	396.9	6.8	403.7	121.1	216.3	347.1	733.4	871.9
October	229.0	3.6	232.6	99.2	4.3	103.5	328.2	8.0	336.2	87.3	126.2	261.6	541.6	685.1
November	264.3	1.7	266.0	137.7	11.2	148.9	402.1	12.9	415.0	87.4	143.0	251.9	632.5	754.3
December	221.9	3.6	225.5	79.9	1.7	81.6	301.8	5.3	307.1	67.5	177.8	205.8	547.0	580.4
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

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

	Number of dwelling units				*Value ($m)*	
	Houses		*Total*			
Period	*Private sector*	*Total*	*Private sector*	*Total*	*New residential building*	*Alterations and additions to residential buildings*
SEASONALLY ADJUSTED						
1992—						
November	2,289	2,356	3,889	4,191	383.0	78.1
December	2,718	2,738	4,176	4,372	401.0	81.2
1993—						
January	2,103	2,342	4,061	4,407	662.3	71.0
February	2,493	2,597	4,068	4,390	409.2	85.3
March	2,442	2,518	3,796	4,139	381.3	83.0
April	2,303	2,409	3,687	4,167	381.3	79.9
May	2,368	2,480	3,635	3,897	337.9	80.3
June	2,414	2,490	3,572	3,692	333.2	83.6
July	2,413	2,421	3,943	4,425	402.6	76.5
August	2,298	2,326	3,559	3,717	341.7	79.5
September	2,351	2,352	3,754	3,870	382.8	107.1
October	2,358	2,450	3,840	3,945	333.6	83.1
November	2,334	2,301	3,912	3,999	376.2	77.5
December	2,449	2,458	3,666	3,556	355.0	75.9
1994—						
January	2,262	2,439	4,107	4,348	378.4	77.9
TREND ESTIMATES						
1992—						
November	2,400	2,461	3,932	4,175	417.9	78.5
December	2,398	2,484	4,018	4,287	446.6	78.2
1993—						
January	2,396	2,505	4,029	4,331	458.6	78.9
February	2,393	2,514	3,967	4,300	449.6	80.0
March	2,387	2,507	3,866	4,215	423.1	80.4
April	2,383	2,487	3,767	4,114	390.6	80.5
May	2,378	2,461	3,694	4,023	363.8	81.0
June	2,373	2,435	3,670	3,969	351.7	82.4
July r	2,368	2,410	3,683	3,935	352.9	84.2
August r	2,360	2,388	3,717	3,916	359.4	85.6
September r	2,359	2,380	3,758	3,906	361.3	86.0
October r	2,355	2,380	3,796	3,905	362.4	84.9
November r	2,351	2,389	3,838	3,916	363.2	82.8
December r	2,347	2,403	3,882	3,943	364.5	80.3
1994—						
January	2,342	2,420	3,914	3,959	364.2	78.1

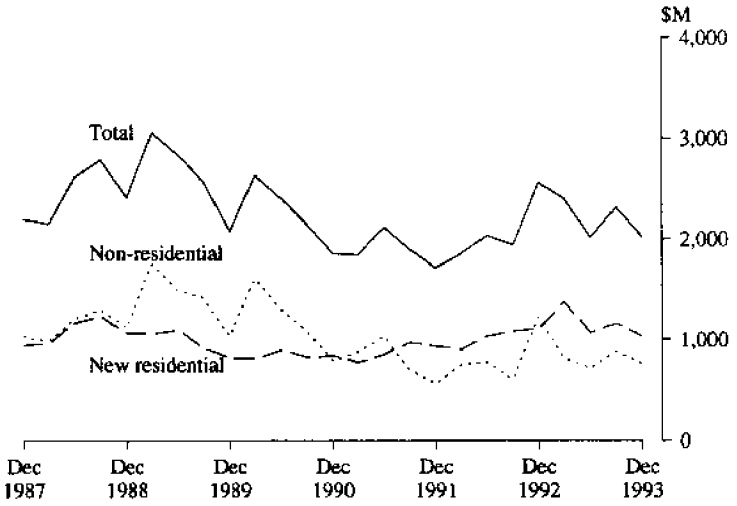
(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average - see paragraphs 20-26 of the Explanatory Notes for a more detailed explanation.

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

Period	*New residential building*				*Alterations and additions to residential buildings*	*Non-residential building*		*Total building*	
	Houses		*Other residential buildings*	*Total*					
	Private sector	*Total*				*Private sector*	*Total*	*Private sector*	*Total*
1990-91	2,244.7	2,289.0	1,026.4	3,315.4	865.2	2,785.0	3,796.1	6,775.8	7,976.7
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
1992—									
Sept. qtr	729.3	739.4	345.8	1,085.2	255.6	437.2	606.9	1,725.4	1,947.7
Dec. qtr	692.8	706.6	403.8	1,110.4	228.0	695.3	1,223.4	1,979.4	2,561.8
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	543.8	879.8	1,956.2	2,311.5
Dec. qtr	667.8	676.1	361.6	1,037.7	226.1	471.0	758.0	1,724.5	2,021.8

(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 AT AVERAGE 1989-90 PRICES



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

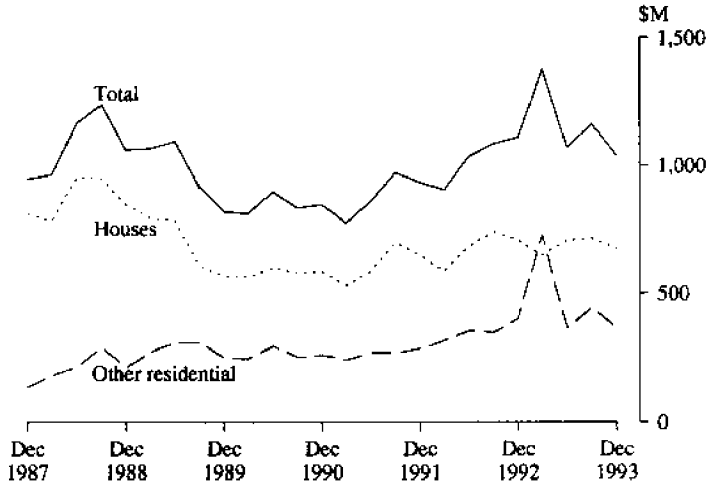


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
($ million)

