

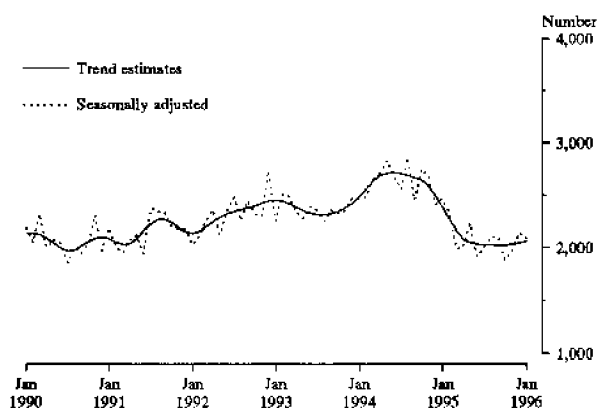
BUILDING APPROVALS, NEW SOUTH WALES, JANUARY 1996

MAIN FEATURES

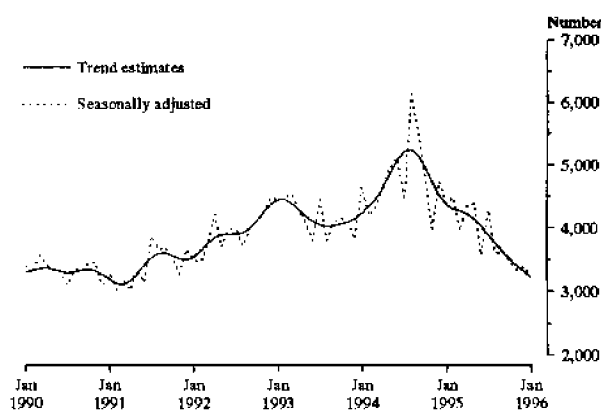
NUMBER OF DWELLING UNITS APPROVED

	January 1995	December 1995	January 1996	January 1995 to January 1996 change	December 1995 to January 1996 change
Original series	3,880	2,923	2,896	-25.4%	-0.9%
Seasonally adjusted	4,388	3,379	3,243	-26.1%	-4.0%
Trend estimate	4,362	3,323	3,227	-26.0%	-2.9%

PRIVATE SECTOR HOUSES APPROVED



TOTAL DWELLING UNITS APPROVED



Residential building

- The trend for the total number of dwelling units approved in January 1996 fell 2.9%. This follows declines of 2.3% in December and 2.9% in November 1995. There would need to be an increase of 4.2% in the seasonally adjusted series in February for the series to flatten.
- The trend for the number of private sector houses approved rose 0.6%. This follows increases of 0.9% in December and 0.5% in November 1995.
- The trend estimate of the value of new residential building was \$332.6 million, a drop of 4.0% on the December 1995 figure.
- Expressed as average 1989-90 prices, the value of new residential building work for the December quarter 1995 was \$1,019.1 million, a fall on the previous quarter of 11.5% and a 19.4% decrease on the December quarter 1994.

Non-residential building

- For January 1996 the value of non-residential projects approved was \$281.9 million. There were 8 projects valued at more than \$5 million and 30 projects in the \$1 million to \$5 million category. Of the total, other business premises accounted for \$78.6 million and shops \$60.7 million.
- The value of non-residential work, when expressed as average 1989-90 prices was \$955.4 million for the December quarter 1995.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.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

TABLE 1. NUMBER OF DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
SYDNEY STATISTICAL DIVISION										
1992-93	12,915	462	13,377	10,752	1,742	12,494	1,011	24,670	2,212	26,882
1993-94	13,691	240	13,931	12,090	1,048	13,138	2,043	27,811	1,301	29,112
1994-95	13,834	255	14,089	16,919	1,012	17,931	1,778	32,513	1,285	33,798
<i>July-January—</i>										
1994-95	8,783	158	8,941	10,598	465	11,063	1,227	20,600	631	21,231
1995-96	7,401	190	7,591	7,611	503	8,114	310	15,322	693	16,015
<i>1994—</i>										
November	1,415	12	1,427	1,154	17	1,171	82	2,651	29	2,680
December	979	4	983	1,513	69	1,582	85	2,577	73	2,650
<i>1995—</i>										
January	1,032	15	1,047	1,185	61	1,246	117	2,326	84	2,410
February	1,014	23	1,037	1,355	10	1,365	125	2,494	33	2,527
March	912	25	937	1,475	64	1,539	38	2,425	89	2,514
April	918	21	939	1,009	174	1,183	250	2,177	195	2,372
May	1,276	22	1,298	1,597	203	1,800	55	2,921	232	3,153
June	931	6	937	885	96	981	83	1,896	105	2,001
July	1,225	6	1,231	1,551	127	1,678	41	2,817	133	2,950
August	1,147	18	1,165	913	200	1,113	38	2,098	218	2,316
September	1,177	74	1,251	1,225	10	1,235	81	2,483	84	2,567
October	1,042	7	1,049	1,099	33	1,132	51	2,192	40	2,232
November	1,110	38	1,148	1,249	14	1,263	40	2,399	52	2,451
December	871	21	892	873	41	914	22	1,766	62	1,828
<i>1996—</i>										
January	829	26	855	701	78	779	37	1,567	104	1,671
NEW SOUTH WALES										
1992-93	28,653	869	29,522	16,308	2,667	18,975	1,365	46,318	3,544	49,862
1993-94	30,051	561	30,612	17,744	1,554	19,298	2,453	50,234	2,129	52,363
1994-95	28,578	423	29,001	21,979	1,811	23,790	2,073	52,604	2,260	54,864
<i>July-January—</i>										
1994-95	18,085	238	18,323	13,707	827	14,534	1,400	33,181	1,076	34,257
1995-96	14,166	273	14,439	9,386	776	10,162	452	24,004	1,049	25,053
<i>1994—</i>										
November	2,865	21	2,886	1,564	40	1,604	99	4,528	61	4,589
December	2,029	11	2,040	1,946	113	2,059	104	4,079	124	4,203
<i>1995—</i>										
January	2,041	17	2,058	1,527	161	1,688	134	3,694	186	3,880
February	1,998	30	2,028	1,755	60	1,815	150	3,903	90	3,993
March	2,100	58	2,158	1,841	107	1,948	61	4,002	165	4,167
April	1,802	27	1,829	1,410	251	1,661	259	3,471	278	3,749
May	2,526	38	2,564	2,073	327	2,400	85	4,677	372	5,049
June	2,067	32	2,099	1,193	239	1,432	118	3,370	279	3,649
July	2,132	10	2,142	1,812	174	1,986	73	4,017	184	4,201
August	2,264	32	2,296	1,236	249	1,485	53	3,553	281	3,834
September	2,205	81	2,286	1,427	56	1,483	99	3,731	137	3,868
October	1,992	34	2,026	1,380	75	1,455	63	3,435	109	3,544
November	2,164	49	2,213	1,472	14	1,486	88	3,724	63	3,787
December	1,707	26	1,733	1,095	69	1,164	26	2,828	95	2,923
<i>1996—</i>										
January	1,702	41	1,743	964	139	1,103	50	2,716	180	2,896

