

## BUILDING APPROVALS, NEW SOUTH WALES, FEBRUARY 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

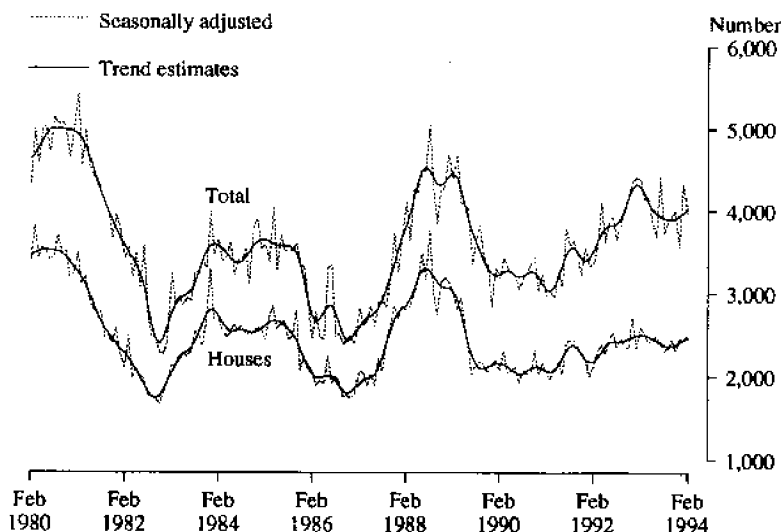
	February 1993	January 1994	February 1994	February 1993 to February 1994 change	January 1994 to February 1994 change
Original series	3,929	3,570	3,535	-10%	-1%
Seasonally adjusted	4,390	4,348	3,965	-10%	-9%
Trend estimate	4,300	3,967	4,033	-6%	2%

Trend estimates of the total number of dwelling units approved in February 1994 (4,033) in New South Wales showed an increase of 2% from January 1994 (3,967), and a 6% decrease on that for February 1993 (4,300). There would need to be an decrease of 2% in the seasonally adjusted number of dwelling units approved in March 1994 for the trend to flatten out (the historical average monthly movement of this series, regardless of sign, is 8%).

Trend estimates of the total value of alterations and additions to residential buildings approved in February 1994 (\$84.6m) showed a slight increase on that for January 1994 (\$83.7m) and a 6% increase on that for February 1993 (\$80.0m). This trend will flatten out if the seasonally adjusted number decreases by 19% next month (the historical average monthly movement of this series, regardless of sign, is 8%).

The number of Public sector dwelling units approved in the year to February 1994 (1,125) was 49% lower than that approved in the year to February 1993 (2,222).

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- for further information about statistics in this publication and the availability of unpublished statistics, contact Geoff Howat on Sydney (02) 268 4610.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

**GREG BRAY**  
Deputy Commonwealth Statistician

## Unpublished data

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

- photocopy
- microfiche
- computer printout
- clerically extracted tabulation

A charge may be made for providing unpublished information in these forms.

**For further details please telephone Geoff Howat on (02) 268 4610.**

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
<b>SYDNEY STATISTICAL DIVISION</b>									
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
<i>July-February—</i>									
1992-93	8,550	239	8,789	7,616	1,173	8,786	16,166	1,409	17,575
1993-94	8,481	98	8,579	7,962	570	8,532	16,443	668	17,111
<i>1992—</i>									
December	1,087	27	1,114	984	132	1,116	2,071	159	2,230
<i>1993—</i>									
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
<i>1994—</i>									
January	946	21	967	1,161	20	1,181	2,107	41	2,148
February	966	11	977	803	55	858	1,769	66	1,835
<b>NEW SOUTH WALES</b>									
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
<i>July-February—</i>									
1992-93	18,828	442	19,270	11,108	1,780	12,888	29,936	2,222	32,158
1993-94	18,645	253	18,898	11,477	872	12,349	30,122	1,125	31,247
<i>1992—</i>									
December	2,372	64	2,436	1,390	263	1,653	3,762	327	4,089
<i>1993—</i>									
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
<i>1994—</i>									
January	1,995	44	2,039	1,484	47	1,531	3,479	91	3,570
February	2,143	25	2,168	1,227	140	1,367	3,370	165	3,535

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 189 such dwelling units approved in February 1994. This includes 115 dwelling units created as the result of the conversion of an office building to apartments.

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
SYDNEY STATISTICAL DIVISION														
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-February--														
1992-93	924.1	23.1	947.2	877.3	86.3	963.7	1,801.4	109.5	1,910.9	464.9	1,138.4	1,740.9	3,403.2	4,116.8
1993-94	935.1	9.2	944.3	678.1	39.2	717.3	1,613.2	48.4	1,661.6	510.9	875.4	1,461.4	2,996.1	3,633.9
1992--														
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
February	106.1	1.3	107.3	65.0	4.1	69.0	171.0	5.3	176.3	65.7	75.6	114.8	311.6	356.8
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-February--														
1992-93	1,880.6	41.1	1,921.7	1,104.9	127.0	1,231.9	2,985.6	168.1	3,153.6	638.9	1,455.9	2,254.2	5,077.5	6,046.7
1993-94	1,888.2	25.4	1,913.6	915.0	54.7	969.8	2,803.2	80.1	2,883.3	676.6	1,216.2	2,011.9	4,692.6	5,571.8
1992--														
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
February	217.3	2.6	219.9	95.4	8.5	103.9	312.7	11.1	323.8	83.1	126.1	199.7	521.0	606.5

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

Period	Number of dwelling units				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
<b>SEASONALLY ADJUSTED</b>						
1992—						
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
February	2,470	2,510	3,774	3,965	369.8	99.3
<b>TREND ESTIMATES</b>						
1992—						
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	2,368	2,410	3,683	3,935	352.9	84.2
August	2,357	2,386	3,719	3,915	359.1	85.3
September	2,354	2,376	3,762	3,905	361.1	85.4
October	2,353	2,378	3,799	3,904	362.4	84.6
November	2,357	2,395	3,830	3,914	363.1	83.6
December	2,368	2,419	3,856	3,939	364.6	83.2
1994—						
January	2,380	2,445	3,874	3,967	366.5	83.7
February	2,396	2,472	3,903	4,033	371.4	84.6