Class of building	1991-92	1992-93	July-January		1993		1994
			1992-93	1993-94	November	December	January
PRIVATE SECTOR							
New houses	2,654.6	2,852.9	1,664.7	1,670.9	264.3	221.9	210.3
New other residential buildings	890.6	1,516.6	981.2	819.7	137.7	79.9	115.5
Total new residential building	*3,545.2*	*4,369.5*	*2,645.9*	*2,490.5*	*402.1*	*301.8*	*325.8*
Alterations and additions to residential buildings	897.1	956.6	564.8	590.9	87.4	67.4	66.4
Hotels, etc.	76.2	122.7	88.7	57.3	4.9	6.1	6.1
Shops	273.6	385.2	224.2	166.9	20.7	18.5	14.9
Factories	262.8	280.9	142.1	107.5	27.0	10.4	11.6
Offices	461.6	534.5	354.1	244.3	39.7	24.1	49.5
Other business premises	189.7	212.4	119.9	129.6	18.3	27.2	6.2
Educational	71.9	120.8	69.9	49.6	9.7	1.7	6.6
Religious	28.0	41.9	28.2	27.6	3.5	1.7	1.1
Health	69.8	73.3	37.3	140.9	1.8	75.9	3.3
Entertainment and recreational	198.0	303.6	216.3	103.9	11.1	7.3	17.3
Miscellaneous	63.9	51.1	36.3	62.5	6.6	5.0	11.1
Total non-residential building	*1,695.5*	*2,126.4*	*1,317.0*	*1,090.2*	*143.0*	*177.8*	*127.6*
Total	**6,137.9**	**7,452.4**	**4,527.7**	**4,171.6**	**632.5**	**547.0**	**519.7**
PUBLIC SECTOR							
New houses	86.8	80.9	34.7	22.8	1.7	3.6	4.5
New other residential buildings	258.3	181.7	113.4	46.2	11.2	1.7	3.9
Total new residential building	*345.0*	*262.7*	*148.1*	*69.0*	*12.9*	*5.3*	*8.3*
Alterations and additions to residential buildings	5.1	8.5	2.6	2.6	—	0.1	0.2
Hotels, etc.	0.8	2.2	0.3	1.1	—	—	0.4
Shops	75.4	13.9	8.6	15.0	0.8	0.3	0.4
Factories	12.3	2.2	1.5	3.0	0.7	—	0.3
Offices	280.3	142.0	79.9	173.6	6.9	7.8	5.3
Other business premises	42.1	62.1	37.1	93.2	20.8	1.9	3.4
Educational	219.6	304.0	188.6	217.5	24.0	15.3	36.4
Religious	—	—	—	—	—	—	—
Health	67.0	410.3	355.3	142.3	47.0	0.5	75.6
Entertainment and recreational	210.2	62.5	42.3	21.4	1.5	1.3	2.2
Miscellaneous	50.2	52.7	30.0	54.9	7.2	1.0	7.4
Total non-residential building	*957.9*	*1,051.9*	*743.5*	*722.1*	*108.9*	*28.0*	*131.3*
Total	**1,308.0**	**1,323.0**	**894.2**	**793.8**	**121.8**	**33.4**	**139.8**
TOTAL							
New houses	2,741.4	2,933.9	1,699.4	1,693.7	266.0	225.5	214.7
New other residential buildings	1,148.8	1,698.3	1,094.6	865.9	148.9	81.6	119.4
Total new residential building	*3,890.2*	*4,632.2*	*2,794.0*	*2,559.6*	*415.0*	*307.1*	*334.1*
Alterations and additions to residential buildings	902.2	965.0	567.4	593.5	87.4	67.5	66.6
Hotels, etc.	77.0	124.8	89.0	58.4	4.9	6.1	6.5
Shops	349.0	399.1	232.7	181.9	21.5	18.8	15.3
Factories	275.1	283.2	143.5	110.6	27.7	10.4	11.8
Offices	741.9	676.5	434.1	417.9	46.6	31.8	54.8
Other business premises	231.8	274.5	157.1	222.8	39.1	29.0	9.5
Educational	291.5	424.7	258.5	267.1	33.6	17.1	43.0
Religious	28.0	41.9	28.2	27.6	3.5	1.7	1.1
Health	136.8	483.6	392.5	283.2	48.7	76.4	78.8
Entertainment and recreational	408.1	366.1	258.6	125.3	12.6	8.5	19.6
Miscellaneous	114.1	103.8	66.3	117.5	13.8	5.9	18.4
Total non-residential building	*2,653.7*	*3,178.2*	*2,060.5*	*1,812.3*	*251.9*	*205.8*	*258.8*
Total	**7,445.8**	**8,775.4**	**5,421.8**	**4,965.3**	**754.3**	**580.4**	**659.5**

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.												
1993—												
November	5	0.4	2	0.8	3	1.9	1	1.8	—	—	11	4.9
December	2	0.1	4	1.2	1	0.8	2	4.0	—	—	9	6.1
1994—												
January	10	1.1	6	2.0	2	1.3	1	2.2	—	—	19	6.5
SHOPS												
1993—												
November	108	9.9	15	4.0	4	2.4	4	5.2	—	—	131	21.5
December	62	5.1	19	5.3	1	0.7	4	7.7	—	—	86	18.8
1994—												
January	47	3.8	16	4.6	2	1.3	3	5.6	—	—	68	15.3
FACTORIES												
1993—												
November	31	2.8	19	5.4	7	4.9	6	14.5	—	—	63	27.7
December	28	2.9	9	2.7	3	2.0	1	2.8	—	—	41	10.4
1994—												
January	21	2.0	12	3.5	2	1.5	3	5.0	—	—	38	11.8
OFFICES												
1993—												
November	89	8.3	11	2.9	7	4.7	9	19.6	2	11.2	118	46.6
December	46	4.6	15	4.5	4	2.5	2	5.0	2	15.3	69	31.8
1994—												
January	35	3.5	9	2.4	9	6.3	4	7.6	1	35.0	58	54.8
OTHER BUSINESS PREMISES												
1993—												
November	43	3.9	18	5.4	5	3.7	4	11.1	1	15.0	71	39.1
December	36	3.2	7	2.2	5	3.8	3	7.8	1	12.0	52	29.0
1994—												
January	25	2.4	9	2.5	4	3.2	1	1.4	—	—	39	9.5
EDUCATIONAL												
1993—												
November	18	2.0	7	1.9	6	4.7	5	11.9	2	13.1	38	33.6
December	31	3.2	8	2.4	3	2.2	2	2.9	1	6.5	45	17.1
1994—												
January	22	1.8	8	2.6	3	2.0	11	23.1	2	13.6	46	43.0