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

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
SYDNEY STATISTICAL DIVISION														
1992-93	1,389.5	43.3	1,432.7	1,148.8	124.2	1,273.0	2,538.3	167.4	2,705.7	708.4	1,663.3	2,407.3	4,903.1	5,821.4
1993-94	1,510.3	23.1	1,533.3	1,040.6	70.9	1,111.4	2,550.8	94.0	2,644.8	782.9	1,376.9	2,065.7	4,703.5	5,493.3
1994-95	1,639.9	26.4	1,666.3	1,745.0	76.7	1,821.7	3,384.9	103.0	3,488.0	852.4	2,206.4	2,896.8	6,437.1	7,237.2
<i>July-January—</i>														
1994-95	1,024.2	17.1	1,041.2	1,120.0	32.9	1,152.9	2,144.1	50.0	2,194.1	518.3	869.1	1,243.1	3,526.1	3,955.5
1995-96	901.0	18.8	919.8	793.1	37.7	830.7	1,694.0	56.5	1,750.5	461.5	1,447.2	1,798.1	3,600.5	4,010.2
<i>1994—</i>														
November	161.7	1.1	162.9	115.9	1.6	117.5	277.6	2.7	280.3	74.8	102.3	146.8	454.5	501.9
December	124.7	0.4	125.0	150.2	6.6	156.8	274.9	6.9	281.8	54.8	149.1	177.6	478.6	514.2
<i>1995—</i>														
January	119.5	1.3	120.8	116.7	3.7	120.4	236.2	5.0	241.2	55.0	102.9	140.0	392.8	436.2
February	119.4	2.0	121.4	108.5	1.0	109.6	227.9	3.0	230.9	59.2	128.1	310.8	415.0	600.9
March	111.7	2.6	114.4	190.8	3.4	194.2	302.5	6.1	308.6	58.6	125.8	190.0	486.7	557.2
April	113.6	1.9	115.5	86.9	15.4	102.3	200.5	17.4	217.9	82.2	655.1	675.5	937.8	975.6
May	154.0	2.2	156.1	163.0	16.2	179.2	317.0	18.3	335.3	72.6	227.9	251.6	616.9	659.4
June	117.1	0.6	117.6	75.8	7.7	83.6	192.9	8.3	201.2	61.4	200.4	225.8	454.6	488.4
July	149.6	0.7	150.3	145.7	12.1	157.8	295.3	12.8	308.2	64.4	299.3	334.6	658.2	707.1
August	136.2	1.4	137.6	96.5	10.5	107.1	232.7	11.9	244.6	70.1	321.0	363.9	623.7	678.6
September	139.3	8.2	147.6	131.0	1.0	132.0	270.3	9.2	279.5	73.0	170.4	198.9	513.6	551.4
October	121.8	0.8	122.6	135.8	2.9	138.7	257.6	3.7	261.3	63.9	221.3	370.7	542.0	695.9
November	135.2	3.3	138.5	144.3	0.9	145.2	279.5	4.2	283.7	68.9	136.8	187.7	484.9	540.3
December	114.7	2.0	116.7	75.9	2.5	78.4	190.6	4.5	195.1	56.7	137.2	154.9	384.5	406.7
<i>1996—</i>														
January	104.1	2.4	106.5	63.9	7.8	71.6	168.0	10.1	178.1	64.6	161.1	187.5	393.6	430.2
NEW SOUTH WALES														
1992-93	2,852.9	80.9	2,933.9	1,516.6	181.7	1,698.3	4,369.5	262.7	4,632.2	965.0	2,126.4	3,178.2	7,452.4	8,775.4
1993-94	3,065.8	53.3	3,119.1	1,424.1	99.9	1,523.9	4,489.9	153.1	4,643.1	1,043.1	1,895.6	2,884.1	7,420.5	8,570.2
1994-95	3,101.6	43.2	3,144.8	2,106.8	125.0	2,231.8	5,208.3	168.3	5,376.6	1,101.0	2,812.5	3,733.4	9,114.5	10,211.0
<i>July-January—</i>														
1994-95	1,938.2	25.3	1,963.5	1,341.4	53.6	1,395.0	3,279.6	78.8	3,358.5	667.2	1,245.1	1,769.7	5,186.3	5,795.4
1995-96	1,577.4	27.3	1,604.7	921.2	56.2	977.4	2,498.7	83.5	2,582.2	607.5	1,872.8	2,353.8	4,976.4	5,543.4
<i>1994—</i>														
November	301.6	1.9	303.5	143.5	3.0	146.5	445.2	4.9	450.1	97.1	169.8	239.1	711.9	786.3
December	229.2	1.0	230.2	179.6	9.0	188.6	408.8	10.1	418.9	72.3	198.2	238.4	679.2	729.6
<i>1995—</i>														
January	220.4	1.5	221.8	143.2	8.1	151.2	363.5	9.5	373.1	70.5	146.1	209.3	578.8	652.9
February	215.6	2.6	218.1	137.3	3.5	140.8	352.9	6.1	359.0	76.1	161.6	363.7	590.4	798.8
March	230.8	5.7	236.5	218.7	6.0	224.7	449.4	11.8	461.2	78.7	167.9	258.5	695.8	798.4
April	202.8	2.7	205.5	113.9	20.6	134.5	316.7	23.3	340.0	99.6	695.1	724.5	1,111.3	1,164.0
May	281.0	3.4	284.4	197.7	23.6	221.3	478.7	27.0	505.7	94.6	280.5	313.2	853.1	913.5
June	233.2	3.5	236.8	97.8	17.8	115.5	331.0	21.3	352.3	84.7	262.3	303.9	677.6	740.9
July	244.4	1.2	245.6	163.0	14.9	177.9	407.4	16.1	423.5	84.7	332.1	373.2	823.2	881.3
August	247.2	2.5	249.7	120.2	14.9	135.1	367.4	17.4	384.8	90.8	418.3	481.0	876.3	956.6
September	242.1	9.3	251.3	148.4	4.1	152.4	390.5	13.3	403.8	95.3	219.3	255.6	705.0	754.6
October	215.7	3.4	217.0	155.9	5.4	161.3	369.6	8.8	378.4	86.3	271.1	431.9	726.1	896.5
November	239.3	4.5	243.8	161.8	0.9	162.7	401.1	5.5	406.5	95.1	200.7	310.3	696.7	812.0
December	199.2	2.5	201.7	91.3	4.3	95.6	290.5	6.8	297.3	73.2	190.3	219.9	554.0	590.4
<i>1996—</i>														
January	191.6	4.0	195.6	80.6	11.7	92.3	272.3	15.6	287.9	82.1	240.9	281.9	595.1	651.9

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						
<i>1994—</i>						
November	2,676	2,671	3,998	3,980	408.1	89.4
December	2,417	2,426	4,698	4,738	465.0	85.8
<i>1995—</i>						
January	2,470	2,401	4,119	4,388	402.4	85.5
February	2,320	2,363	4,394	4,491	410.5	85.7
March	1,994	1,976	3,882	3,957	434.5	77.6
April	2,006	2,049	3,952	4,348	378.5	112.2
May	2,230	2,265	4,132	4,396	461.2	83.5
June	1,919	1,964	3,399	3,567	343.4	83.0
July r	2,013	2,107	3,912	4,296	428.7	87.1
August r	2,105	2,126	3,308	3,607	374.8	83.3
September r	2,106	2,214	3,460	3,624	360.6	79.9
October r	1,880	1,916	3,341	3,481	376.5	80.3
November r	1,969	1,988	3,321	3,329	373.9	88.8
December r	2,144	2,234	3,357	3,379	338.8	91.3
<i>1996</i>						
January	2,094	2,033	3,020	3,243	316.9	97.7
TREND ESTIMATES						
<i>1994—</i>						
November	2,586	2,597	4,617	4,719	442.9	92.2
December	2,499	2,494	4,416	4,511	433.4	88.7
<i>1995—</i>						
January	2,386	2,376	4,249	4,362	424.7	86.8
February	2,266	2,262	4,140	4,292	417.5	86.9
March	2,159	2,166	4,075	4,271	413.9	88.4
April	2,082	2,106	3,978	4,218	410.7	89.6
May	2,047	2,088	3,855	4,128	405.5	89.1
June	2,033	2,086	3,728	4,016	399.1	87.3
July r	2,027	2,088	3,619	3,897	392.6	84.8
August r	2,025	2,090	3,520	3,760	384.6	82.9
September r	2,021	2,082	3,436	3,622	376.2	82.8
October r	2,022	2,074	3,362	3,503	366.4	84.7
November r	2,033	2,072	3,295	3,402	356.0	87.4
December r	2,051	2,075	3,236	3,323	346.3	90.1
<i>1996—</i>						
January	2,063	2,069	3,157	3,227	332.6	92.8