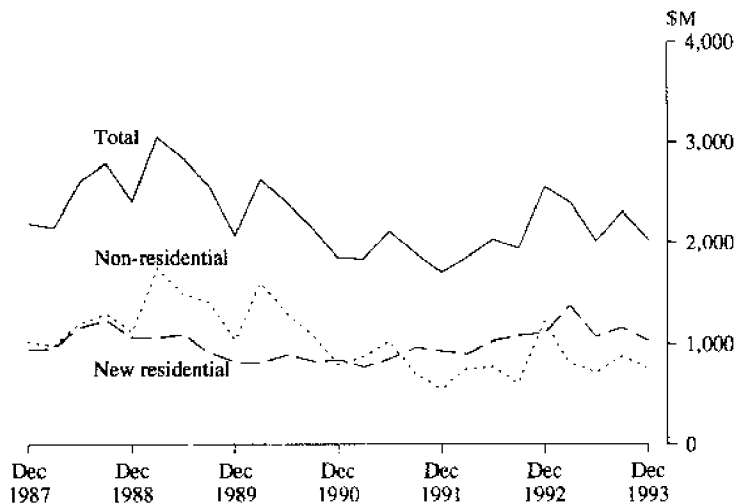
(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average - see paragraphs 20-26 of the Explanatory Notes for a more detailed explanation.

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

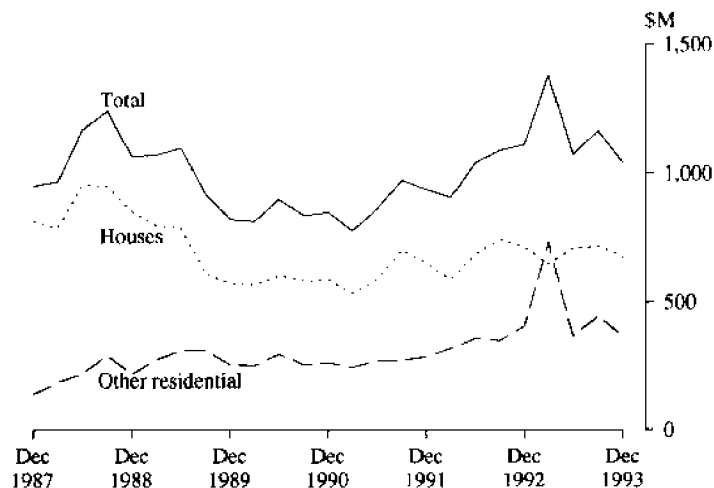
Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1990-91	2,244.7	2,289.0	1,026.4	3,315.4	865.2	2,785.0	3,796.1	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-February		1993		
			1992-93	1993-94	December	January	February
<b>PRIVATE SECTOR</b>							
New houses	2,654.6	2,852.9	1,880.6	1,888.2	221.9	210.3	217.3
New other residential buildings	890.6	1,516.6	1,104.9	915.0	79.9	115.5	95.4
<i>Total new residential building</i>	<i>3,545.2</i>	<i>4,369.5</i>	<i>2,985.6</i>	<i>2,803.2</i>	<i>301.8</i>	<i>325.8</i>	<i>312.7</i>
Alterations and additions to residential buildings	897.1	956.6	636.1	673.1	67.4	66.4	82.3
Hotels, etc.	76.2	122.7	93.0	64.7	6.1	6.1	7.4
Shops	273.6	385.2	244.0	185.2	18.5	14.9	18.2
Factories	262.8	280.9	183.4	119.4	10.4	11.6	11.9
Offices	461.6	534.5	371.5	282.6	24.1	49.5	38.3
Other business premises	189.7	212.4	133.3	161.1	27.2	6.2	31.5
Educational	71.9	120.8	73.5	54.4	1.7	6.6	4.9
Religious	28.0	41.9	29.8	30.2	1.7	1.1	2.6
Health	69.8	73.3	39.4	145.4	75.9	3.3	4.4
Entertainment and recreational	198.0	303.6	248.2	108.9	7.3	17.3	5.0
Miscellaneous	63.9	51.1	39.8	64.5	5.0	11.1	1.9
<i>Total non-residential building</i>	<i>1,695.5</i>	<i>2,126.4</i>	<i>1,455.9</i>	<i>1,216.2</i>	<i>177.8</i>	<i>127.6</i>	<i>126.1</i>
<b>Total</b>	<b>6,137.9</b>	<b>7,452.4</b>	<b>5,077.5</b>	<b>4,692.6</b>	<b>547.8</b>	<b>519.7</b>	<b>521.0</b>
<b>PUBLIC SECTOR</b>							
New houses	86.8	80.9	41.1	25.4	3.6	4.5	2.6
New other residential buildings	258.3	181.7	127.0	54.7	1.7	3.9	8.5
<i>Total new residential building</i>	<i>345.0</i>	<i>262.7</i>	<i>168.1</i>	<i>80.1</i>	<i>5.3</i>	<i>8.3</i>	<i>11.1</i>
Alterations and additions to residential buildings	5.1	8.5	2.8	3.4	0.1	0.2	0.8
Hotels, etc.	0.8	2.2	0.3	1.1	—	0.4	—
Shops	75.4	13.9	9.2	15.3	0.3	0.4	0.2
Factories	12.3	2.2	1.8	3.6	—	0.3	0.5
Offices	280.3	142.0	88.8	174.7	7.8	5.3	1.1
Other business premises	42.1	62.1	50.9	96.1	1.9	3.4	2.9
Educational	219.6	304.0	210.2	246.3	15.3	36.4	28.7
Religious	—	—	—	—	—	—	—
Health	67.0	410.3	361.5	174.3	0.5	75.6	32.0
Entertainment and recreational	210.2	62.5	44.2	23.9	1.3	2.2	2.5
Miscellaneous	50.2	52.7	31.5	60.5	1.0	7.4	5.6
<i>Total non-residential building</i>	<i>957.9</i>	<i>1,051.9</i>	<i>798.3</i>	<i>795.7</i>	<i>28.0</i>	<i>131.3</i>	<i>73.6</i>
<b>Total</b>	<b>1,308.0</b>	<b>1,323.0</b>	<b>969.2</b>	<b>879.2</b>	<b>33.4</b>	<b>139.8</b>	<b>85.5</b>
<b>TOTAL</b>							
New houses	2,741.4	2,933.9	1,921.7	1,913.6	225.5	214.7	219.9
New other residential buildings	1,148.8	1,698.3	1,231.9	969.8	81.6	119.4	103.9
<i>Total new residential building</i>	<i>3,890.2</i>	<i>4,632.2</i>	<i>3,153.6</i>	<i>2,883.3</i>	<i>307.1</i>	<i>334.1</i>	<i>323.8</i>
Alterations and additions to residential buildings	902.2	965.0	638.9	676.6	67.5	66.6	83.1
Hotels, etc.	77.0	124.8	93.3	65.8	6.1	6.5	7.4
Shops	349.0	399.1	253.2	200.4	18.8	15.3	18.5
Factories	275.1	283.2	185.2	123.0	10.4	11.8	12.4
Offices	741.9	676.5	460.3	457.3	31.8	54.8	39.5
Other business premises	231.8	274.5	184.2	257.2	29.0	9.5	34.4
Educational	291.5	424.7	283.7	300.7	17.1	43.0	33.6
Religious	28.0	41.9	29.8	30.2	1.7	1.1	2.6
Health	136.8	483.6	400.8	319.6	76.4	78.8	36.4
Entertainment and recreational	408.1	366.1	292.4	132.8	8.5	19.6	7.5
Miscellaneous	114.1	103.8	71.3	125.0	5.9	18.4	7.5
<i>Total non-residential building</i>	<i>2,653.7</i>	<i>3,178.2</i>	<i>2,254.2</i>	<i>2,011.9</i>	<i>205.8</i>	<i>258.8</i>	<i>199.7</i>
<b>Total</b>	<b>7,445.8</b>	<b>8,775.4</b>	<b>6,046.7</b>	<b>5,571.8</b>	<b>580.4</b>	<b>659.5</b>	<b>606.5</b>