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

Period	$50,000 to less than $200,000		$200,000 to less than $500,000		$500,000 to less than $1m		$1m to less than $5m		$5m and over		Total	
	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)
RELIGIOUS												
1993—												
November	2	0.2	5	1.5	2	1.8	—	—	—	—	9	3.5
December	6	0.7	1	0.4	1	0.7	—	—	—	—	8	1.7
1994—												
January	2	0.2	—	—	1	0.9	—	—	—	—	3	1.1
HEALTH												
1993—												
November	9	0.9	4	1.1	2	1.8	—	—	2	44.9	17	48.7
December	8	0.8	5	1.5	4	2.2	5	11.9	1	60.0	23	76.4
1994—												
January	17	1.9	2	0.6	2	1.3	—	—	1	75.0	22	78.8
ENTERTAINMENT AND RECREATIONAL												
1993—												
November	25	2.3	7	2.2	2	1.3	3	6.8	—	—	37	12.6
December	6	0.5	6	2.0	2	1.6	3	4.4	—	—	17	8.5
1994—												
January	12	1.2	2	0.6	3	2.0	5	8.8	1	7.0	23	19.6
MISCELLANEOUS												
1993—												
November	22	2.1	8	2.2	3	2.1	3	7.4	—	—	36	13.8
December	12	1.2	4	1.0	—	—	2	3.7	—	—	18	5.9
1994—												
January	18	1.9	4	1.3	4	2.3	5	13.0	—	—	31	18.4
TOTAL NON-RESIDENTIAL BUILDING												
1993—												
November	352	33.0	96	27.2	41	29.1	35	78.3	7	84.2	531	251.9
December	237	22.3	78	23.3	24	16.4	24	50.1	5	93.8	368	205.8
1994—												
January	209	19.7	68	20.1	32	22.0	33	66.5	5	130.6	347	258.8

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

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value ($'000)	Number	Value ($'000)	Number	Value ($'000)
SYDNEY STATISTICAL DIVISION						
Houses	*946*	*110,822*	*21*	*1,792*	*967*	*112,614*
Brick, stone, or concrete	136	21,383	2	241	138	21,624
Brick-veneer	754	82,451	19	1,551	773	84,002
Timber	34	2,964	—	—	34	2,964
Fibre cement	4	413	—	—	4	413
Other materials	18	3,611	—	—	18	3,611
Other residential buildings	1,161	92,085	20	2,149	1,181	94,234
Total residential buildings	**2,107**	**202,907**	**41**	**3,941**	**2,148**	**206,848**
HUNTER STATISTICAL DIVISION						
Houses	*280*	*26,356*	*18*	*2,029*	*298*	*28,386*
Brick, stone, or concrete	33	3,331	1	190	34	3,521
Brick-veneer	208	20,523	17	1,839	225	22,362
Timber	17	1,122	—	—	17	1,122
Fibre cement	13	802	—	—	13	802
Other materials	9	578	—	—	9	578
Other residential buildings	113	8,085	8	658	121	8,743
Total residential buildings	**393**	**34,441**	**26**	**2,688**	**419**	**37,128**
ILLAWARRA STATISTICAL DIVISION						
Houses	*139*	*14,732*	—	—	*139*	*14,732*
Brick, stone, or concrete	7	653	—	—	7	653
Brick-veneer	115	12,526	—	—	115	12,526
Timber	6	660	—	—	6	660
Fibre cement	7	464	—	—	7	464
Other materials	4	430	—	—	4	430
Other residential buildings	39	2,508	8	492	47	3,000
Total residential buildings	**178**	**17,240**	**8**	**492**	**186**	**17,732**
BALANCE OF NEW SOUTH WALES						
Houses	*630*	*58,365*	*5*	*643*	*635*	*59,008*
Brick, stone, or concrete	109	10,850	5	643	114	11,493
Brick-veneer	393	38,547	—	—	393	38,547
Timber	55	4,340	—	—	55	4,340
Fibre cement	47	2,869	—	—	47	2,869
Other materials	26	1,759	—	—	26	1,759
Other residential buildings	171	12,804	11	575	182	13,379
Total residential buildings	**801**	**71,169**	**16**	**1,218**	**817**	**72,387**
NEW SOUTH WALES						
Houses	*1,995*	*210,275*	*44*	*4,465*	*2,039*	*214,740*
Brick, stone, or concrete	285	36,217	8	1,074	293	37,290
Brick-veneer	1,470	154,046	36	3,391	1,506	157,437
Timber	112	9,087	—	—	112	9,087
Fibre cement	71	4,548	—	—	71	4,548
Other materials	57	6,378	—	—	57	6,378
Other residential buildings	1,484	115,482	47	3,873	1,531	119,355
Total residential buildings	**3,479**	**325,757**	**91**	**8,338**	**3,570**	**334,095**

(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 JANUARY 1994

Statistical division	Houses	Other residential building							Total	Total residential building
		Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of					
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
	NUMBER OF DWELLING UNITS									
Sydney	967	405	171	576	73	114	418	605	1,181	2,148
Hunter	298	84	2	86	23	12	—	35	121	419
Illawarra	139	36	—	36	11	—	—	11	47	186
Richmond-Tweed	140	32	2	34	40	19	—	59	93	233
Mid North Coast	150	20	—	20	8	—	—	8	28	178
Northern	53	2	—	2	—	—	—	—	2	55
North Western	25	4	—	4	—	—	—	—	4	29
Central West	62	4	—	4	—	—	—	—	4	66
South Eastern	120	—	2	2	—	5	—	5	7	127
Murrumbidgee	42	19	—	19	18	—	—	18	37	79
Murray	43	3	—	3	4	—	—	4	7	50
Far West	—	—	—	—	—	—	—	—	—	—
New South Wales	**2,039**	**609**	**177**	**786**	**177**	**150**	**418**	**745**	**1,531**	**3,570**
	VALUE ($'000)									
Sydney	112,614	28,570	15,390	43,960	5,225	10,480	34,568	50,273	94,234	206,848
Hunter	28,386	5,055	103	5,159	2,184	1,400	—	3,584	8,743	37,128
Illawarra	14,732	2,308	—	2,308	692	—	—	692	3,000	17,732
Richmond-Tweed	12,175	2,168	180	2,348	3,065	2,058	—	5,123	7,471	19,646
Mid North Coast	13,657	1,400	—	1,400	810	—	—	810	2,210	15,867
Northern	4,908	120	—	120	—	—	—	—	120	5,028
North Western	2,105	280	—	280	—	—	—	—	280	2,385
Central West	5,857	256	—	256	—	—	—	—	256	6,113
South Eastern	11,848	—	200	200	—	320	—	320	520	12,368
Murrumbidgee	4,544	1,150	—	1,150	1,000	—	—	1,000	2,150	6,694
Murray	3,915	117	—	117	255	—	—	255	372	4,287
Far West	—	—	—	—	—	—	—	—	—	—
New South Wales	**214,740**	**41,425**	**15,874**	**57,298**	**13,231**	**14,258**	**34,568**	**62,057**	**119,355**	**334,095**

