

CATALOGUE NO. 8731.1

EMBARGOED UNTIL 11.30 A.M. 30 JUNE 1994

BUILDING APPROVALS, NEW SOUTH WALES, MAY 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

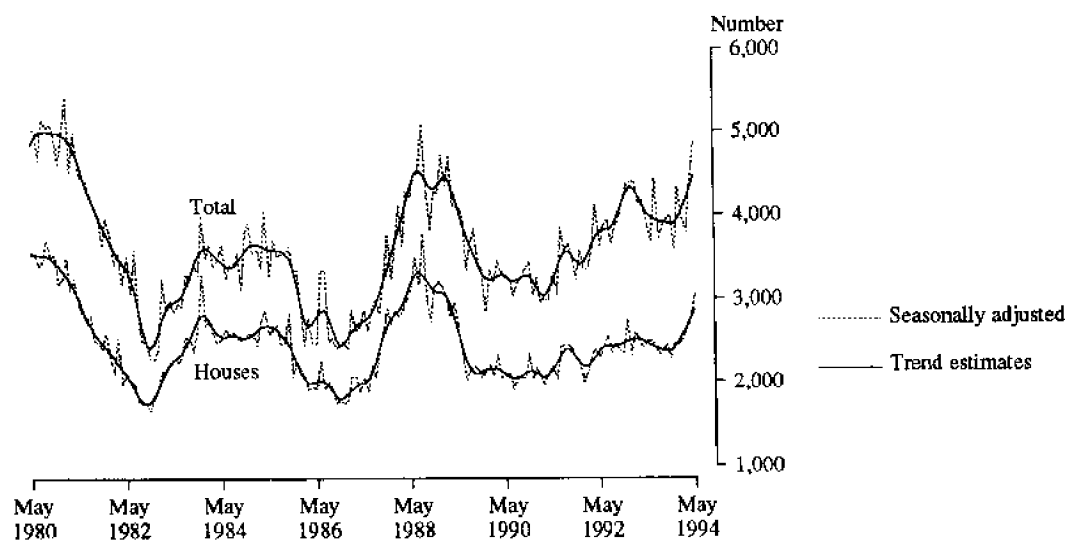
	May 1993	April 1994	May 1994	May 1993 to May 1994 change	April 1994 to May 1994 change
Original series	4,082	3,808	5,433	33%	43%
Seasonally adjusted	3,897	4,354	4,872	25%	12%
Trend estimate	4,023	4,321	4,471	11%	4%

Trend estimates of the total number of dwelling units approved in New South Wales in May 1994 (4,471) showed an increase of 4% from April 1994 (4,321), and an 11% increase from May 1993 (4,023). The seasonally adjusted number of dwelling units approved would have to decrease by 27% (to 3,540) in June 1994 for the trend to flatten out (at 4,198). The historical average monthly movement of this series, regardless of sign, is 8%.

Trend estimates of the total number of new houses approved in May 1994 (2,869) in New South Wales showed an increase of 4% from April 1994 (2,762), and a 17% increase on that for May 1993 (2,461). There would need to be an decrease of 23% in the seasonally adjusted number of new houses approved in June 1994 (to 2,350) for the trend to flatten out at 2,713 (the historical average monthly movement of this series, regardless of sign, is 6%).

In original terms the total number of dwelling units approved in new residential buildings in May 1994 (5,433) is the highest figure since October 1980 (5,468).

TOTAL DWELLING UNITS APPROVED, NSW



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- for further information about statistics in this publication and the availability of unpublished statistics, contact Ross Bailey on Sydney (02) 268 4176.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

NOTES

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

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

Explanatory notes are provided at the back of this publication.

GREG BRAY

Deputy Commonwealth Statistician

Unpublished data

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

- photocopy
- microfiche
- computer printout or floppy disk
- clerically extracted tabulation