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— 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
February	7	0.7	4	1.2	2	1.3	2	4.3	—	—	15	7.4
SHOPS												
1993— 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
February	57	4.6	9	2.6	2	1.4	1	4.0	1	6.0	70	18.5
FACTORIES												
1993— 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
February	15	1.6	15	4.7	6	3.7	2	2.4	—	—	38	12.4
OFFICES												
1993— 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
February	48	4.7	10	2.9	5	3.5	8	15.4	1	13.0	72	39.5
OTHER BUSINESS PREMISES												
1993— 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
February	21	2.0	8	1.8	6	4.6	3	9.4	1	16.7	39	34.4
EDUCATIONAL												
1993— 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
February	24	2.3	9	2.4	6	4.0	5	11.6	1	13.2	45	33.6



**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)
<b>RELIGIOUS</b>												
1993—												
December	6	0.7	1	0.4	1	0.7	—	—	—	—	8	1.7
1994—												
January	2	0.2	—	—	1	0.9	—	—	—	—	3	1.1
February	5	0.7	2	0.6	2	1.3	—	—	—	—	9	2.6
<b>HEALTH</b>												
1993—												
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
February	8	0.8	4	1.5	3	2.2	4	10.4	1	21.6	20	36.4
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1993—												
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
February	17	1.9	6	1.9	6	3.6	—	—	—	—	29	7.5
<b>MISCELLANEOUS</b>												
1993—												
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
February	9	1.2	6	2.0	2	1.6	2	2.8	—	—	19	7.5
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1993—												
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
February	211	20.4	73	21.6	40	27.0	27	60.3	5	70.5	356	199.7

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

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
<b>SYDNEY STATISTICAL DIVISION</b>						
Houses	966	106,057	11	1,257	977	107,314
Brick, stone, or concrete	139	21,285	2	400	141	21,685
Brick-veneer	765	79,238	9	857	774	80,094
Timber	42	3,541	—	—	42	3,541
Fibre cement	8	632	—	—	8	632
Other materials	12	1,361	—	—	12	1,361
Other residential buildings	803	64,969	55	4,059	858	69,028
<b>Total residential buildings</b>	<b>1,769</b>	<b>171,026</b>	<b>66</b>	<b>5,316</b>	<b>1,835</b>	<b>176,342</b>
<b>HUNTER STATISTICAL DIVISION</b>						
Houses	257	25,610	5	452	262	26,062
Brick, stone, or concrete	46	5,684	1	97	47	5,780
Brick-veneer	183	18,351	4	356	187	18,707
Timber	15	824	—	—	15	824
Fibre cement	11	716	—	—	11	716
Other materials	2	40	—	—	2	40
Other residential buildings	140	9,930	14	997	154	10,927
<b>Total residential buildings</b>	<b>397</b>	<b>35,539</b>	<b>19</b>	<b>1,450</b>	<b>416</b>	<b>36,989</b>
<b>ILLAWARRA STATISTICAL DIVISION</b>						
Houses	135	13,979	7	615	142	14,594
Brick, stone, or concrete	5	420	—	—	5	420
Brick-veneer	107	11,128	7	615	114	11,743
Timber	12	1,249	—	—	12	1,249
Fibre cement	6	403	—	—	6	403
Other materials	5	778	—	—	5	778
Other residential buildings	41	3,023	62	2,847	103	5,870
<b>Total residential buildings</b>	<b>176</b>	<b>17,002</b>	<b>69</b>	<b>3,462</b>	<b>245</b>	<b>20,464</b>
<b>BALANCE OF NEW SOUTH WALES</b>						
Houses	785	71,654	2	236	787	71,890
Brick, stone, or concrete	135	14,022	1	86	136	14,108
Brick-veneer	506	48,865	1	150	507	49,015
Timber	84	5,053	—	—	84	5,053
Fibre cement	47	2,897	—	—	47	2,897
Other materials	13	818	—	—	13	818
Other residential buildings	243	17,458	9	618	252	18,076
<b>Total residential buildings</b>	<b>1,028</b>	<b>89,111</b>	<b>11</b>	<b>854</b>	<b>1,039</b>	<b>89,965</b>
<b>NEW SOUTH WALES</b>						
Houses	2,143	217,299	25	2,560	2,168	219,860
Brick, stone, or concrete	325	41,411	4	583	329	41,993
Brick-veneer	1,561	157,582	21	1,978	1,582	159,560
Timber	153	10,667	—	—	153	10,667
Fibre cement	72	4,642	—	—	72	4,642
Other materials	32	2,997	—	—	32	2,997
Other residential buildings	1,227	95,379	140	8,522	1,367	103,901
<b>Total residential buildings</b>	<b>3,370</b>	<b>312,679</b>	<b>165</b>	<b>11,082</b>	<b>3,535</b>	<b>323,761</b>