NEW OTHER RESIDENTIAL DWELLING UNITS APPROVED, BY TYPE

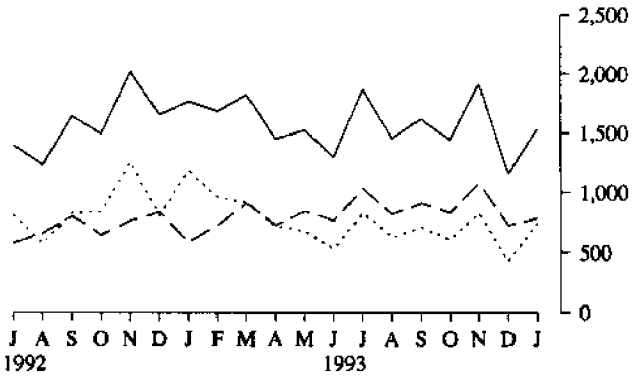


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, JANUARY 1994

Statistical area	New residential building: Houses: Private sector (number)	Houses: Public sector (number)	Houses: Total value ($'000)	Other residential buildings: Private sector (number)	Other residential buildings: Public sector (number)	Other residential buildings: Total value ($'000)	Alterations and additions to residential buildings ($'000)	Non-residential building: Private sector ($'000)	Non-residential building: Total ($'000)	Total building ($'000)
SYDNEY STATISTICAL DIVISION										
Botany (M)	—	—	—	—	—	—	50	80	80	130
Leichhardt (M)	7	—	1,440	19	—	1,820	1,229	360	360	4,849
Marrickville (M)	2	—	515	43	—	3,440	1,386	992	1,117	6,458
South Sydney (C)	1	—	70	—	—	—	620	2,567	2,714	3,404
Sydney (C) — Inner & Remainder	—	—	—	—	—	—	25	8,252	10,827	10,852
Inner Sydney (SSD)	*10*	—	*2,025*	*62*	—	*5,260*	*3,309*	*12,251*	*15,099*	*25,693*
Randwick (C)	5	—	784	27	20	4,574	1,823	330	5,406	12,587
Waverley (M)	2	—	390	—	—	—	1,300	100	100	1,790
Woollahra (M)	—	—	—	—	—	—	625	600	600	1,224
Eastern Suburbs (SSD)	*7*	—	*1,174*	*27*	*20*	*4,574*	*3,747*	*1,030*	*6,105*	*15,601*
Hurstville (C)	9	—	1,255	193	—	14,700	631	2,399	2,399	18,985
Kogarah (M)	9	—	1,426	8	—	590	355	—	—	2,371
Rockdale (M)	6	—	746	10	—	769	628	—	—	2,143
Sutherland (S)	28	—	4,512	154	—	10,430	2,721	370	1,515	19,178
St George — Sutherland (SSD)	*52*	—	*7,939*	*365*	—	*26,489*	*4,335*	*2,769*	*3,914*	*42,677*
Bankstown (C)	13	—	1,346	28	—	1,634	1,376	1,630	1,630	5,986
Canterbury (M)	9	—	805	43	—	3,120	1,087	1,395	2,024	7,036
Canterbury — Bankstown (SSD)	*22*	—	*2,151*	*71*	—	*4,754*	*2,463*	*3,025*	*3,654*	*13,022*
Fairfield (C)	21	—	2,485	23	—	1,369	1,389	8,980	9,068	14,310
Liverpool (C)	100	12	11,165	38	—	2,938	336	970	76,163	90,603
Fairfield — Liverpool (SSD)	*121*	*12*	*13,650*	*61*	—	*4,307*	*1,725*	*9,950*	*85,231*	*104,913*
Camden (M)	25	—	2,455	—	—	—	127	200	648	3,230
Campbelltown (C)	16	—	1,360	4	—	220	640	1,083	1,083	3,303
Wollondilly (S)	28	—	2,392	2	—	142	164	240	240	2,938
Outer South Western Sydney (SSD)	*69*	—	*6,207*	*6*	—	*362*	*932*	*1,523*	*1,971*	*9,472*
Ashfield (M)	—	—	—	2	—	100	305	—	—	405
Burwood (M)	5	—	666	15	—	1,300	491	65	65	2,522
Concord (M)	2	—	260	—	—	—	392	250	1,363	2,015
Drummoyne (M)	2	—	186	13	—	1,900	663	400	400	3,149
Strathfield (M)	2	—	387	—	—	—	336	279	279	1,002
Inner Western Sydney (SSD)	*11*	—	*1,500*	*30*	—	*3,300*	*2,186*	*994*	*2,108*	*9,093*