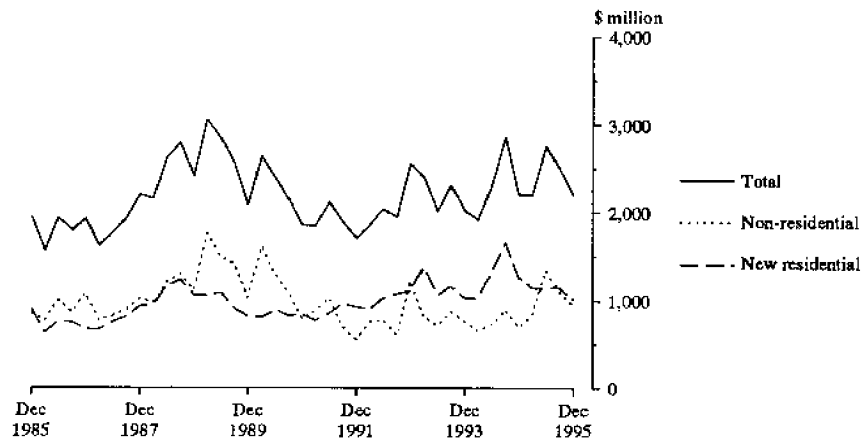
(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average - see paragraphs 17-24 of the Explanatory Notes for a more detailed explanation. (b) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes.

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1992-93	2,723.4	2,800.6	1,842.8	4,643.4	921.2	2,248.8	3,361.5	7,590.5	8,926.2
1993-94	2,870.6	2,920.5	1,640.7	4,561.2	977.0	1,984.8	3,021.2	7,424.4	8,559.4
1994-95	2,849.3	2,889.0	2,334.3	5,223.2	1,011.7	2,851.1	3,789.3	8,981.6	10,024.2
<i>1994—</i>									
Sept. qtr	823.8	840.6	814.4	1,655.0	308.6	591.2	900.6	2,525.8	2,864.2
Dec. qtr	760.3	765.5	498.8	1,264.3	241.8	536.9	701.5	2,037.4	2,207.6
<i>1995—</i>									
Mar. qtr	605.5	614.4	536.7	1,151.1	204.7	481.4	841.6	1,823.1	2,197.4
June qtr	659.6	668.4	484.4	1,152.8	256.6	1,241.6	1,345.5	2,595.3	2,754.9
Sept. qtr	665.2	676.9	474.9	1,151.8	245.4	965.7	1,105.4	2,332.2	2,502.6
Dec. qtr	583.3	592.6	426.5	1,019.1	227.7	657.6	955.4	1,900.8	2,202.2

(a) See paragraphs 25-27 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 BUILDING APPROVED
AT AVERAGE 1989-90 PRICES**

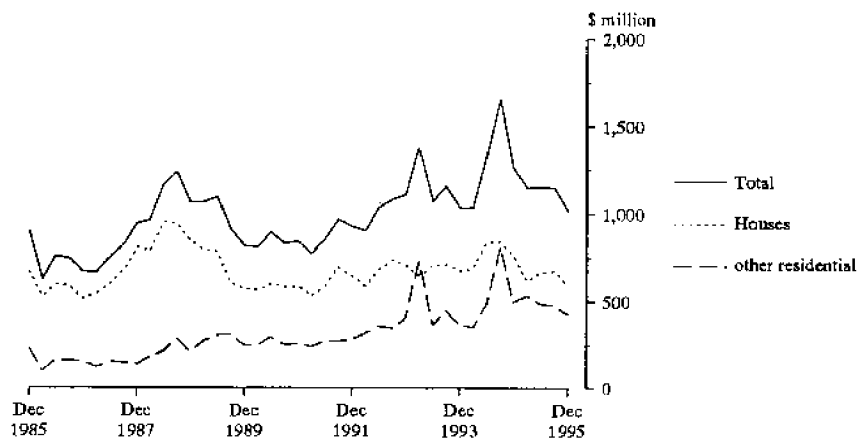


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
(*\$ million*)

Class of building	1993-94	1994-95	July-January		1995		1996
			1994-95	1995-96	November	December	January
PRIVATE SECTOR							
New houses	3,065.8	3,101.6	1,938.2	1,577.4	239.3	199.2	191.6
New other residential buildings	1,424.1	2,106.8	1,341.4	921.2	161.8	91.3	80.6
<i>Total new residential building</i>	<i>4,489.9</i>	<i>5,208.3</i>	<i>3,279.6</i>	<i>2,498.7</i>	<i>401.1</i>	<i>290.5</i>	<i>272.3</i>
Alterations and additions to residential buildings	1,034.9	1,093.7	661.6	605.0	94.9	73.2	81.9
Hotels, etc.	75.2	284.4	73.5	190.2	1.9	7.5	1.0
Shops	301.4	587.5	354.8	375.8	32.6	31.9	59.1
Factories	272.9	381.2	174.6	228.2	43.7	52.2	19.6
Offices	362.5	348.1	204.1	288.1	33.9	20.5	24.4
Other business premises	287.5	354.2	139.9	367.0	20.1	16.4	77.3
Educational	102.2	99.2	55.5	113.6	15.8	37.9	21.7
Religious	34.2	33.7	18.7	29.0	17.1	1.1	1.6
Health	208.2	75.5	33.0	29.8	3.1	2.0	7.5
Entertainment and recreational	151.0	574.8	149.3	192.7	26.8	12.3	17.8
Miscellaneous	100.5	73.7	41.6	58.2	5.9	8.5	10.9
<i>Total non-residential building</i>	<i>1,895.6</i>	<i>2,872.5</i>	<i>1,245.7</i>	<i>1,872.8</i>	<i>200.7</i>	<i>190.3</i>	<i>240.9</i>
Total	7,420.5	9,114.5	5,186.3	4,976.4	696.7	554.0	595.1
PUBLIC SECTOR							
New houses	53.3	43.2	25.3	27.3	4.5	2.5	4.0
New other residential buildings	99.9	125.0	53.6	56.2	0.9	4.3	11.7
<i>Total new residential building</i>	<i>153.1</i>	<i>168.3</i>	<i>78.8</i>	<i>83.5</i>	<i>5.5</i>	<i>6.8</i>	<i>15.6</i>
Alterations and additions to residential buildings	8.1	7.3	5.6	2.5	0.3	—	0.2
Hotels, etc.	2.7	2.3	2.1	0.1	0.1	—	—
Shops	21.2	19.4	11.4	17.8	2.8	1.0	1.5
Factories	21.2	8.3	8.2	1.9	0.1	0.2	0.1
Offices	208.9	157.1	68.2	97.9	25.3	11.1	7.6
Other business premises	106.8	85.2	50.6	72.8	10.4	0.8	1.3
Educational	326.2	237.7	159.1	106.2	25.0	2.7	21.7
Religious	—	—	—	—	—	—	—
Health	187.8	239.7	157.8	124.5	39.3	3.5	3.0
Entertainment and recreational	33.6	51.7	41.1	37.6	4.3	4.4	4.0
Miscellaneous	80.0	119.5	26.1	22.4	2.2	5.8	1.7
<i>Total non-residential building</i>	<i>988.5</i>	<i>920.9</i>	<i>524.6</i>	<i>481.0</i>	<i>109.5</i>	<i>29.6</i>	<i>40.9</i>
Total	1,149.8	1,096.5	609.1	567.0	115.3	36.4	56.8
TOTAL							
New houses	3,119.1	3,144.8	1,963.5	1,604.7	243.8	201.7	195.6
New other residential buildings	1,523.9	2,231.8	1,395.0	977.4	162.7	95.6	92.3
<i>Total new residential building</i>	<i>4,643.1</i>	<i>5,376.6</i>	<i>3,358.5</i>	<i>2,582.2</i>	<i>406.5</i>	<i>297.3</i>	<i>287.9</i>
Alterations and additions to residential buildings	1,043.1	1,101.0	667.2	607.5	95.1	73.2	82.1
Hotels, etc.	78.0	286.7	75.6	190.3	1.9	7.5	1.0
Shops	322.6	607.0	366.2	393.6	35.4	32.8	60.7
Factories	294.0	389.5	182.8	230.1	43.8	52.4	19.7
Offices	571.4	505.2	272.3	386.0	59.2	31.6	32.0
Other business premises	394.3	439.4	190.5	439.8	30.4	17.2	78.6
Educational	428.5	336.9	214.6	219.8	40.8	40.7	43.4
Religious	34.2	33.7	18.7	29.0	17.1	1.1	1.6
Health	396.0	315.2	190.8	154.3	42.4	5.5	10.5
Entertainment and recreational	184.5	626.5	190.5	230.3	31.2	16.8	21.8
Miscellaneous	180.5	193.3	67.7	80.6	8.0	14.3	12.6
<i>Total non-residential building</i>	<i>2,884.1</i>	<i>3,733.4</i>	<i>1,769.7</i>	<i>2,353.8</i>	<i>310.3</i>	<i>219.9</i>	<i>281.9</i>
Total	8,570.2	10,211.0	5,795.4	5,543.4	812.0	590.4	651.9