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

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

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

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
SYDNEY STATISTICAL DIVISION									
1990-91	10,179	242	10,421	6,428	1,411	7,839	16,607	1,653	18,260
1991-92	11,416	636	12,052	6,832	2,320	9,152	18,248	2,956	21,204
1992-93	12,915	462	13,377	10,752	1,742	12,494	23,667	2,204	25,871
July-May—									
1992-93	11,796	415	12,211	10,113	1,618	11,731	21,909	2,033	23,942
1993-94	12,440	194	12,634	10,679	959	11,638	23,119	1,153	24,272
1993—									
March	1,104	93	1,197	954	303	1,257	2,058	396	2,454
April	944	61	1,005	721	87	808	1,665	148	1,813
May	1,198	22	1,220	822	58	880	2,020	80	2,100
June	1,119	47	1,166	639	124	763	1,758	171	1,929
July	1,176	6	1,182	1,073	147	1,220	2,249	153	2,402
August	949	2	951	834	83	917	1,783	85	1,868
September	1,279	28	1,307	1,167	41	1,208	2,446	69	2,515
October	1,055	12	1,067	896	51	947	1,951	63	2,014
November	1,249	6	1,255	1,259	157	1,416	2,508	163	2,671
December	861	12	873	769	16	785	1,630	28	1,658
1994—									
January	946	21	967	1,161	20	1,181	2,107	41	2,148
February	966	11	977	803	55	858	1,769	66	1,835
March	1,318	18	1,336	756	54	810	2,074	72	2,146
April	1,067	55	1,122	655	112	767	1,722	167	1,889
May	1,574	23	1,597	1,306	223	1,529	2,880	246	3,126
NEW SOUTH WALES									
1990-91	24,361	545	24,906	11,020	1,942	12,962	35,381	2,487	37,868
1991-92	26,940	1,057	27,997	12,193	3,146	15,339	39,133	4,203	43,336
1992-93	28,653	869	29,522	16,308	2,667	18,975	44,961	3,536	48,497
July-May									
1992-93	26,172	783	26,955	15,215	2,468	17,683	41,387	3,251	44,638
1993-94	27,178	489	27,667	15,755	1,382	17,137	42,933	1,871	44,804
1993—									
March	2,618	129	2,747	1,458	366	1,824	4,076	495	4,571
April	2,236	145	2,381	1,279	167	1,446	3,515	312	3,827
May	2,490	67	2,557	1,370	155	1,525	3,860	222	4,082
June	2,481	86	2,567	1,093	199	1,292	3,574	285	3,859
July	2,530	41	2,571	1,588	281	1,869	4,118	322	4,440
August	2,378	12	2,390	1,363	90	1,453	3,741	102	3,843
September	2,603	40	2,643	1,570	49	1,619	4,173	89	4,262
October	2,321	38	2,359	1,372	68	1,440	3,693	106	3,799
November	2,608	17	2,625	1,759	157	1,916	4,367	174	4,541
December	2,067	36	2,103	1,114	40	1,154	3,181	76	3,257
1994—									
January	1,995	44	2,039	1,484	47	1,531	3,479	91	3,570
February	2,143	25	2,168	1,227	140	1,367	3,370	165	3,535
March	2,878	97	2,975	1,255	86	1,341	4,133	183	4,316
April	2,423	82	2,505	1,191	112	1,303	3,614	194	3,808
May	3,232	57	3,289	1,832	312	2,144	5,064	369	5,433

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 187 such dwelling units approved in May 1994. This includes 65 dwelling units created as the result of the conversion of a hotel to apartments.

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

Period	New residential building									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-May—														
1992-93	1,269.2	39.5	1,308.7	1,097.0	116.3	1,213.3	2,366.2	155.9	2,522.0	645.1	1,482.0	2,216.9	4,487.8	5,384.0
1993-94	1,362.6	18.7	1,381.3	901.9	64.9	966.8	2,264.5	83.6	2,348.1	713.5	1,221.7	1,886.3	4,193.7	4,947.9
1993—														
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
March	145.7	1.5	147.2	60.1	4.1	64.2	205.9	5.5	211.4	67.3	108.5	124.7	381.7	403.4
April	119.7	6.3	126.0	53.7	6.7	60.3	173.4	13.0	186.4	63.0	155.0	187.8	391.0	437.1
May	162.0	1.7	163.8	110.0	14.9	124.9	272.0	16.7	288.7	72.3	82.8	112.5	424.9	473.5
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-May—														
1992-93	2,608.4	73.3	2,681.7	1,429.9	169.9	1,599.8	4,038.3	243.1	4,281.5	881.4	1,914.5	2,947.2	6,827.1	8,110.1
1993-94	2,758.0	46.6	2,804.6	1,244.6	88.4	1,332.9	4,002.6	135.0	4,137.6	949.7	1,671.3	2,621.7	6,616.9	7,709.0
1993—														
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
March	295.8	8.0	303.8	94.3	6.3	100.6	390.1	14.3	404.4	91.1	131.2	169.3	612.0	664.7
April	254.3	8.5	262.9	89.9	6.7	96.6	344.2	15.2	359.4	83.9	180.8	257.0	608.3	700.3
May	319.7	4.7	324.4	145.4	20.7	166.1	465.1	25.3	490.4	98.1	143.0	183.5	704.0	772.1