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

Statistical area	*New residential building*						*Alterations and additions to residential buildings ($'000)*	*Non-residential building*		*Total building ($'000)*
	Houses			*Other residential buildings*						
	Private sector (number)	*Public sector (number)*	*Total value ($'000)*	*Private sector (number)*	*Public sector (number)*	*Total value ($'000)*		*Private sector ($'000)*	*Total ($'000)*	
SYDNEY STATISTICAL DIVISION—*continued*										
Auburn (M)	5	—	475	53	—	2,088	377	120	120	3,060
Holroyd (C)	12	—	1,150	24	—	1,430	436	960	960	3,975
Parramatta (C)	10	—	861	10	—	660	1,179	1,081	3,335	6,035
Central Western Sydney (SSD)	*27*	—	*2,485*	*87*	—	*4,178*	*1,992*	*2,161*	*4,415*	*13,071*
Blue Mountains (C)	34	—	3,317	2	—	120	803	2,416	2,416	6,656
Hawkesbury (C)	23	5	4,428	31	—	2,113	497	—	245	7,283
Penrith (C)	71	4	7,416	21	—	1,352	1,126	1,350	1,575	11,468
Outer Western Sydney (SSD)	*128*	*9*	*15,161*	*54*	—	*3,584*	*2,426*	*3,766*	*4,236*	*25,407*
Baulkham Hills (S)	38	—	7,300	6	—	841	1,495	2,169	2,169	11,805
Blacktown (C)	196	—	16,116	112	—	7,181	1,610	6,960	10,804	35,711
Blacktown— Baulkham Hills (SSD)	*234*	—	*23,416*	*118*	—	*8,022*	*3,105*	*9,129*	*12,973*	*47,516*
Hunter's Hill (M)	10	—	3,068	—	—	—	1,497	120	120	4,685
Lane Cove (M)	4	—	590	7	—	680	1,946	2,485	2,485	5,702
Mosman (M)	4	—	1,700	18	—	2,690	503	175	1,675	6,568
North Sydney (M)	3	—	450	48	—	8,000	1,085	1,465	1,465	11,000
Ryde (C)	10	—	1,223	20	—	1,631	640	—	290	3,785
Willoughby (C)	11	—	1,891	47	—	3,840	1,532	36,190	36,190	43,453
Lower Northern Sydney (SSD)	*42*	—	*8,922*	*140*	—	*16,841*	*7,205*	*40,435*	*42,225*	*75,193*
Hornsby (S)	72	—	9,323	54	—	5,750	2,152	346	516	17,742
Ku-ring-gai (M)	13	—	3,016	—	—	—	4,472	2,935	3,037	10,524
Hornsby — Ku-ring-gai (SSD)	*85*	—	*12,339*	*54*	—	*5,750*	*6,624*	*3,281*	*3,553*	*28,266*
Manly (M)	4	—	764	—	—	—	1,026	—	—	1,790
Pittwater (M)	8	—	2,111	2	—	152	1,506	—	231	4,000
Warringah (S)	13	—	1,756	16	—	1,480	2,317	4,525	4,590	10,142
Northern Beaches (SSD)	*25*	—	*4,631*	*18*	—	*1,632*	*4,849*	*4,525*	*4,821*	*15,932*
Gosford (C)	57	—	6,150	45	—	2,755	2,280	2,862	2,862	14,048
Wyong (S)	56	—	4,862	23	—	2,425	1,035	1,374	5,595	13,917
Gosford — Wyong (SSD)	*113*	—	*11,013*	*68*	—	*5,180*	*3,315*	*4,236*	*8,457*	*27,965*
Sydney (SD)	**946**	**21**	**112,614**	**1,161**	**20**	**94,234**	**48,213**	**99,075**	**198,760**	**453,821**

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

Statistical area	*New residential building*						*Alterations and additions to residential buildings ($'000)*	*Non-residential building*		*Total building ($'000)*
	Houses			*Other residential buildings*						
	Private sector (number)	*Public sector (number)*	*Total value ($'000)*	*Private sector (number)*	*Public sector (number)*	*Total value ($'000)*		*Private sector ($'000)*	*Total ($'000)*	
HUNTER STATISTICAL DIVISION										
Cessnock (C)	14	—	1,178	4	—	230	350	680	680	2,438
Lake Macquarie (C)	107	—	10,266	57	—	3,234	1,383	1,451	1,451	16,333
Maitland (C)	21	—	1,930	2	—	120	419	70	629	3,098
Newcastle (C) — Inner & Remainder	41	—	3,273	20	—	1,490	3,581	5,080	5,080	13,425
Port Stephens (S)	39	11	5,369	10	4	1,288	612	360	360	7,628
Newcastle (SSD)	*222*	*11*	*22,016*	*93*	*4*	*6,362*	*6,344*	*7,641*	*8,200*	*42,922*
Dungog (S)	14	—	1,323	—	—	—	155	53	53	1,531
Gloucester (S)	—	—	—	—	—	—	16	—	—	16
Great Lakes (S)	16	—	1,790	18	—	1,788	372	—	80	4,030
Merriwa (S)	1	—	60	—	—	—	17	50	50	127
Murrurundi (S)	—	—	—	—	2	68	30	—	—	98
Muswellbrook (S)	5	—	414	—	—	—	25	2,000	2,370	2,809
Scone (S)	6	—	512	—	2	333	250	—	—	1,095
Singleton (S)	16	7	2,271	2	—	192	243	2,400	4,483	7,189
Hunter SD Balance (SSD)	*58*	*7*	*6,370*	*20*	*4*	*2,381*	*1,107*	*4,503*	*7,036*	*16,893*
Hunter (SD)	**280**	**18**	**28,386**	**113**	**8**	**8,743**	**7,451**	**12,144**	**15,235**	**59,815**
ILLAWARRA STATISTICAL DIVISION										
Kiama (M)	11	—	1,320	4	—	300	266	—	—	1,885
Shellharbour (M)	16	—	1,815	13	—	858	246	710	761	3,680
Wollongong (C)	23	—	3,014	13	—	810	878	1,210	2,694	7,396
Wollongong (SSD)	*50*	—	*6,149*	*30*	—	*1,968*	*1,390*	*1,920*	*3,455*	*12,962*
Shoalhaven (C)	59	—	5,279	9	8	1,032	915	763	763	7,988
Wingecarribee (S)	30	—	3,304	—	—	—	616	60	60	3,979
Illawarra SD Balance (SSD)	*89*	—	*8,583*	*9*	*8*	*1,032*	*1,530*	*823*	*823*	*11,968*
Illawarra (SD)	**139**	—	**14,732**	**39**	**8**	**3,000**	**2,920**	**2,743**	**4,277**	**24,929**
RICHMOND TWEED STATISTICAL DIVISION										
Tweed (S) Pt A	47	—	3,472	27	—	2,390	82	2,855	3,395	9,339
Tweed Heads (SSD)	*47*	—	*3,472*	*27*	—	*2,390*	*82*	*2,855*	*3,395*	*9,339*
Ballina (S)	27	—	2,518	34	—	2,963	250	70	13,640	19,371
Byron (S)	10	—	1,002	2	—	163	231	—	—	1,395
Casino (M)	7	—	807	—	—	—	20	—	—	827
Kyogle (S)	1	—	80	—	—	—	18	—	—	98
Lismore (C)	22	—	1,913	14	—	880	278	240	7,232	10,303
Richmond River (S)	7	1	808	4	—	300	55	65	65	1,228
Tweed (S) Pt B	18	—	1,575	12	—	776	18	100	100	2,469
Richmond — Tweed SD Balance (SSD)	*92*	*1*	*8,703*	*66*	—	*5,081*	*869*	*475*	*21,037*	*35,690*
Richmond — Tweed (SD)	**139**	**1**	**12,175**	**93**	—	**7,471**	**951**	**3,330**	**24,432**	**45,029**