(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  
FEBRUARY 1994**

Statistical division	Other residential building									Total residential building
	Houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
<b>NUMBER OF DWELLING UNITS</b>										
Sydney	977	305	224	529	131	124	74	329	858	1,835
Hunter	262	97	19	116	28	10	—	38	154	416
Illawarra	142	29	4	33	70	—	—	70	103	245
Richmond-Tweed	166	34	—	34	19	8	—	27	61	227
Mid North Coast	192	42	—	42	12	—	17	29	71	263
Northern	78	17	—	17	—	—	—	—	17	95
North Western	49	4	—	4	2	—	—	2	6	55
Central West	69	28	—	28	4	—	—	4	32	101
South Eastern	120	29	—	29	12	—	—	12	41	161
Murrumbidgee	56	4	—	4	16	—	—	16	20	76
Murray	56	4	—	4	—	—	—	—	4	60
Far West	1	—	—	—	—	—	—	—	—	1
<b>New South Wales</b>	<b>2,168</b>	<b>593</b>	<b>247</b>	<b>840</b>	<b>294</b>	<b>142</b>	<b>91</b>	<b>527</b>	<b>1,367</b>	<b>3,535</b>
<b>VALUE (\$'000)</b>										
Sydney	107,314	24,731	18,409	43,139	10,305	7,396	8,188	25,889	69,028	176,342
Hunter	26,062	6,837	1,810	8,647	1,680	600	—	2,280	10,927	36,989
Illawarra	14,594	2,143	280	2,423	3,447	—	—	3,447	5,870	20,464
Richmond-Tweed	14,435	2,146	—	2,146	1,613	500	—	2,113	4,258	18,693
Mid North Coast	16,691	2,876	—	2,876	749	—	3,200	3,949	6,825	23,516
Northern	7,141	798	—	798	—	—	—	—	798	7,939
North Western	4,627	360	—	360	96	—	—	96	456	5,083
Central West	6,558	1,000	—	1,000	220	—	—	220	1,220	7,778
South Eastern	12,000	2,046	—	2,046	930	—	—	930	2,976	14,976
Murrumbidgee	5,549	240	—	240	1,032	—	—	1,032	1,272	6,821
Murray	4,839	270	—	270	—	—	—	—	270	5,109
Far West	50	—	—	—	—	—	—	—	—	50
<b>New South Wales</b>	<b>219,860</b>	<b>43,447</b>	<b>20,499</b>	<b>63,946</b>	<b>20,072</b>	<b>8,496</b>	<b>11,388</b>	<b>39,956</b>	<b>103,901</b>	<b>323,761</b>

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

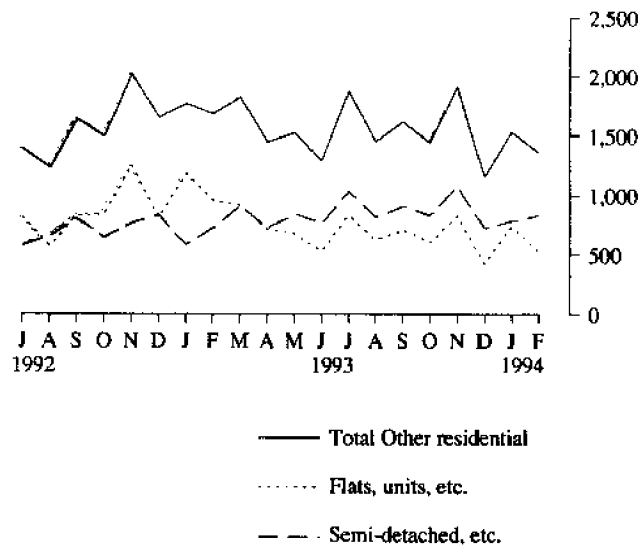


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, FEBRUARY 1994

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>SYDNEY STATISTICAL DIVISION</b>										
Botany (M)	—	—	—	—	—	—	288	2,152	2,152	2,440
Leichhardt (M)	4	—	310	8	—	680	1,772	630	4,995	7,757
Marrickville (M)	—	—	—	70	—	4,760	195	760	825	5,780
South Sydney (C)	—	—	—	—	—	—	474	2,945	3,094	3,568
Sydney (C) — Inner & Remainder	—	—	—	—	—	—	15,000	5,272	5,457	20,457
Inner Sydney (SSD)	4	—	310	78	—	5,440	17,729	11,759	16,523	40,002
Randwick (C)	10	—	1,801	57	2	7,638	2,492	220	2,477	14,408
Waverley (M)	2	—	485	—	—	—	1,537	135	185	2,207
Woollahra (M)	3	—	1,050	—	—	—	1,551	1,800	1,800	4,401
Eastern Suburbs (SSD)	15	—	3,336	57	2	7,638	5,580	2,155	4,462	21,016
Hurstville (C)	8	—	722	8	—	596	1,128	650	650	3,096
Kogarah (M)	6	—	789	10	2	1,080	1,396	—	637	3,902
Rockdale (M)	4	—	815	9	—	710	1,079	250	250	2,854
Sutherland (S)	49	—	6,375	46	10	5,289	2,487	13,707	14,533	28,684
St George — Sutherland (SSD)	67	—	8,702	73	12	7,674	6,091	14,607	16,069	38,536
Bankstown (C)	45	2	3,646	53	—	2,790	1,799	1,608	4,117	12,353
Canterbury (M)	10	—	1,254	4	—	354	1,068	920	1,000	3,676
Canterbury — Bankstown (SSD)	55	2	4,900	57	—	3,144	2,866	2,528	5,117	16,028
Fairfield (C)	32	—	2,968	27	—	1,580	904	3,360	3,360	8,812
Liverpool (C)	111	4	11,238	56	—	4,395	445	3,310	6,430	22,508
Fairfield — Liverpool (SSD)	143	4	14,207	83	—	5,975	1,349	6,670	9,790	31,321
Camden (M)	33	—	3,064	2	—	175	162	—	2,450	5,852
Campbelltown (C)	29	—	2,812	6	—	385	592	330	1,619	5,408
Wollondilly (S)	16	—	1,441	4	—	267	275	805	805	2,788
Outer South Western Sydney (SSD)	78	—	7,317	12	—	827	1,030	1,135	4,875	14,048
Ashfield (M)	—	—	—	—	—	—	205	—	—	205
Burwood (M)	2	—	300	—	—	—	211	80	80	591
Concord (M)	2	—	290	—	—	—	576	210	292	1,158
Drummoyne (M)	4	—	873	—	—	—	613	2,530	2,530	4,016
Strathfield (M)	—	—	—	14	—	980	295	—	13,219	14,494
Inner Western Sydney (SSD)	8	—	1,463	14	—	980	1,901	2,820	16,121	20,464