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—												
November	10	0.9	2	0.5	1	0.6	—	—	—	—	13	1.9
December	6	0.6	3	0.7	3	2.1	2	4.2	—	—	14	7.5
1996—												
January	7	0.7	1	0.3	—	—	—	—	—	—	8	1.0
SHOPS												
1995—												
November	122	10.4	22	6.7	7	4.8	7	13.5	—	—	158	35.4
December	63	5.4	18	5.8	5	3.8	5	9.9	1	8.0	92	32.8
1996—												
January	72	5.9	14	4.2	8	5.3	4	6.7	2	38.6	100	60.7
FACTORIES												
1995—												
November	36	3.7	26	7.7	—	—	9	22.4	1	9.9	72	43.8
December	30	3.0	13	3.8	5	4.1	5	12.0	3	29.5	56	52.4
1996—												
January	35	3.4	12	4.0	10	6.7	2	5.6	—	—	59	19.7
OFFICES												
1995—												
November	83	8.0	26	8.7	14	9.7	11	18.3	1	14.5	135	59.2
December	50	4.6	24	7.6	5	3.2	7	10.9	1	5.4	87	31.6
1996—												
January	64	6.3	31	9.9	6	3.5	6	12.3	—	—	107	32.0
OTHER BUSINESS PREMISES												
1995—												
November	33	2.9	10	3.2	7	5.0	9	19.3	—	—	59	30.4
December	32	3.0	10	2.8	7	4.6	3	6.8	—	—	52	17.2
1996—												
January	31	3.1	15	4.8	5	3.4	2	3.6	2	63.6	55	78.6
EDUCATIONAL												
1995—												
November	15	1.5	13	4.2	2	1.4	12	27.2	1	6.5	43	40.8
December	21	2.2	8	2.3	1	0.7	3	5.2	1	30.3	34	40.7
1996—												
January	16	1.8	7	2.0	4	2.9	6	8.8	3	27.9	36	43.4

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												
1995—												
November	6	0.7	1	0.3	2	1.4	2	3.9	1	10.8	12	17.1
December	1	0.2	2	0.4	1	0.5	—	—	—	—	4	1.3
1996—												
January	3	0.3	4	1.3	—	—	—	—	—	—	7	1.6
HEALTH												
1995—												
November	8	0.8	4	1.1	3	2.7	2	2.1	1	35.7	18	42.4
December	4	0.5	6	1.7	1	0.9	1	2.5	—	—	12	5.5
1996—												
January	9	0.8	2	0.5	1	0.8	4	8.5	—	—	16	10.5
ENTERTAINMENT AND RECREATIONAL												
1995—												
November	26	2.6	11	3.8	6	3.9	5	15.9	1	5.0	49	31.2
December	14	1.3	6	1.7	—	—	6	13.7	—	—	26	16.8
1996—												
January	10	1.1	6	2.2	6	4.1	4	6.4	1	8.0	27	21.8
MISCELLANEOUS												
1995—												
November	18	1.9	5	1.4	4	3.2	1	1.5	—	—	28	8.0
December	16	1.3	9	2.5	3	1.8	4	8.7	—	—	32	14.3
1996—												
January	14	1.3	11	3.1	4	2.5	2	5.7	—	—	31	12.6
TOTAL NON-RESIDENTIAL BUILDING												
1995—												
November	357	33.5	120	37.6	46	32.7	58	124.1	6	82.4	587	310.3
December	237	22.0	99	29.3	31	21.7	36	73.9	6	73.2	409	219.9
1996—												
January	261	24.5	103	32.5	44	29.2	30	57.6	8	138.1	446	281.9

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

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
SYDNEY STATISTICAL DIVISION						
Houses	829	104,136	26	2,365	855	106,501
Brick, stone, or concrete	135	23,043	—	—	135	23,043
Brick-veneer	545	58,704	24	2,220	569	60,925
Timber	29	2,510	—	—	29	2,510
Fibre cement	11	1,125	1	65	12	1,190
Other materials	109	18,753	1	80	110	18,833
Other residential buildings	701	63,879	78	7,768	779	71,646
Total residential buildings	1,530	168,014	104	10,133	1,634	178,147
HUNTER STATISTICAL DIVISION						
Houses	225	22,803	5	446	230	23,249
Brick, stone, or concrete	6	838	4	360	10	1,198
Brick-veneer	187	19,655	1	86	188	19,741
Timber	9	711	—	—	9	711
Fibre cement	5	308	—	—	5	308
Other materials	18	1,291	—	—	18	1,291
Other residential buildings	58	4,081	2	120	60	4,201
Total residential buildings	283	26,884	7	566	290	27,450
ILLAWARRA STATISTICAL DIVISION						
Houses	122	13,458	6	763	128	14,222
Brick, stone, or concrete	6	637	—	—	6	637
Brick-veneer	99	11,475	6	763	105	12,239
Timber	6	622	—	—	6	622
Fibre cement	9	559	—	—	9	559
Other materials	2	165	—	—	2	165
Other residential buildings	21	1,533	46	2,987	67	4,520
Total residential buildings	143	14,991	52	3,750	195	18,741
BALANCE OF NEW SOUTH WALES						
Houses	526	51,229	4	380	530	51,609
Brick, stone, or concrete	124	12,877	2	230	126	13,107
Brick-veneer	277	29,680	2	150	279	29,830
Timber	60	3,936	—	—	60	3,936
Fibre cement	40	2,546	—	—	40	2,546
Other materials	25	2,189	—	—	25	2,189
Other residential buildings	184	11,153	13	810	197	11,963
Total residential buildings	710	62,383	17	1,189	727	63,572
NEW SOUTH WALES						
Houses	1,702	191,627	41	3,954	1,743	195,581
Brick, stone, or concrete	271	37,396	6	590	277	37,985
Brick-veneer	1,108	119,515	33	3,220	1,141	122,735
Timber	104	7,780	—	—	104	7,780
Fibre cement	65	4,538	1	65	66	4,603
Other materials	154	22,399	1	80	155	22,479
Other residential buildings	964	80,646	139	11,684	1,103	92,330
Total residential buildings	2,666	272,272	180	15,639	2,846	287,911