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

Statistical area	*New residential building*						*Alterations and additions to residential buildings ($'000)*	*Non-residential building*		*Total building ($'000)*
	Houses			*Other residential buildings*						
	Private sector (number)	*Public sector (number)*	*Total value ($'000)*	*Private sector (number)*	*Public sector (number)*	*Total value ($'000)*		*Private sector ($'000)*	*Total ($'000)*	
MID NORTH COAST STATISTICAL DIVISION										
Bellingen (S)	7	—	641	—	—	—	81	66	66	787
Coffs Harbour (C)	51	—	4,503	12	—	882	355	280	540	6,280
Copmanhurst (S)	3	—	318	—	—	—	10	—	—	328
Grafton (C)	—	—	—	—	—	—	124	—	—	124
Maclean (S)	9	—	735	—	—	—	114	—	—	849
Nambucca (S)	10	—	912	—	—	—	30	600	600	1,542
Nymboida (S)	2	—	222	—	—	—	33	—	—	254
Ulmarra (S)	4	—	321	—	—	—	99	—	—	420
Clarence (SSD)	*86*	—	*7,650*	*12*	—	*882*	*846*	*946*	*1,206*	*10,584*
Greater Taree (C)	19	—	1,870	3	—	210	497	—	150	2,727
Hastings (M)	36	—	3,546	13	—	1,118	71	—	—	4,735
Kempsey (S)	9	—	590	—	—	—	128	—	—	718
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	*64*	—	*6,006*	*16*	—	*1,328*	*696*	—	*150*	*8,180*
Mid-North Coast (SD)	**150**	—	**13,657**	**28**	—	**2,210**	**1,541**	**946**	**1,356**	**18,763**
NORTHERN STATISTICAL DIVISION										
Barraba (S)	1	—	58	—	—	—	—	52	52	110
Bingara (S)	1	—	86	—	—	—	15	—	—	101
Gunnedah (S)	—	—	—	—	—	—	10	200	200	210
Inverell (S) Pt A	5	—	500	—	—	—	40	—	180	720
Manilla (S)	3	—	158	—	—	—	66	—	—	224
Nundle (S)	—	—	—	—	—	—	—	—	—	—
Parry (S)	6	—	603	—	—	—	189	50	50	842
Quirindi (S)	1	—	55	—	—	—	35	—	—	90
Tamworth (C)	11	—	1,102	2	—	120	331	60	60	1,613
Yallaroi (S)	—	—	—	—	—	—	—	—	—	—
Northern Slopes (SSD)	*28*	—	*2,562*	*2*	—	*120*	*686*	*362*	*542*	*3,910*
Armidale (C)	6	—	626	—	—	—	112	70	70	808
Dumaresq (S)	4	—	403	—	—	—	—	—	—	403
Glen Innes (M)	2	—	215	—	—	—	10	—	—	225
Guyra (S)	—	—	—	—	—	—	74	—	—	74
Inverell (S) Pt B	—	—	—	—	—	—	—	—	—	—
Severn (S)	4	—	213	—	—	—	—	—	—	213
Tenterfield (S)	2	—	102	—	—	—	88	75	75	266
Uralla (S)	2	—	265	—	—	—	37	100	160	462
Walcha (S)	1	—	46	—	—	—	—	—	—	46
Northern Tablelands (SSD)	*21*	—	*1,870*	—	—	—	*321*	*245*	*305*	*2,496*
Moree Plains (S)	2	—	213	—	—	—	35	600	773	1,021
Narrabri (S)	2	—	262	—	—	—	—	250	250	512
North Central Plain (SSD)	*4*	—	*475*	—	—	—	*35*	*850*	*1,023*	*1,533*
Northern (SD)	**53**	—	**4,908**	**2**	—	**120**	**1,042**	**1,457**	**1,870**	**7,940**

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

Statistical area	*New residential building*						*Alterations and additions to residential buildings ($'000)*	*Non-residential building*		*Total building ($'000)*
	Houses			*Other residential buildings*						
	Private sector (number)	*Public sector (number)*	*Total value ($'000)*	*Private sector (number)*	*Public sector (number)*	*Total value ($'000)*		*Private sector ($'000)*	*Total ($'000)*	
NORTH WESTERN STATISTICAL DIVISION										
Coolah (S)	1	—	64	—	—	—	—	—	—	64
Coonabarabran (S)	4	—	274	—	—	—	50	—	—	324
Dubbo (C)	9	—	914	4	—	280	53	1,210	1,210	2,457
Gilgandra (S)	2	1	251	—	—	—	—	150	150	401
Mudgee (S)	1	—	98	—	—	—	354	—	—	452
Narromine (S)	—	—	—	—	—	—	—	—	—	—
Wellington (S)	1	—	104	—	—	—	—	—	—	104
Central Macquarie (SSD)	*18*	*1*	*1,706*	*4*	*—*	*280*	*457*	*1,360*	*1,360*	*3,803*
Bogan (S)	1	—	72	—	—	—	30	—	—	102
Coonamble (S)	2	—	156	—	—	—	30	—	—	186
Walgett (S)	1	—	80	—	—	—	—	—	—	80
Warren (S)	—	—	—	—	—	—	—	—	—	—
Macquarie — Barwon (SSD)	*4*	*—*	*308*	*—*	*—*	*—*	*60*	*—*	*—*	*368*
Bourke (S)	1	—	20	—	—	—	10	—	—	30
Brewarrina (S)	—	—	—	—	—	—	—	—	—	—
Cobar (S)	1	—	71	—	—	—	—	—	—	71
Upper Darling (SSD)	*2*	*—*	*91*	*—*	*—*	*—*	*10*	*—*	*—*	*101*
North Western (SD)	**24**	**1**	**2,105**	**4**	**—**	**280**	**527**	**1,360**	**1,360**	**4,271**
CENTRAL WEST STATISTICAL DIVISION										
Bathurst (C)	16	—	1,545	2	—	116	115	125	400	2,176
Blayney (S) Pt A	—	—	—	—	—	—	15	—	—	15
Cabonne (S) Pt A	—	—	—	—	—	—	44	—	—	44
Evans (S) Pt A	—	—	—	—	—	—	—	—	—	—
Orange (C)	9	—	678	—	—	—	138	200	200	1,016
Bathurst — Orange (SSD)	*25*	*—*	*2,223*	*2*	*—*	*116*	*311*	*325*	*600*	*3,251*
Blayney (S) Pt B	—	—	—	—	—	—	—	—	—	—
Cabonne (S) Pt B	1	—	125	—	—	—	—	—	—	125
Evans (S) Pt B	1	—	20	—	—	—	15	—	—	35
Greater Lithgow (C)	6	—	567	—	—	—	97	—	2,693	3,357
Oberon (S)	5	—	705	—	—	—	21	—	—	726
Rylstone (S)	1	—	50	—	—	—	—	—	—	50
Central Tablelands (excl. Bathurst — Orange) (SSD)	*14*	*—*	*1,467*	*—*	*—*	*—*	*133*	*—*	*2,693*	*4,293*
Bland (S)	1	—	48	—	—	—	—	150	200	248
Cabonne (S) Pt C	5	—	351	—	—	—	—	170	170	521
Cowra (S)	10	—	922	2	—	140	80	200	200	1,342
Forbes (S)	5	—	700	—	—	—	57	100	100	857
Lachlan (S)	—	—	—	—	—	—	—	—	—	—
Parkes (S)	2	—	145	—	—	—	98	—	60	303
Weddin (S)	—	—	—	—	—	—	—	—	—	—
Lachlan (SSD)	*23*	*—*	*2,166*	*2*	*—*	*140*	*235*	*620*	*730*	*3,271*
Central West (SD)	**62**	**—**	**5,857**	**4**	**—**	**256**	**679**	**945**	**4,023**	**10,815**