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>SYDNEY STATISTICAL DIVISION—continued</b>										
Auburn (M)	4	—	287	6	—	300	176	2,770	3,003	3,766
Holroyd (C)	7	—	773	28	—	1,478	649	3,928	3,928	6,827
Parramatta (C)	14	—	1,557	75	—	4,550	1,105	2,846	7,655	14,867
Central Western Sydney (SSD)	25	—	2,617	109	—	6,328	1,929	9,544	14,586	25,460
Blue Mountains (C)	46	—	4,824	2	—	140	1,135	—	54	6,152
Hawkesbury (C)	14	—	2,001	—	—	—	459	116	797	3,257
Penrith (C)	51	1	5,876	61	—	3,676	1,474	1,995	2,680	13,705
Outer Western Sydney (SSD)	111	1	12,701	63	—	3,816	3,067	2,111	3,531	23,115
Baulkham Hills (S)	50	—	7,621	59	10	6,641	1,723	385	385	16,371
Blacktown (C)	121	2	9,281	16	31	2,614	1,016	835	835	13,746
Blacktown—Baulkham Hills (SSD)	171	2	16,902	75	41	9,255	2,739	1,220	1,220	30,117
Hunter's Hill (M)	1	—	60	2	—	214	127	—	—	400
Lane Cove (M)	7	—	1,102	—	—	—	1,138	275	275	2,515
Mosman (M)	2	—	330	—	—	—	1,236	—	—	1,566
North Sydney (M)	6	—	820	—	—	—	995	3,428	3,768	5,583
Ryde (C)	15	—	2,103	7	—	720	1,773	7,985	7,985	12,580
Willoughby (C)	7	—	904	39	—	4,780	2,761	1,305	1,355	9,800
Lower Northern Sydney (SSD)	38	—	5,319	48	—	5,714	8,029	12,993	13,383	32,444
Hornsby (S)	30	—	3,496	33	—	3,697	1,806	820	820	9,819
Ku-ring-gai (M)	37	—	5,539	20	—	2,650	3,434	393	393	12,016
Hornsby—Ku-ring-gai (SSD)	67	—	9,035	53	—	6,347	5,239	1,213	1,213	21,834
Manly (M)	1	2	880	—	—	—	2,247	—	507	3,634
Pittwater (M)	14	—	1,865	2	—	200	1,645	300	300	4,010
Warringah (S)	23	—	3,225	12	—	1,106	1,825	741	741	6,897
Northern Beaches (SSD)	38	2	5,970	14	—	1,306	5,717	1,041	1,548	14,542
Gosford (C)	87	—	9,659	35	—	2,424	1,722	1,214	1,739	15,544
Wyong (S)	59	—	4,877	32	—	2,160	704	4,619	4,619	12,360
Gosford—Wyong (SSD)	146	—	14,536	67	—	4,584	2,426	5,833	6,358	27,903
<b>Sydney (SD)</b>	<b>966</b>	<b>11</b>	<b>187,314</b>	<b>803</b>	<b>55</b>	<b>69,028</b>	<b>65,693</b>	<b>75,628</b>	<b>114,795</b>	<b>356,830</b>

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>HUNTER STATISTICAL DIVISION</b>										
Cessnock (C)	20	1	1,519	—	—	—	381	1,846	1,846	3,747
Lake Macquarie (C)	81	—	7,553	51	—	3,953	1,227	2,015	2,015	14,747
Maitland (C)	27	—	3,344	4	8	718	230	179	21,764	26,056
Newcastle (C) — Inner & Remainder	30	—	2,810	49	6	3,823	1,300	7,040	7,506	15,439
Port Stephens (S)	45	—	4,338	18	—	1,224	637	738	1,595	7,794
Newcastle (SSD)	203	1	19,564	122	14	9,718	3,775	11,818	34,726	67,783
Dungog (S)	1	—	110	—	—	—	36	—	64	210
Gloucester (S)	1	—	130	—	—	—	38	—	—	168
Great Lakes (S)	31	—	3,535	12	—	844	182	410	410	4,971
Merrima (S)	2	—	100	—	—	—	29	—	—	128
Murrurundi (S)	1	—	95	—	—	—	15	—	—	110
Muswellbrook (S)	5	1	627	—	—	—	36	—	—	662
Scone (S)	4	—	461	2	—	125	96	60	60	742
Singleton (S)	9	3	1,440	4	—	240	181	3,930	3,930	5,791
Hunter SD Balance (SSD)	54	4	6,498	18	—	1,209	612	4,400	4,464	12,783
<b>Hunter (SD)</b>	<b>257</b>	<b>5</b>	<b>26,062</b>	<b>140</b>	<b>14</b>	<b>10,927</b>	<b>4,387</b>	<b>16,218</b>	<b>39,190</b>	<b>80,566</b>
<b>ILLAWARRA STATISTICAL DIVISION</b>										
Kiama (M)	14	—	1,744	2	—	180	325	—	—	2,249
Shellharbour (M)	8	—	770	5	—	273	261	750	3,878	5,182
Wollongong (C)	39	7	5,164	14	37	2,560	1,450	217	1,427	10,601
Wollongong (SSD)	61	7	7,678	21	37	3,013	2,036	967	5,305	18,031
Shoalhaven (C)	57	—	5,183	20	25	2,857	785	270	270	9,094
Wingecarribee (S)	17	—	1,334	—	—	—	751	—	—	2,485
Illawarra SD Balance (SSD)	74	—	6,916	20	25	2,857	1,535	270	270	11,579
<b>Illawarra (SD)</b>	<b>135</b>	<b>7</b>	<b>14,594</b>	<b>41</b>	<b>62</b>	<b>5,870</b>	<b>3,571</b>	<b>1,237</b>	<b>5,575</b>	<b>29,610</b>
<b>RICHMOND TWEED STATISTICAL DIVISION</b>										
Tweed (S) Pt A	55	—	4,545	24	—	1,455	137	17,961	17,961	24,098
Tweed Heads (SSD)	55	—	4,545	24	—	1,455	137	17,961	17,961	24,098
Ballina (S)	24	—	2,615	12	—	1,018	30	—	—	3,662
Byron (S)	17	—	1,468	2	—	185	130	900	1,119	2,902
Casino (M)	3	—	249	—	—	—	—	400	400	649
Kyogle (S)	1	—	75	—	—	—	41	150	369	485
Lismore (C)	28	—	2,704	7	—	490	396	104	323	3,913
Richmond River (S)	11	—	940	4	—	375	128	120	120	1,563
Tweed (S) Pt B	27	—	1,839	12	—	736	135	70	450	3,160
Richmond — Tweed SD Balance (SSD)	111	—	9,890	37	—	2,803	860	1,744	2,781	16,334
<b>Richmond — Tweed (SD)</b>	<b>166</b>	<b>—</b>	<b>14,435</b>	<b>61</b>	<b>—</b>	<b>4,258</b>	<b>997</b>	<b>19,705</b>	<b>20,742</b>	<b>40,482</b>