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

Period	Number of dwelling units				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
1993—						
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
March	2,599	2,623	3,725	3,806	367.0	87.9
April	2,661	2,740	3,975	4,354	398.0	95.8
May	2,977	3,053	4,512	4,872	427.8	86.0
TREND ESTIMATES						
1993—						
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	2,350	2,372	3,765	3,907	361.1	85.4
October	2,341	2,367	3,803	3,900	361.9	84.4
November	2,338	2,374	3,819	3,888	361.5	83.4
December	2,359	2,408	3,826	3,896	362.4	83.3
1994—						
January	2,412	2,470	3,847	3,955	367.6	84.4
February	2,492	2,555	3,889	4,051	375.4	86.6
March	2,589	2,656	3,956	4,176	384.8	89.3
April	2,694	2,762	4,045	4,321	395.4	91.5
May	2,794	2,869	4,142	4,471	403.8	92.8

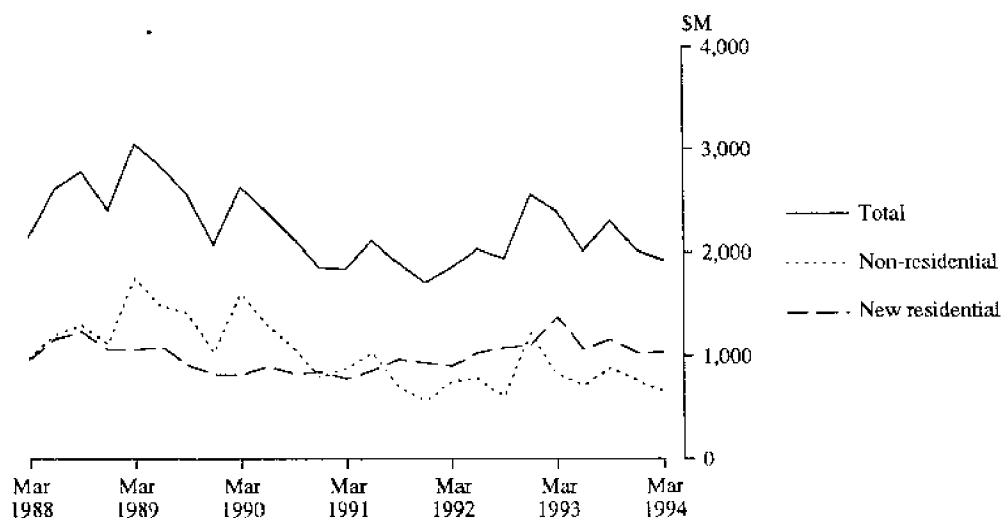
(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average—see paragraphs 20–26 of the Explanatory Notes for a more detailed explanation.

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

(\$ 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— 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
1994— Mar. qtr	677.3	691.4	350.0	1,041.4	225.4	405.2	660.8	1,651.0	1,927.6

(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, NSW
AT AVERAGE 1989-90 PRICES**



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

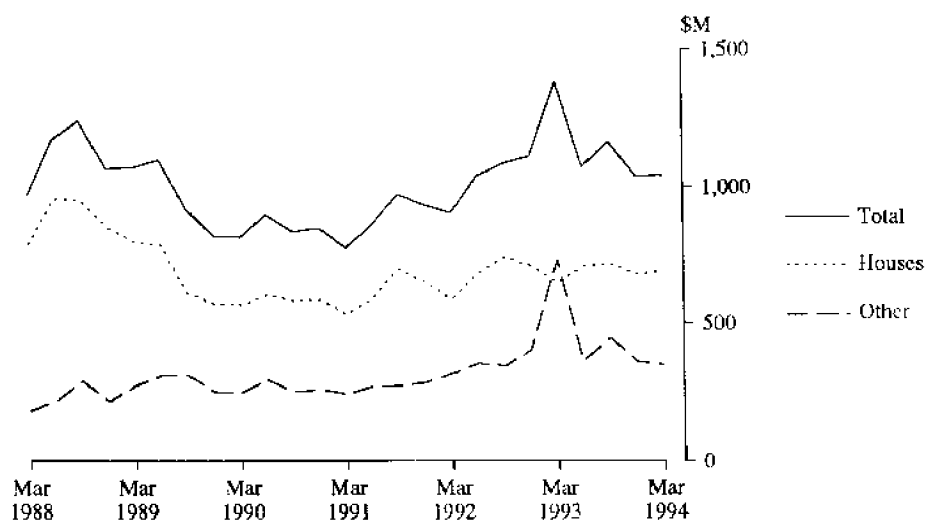


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
(\$ million)