(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
JANUARY 1996**

Statistical division	New other residential building									Total new residential building
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total	Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
NUMBER OF DWELLING UNITS										
Sydney	855	251	200	451	67	107	154	328	779	1,634
Hunter	230	35	11	46	14	—	—	14	60	290
Illawarra	128	12	12	24	43	—	—	43	67	195
Richmond — Tweed	121	104	—	104	26	—	—	26	130	251
Mid-North Coast	109	2	—	2	—	—	—	—	2	111
Northern	48	14	—	14	—	—	—	—	14	62
North Western	44	2	—	2	—	—	—	—	2	46
Central West	58	3	—	3	—	—	—	—	3	61
South Eastern	90	7	—	7	14	—	—	14	21	111
Murrumbidgee	24	6	—	6	—	—	—	—	6	30
Murray	33	15	—	15	4	—	—	4	19	52
Far West	3	—	—	—	—	—	—	—	—	3
New South Wales	1,743	451	223	674	168	107	154	429	1,103	2,846
VALUE (\$'000)										
Sydney	106,501	21,649	21,680	43,329	4,819	8,000	15,498	28,317	71,646	178,147
Hunter	23,249	2,504	755	3,259	942	—	—	942	4,201	27,450
Illawarra	14,222	835	965	1,800	2,720	—	—	2,720	4,520	18,741
Richmond — Tweed	10,752	5,163	—	5,163	1,782	—	—	1,782	6,945	17,697
Mid-North Coast	11,615	155	—	155	—	—	—	—	155	11,770
Northern	5,215	1,360	—	1,360	—	—	—	—	1,360	6,575
North Western	4,530	154	—	154	—	—	—	—	154	4,684
Central West	5,728	180	—	180	—	—	—	—	180	5,908
South Eastern	8,037	440	—	440	880	—	—	880	1,320	9,356
Murrumbidgee	2,407	456	—	456	—	—	—	—	456	2,863
Murray	2,961	995	—	995	398	—	—	398	1,393	4,354
Far West	364	—	—	—	—	—	—	—	—	364
New South Wales	195,581	33,891	23,400	57,291	11,541	8,000	15,498	35,039	92,330	287,911

(a) Excludes Conversions, etc.

NEW OTHER RESIDENTIAL DWELLING UNITS APPROVED, BY TYPE

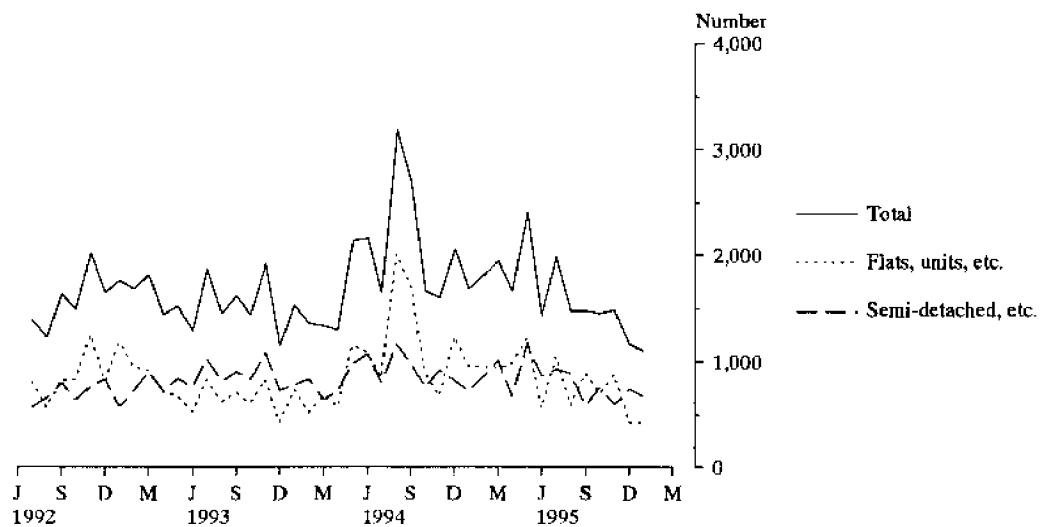


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, JANUARY 1996

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SYDNEY STATISTICAL DIVISION										
Botany (A)	—	—	—	—	—	—	30	2,381	2,381	2,411
Leichhardt (A)	10	—	1,452	104	—	9,280	4,379	200	200	15,311
Marrickville (A)	5	—	270	7	—	500	2,120	664	664	3,554
South Sydney (C)	3	—	230	33	—	2,800	1,000	43,955	43,955	47,985
Sydney (C) — Inner & Remainder	—	—	—	—	—	—	150	13,521	25,838	25,988
<i>Inner Sydney (SSD)</i>	<i>18</i>	<i>—</i>	<i>1,952</i>	<i>144</i>	<i>—</i>	<i>12,580</i>	<i>7,679</i>	<i>60,722</i>	<i>73,039</i>	<i>95,250</i>
Randwick (C)	7	—	965	63	—	8,480	1,445	210	210	11,101
Waverley (A)	1	—	300	—	—	—	1,648	646	646	2,594
Woollahra (A)	9	—	4,825	8	—	1,500	7,894	800	850	15,069
<i>Eastern Suburbs (SSD)</i>	<i>17</i>	<i>—</i>	<i>6,090</i>	<i>71</i>	<i>—</i>	<i>9,980</i>	<i>10,988</i>	<i>1,656</i>	<i>1,706</i>	<i>28,764</i>
Hurstville (C)	13	—	1,779	76	—	5,840	550	335	335	8,503
Kogarah (A)	4	—	682	14	—	1,050	719	470	470	2,922
Rockdale (C)	8	—	1,109	40	—	3,400	1,020	40,390	40,390	45,919
Sutherland Shire (A)	40	—	5,704	90	10	7,314	3,861	1,209	1,260	18,139
<i>St George — Sutherland (SSD)</i>	<i>65</i>	<i>—</i>	<i>9,274</i>	<i>220</i>	<i>10</i>	<i>17,604</i>	<i>6,150</i>	<i>42,404</i>	<i>42,455</i>	<i>75,483</i>
Bankstown (C)	15	4	2,419	47	34	7,084	1,925	1,170	1,170	12,598
Canterbury (A)	2	—	279	5	—	350	1,233	568	715	2,577
<i>Canterbury — Bankstown (SSD)</i>	<i>17</i>	<i>4</i>	<i>2,698</i>	<i>52</i>	<i>34</i>	<i>7,434</i>	<i>3,158</i>	<i>1,738</i>	<i>1,885</i>	<i>15,175</i>
Fairfield (C)	14	—	1,582	19	—	1,355	1,153	4,134	4,134	8,224
Liverpool (C)	104	8	12,372	18	16	2,299	434	1,720	1,720	16,825
<i>Fairfield — Liverpool (SSD)</i>	<i>118</i>	<i>8</i>	<i>13,955</i>	<i>37</i>	<i>16</i>	<i>3,654</i>	<i>1,587</i>	<i>5,854</i>	<i>5,854</i>	<i>25,049</i>
Camden (A)	43	—	4,244	—	—	—	274	1,045	1,045	5,562
Campbelltown (C)	13	—	1,339	—	—	—	889	2,245	5,296	7,523
Wollondilly (A)	13	—	1,577	—	—	—	272	110	180	2,030
<i>Outer South Western Sydney (SSD)</i>	<i>69</i>	<i>—</i>	<i>7,160</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>1,435</i>	<i>3,400</i>	<i>6,521</i>	<i>15,115</i>
Ashfield (A)	—	—	—	—	—	—	402	—	—	402
Burwood (A)	—	—	—	—	—	—	303	2,033	2,151	2,453
Concord (A)	2	—	380	—	—	—	344	—	177	901
Drummoyne (A)	1	—	150	—	—	—	217	—	—	367
Strathfield (A)	3	—	540	—	—	—	384	950	950	1,874
<i>Inner Western Sydney (SSD)</i>	<i>6</i>	<i>—</i>	<i>1,070</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>1,649</i>	<i>2,983</i>	<i>3,278</i>	<i>5,997</i>