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>MID NORTH COAST STATISTICAL DIVISION</b>										
Bellingen (S)	7	—	458	—	—	—	85	—	—	543
Coffs Harbour (C)	51	—	4,882	—	—	—	185	565	565	5,633
Copmanhurst (S)	3	—	335	—	—	—	40	55	55	430
Grafton (C)	7	—	745	8	—	530	172	320	320	1,767
Maclean (S)	12	—	1,210	15	—	988	79	—	—	2,277
Nambucca (S)	8	—	714	2	—	120	138	100	100	1,072
Nymboida (S)	3	—	200	—	—	—	17	100	100	317
Ulmarra (S)	5	—	309	—	—	—	109	—	—	418
Clarence (SSD)	96	—	8,853	25	—	1,638	825	1,140	1,140	12,456
Greater Taree (C)	13	—	961	5	—	269	500	215	215	1,946
Hastings (M)	75	—	6,352	41	—	4,918	411	546	721	12,400
Kempsey (S)	8	—	524	—	—	—	30	240	589	1,143
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	96	—	7,838	46	—	5,187	940	1,001	1,525	15,489
<b>Mid-North Coast (SD)</b>	<b>192</b>	<b>—</b>	<b>16,691</b>	<b>71</b>	<b>—</b>	<b>6,825</b>	<b>1,765</b>	<b>2,141</b>	<b>2,665</b>	<b>27,945</b>
<b>NORTHERN STATISTICAL DIVISION</b>										
Barraba (S)	1	—	86	—	—	—	30	—	—	116
Bingara (S)	4	—	277	2	—	86	12	—	—	375
Gunnedah (S)	6	—	679	—	—	—	39	—	—	718
Inverell (S) Pt A	8	—	462	—	—	—	—	—	—	462
Manilla (S)	5	—	441	—	—	—	—	—	—	441
Nundle (S)	—	—	—	—	—	—	—	—	—	—
Parry (S)	7	—	631	—	—	—	292	—	—	923
Quirindi (S)	2	—	101	—	—	—	20	—	—	121
Tamworth (C)	11	—	1,167	2	—	158	268	1,188	1,188	2,781
Yallaroi (S)	1	—	69	—	—	—	—	—	—	69
Northern Slopes (SSD)	45	—	3,914	4	—	244	660	1,188	1,188	6,006
Armidale (C)	7	—	785	—	—	—	261	95	95	1,141
Dumaresq (S)	1	—	168	—	—	—	—	—	—	168
Glen Innes (M)	2	—	170	—	—	—	18	—	—	188
Guyra (S)	1	—	86	8	—	350	—	—	—	436
Inverell (S) Pt B	2	—	178	—	—	—	105	—	—	283
Severn (S)	—	—	—	—	—	—	—	—	—	—
Tenterfield (S)	7	—	622	—	—	—	25	—	—	647
Uralla (S)	1	—	72	—	—	—	29	—	—	101
Walcha (S)	—	—	—	—	—	—	28	—	—	28
Northern Tablelands (SSD)	21	—	2,081	8	—	350	466	95	95	2,992
Moree Plains (S)	3	—	265	5	—	204	64	310	310	842
Narrabri (S)	8	1	881	—	—	—	55	240	240	1,176
North Central Plain (SSD)	11	1	1,146	5	—	204	119	550	550	2,018
<b>Northern (SD)</b>	<b>77</b>	<b>1</b>	<b>7,141</b>	<b>17</b>	<b>—</b>	<b>798</b>	<b>1,245</b>	<b>1,833</b>	<b>1,833</b>	<b>11,017</b>