Class of building	1991-92	1992-93	July-May		1994		
			1992-93	1993-94	March	April	May
PRIVATE SECTOR							
New houses	2,654.6	2,852.9	2,608.4	2,758.0	295.8	254.3	319.7
New other residential buildings	890.6	1,516.6	1,429.9	1,244.6	94.3	89.9	145.4
Total new residential building	3,545.2	4,369.5	4,038.3	4,002.6	390.1	344.2	465.1
Alterations and additions to residential buildings	897.1	956.6	874.2	943.0	90.7	83.3	95.9
Hotels, etc.	76.2	122.7	112.9	72.6	2.4	1.7	3.7
Shops	273.6	385.2	334.2	262.8	21.2	31.8	24.6
Factories	262.8	280.9	270.5	236.3	15.5	75.3	26.1
Offices	461.6	534.5	467.2	339.9	20.7	9.8	26.7
Other business premises	189.7	212.4	174.5	210.2	18.4	16.8	13.9
Educational	71.9	120.8	115.1	91.8	30.5	4.0	2.8
Religious	28.0	41.9	36.5	33.4	0.1	1.9	1.3
Health	69.8	73.3	70.7	201.3	7.1	32.9	15.9
Entertainment and recreational	198.0	303.6	284.6	130.3	3.0	2.5	15.9
Miscellaneous	63.9	51.1	48.3	92.7	12.3	3.9	12.0
Total non-residential building	1,695.5	2,126.4	1,914.5	1,671.3	131.2	180.8	143.0
Total	6,137.9	7,452.4	6,827.1	6,616.9	612.0	608.3	704.0
PUBLIC SECTOR							
New houses	86.8	80.9	73.3	46.6	8.0	8.5	4.7
New other residential buildings	258.3	181.7	169.9	88.4	6.3	6.7	20.7
Total new residential building	345.0	262.7	243.1	135.0	14.3	15.2	25.3
Alterations and additions to residential buildings	5.1	8.5	7.1	6.7	0.4	0.7	2.3
Hotels, etc.	0.8	2.2	1.7	2.7	-	1.6	-
Shops	75.4	13.9	13.6	20.4	1.5	1.0	2.6
Factories	12.3	2.2	2.2	21.1	1.8	15.6	0.2
Offices	280.3	142.0	138.1	199.9	9.6	8.2	7.4
Other business premises	42.1	62.1	60.2	102.8	0.4	5.6	0.7
Educational	219.6	304.0	298.4	316.3	21.5	37.9	10.7
Religious	-	-	-	-	-	-	-
Health	67.0	410.3	408.2	185.7	0.3	3.7	7.5
Entertainment and recreational	210.2	62.5	59.4	31.0	1.3	0.8	5.0
Miscellaneous	50.2	52.7	50.9	70.4	1.7	1.8	6.3
Total non-residential building	957.9	1,051.9	1,032.7	950.4	38.0	76.2	40.5
Total	1,308.0	1,323.0	1,283.0	1,092.1	52.7	92.1	68.0
TOTAL							
New houses	2,741.4	2,933.9	2,681.7	2,804.6	303.8	262.9	324.4
New other residential buildings	1,148.8	1,698.3	1,599.8	1,332.9	100.6	96.6	166.1
Total new residential building	3,890.2	4,632.2	4,281.5	4,137.6	404.4	359.4	490.4
Alterations and additions to residential buildings	902.2	965.0	881.4	949.7	91.1	83.9	98.1
Hotels, etc.	77.0	124.8	114.6	75.3	2.4	3.4	3.7
Shops	349.0	399.1	347.8	283.2	22.7	32.8	27.3
Factories	275.1	283.2	272.7	257.4	17.2	90.9	26.3
Offices	741.9	676.5	605.2	539.8	30.3	18.0	34.2
Other business premises	231.8	274.5	234.7	313.0	18.8	22.4	14.7
Educational	291.5	424.7	413.6	408.1	52.0	41.9	13.5
Religious	28.0	41.9	36.5	33.4	0.1	1.9	1.3
Health	136.8	483.6	478.9	387.0	7.4	36.6	23.4
Entertainment and recreational	408.1	366.1	343.9	161.4	4.3	3.4	20.9
Miscellaneous	114.1	103.8	99.2	163.1	14.1	5.8	18.3
Total non-residential building	2,653.7	3,178.2	2,947.2	2,621.7	169.3	257.0	183.5
Total	7,445.8	8,775.4	8,110.1	7,709.0	664.7	700.3	772.1