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, JANUARY 1996—continued

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SYDNEY STATISTICAL DIVISION—continued										
Auburn (A)	4	—	453	13	—	845	42	50	50	1,390
Holroyd (C)	13	—	1,732	13	—	950	631	2,205	2,205	5,518
Parramatta (C)	19	1	1,626	17	—	1,050	1,098	2,401	2,856	6,630
Central Western Sydney (SSD)	36	1	3,812	43	—	2,845	1,771	4,656	5,111	13,539
Blue Mountains (C)	24	—	2,535	—	—	—	816	230	230	3,581
Hawkesbury (C)	15	11	2,773	—	—	—	269	1,530	1,530	4,572
Penrith (C)	85	1	8,129	6	—	697	1,166	2,906	4,560	14,552
Outer Western Sydney (SSD)	124	12	13,437	6	—	697	2,251	4,666	6,320	22,705
Baulkham Hills (A)	47	—	7,446	20	—	2,239	1,491	1,508	3,288	14,463
Blacktown (C)	86	—	8,725	6	—	392	1,144	8,147	8,386	18,647
Blacktown Baulkham Hills (SSD)	133	—	16,171	26	—	2,631	2,634	9,655	11,674	33,110
Hunter's Hill (A)	5	—	1,996	—	—	—	807	—	—	2,803
Lane Cove (A)	6	—	1,068	3	—	312	638	418	816	2,834
Mosman (A)	4	—	1,909	4	—	1,100	5,930	—	690	9,629
North Sydney (A)	1	—	120	9	—	1,300	1,703	450	550	3,673
Ryde (C)	11	—	1,299	13	4	1,666	822	4,635	4,805	8,592
Willoughby (C)	4	—	450	14	—	1,619	1,070	3,080	4,098	7,237
Lower Northern Sydney (SSD)	31	—	6,842	43	4	5,996	10,969	8,583	10,959	34,766
Hornsby (A)	38	—	4,376	16	—	1,306	1,689	1,283	1,970	9,342
Ku-ring-gai (A)	9	—	1,793	4	—	340	5,005	155	155	7,293
Hornsby—Ku-ring-gai (SSD)	47	—	6,169	20	—	1,646	6,694	1,438	2,125	16,636
Manly (A)	5	—	2,204	—	—	—	1,683	455	455	4,342
Pittwater (A)	2	—	476	—	—	—	617	355	355	1,448
Warringah (A)	16	—	2,009	2	14	2,405	3,694	750	1,757	9,864
Northern Beaches (SSD)	23	—	4,689	2	14	2,405	5,994	1,560	2,567	15,655
Gosford (C)	53	—	5,417	19	—	2,995	773	9,670	10,670	19,855
Wyong (A)	72	1	7,766	18	—	1,179	840	2,166	3,301	13,085
Gosford—Wyong (SSD)	125	1	13,183	37	—	4,174	1,613	11,836	13,970	32,940
Sydney (SD)	829	26	106,501	701	78	71,646	64,573	161,150	187,464	430,184

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, JANUARY 1996—continued

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
HUNTER STATISTICAL DIVISION										
Cessnock (C)	15	—	1,307	4	—	240	250	1,880	1,880	3,677
Lake Macquarie (C)	93	4	10,309	11	2	915	2,078	2,730	2,730	16,032
Maitland (C)	26	1	2,624	6	—	423	243	552	552	3,842
Newcastle (C) — Inner & Remainder	25	—	2,561	12	—	678	1,754	6,677	7,734	12,727
Port Stephens (A)	23	—	2,300	17	—	1,185	440	1,060	1,060	4,985
Newcastle (SSD)	182	5	19,100	50	2	3,441	4,765	12,899	13,956	41,263
Dungog (A)	—	—	—	—	—	—	—	—	—	—
Gloucester (A)	3	—	243	—	—	—	—	100	100	343
Great Lakes (A)	21	—	1,890	6	—	620	502	100	100	3,112
Merriwa (A)	—	—	—	—	—	—	—	—	—	—
Murrumbidgee (A)	—	—	—	—	—	—	—	—	—	—
Muswellbrook (A)	2	—	236	—	—	—	42	—	—	278
Scone (A)	4	—	440	—	—	—	66	50	130	636
Singeton (A)	13	—	1,341	2	—	140	192	3,250	3,250	4,922
Hunter SD Balance (SSD)	43	—	4,149	8	—	760	802	3,500	3,580	9,291
Hunter (SD)	225	5	23,249	58	2	4,201	5,567	16,399	17,536	50,554
ILLAWARRA STATISTICAL DIVISION										
Kiama (A)	9	1	1,516	—	3	267	1,067	—	—	2,849
Shellharbour (A)	16	—	1,800	—	—	—	349	7,040	7,040	9,189
Wollongong (C)	22	—	2,529	13	43	3,680	1,084	550	550	7,844
Wollongong (SSD)	47	1	5,845	13	46	3,947	2,501	7,590	7,590	19,882
Shoalhaven (C)	50	5	5,354	6	—	373	782	1,310	1,833	8,341
Wingecarribee (A)	25	—	3,023	2	—	200	633	70	70	3,926
Illawarra SD Balance (SSD)	75	5	8,377	8	—	573	1,414	1,380	1,903	12,267
Illawarra (SD)	122	6	14,222	21	46	4,520	3,915	8,970	9,493	32,149
RICHMOND—TWEED STATISTICAL DIVISION										
Tweed (A) Pt A	20	—	1,948	112	—	5,723	56	418	586	8,313
Tweed Heads (SSD)	20	—	1,948	112	—	5,723	56	418	586	8,313
Ballina (A)	10	—	961	4	—	302	84	530	1,050	2,397
Byron (A)	14	—	1,328	—	—	—	118	1,015	1,015	2,460
Casino (A)	3	—	259	4	—	250	23	—	94	626
Kyogle (A)	3	—	370	—	—	—	40	—	—	410
Lismore (C)	52	—	4,638	2	—	160	561	2,230	2,797	8,155
Richmond River (A)	4	—	315	—	—	—	35	60	60	410
Tweed (A) Pt B	15	—	934	8	—	510	63	—	2,440	3,947
Richmond — Tweed SD Balance (SSD)	101	—	8,804	18	—	1,222	923	3,835	7,456	18,405
Richmond — Tweed (SD)	121	—	10,752	130	—	6,945	979	4,253	8,042	26,718