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>NORTH WESTERN STATISTICAL DIVISION</b>										
Coolah (S)	2	—	240	—	—	—	—	—	—	240
Coonabarabran (S)	1	—	50	2	—	96	10	—	—	156
Dubbo (C)	26	—	2,719	4	—	360	258	60	440	3,776
Gilgandra (S)	5	—	405	—	—	—	—	—	—	405
Mudgee (S)	3	—	349	—	—	—	20	—	—	369
Narromine (S)	2	—	155	—	—	—	—	100	100	255
Wellington (S)	3	—	260	—	—	—	—	—	—	260
Central Macquarie (SSD)	42	—	4,178	6	—	456	287	160	540	5,461
Bogan (S)	—	—	—	—	—	—	—	55	55	55
Coonamble (S)	—	—	—	—	—	—	53	—	—	53
Walgett (S)	6	—	360	—	—	—	20	550	550	930
Warren (S)	1	—	90	—	—	—	—	—	—	90
Macquarie—Barwon (SSD)	7	—	450	—	—	—	73	605	605	1,128
Bourke (S)	—	—	—	—	—	—	56	500	500	556
Brewarrina (S)	—	—	—	—	—	—	—	—	—	—
Cobar (S)	—	—	—	—	—	—	38	—	—	38
Upper Darling (SSD)	—	—	—	—	—	—	93	500	500	593
North Western (SD)	49	—	4,627	6	—	456	454	1,265	1,645	7,182
<b>CENTRAL WEST STATISTICAL DIVISION</b>										
Bathurst (C)	10	1	1,026	4	—	220	117	—	1,220	2,583
Blayney (S) Pt A	5	—	355	—	—	—	62	285	285	702
Cabonne (S) Pt A	—	—	—	—	—	—	—	—	—	—
Evans (S) Pt A	1	—	65	—	—	—	—	—	—	65
Orange (C)	11	—	1,111	28	—	1,000	285	1,742	1,742	4,137
Bathurst—Orange (SSD)	27	1	2,557	32	—	1,220	464	2,027	3,247	7,488
Blayney (S) Pt B	2	—	165	—	—	—	—	—	—	165
Cabonne (S) Pt B	—	—	—	—	—	—	—	—	—	—
Evans (S) Pt B	4	—	233	—	—	—	53	50	50	336
Greater Lithgow (C)	7	—	792	—	—	—	168	100	2,999	3,960
Oberon (S)	6	—	475	—	—	—	—	—	—	475
Rylstone (S)	—	—	—	—	—	—	—	—	—	—
Central Tablelands (excl. Bathurst—Orange) (SSD)	19	—	1,665	—	—	—	221	150	3,049	4,936
Bland (S)	1	—	60	—	—	—	—	—	—	60
Cabonne (S) Pt C	4	—	295	—	—	—	30	—	—	325
Cowra (S)	7	—	727	—	—	—	164	150	150	1,041
Forbes (S)	3	—	386	—	—	—	55	60	60	501
Lachlan (S)	1	—	130	—	—	—	37	75	75	242
Parkes (S)	5	—	658	—	—	—	34	93	93	785
Weddin (S)	1	—	80	—	—	—	—	130	130	210
Lachlan (SSD)	22	—	2,336	—	—	—	320	508	508	3,164
Central West (SD)	68	1	6,558	32	—	1,220	1,905	2,685	6,804	15,587



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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>SOUTH EASTERN STATISTICAL DIVISION</b>										
Queanbeyan (C)	13	—	1,760	12	—	860	84	249	249	2,953
Queanbeyan (SSD)	13	—	1,760	12	—	860	84	249	249	2,953
Boorowa (S)	1	—	27	—	—	—	25	—	—	51
Crookwell (S)	1	—	150	—	—	—	—	—	—	150
Goulburn (C)	4	—	427	—	—	—	166	168	168	762
Gunning (S)	3	—	193	—	—	—	10	—	—	203
Harden (S)	3	—	289	—	—	—	19	200	200	508
Mulwaree (S)	8	—	690	—	—	—	124	—	—	814
Tallaganda (S)	6	—	542	—	—	—	11	372	372	925
Yarrowlumla (S)	7	—	882	—	—	—	199	—	—	1,081
Yass (S)	13	—	1,267	15	—	1,113	76	200	200	2,657
Young (S)	4	—	389	5	—	290	48	—	—	727
Southern Tablelands (excl. Queanbeyan) (SSD)	50	—	4,856	20	—	1,403	678	940	940	7,877
Bega Valley (S)	27	—	2,836	5	—	480	375	916	916	4,607
Eurobodalla (S)	21	—	1,935	2	—	113	256	—	—	2,304
Lower South Coast (SSD)	48	—	4,771	7	—	593	631	916	916	6,911
Bombala (S)	1	—	29	—	—	—	15	—	—	44
Cooma-Monaro (S)	3	—	223	—	—	—	130	—	—	353
Snowy River (S)	5	—	361	2	—	120	53	—	—	534
Snowy (SSD)	9	—	613	2	—	120	198	—	—	931
<b>South Eastern (SD)</b>	<b>120</b>	<b>—</b>	<b>12,000</b>	<b>41</b>	<b>—</b>	<b>2,976</b>	<b>1,591</b>	<b>2,104</b>	<b>2,104</b>	<b>18,671</b>
<b>MURRUMBIDGEE STATISTICAL DIVISION</b>										
Coolamon (S)	1	—	33	—	—	—	26	—	—	59
Cootamundra (S)	5	—	417	—	7	418	186	450	450	1,471
Gundagai (S)	—	—	—	—	—	—	—	—	—	—
Junee (S)	7	—	423	3	—	134	40	—	—	597
Lockhart (S)	2	—	113	—	—	—	—	—	—	113
Narrandera (S)	1	—	92	—	—	—	90	—	—	182
Temora (S)	—	—	—	—	—	—	50	74	74	124
Tumut (S)	5	—	409	—	—	—	—	—	—	409
Wagga Wagga (C)	22	—	2,179	2	—	145	603	170	170	3,097
Central Murrumbidgee (SSD)	43	—	3,666	5	7	697	995	694	694	6,052
Carrathool (S)	—	—	—	—	—	—	—	—	—	—
Griffith (C)	6	—	1,028	4	2	480	264	580	580	2,352
Hay (S)	1	—	65	—	—	—	24	—	—	89
Leeton (S)	5	—	715	2	—	95	60	110	960	1,829
Murrumbidgee (S)	1	—	75	—	—	—	13	—	—	88
Lower Murrumbidgee (SSD)	13	—	1,883	6	2	575	361	690	1,540	4,358
<b>Murrumbidgee (SD)</b>	<b>56</b>	<b>—</b>	<b>5,549</b>	<b>11</b>	<b>9</b>	<b>1,272</b>	<b>1,355</b>	<b>1,384</b>	<b>2,234</b>	<b>10,410</b>