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

Statistical area	New residential building: Houses: Private sector (number)	Houses: Public sector (number)	Houses: Total value ($'000)	Other residential buildings: Private sector (number)	Other residential buildings: Public sector (number)	Other residential buildings: Total value ($'000)	Alterations and additions to residential buildings ($'000)	Non-residential building: Private sector ($'000)	Non-residential building: Total ($'000)	Total building ($'000)
SOUTH EASTERN STATISTICAL DIVISION										
Queanbeyan (C)	6	—	791	—	—	—	266	—	—	1,057
Queanbeyan (SSD)	*6*	—	*791*	—	—	—	*266*	—	—	*1,057*
Boorowa (S)	—	—	—	—	—	—	—	—	—	—
Crookwell (S)	—	—	—	—	—	—	139	—	—	139
Goulburn (C)	6	—	594	—	—	—	71	300	300	965
Gunning (S)	3	—	291	—	—	—	20	—	—	311
Harden (S)	1	—	78	—	—	—	—	—	—	78
Mulwaree (S)	4	—	427	—	—	—	—	—	—	427
Tallaganda (S)	4	—	228	—	—	—	40	—	—	268
Yarrowlumla (S)	7	—	967	—	—	—	177	—	—	1,144
Yass (S)	8	—	1,065	—	—	—	83	—	—	1,149
Young (S)	3	—	311	—	—	—	45	550	550	906
Southern Tablelands (excl. Queanbeyan) (SSD)	*36*	—	*3,960*	—	—	—	*576*	*850*	*850*	*5,386*
Bega Valley (S)	19	—	1,855	—	—	—	213	80	80	2,148
Eurobodalla (S)	44	—	3,873	5	—	320	386	210	1,126	5,705
Lower South Coast (SSD)	*63*	—	*5,728*	*5*	—	*320*	*599*	*290*	*1,206*	*7,853*
Bombala (S)	1	—	144	—	—	—	26	60	60	230
Cooma-Monaro (S)	5	—	261	—	—	—	—	—	—	261
Snowy River (S)	9	—	963	2	—	200	432	150	150	1,745
Snowy (SSD)	*15*	—	*1,368*	*2*	—	*200*	*458*	*210*	*210*	*2,236*
South Eastern (SD)	**120**	**—**	**11,848**	**7**	**—**	**520**	**1,899**	**1,350**	**2,266**	**16,533**
MURRUMBIDGEE STATISTICAL DIVISION										
Coolamon (S)	—	—	—	—	—	—	—	—	—	—
Cootamundra (S)	3	—	386	—	—	—	128	—	—	514
Gundagai (S)	1	—	60	—	—	—	75	—	—	135
Junee (S)	—	—	—	—	—	—	15	—	—	15
Lockhart (S)	1	—	50	—	—	—	—	—	—	50
Narrandera (S)	1	—	110	—	—	—	—	—	—	110
Temora (S)	2	—	121	3	—	190	—	—	—	311
Tumut (S)	7	—	698	—	11	575	54	435	435	1,762
Wagga Wagga (C)	19	3	2,353	16	—	925	183	520	1,545	5,005
Central Murrumbidgee (SSD)	*34*	*3*	*3,777*	*19*	*11*	*1,690*	*454*	*955*	*1,980*	*7,901*
Carrathool (S)	—	—	—	—	—	—	—	—	—	—
Griffith (C)	3	—	598	7	—	460	174	—	—	1,232
Hay (S)	—	—	—	—	—	—	—	—	—	—
Leeton (S)	1	—	105	—	—	—	—	—	—	105
Murrumbidgee (S)	1	—	64	—	—	—	10	—	—	74
Lower Murrumbidgee (SSD)	*5*	—	*767*	*7*	—	*460*	*184*	—	—	*1,411*
Murrumbidgee (SD)	**39**	**3**	**4,544**	**26**	**11**	**2,150**	**638**	**955**	**1,980**	**9,312**

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

Statistical area	*New residential building*						*Alterations and additions to residential buildings ($'000)*	*Non-residential building*		*Total building ($'000)*
	Houses			*Other residential buildings*						
	Private sector (number)	*Public sector (number)*	*Total value ($'000)*	*Private sector (number)*	*Public sector (number)*	*Total value ($'000)*		*Private sector ($'000)*	*Total ($'000)*	
MURRAY STATISTICAL DIVISION										
Albury (C)	22	—	2,060	4	—	255	305	730	730	3,350
Hume (S)	3	—	225	—	—	—	—	—	—	225
Albury (SSD)	*25*	—	*2,285*	*4*	—	*255*	*305*	*730*	*730*	*3,575*
Corowa (S)	4	—	279	—	—	—	85	—	—	364
Culcairn (S)	—	—	—	—	—	—	10	665	665	675
Holbrook (S)	1	—	95	—	—	—	—	—	—	95
Tumbarumba (S)	1	—	46	—	—	—	100	—	—	146
Urana (S)	—	—	—	—	—	—	—	—	—	—
Upper Murray (excl. Albury) (SSD)	*6*	—	*420*	—	—	—	*195*	*665*	*665*	*1,280*
Berrigan (S)	5	—	408	—	—	—	16	69	69	493
Conargo (S)	—	—	—	—	—	—	—	—	—	—
Deniliquin (M)	1	—	65	—	—	—	97	180	180	342
Jerilderie (S)	—	—	—	—	—	—	—	—	—	—
Murray (S)	2	—	400	3	—	117	—	1,455	1,455	1,972
Wakool (S)	1	—	88	—	—	—	35	—	—	123
Windouran (S)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	*9*	—	*961*	*3*	—	*117*	*148*	*1,704*	*1,704*	*2,930*
Balranald (S)	—	—	—	—	—	—	—	—	—	—
Wentworth (S)	3	—	249	—	—	—	28	180	180	457
Murray — Darling (SSD)	*3*	—	*249*	—	—	—	*28*	*180*	*180*	*457*
Murray (SD)	**43**	—	**3,915**	**7**	—	**372**	**676**	**3,279**	**3,279**	**8,242**
FAR WEST STATISTICAL DIVISION										
Broken Hill (C)	—	—	—	—	—	—	14	—	—	14
Central Darling (S)	—	—	—	—	—	—	—	—	—	—
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
Far West (SD)	—	—	—	—	—	—	**14**	—	—	**14**
NEW SOUTH WALES										
New South Wales	**1,995**	**44**	**214,740**	**1,484**	**47**	**119,355**	**66,551**	**127,583**	**258,838**	**659,484**

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). 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. 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 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.