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1994—												
March	8	0.7	—	—	2	1.7	—	—	—	—	10	2.4
April	3	0.4	5	1.7	—	—	1	1.3	—	—	9	3.4
May	5	0.5	5	1.5	1	0.6	1	1.1	—	—	12	3.7
SHOPS												
1994—												
March	72	5.9	13	3.6	9	5.4	4	7.8	—	—	98	22.7
April	73	5.9	6	1.7	11	7.7	1	4.0	2	13.5	93	32.8
May	73	6.3	22	6.1	9	6.1	3	8.8	—	—	107	27.3
FACTORIES												
1994—												
March	29	3.2	14	4.2	4	2.7	4	7.3	—	—	51	17.2
April	24	2.6	8	2.5	5	3.5	5	7.9	2	74.5	44	90.9
May	34	3.1	16	5.1	5	2.7	9	15.3	—	—	64	26.3
OFFICES												
1994—												
March	58	5.0	16	4.5	6	3.8	7	11.5	1	5.5	88	30.3
April	58	5.2	12	3.0	4	2.8	4	7.0	—	—	78	18.0
May	81	7.1	16	4.7	9	6.0	7	16.4	—	—	113	34.2
OTHER BUSINESS PREMISES												
1994—												
March	22	2.1	9	2.4	3	2.1	5	12.2	—	—	39	18.8
April	31	2.9	11	3.3	3	2.2	4	8.9	1	5.1	50	22.4
May	30	3.1	10	2.9	5	3.5	4	5.2	—	—	49	14.7
EDUCATIONAL												
1994—												
March	15	1.4	15	4.7	8	5.7	9	16.1	1	24.0	48	52.0
April	10	1.4	8	2.4	3	2.4	7	15.9	2	19.8	30	41.9
May	7	0.9	6	2.3	2	1.4	3	8.9	—	—	18	13.5
RELIGIOUS												
1994—												
March	1	0.1	—	—	—	—	—	—	—	—	1	0.1
April	1	0.1	1	0.3	—	—	1	1.5	—	—	3	1.9
May	5	0.5	1	0.3	1	0.5	—	—	—	—	7	1.3
HEALTH												
1994—												
March	7	0.7	5	1.4	5	3.3	1	2.0	—	—	18	7.4
April	12	1.2	9	3.1	2	1.4	3	3.9	1	27.0	27	36.6
May	4	0.4	9	2.9	—	—	4	10.1	2	10.0	19	23.4

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)
ENTERTAINMENT AND RECREATIONAL												
1994—												
March	9	0.9	6	1.5	1	0.8	1	1.2	—	—	17	4.3
April	8	0.8	2	0.4	1	0.7	1	1.5	—	—	12	3.4
May	14	1.5	6	1.9	3	2.2	3	7.0	1	8.4	27	20.9
MISCELLANEOUS												
1994—												
March	18	1.7	3	1.2	3	2.4	5	8.8	—	—	29	14.1
April	10	1.1	3	1.1	2	1.1	2	2.6	—	—	17	5.8
May	23	2.3	7	1.8	2	1.4	6	12.9	—	—	38	18.3
TOTAL NON-RESIDENTIAL BUILDING												
1994—												
March	239	21.6	81	23.5	41	27.8	36	66.9	2	29.5	399	169.3
April	230	21.6	65	19.3	31	21.7	29	54.5	8	139.9	363	257.0
May	276	25.7	98	29.6	37	24.2	40	85.7	3	18.4	454	183.5