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, JANUARY 1996—continued

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MID-NORTH COAST STATISTICAL DIVISION										
Bellingen (A)	6	—	460	—	—	—	—	—	—	460
Coffs Harbour (C)	31	—	3,839	2	—	155	119	149	149	4,262
Copmanhurst (A)	3	—	268	—	—	—	10	—	—	278
Grafton (C)	5	—	610	—	—	—	132	175	175	917
Maclean (A)	5	—	463	—	—	—	42	—	269	774
Nambucca (A)	2	—	260	—	—	—	10	—	—	270
Nymboida (A)	5	—	258	—	—	—	102	—	—	360
Ulmara (A)	7	—	524	—	—	—	152	—	—	676
Clarence (SSD)	64	—	6,682	2	—	155	567	324	593	7,997
Greater Taree (C)	8	—	950	—	—	—	142	37,510	37,510	38,601
Hastings (A)	23	—	2,671	—	—	—	217	2,566	4,571	7,459
Kempsey (A)	14	—	1,313	—	—	—	21	—	—	1,334
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	45	—	4,934	—	—	—	380	40,075	42,080	47,394
Mid-North Coast (SD)	109	—	11,615	2	—	155	947	40,399	42,673	55,390
NORTHERN STATISTICAL DIVISION										
Barraba (A)	1	—	50	—	—	—	70	—	—	120
Bingara (A)	—	—	—	—	—	—	—	—	—	—
Gunnedah (A)	1	—	60	—	—	—	—	—	60	120
Inverell (A) Pt A	—	—	—	—	—	—	—	—	—	—
Manilla (A)	1	—	100	—	—	—	—	—	—	100
Nundle (A)	—	—	—	—	—	—	—	—	—	—
Parry (A)	—	—	—	—	—	—	70	—	—	70
Quirindi (A)	1	—	200	—	—	—	56	—	—	256
Tamworth (C)	6	—	735	—	—	—	503	90	526	1,764
Yallaroi (A)	—	—	—	—	—	—	42	—	—	42
Northern Slopes (SSD)	10	—	1,145	—	—	—	741	90	586	2,472
Armidale (C)	27	—	3,003	14	—	1,360	277	1,509	1,559	6,199
Dumaresq (A)	—	—	—	—	—	—	18	—	—	18
Glen Innes (A)	—	—	—	—	—	—	—	—	—	—
Guyra (A)	—	—	—	—	—	—	20	—	—	20
Inverell (A) Pt B	2	2	421	—	—	—	36	—	2,500	2,957
Severn (A)	—	—	—	—	—	—	—	—	—	—
Tenterfield (A)	1	—	45	—	—	—	—	—	—	45
Uralla (A)	1	—	76	—	—	—	123	—	—	199
Walcha (A)	1	—	63	—	—	—	52	200	200	315
Northern Tablelands (SSD)	32	2	3,608	14	—	1,360	525	1,709	4,259	9,753
Moree Plains (A)	3	—	338	—	—	—	105	—	—	443
Narrabri (A)	1	—	124	—	—	—	25	—	—	149
North Central Plain (SSD)	4	—	462	—	—	—	130	—	—	592
Northern (SD)	46	2	5,215	14	—	1,360	1,396	1,799	4,845	12,817

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, JANUARY 1996—continued

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
NORTH WESTERN STATISTICAL DIVISION										
Coolah (A)	3	—	374	—	—	—	—	—	—	374
Coonabarabran (A)	2	—	211	—	—	—	32	—	—	243
Dubbo (C)	18	—	2,138	—	—	—	231	201	201	2,571
Gilgandra (A)	—	—	—	—	—	—	22	80	80	102
Mudgee (A)	3	—	336	—	—	—	110	—	680	1,126
Narromine (A)	2	—	205	—	—	—	—	—	—	205
Wellington (A)	3	—	237	—	—	—	10	—	—	247
Central Macquarie (SSD)	31	—	3,502	—	—	—	405	281	961	4,868
Bogan (A)	2	—	127	—	—	—	—	—	—	127
Coonamble (A)	—	—	—	—	—	—	—	—	—	—
Walgett (A)	5	—	306	—	—	—	20	—	—	326
Warren (A)	—	—	—	—	—	—	—	—	—	—
Macquarie — Barwon (SSD)	7	—	433	—	—	—	20	—	—	453
Bourke (A)	—	—	—	—	—	—	—	—	—	—
Brewarrina (A)	—	—	—	—	—	—	—	—	—	—
Cobar (A)	6	—	596	2	—	154	35	234	234	1,018
Upper Darling (SSD)	6	—	596	2	—	154	35	234	234	1,018
North Western (SD)	44	—	4,530	2	—	154	460	515	1,195	6,339
CENTRAL WEST STATISTICAL DIVISION										
Bathurst (C)	17	1	1,598	—	—	—	119	710	710	2,427
Blayney (A) Pt A	4	—	460	3	—	180	—	—	—	640
Cabonne (A) Pt A	1	—	140	—	—	—	—	—	—	140
Evans (A) Pt A	1	—	115	—	—	—	—	—	—	115
Orange (C)	13	—	1,490	—	—	—	229	170	255	1,973
Bathurst — Orange (SSD)	36	1	3,803	3	—	180	347	880	965	5,295
Blayney (A) Pt B	1	—	64	—	—	—	—	—	—	64
Cabonne (A) Pt B	—	—	—	—	—	—	—	—	—	—
Evans (A) Pt B	—	—	—	—	—	—	77	—	—	77
Greater Lithgow (C)	6	—	664	—	—	—	197	60	60	921
Oberon (A)	2	—	233	—	—	—	24	—	—	257
Rylstone (A)	—	—	—	—	—	—	47	—	—	47
Central Tablelands (excl. Bathurst — Orange) (SSD)	9	—	961	—	—	—	345	60	60	1,366
Bland (A)	—	—	—	—	—	—	15	—	—	15
Cabonne (A) Pt C	2	—	205	—	—	—	200	—	—	405
Cowra (A)	6	—	386	—	—	—	228	360	360	974
Forbes (A)	2	—	164	—	—	—	50	—	—	213
Lachlan (A)	—	—	—	—	—	—	15	50	50	65
Parkes (A)	2	—	209	—	—	—	11	440	440	660
Weddin (A)	—	—	—	—	—	—	—	—	—	—
Lachlan (SSD)	12	—	964	—	—	—	519	850	850	2,332
Central West (SD)	57	1	5,728	3	—	180	1,211	1,790	1,875	8,993

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, JANUARY 1996 *continued*

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SOUTH EASTERN STATISTICAL DIVISION										
Queanbeyan (C)	21	—	2,112	5	—	300	202	441	741	3,355
<i>Queanbeyan (SSD)</i>	21	—	2,112	5	—	300	202	441	741	3,355
Boorowa (A)	—	—	—	—	—	—	—	—	—	—
Crookwell (A)	3	—	140	—	—	—	15	—	—	155
Goulburn (C)	7	—	488	—	—	—	211	100	100	799
Gunning (A)	3	1	353	—	—	—	—	—	—	353
Harden (A)	1	—	52	—	—	—	—	—	—	52
Mulwaree (A)	2	—	177	—	—	—	91	300	300	568
Tailaganda (A)	1	—	20	—	—	—	20	—	—	40
Yarrowlumla (A)	3	—	314	—	—	—	98	—	—	412
Yass (A)	2	—	245	—	—	—	59	—	—	303
Young (A)	1	—	68	—	—	—	18	98	98	184
<i>Southern Tablelands (excl. Queanbeyan) (SSD)</i>	23	1	1,856	—	—	—	511	498	498	2,865
Bega Valley (A)	17	—	1,481	—	10	660	223	135	135	2,498
Eurobodalla (A)	19	—	1,777	4	—	220	352	1,300	1,300	3,649
<i>Lower South Coast (SSD)</i>	36	—	3,257	4	10	880	575	1,435	1,435	6,147
Bombala (A)	1	—	124	—	—	—	58	—	—	182
Cooma-Monaro (A)	4	—	405	—	—	—	115	—	60	580
Snowy River (A)	4	—	282	2	—	140	—	613	613	1,035
<i>Snowy (SSD)</i>	9	—	811	2	—	140	173	613	673	1,796
South Eastern (SD)	89	1	8,037	11	10	1,320	1,461	2,986	3,346	14,164
MURRUMBIDGEE STATISTICAL DIVISION										
Coolamon (A)	—	—	—	—	—	—	42	—	—	42
Cootamundra (A)	—	—	—	—	—	—	—	—	—	—
Gundagai (A)	2	—	80	—	—	—	—	—	—	80
Junee (A)	1	—	55	—	—	—	78	—	—	133
Lockhart (A)	1	—	64	—	—	—	117	—	—	181
Narrandera (A)	—	—	—	3	—	276	—	—	—	276
Temora (A)	3	—	199	—	—	—	—	—	—	199
Tumut (A)	4	—	458	—	—	—	76	50	50	584
Wagga Wagga (C)	1	—	85	—	—	—	15	—	—	100
<i>Central Murrumbidgee (SSD)</i>	12	—	941	3	—	276	328	50	50	1,595
Carrathool (A)	1	—	85	—	—	—	—	—	—	85
Griffith (C)	9	—	1,117	—	—	—	145	209	370	1,633
Hay (A)	—	—	—	—	—	—	48	—	—	48
Leeton (A)	1	—	170	3	—	180	20	—	—	370
Murrumbidgee (A)	1	—	94	—	—	—	—	—	—	94
<i>Lower Murrumbidgee (SSD)</i>	12	—	1,466	3	—	180	214	209	370	2,230
Murrumbidgee (SD)	24	—	2,407	6	—	456	541	259	420	3,825