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

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

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

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months August 1993 to January 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 (February 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 7 per cent in February 1994, the trend estimate for that month would be 2,372, a movement of 0.3 per cent. The monthly movements in the trend estimates for November and December 1993 and January 1994, which are currently estimated to be –0.2 per cent, –0.2 per cent and –0.2 per cent respectively, would be revised to 0.0 per cent, 0.2 per cent and 0.2 per cent. On the other hand, a 7 per cent seasonally adjusted decline in the number of private houses approved in February 1994 would produce a trend estimate for February of 2,246, a movement of –1.5 per cent, with the movements in the trend estimates for November and December 1993, and January 1994 being revised to –0.7 per cent, –1.1 per cent and –1.5 per cent, respectively.

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

			Revised trend estimate if February 1994 seasonally adjusted estimate—			
	Trend estimate		*is up 7% on January 1994*		*is down 7% on January 1994*	
	No.	*% change on previous month*	*No.*	*% change on previous month*	*No.*	*% change on previous month*
1993—						
September	2,359	–0.0	2,356	–0.1	2,366	0.1
October	2,355	–0.2	2,354	–0.1	2,359	–0.3
November	2,351	–0.2	2,355	0.0	2,341	–0.7
December	2,347	–0.2	2,359	0.2	2,315	–1.1
1994—						
January	2,342	–0.2	2,364	0.2	2,281	–1.5
February	n.y.a.	n.y.a.	2,372	0.3	2,246	–1.5

TOTAL NUMBER OF NEW HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if February 1994 seasonally adjusted estimate— is up 6% on January 1994		Revised trend estimate if February 1994 seasonally adjusted estimate— is down 6% on January 1994	
	No.	*% change on previous month*	*No.*	*% change on previous month*	*No.*	*% change on previous month*
1993—						
September	2,380	–0.4	2,373	–0.5	2,383	–0.3
October	2,380	0.0	2,377	–0.2	2,382	–0.1
November	2,389	0.4	2,399	0.9	2,385	0.1
December	2,403	0.6	2,431	1.4	2,386	0.1
1994—						
January	2,420	0.7	2,468	1.5	2,383	–0.1
February	n.y.a.	n.y.a.	2,507	1.6	2,378	–0.2

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

	Trend estimate		Revised trend estimate if February 1994 seasonally adjusted estimate— is up 8% on January 1994		Revised trend estimate if February 1994 seasonally adjusted estimate— is down 8% on January 1994	
	No.	*% change on previous month*	*No.*	*% change on previous month*	*No.*	*% change on previous month*
1993—						
September	3,906	–0.3	3,880	–0.5	3,903	–0.3
October	3,905	–0.0	3,892	0.3	3,904	0.0
November	3,916	0.3	3,947	1.4	3,916	0.3
December	3,943	0.7	4,046	2.5	3,945	0.7
1994—						
January	3,959	0.4	4,169	3.0	3,979	0.9
February	n.y.a.	n.y.a.	4,337	4.0	4,051	1.8

VALUE OF NEW RESIDENTIAL BUILDING APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if February 1994 seasonally adjusted estimate— is up 8% on January 1994		Revised trend estimate if February 1994 seasonally adjusted estimate— is down 8% on January 1994	
	$m	*% change on previous month*	*$m*	*% change on previous month*	*$m*	*% change on previous month*
1993—						
September	361.3	0.5	360.0	0.4	361.9	0.6
October	362.4	0.3	361.7	0.5	362.8	0.3
November	363.1	0.2	364.8	0.9	362.1	–0.2
December	364.5	0.4	370.5	1.6	361.3	–0.2
1994—						
January	364.2	–0.1	377.5	1.9	360.2	–0.3
February	n.y.a.	n.y.a.	388.0	2.8	362.0	0.5

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

	Trend estimate		Revised trend estimate if February 1994 seasonally adjusted estimate— is up 8% on January 1994		Revised trend estimate if February 1994 seasonally adjusted estimate— is down 8% on January 1994	
	$m	*% change on previous month*	*$m*	*% change on previous month*	*$m*	*% change on previous month*
1993—						
September	86.0	0.5	85.9	0.4	86.4	0.6
October	84.9	–1.3	84.9	–1.2	85.1	–1.5
November	82.8	–2.5	82.9	–2.3	82.4	–3.2
December	80.3	–3.0	80.9	–2.4	79.1	–4.0
1994—						
January	78.1	–2.7	79.5	–1.8	76.1	–3.9
February	n.y.a.	n.y.a.	78.2	–1.7	73.0	–4.0

Catalogue No. 8731.
January 199

Australian Bureau of Statistics

For more information ...

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

Information Consultancy Service

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

National Dial-a-Statistic Line

0055 86 400

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

Electronic Data Services

A wide range of ABS data are available on electronic media. Selections of most frequently requested statistics are available, updated daily, on DISCOVERY (Key *656#). The ABS PC TELESTATS service delivers major economic indicator main features ready to download into personal computers on the day of release. The PC AUSSTATS service enables on-line access to a data base of thousands of up-to-date time series. Selected datasets are also available on diskette or CD-ROM. For more details on electronic data services available, contact Information Services in any of the ABS Offices (see Information Inquiries below for contact details).

Bookshops and Subscriptions

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

Sales and Inquiries

Regional Offices	Information Inquiries	Bookshop Sales
SYDNEY	(02) 268 4611	(02) 268 4620
MELBOURNE	(03) 615 7000	(03) 615 7829
BRISBANE	(07) 222 6351	(07) 222 6350
PERTH	(09) 323 5140	(09) 323 5307
ADELAIDE	(08) 237 7100	(08) 237 7582
HOBART	(002) 205 800	(002) 205 800
CANBERRA	(06) 207 0326	(06) 207 0326
DARWIN	(089) 432 111	(089) 432 111
National Office		
ACT	(06) 252 6007	(06) 008 020 608

2873110001940
ISSN 0158-3263

Recommended retail price: $11.00

Building Approvals, NSW, January 1994