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

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
SYDNEY STATISTICAL DIVISION						
Houses	1,574	162,017	23	1,748	1,597	163,765
Brick, stone, or concrete	130	16,887	1	77	131	16,964
Brick-veneer	1,376	139,262	22	1,671	1,398	140,933
Timber	40	2,832	—	—	40	2,832
Fibre cement	13	768	—	—	13	768
Other materials	15	2,269	—	—	15	2,269
Other residential buildings	1,306	109,988	223	14,939	1,529	124,927
Total residential buildings	2,880	272,004	246	16,687	3,126	288,692
HUNTER STATISTICAL DIVISION						
Houses	420	40,434	3	153	423	40,587
Brick, stone, or concrete	82	9,129	—	—	82	9,129
Brick-veneer	287	27,682	1	73	288	27,755
Timber	21	1,576	2	80	23	1,656
Fibre cement	28	1,632	—	—	28	1,632
Other materials	2	415	—	—	2	415
Other residential buildings	187	12,784	10	404	197	13,187
Total residential buildings	607	53,218	13	557	620	53,774
ILLAWARRA STATISTICAL DIVISION						
Houses	259	25,940	—	—	259	25,940
Brick, stone, or concrete	11	1,314	—	—	11	1,314
Brick-veneer	220	22,611	—	—	220	22,611
Timber	24	1,833	—	—	24	1,833
Fibre cement	3	143	—	—	3	143
Other materials	1	40	—	—	1	40
Other residential buildings	42	3,177	—	—	42	3,177
Total residential buildings	301	29,117	—	—	301	29,117
BALANCE OF NEW SOUTH WALES						
Houses	979	91,320	31	2,767	1,010	94,087
Brick, stone, or concrete	175	18,091	4	553	179	18,645
Brick-veneer	643	62,049	27	2,214	670	64,262
Timber	83	6,495	—	—	83	6,495
Fibre cement	59	3,625	—	—	59	3,625
Other materials	19	1,061	—	—	19	1,061
Other residential buildings	297	19,458	79	5,311	376	24,769
Total residential buildings	1,276	110,778	110	8,078	1,386	118,856
NEW SOUTH WALES						
Houses	3,232	319,711	57	4,668	3,289	324,380
Brick, stone, or concrete	398	45,421	5	630	403	46,051
Brick-veneer	2,526	251,603	50	3,958	2,576	255,561
Timber	168	12,735	2	80	170	12,815
Fibre cement	103	6,167	—	—	103	6,167
Other materials	37	3,785	—	—	37	3,785
Other residential buildings	1,832	145,406	312	20,654	2,144	166,060
Total residential buildings	5,064	465,117	369	25,323	5,433	490,439

(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
MAY 1994**

Other residential building										
Statistical division	Houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	Total residential building
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Sydney	1,597	397	210	607	357	161	404	922	1,529	3,126
Hunter	423	147	18	165	32	—	—	32	197	620
Illawarra	259	32	8	40	2	—	—	2	42	301
Richmond-Tweed	216	46	15	61	118	—	—	118	179	395
Mid-North Coast	294	48	7	55	9	—	—	9	64	358
Northern	65	6	—	6	12	—	—	12	18	83
North Western	78	12	—	12	37	—	—	37	49	127
Central West	82	6	—	6	5	—	—	5	11	93
South Eastern	142	10	11	21	12	—	—	12	33	175
Murrumbidgee	60	—	—	—	6	—	—	6	6	66
Murray	72	9	5	14	2	—	—	2	16	88
Far West	1	—	—	—	—	—	—	—	—	1
New South Wales	3,289	713	274	987	592	161	404	1,157	2,144	5,433
VALUE (\$'000)										
Sydney	163,765	30,668	18,326	48,994	25,938	16,455	33,540	75,933	124,927	288,692
Hunter	40,587	8,629	2,145	10,774	2,413	—	—	2,413	13,187	53,774
Illawarra	25,940	1,857	1,200	3,057	120	—	—	120	3,177	29,117
Richmond-Tweed	19,946	3,067	961	4,028	6,540	—	—	6,540	10,568	30,514
Mid-North Coast	26,489	3,422	772	4,194	575	—	—	575	4,768	31,257
Northern	6,509	375	—	375	774	—	—	774	1,149	7,658
North Western	6,970	842	—	842	2,388	—	—	2,388	3,230	10,200
Central West	7,554	339	—	339	326	—	—	326	665	8,219
South Eastern	14,367	1,104	714	1,818	699	—	—	699	2,517	16,884
Murrumbidgee	6,010	—	—	—	800	—	—	800	800	6,810
Murray	6,176	480	476	956	116	—	—	116	1,072	7,248
Far West	65	—	—	—	—	—	—	—	—	65
New South Wales	324,380	50,782	24,594	75,376	40,689	16,455	33,540	90,684	166,060	490,439