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>MURRAY STATISTICAL DIVISION</b>										
Albury (C)	34	—	3,050	2	—	105	355	487	487	3,997
Hume (S)	2	—	307	—	—	—	127	147	147	582
Albury (SSD)	36	—	3,357	2	—	105	482	635	635	4,579
Corowa (S)	8	—	627	2	—	165	25	850	850	1,667
Culcairn (S)	—	—	—	—	—	—	30	—	—	30
Holbrook (S)	—	—	—	—	—	—	—	—	—	—
Tumbarumba (S)	—	—	—	—	—	—	18	—	—	18
Urana (S)	2	—	92	—	—	—	—	—	—	92
Upper Murray (excl. Albury) (SSD)	10	—	719	2	—	165	73	850	850	1,807
Berrigan (S)	3	—	304	—	—	—	30	100	100	434
Conargo (S)	—	—	—	—	—	—	—	—	—	—
Deniliquin (M)	—	—	—	—	—	—	119	—	—	119
Jerilderie (S)	—	—	—	—	—	—	—	—	—	—
Murray (S)	1	—	100	—	—	—	75	110	110	285
Wakool (S)	—	—	—	—	—	—	25	—	—	25
Windouran (S)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	4	—	404	—	—	—	249	210	210	863
Balranald (S)	1	—	40	—	—	—	56	—	—	96
Wentworth (S)	5	—	319	—	—	—	40	100	100	459
Murray—Darling (SSD)	6	—	359	—	—	—	96	100	100	555
<b>Murray (SD)</b>	<b>56</b>	<b>—</b>	<b>4,839</b>	<b>4</b>	<b>—</b>	<b>270</b>	<b>908</b>	<b>1,795</b>	<b>1,795</b>	<b>7,804</b>
<b>FAR WEST STATISTICAL DIVISION</b>										
Broken Hill (C)	—	—	—	—	—	—	102	80	80	182
Central Darling (S)	1	—	50	—	—	—	—	—	210	260
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
<b>Far West (SD)</b>	<b>1</b>	<b>—</b>	<b>50</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>102</b>	<b>80</b>	<b>290</b>	<b>442</b>
<b>NEW SOUTH WALES</b>										
<b>New South Wales</b>	<b>2,143</b>	<b>25</b>	<b>219,860</b>	<b>1,227</b>	<b>140</b>	<b>103,901</b>	<b>83,065</b>	<b>126,875</b>	<b>199,671</b>	<b>606,497</b>

## 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 September 1993 to February 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 (March 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 March 1994, the trend estimate for that month would be 2,501, a movement of 1.7 per cent. The monthly movements in the trend estimates for December 1993, January and February 1994, which are currently estimated to be 0.4 per cent, 0.5 per cent and 0.7 per cent respectively, would be revised to 1.1 per cent, 1.6 per cent and 1.8 per cent. On the other hand, a 7 per cent seasonally adjusted decline in the number of private houses approved in March 1994 would produce a trend estimate for March of 2,364, a movement of -0.2 per cent, with the movements in the trend estimates for December 1993, January and February 1994 being revised to 0.3 per cent, 0.1 per cent and 0.0 per cent, respectively.

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

	Trend estimate		Revised trend estimate if March 1994 seasonally adjusted estimate—			
			is up 7% on February 1994		is down 7% on February 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1993—						
October	2,353	-0.1	2,344	-0.2	2,355	0.0
November	2,357	0.2	2,353	0.4	2,359	0.1
December	2,368	0.4	2,379	1.1	2,365	0.3
1994—						
January	2,380	0.5	2,416	1.6	2,368	0.1
February	2,396	0.7	2,460	1.8	2,369	0.0
March	n.y.a.	n.y.a.	2,501	1.7	2,364	-0.2

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

	Trend estimate		Revised trend estimate if March 1994 seasonally adjusted estimate—			
			is up 6% on February 1994		is down 6% on February 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1993—						
October	2,378	0.1	2,370	0.0	2,381	0.2
November	2,395	0.7	2,391	0.9	2,396	0.7
December	2,419	1.0	2,429	1.6	2,415	0.8
1994—						
January	2,445	1.1	2,475	1.9	2,429	0.6
February	2,473	1.1	2,524	2.0	2,436	0.3
March	n.y.a.	n.y.a.	2,568	1.8	2,436	0.0

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

	Trend estimate		Revised trend estimate if March 1994 seasonally adjusted estimate—			
			is up 8% on February 1994		is down 8% on February 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1993—						
October	3,904	0.0	3,893	-0.1	3,914	0.1
November	3,914	0.3	3,910	0.4	3,920	0.2
December	3,939	0.6	3,952	1.1	3,924	0.1
1994—						
January	3,967	0.7	4,017	1.7	3,926	0.1
February	4,033	1.7	4,095	1.9	3,922	-0.1
March	n.y.a.	n.y.a.	4,151	1.4	3,890	-0.8

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

	Trend estimate		Revised trend estimate if March 1994 seasonally adjusted estimate—			
			is up 8% on February 1994		is down 8% on February 1994	
	\$m	% change on previous month	\$m	% change on previous month	\$m	% change on previous month
1993—						
October	362.4	0.4	361.3	0.3	363.4	0.5
November	363.1	0.2	362.6	0.4	363.6	0.1
December	364.6	0.4	366.0	0.9	363.3	-0.1
1994—						
January	366.5	0.5	371.8	1.6	362.9	-0.1
February	371.4	1.3	378.9	1.9	362.1	-0.2
March	n.y.a.	n.y.a.	383.7	1.3	358.4	-1.0

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

	Trend estimate		Revised trend estimate if March 1994 seasonally adjusted estimate—			
			is up 8% on February 1994		is down 8% on February 1994	
	\$m	% change on previous month	\$m	% change on previous month	\$m	% change on previous month
1993—						
October	84.6	-0.9	83.9	-1.3	84.5	-1.0
November	83.6	-1.2	83.3	-0.8	83.6	-1.1
December	83.2	-0.5	84.1	1.0	83.4	-0.2
1994—						
January	83.7	0.7	86.8	3.1	84.4	1.2
February	84.6	1.0	90.8	4.6	86.3	2.3
March	n.y.a.	n.y.a.	94.6	4.2	87.8	1.8



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