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, JANUARY 1996—continued

Statistical area	New residential building (a)						Non-residential building			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)		Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
MURRAY STATISTICAL DIVISION										
Albury (C)	21	—	2,028	4	—	398	563	279	749	3,738
Hume (A)	—	—	—	—	3	150	209	—	—	359
Albury (SSD)	21	—	2,028	4	3	548	771	279	749	4,096
Corowa (A)	3	—	247	10	—	750	115	240	240	1,351
Culcairn (A)	—	—	—	—	—	—	—	—	—	—
Holbrook (A)	—	—	—	—	—	—	—	—	—	—
Tumbarumba (A)	1	—	86	—	—	—	—	—	—	86
Urana (A)	—	—	—	—	—	—	30	—	—	30
Upper Murray (excl. Albury) (SSD)	4	—	333	10	—	750	145	240	240	1,468
Berrigan (A)	—	—	—	—	—	—	—	600	2,700	2,700
Conargo (A)	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	1	—	98	2	—	95	15	750	750	958
Jerilderie (A)	1	—	150	—	—	—	—	—	—	150
Murray (A)	2	—	187	—	—	—	18	—	—	205
Wakool (A)	2	—	70	—	—	—	13	320	320	403
Windouran (A)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	6	—	505	2	—	95	46	1,670	3,770	4,417
Balranald (A)	—	—	—	—	—	—	—	—	—	—
Wentworth (A)	2	—	95	—	—	—	—	—	—	95
Murray—Darling (SSD)	2	—	95	—	—	—	—	—	—	95
Murray (SD)	33	—	2,961	16	3	1,393	962	2,189	4,759	10,076
FAR WEST STATISTICAL DIVISION										
Broken Hill (C)	3	—	364	—	—	—	130	230	230	723
Central Darling (A)	—	—	—	—	—	—	—	—	—	—
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
Far West (SD)	3	—	364	—	—	—	130	230	230	723
NEW SOUTH WALES										
New South Wales	1,702	41	195,581	964	139	92,330	82,142	240,939	281,878	651,931

(a) Excludes Conversions, etc.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

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

Scope and Coverage

3. Statistics of building work approved are compiled from:

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

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

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

6. From July 1990, the statistics cover:

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

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

Definitions

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

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

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

- (a) A *house* is defined as a detached building predominantly used for long term residential purposes and consisting of only one dwelling unit. Thus detached granny flats and detached dwelling units such as caretaker's residences associated with non-residential buildings are defined as houses for the purpose of these statistics.
- (b) An *other residential building* is defined as a building which is predominantly used for long term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes townhouses, duplexes, apartment buildings etc.).

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

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

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

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

Building Classification

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

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

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

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

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

Seasonal Adjustment

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

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

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

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

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

Trend Estimates

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

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

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

Estimates at Constant Prices

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

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

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

Australian Standard Geographical Classification (ASGC)

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

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

Unpublished Data and Related Publications

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

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

Building Approvals, Australia (8731.0)
Dwelling Unit Commencements Reported by Approving Authorities, New South Wales (8741.1)
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0)
Building Activity, New South Wales (8752.1)
Housing Finance for Owner Occupation, Australia (monthly) (5609.0)
Price Index of Materials Used in House Building (monthly) (6408.0)
Engineering Construction Survey (quarterly) (8762.0)

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

Symbols and Other Usages

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

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

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 Deputy Commonwealth Statistician

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

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

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

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

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

4. For example, if the seasonally adjusted estimate for the number of private houses approved (the first table) were to increase by 7% in February 1996, the trend estimate for that month would be 2,147, a movement of 1.7%. The monthly movements in the trend estimates for November, December and January 1996, which are currently estimated to be 0.5%, 0.9% and 0.6% respectively, would be revised to 1.1%, 1.6% and 1.8%. On the other hand, a 7% seasonally adjusted decline in the number of private houses approved in February 1996 would produce a trend estimate for February 1996 of 2,028 a movement of -0.2%, with the movements in the trend estimates for November, December and January 1996 being revised to 0.3%, 0.1% and 0.0% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if February 1996 seasonally adjusted estimate			
			is up 7% on January 1996		is down 7% on January 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
August	2,025	-0.1	2,021	-0.3	2,027	0.0
September	2,021	-0.2	2,015	-0.3	2,025	-0.1
October	2,022	0.1	2,019	0.2	2,024	0.0
November	2,033	0.5	2,042	1.1	2,029	0.3
December	2,051	0.9	2,074	1.6	2,032	0.1
1996—						
January	2,063	0.6	2,110	1.8	2,032	0.0
February	n.y.a.	n.y.a.	2,147	1.7	2,028	-0.2

TOTAL NUMBER OF HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if February 1996 seasonally adjusted estimate			
			is up 7% on January 1996		is down 7% on January 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
July	2,090	0.1	2,087	0.0	2,093	0.2
August	2,082	-0.4	2,080	-0.4	2,089	-0.2
September	2,074	0.4	2,072	-0.3	2,077	-0.6
October	2,072	-0.1	2,077	0.2	2,065	-0.6
November	2,075	0.1	2,087	0.5	2,046	-0.9
1996—						
January	2,069	-0.3	2,099	0.6	2,022	-1.2
February	n.y.a.	n.y.a.	2,114	0.7	1,998	-1.2

TOTAL NUMBER OF DWELLING UNITS APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if February 1996 seasonally adjusted estimate			
			is up 8% on January 1996		is down 8% on January 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
August	3,760	-3.5	3,753	-3.7	3,763	-3.4
September	3,622	-3.7	3,611	-3.8	3,629	-3.6
October	3,503	-3.3	3,497	-3.2	3,506	-3.4
November	3,402	-2.9	3,419	-2.2	3,395	-3.2
December	3,323	-2.3	3,365	-1.6	3,286	-3.2
1996—						
January	3,227	-2.9	3,328	-1.1	3,179	-3.3
February	n.y.a.	n.y.a.	3,346	0.6	3,121	-1.8

VALUE OF NEW RESIDENTIAL BUILDING APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if February 1996 seasonally adjusted estimate			
			is up 8% on January 1996		is down 8% on January 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
August	384.6	-2.0	384.5	-2.1	385.4	-1.8
September	376.2	-2.2	375.8	-2.3	377.5	-2.1
October	366.4	-2.6	366.3	-2.5	367.1	-2.7
November	356.0	-2.8	356.8	-2.6	354.6	-3.4
December	346.3	-2.7	347.1	-2.7	339.6	-4.2
1996—						
January	332.6	-4.0	337.3	-2.8	323.1	-4.8
February	n.y.a.	n.y.a.	332.6	-1.4	311.2	-3.7

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

	Trend estimate		Revised trend estimate if February 1996 seasonally adjusted estimate			
			is up 8% on January 1996		is down 8% on January 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
August	82.9	-2.2	82.6	-2.6	82.9	-2.3
September	82.8	0.1	82.2	-0.4	82.7	-0.2
October	84.7	2.4	84.4	2.7	84.7	2.3
November	87.4	3.1	88.0	4.2	87.3	3.1
December	90.1	3.2	92.0	4.6	89.8	2.9
1996—						
January	92.8	3.0	96.2	4.6	92.0	2.5
February	n.y.a.	n.y.a.	100.4	4.3	94.1	2.2



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