NEW OTHER RESIDENTIAL DWELLING UNITS APPROVED, BY TYPE, NSW

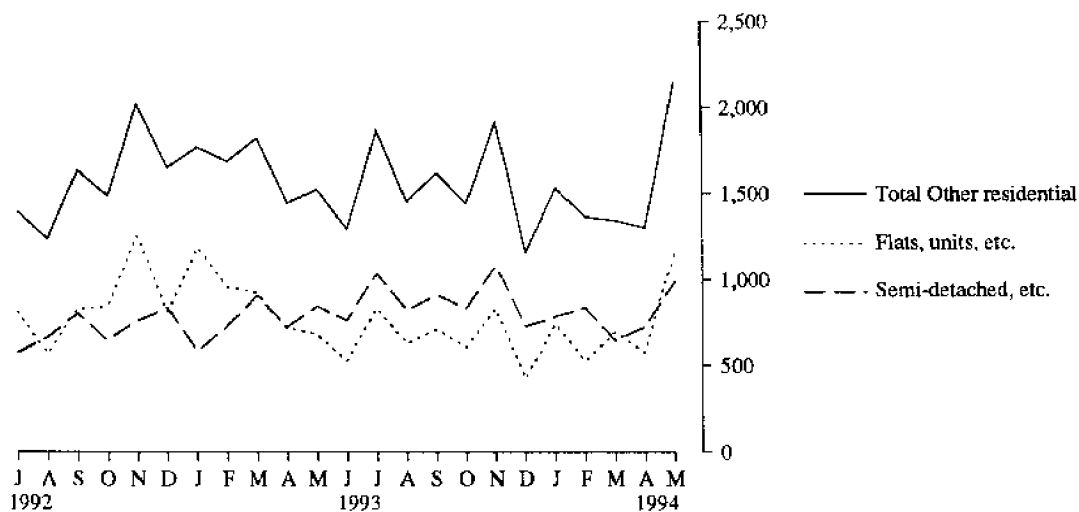


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, MAY 1994

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SYDNEY STATISTICAL DIVISION										
Botany (A)	2	—	278	—	—	—	490	—	170	938
Leichhardt (A)	1	—	90	27	—	2,125	2,963	325	325	5,503
Marrickville (A)	—	—	—	—	—	—	20	—	—	20
South Sydney (C)	2	—	270	121	—	8,774	3,179	6,049	6,729	18,952
Sydney (C) — Inner and Remainder	—	1	77	—	51	4,179	—	15,042	20,182	24,438
Inner Sydney (SSD)	5	1	715	148	51	15,078	6,652	21,416	27,406	49,851
Randwick (C)	9	—	1,500	107	—	7,170	1,948	180	280	10,898
Waverley (A)	—	—	—	2	—	500	1,757	50	50	2,307
Woollahra (A)	1	—	200	—	—	—	3,219	235	235	3,654
Eastern Suburbs (SSD)	10	—	1,700	109	—	7,670	6,924	465	565	16,859
Hurstville (C)	10	—	1,283	17	8	1,769	986	575	4,650	8,688
Kogarah (A)	12	—	1,985	—	—	—	1,433	—	—	3,418
Rockdale (A)	16	—	1,914	67	—	4,860	1,243	1,910	2,025	10,042
Sutherland Shire (A)	72	—	9,988	100	—	13,860	4,304	180	265	28,417
St George—Sutherland (SSD)	110	—	15,170	184	8	20,489	7,966	2,665	6,940	50,565
Bankstown (C)	24	—	2,735	56	25	5,445	2,110	1,705	1,705	11,995
Canterbury (A)	10	—	1,531	26	—	1,974	1,154	2,815	2,815	7,473
Canterbury—Bankstown (SSD)	34	—	4,266	82	25	7,419	3,264	4,520	4,520	19,468
Fairfield (C)	27	—	2,722	26	—	2,027	1,408	5,450	5,450	11,607
Liverpool (C)	187	1	18,067	30	18	3,017	923	880	1,433	23,440
Fairfield—Liverpool (SSD)	214	1	20,789	56	18	5,044	2,331	6,330	6,883	35,047
Camden (A)	79	3	7,613	4	—	310	195	339	339	8,456
Campbelltown (C)	129	—	10,744	20	—	1,278	1,395	2,166	5,766	19,184
Wollondilly (A)	26	—	3,392	2	—	177	240	96	96	3,905
Outer South Western Sydney (SSD)	234	3	21,749	26	—	1,765	1,830	2,601	6,201	31,545
Ashfield (A)	—	—	—	—	54	2,937	531	—	—	3,468
Burwood (A)	3	—	380	27	—	1,800	1,344	58	842	4,365
Concord (A)	3	—	386	52	—	8,000	558	—	—	8,944
Drummoyne (A)	2	—	180	8	—	760	695	1,200	1,200	2,835
Strathfield (A)	5	—	1,041	—	—	—	523	150	904	2,467
Inner Western Sydney (SSD)	13	—	1,987	87	54	13,497	3,650	1,408	2,945	22,079

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SYDNEY STATISTICAL DIVISION—continued										
Auburn (A)	5	—	397	37	—	2,641	509	2,550	6,575	10,122
Holroyd (C)	1	—	180	8	—	570	253	967	967	1,970
Parramatta (C)	4	—	661	182	29	15,441	1,251	701	701	18,054
Central Western Sydney (SSD)	10	—	1,238	227	29	18,652	2,013	4,218	8,243	30,146
Blue Mountains (C)	37	—	3,210	4	—	207	959	597	597	4,973
Hawkesbury (C)	61	—	6,002	2	—	102	974	216	2,522	9,601
Penrith (C)	100	—	9,227	13	4	1,434	2,466	2,809	2,809	15,936
Outer Western Sydney (SSD)	198	—	18,439	19	4	1,743	4,400	3,622	5,929	30,510
Baulkham Hills (A)	59	—	9,548	26	—	2,199	2,421	235	235	14,403
Blacktown (C)	331	2	26,928	55	—	3,718	2,143	10,604	11,045	43,834
Blacktown-Baulkham Hills (SSD)	390	2	36,476	81	—	5,918	4,564	10,839	11,280	58,237
Hunter's Hill (A)	2	—	215	—	—	—	748	—	—	963
Lane Cove (A)	3	—	535	2	—	250	2,386	750	1,493	4,664
Mosman (A)	1	—	150	26	—	3,300	2,131	500	500	6,081
North Sydney (A)	7	—	875	—	—	—	2,286	2,461	3,150	6,311
Ryde (C)	26	—	3,763	42	—	3,935	2,855	845	845	11,398
Willoughby (C)	14	—	2,167	14	—	1,250	1,359	3,440	3,440	8,216
Lower Northern Sydney (SSD)	53	—	7,705	84	—	8,735	11,765	7,996	9,428	37,634
Hornsby (A)	53	1	6,614	58	—	4,179	1,861	1,228	1,228	13,881
Ku-ring-gai (A)	12	—	3,229	8	—	1,064	5,464	90	830	10,586
Hornsby-Ku-ring-gai (SSD)	65	1	9,842	66	—	5,242	7,325	1,318	2,058	24,467
Manly (A)	5	—	343	—	34	2,258	1,258	2,800	6,500	10,359
Pittwater (A)	7	—	1,077	15	—	1,184	1,830	—	150	4,242
Warringah (A)	23	4	3,100	36	—	3,472	3,052	7,140	8,023	17,646
Northern Beaches (SSD)	35	4	4,520	51	34	6,914	6,140	9,940	14,673	32,247
Gosford (C)	93	—	9,275	47	—	4,051	1,763	1,247	1,247	16,335
Wyong (A)	110	11	9,894	39	—	2,709	1,697	4,190	4,190	18,489
Gosford-Wyong (SSD)	203	11	19,169	86	—	6,760	3,460	5,437	5,437	34,825
Sydney (SD)	1,574	23	163,765	1,306	223	124,927	72,282	82,775	112,507	473,481

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
HUNTER STATISTICAL DIVISION										
Cessnock (C)	20	—	1,505	4	—	257	328	—	—	2,089
Lake Macquarie (C)	152	3	15,119	38	—	2,522	3,235	2,243	2,436	23,312
Maitland (C)	69	—	6,180	66	—	3,380	796	3,790	3,790	14,146
Newcastle (C) — Inner and Remainder	36	—	3,625	21	10	2,213	1,688	2,829	2,999	10,525
Port Stephens (A)	62	—	6,795	40	—	3,455	712	910	910	11,873
Newcastle (SSD)	339	3	33,224	169	10	11,827	6,759	9,772	10,135	61,946
Dungog (A)	6	—	495	2	—	200	13	—	—	708
Gloucester (A)	—	—	—	—	—	—	51	—	—	51
Great Lakes (A)	44	—	3,883	8	—	605	621	494	494	5,603
Merriwa (A)	—	—	—	—	—	—	—	180	180	180
Murrumbidgee (A)	—	—	—	—	—	—	30	—	—	30
Muswellbrook (A)	8	—	663	2	—	170	174	90	90	1,096
Scone (A)	6	—	648	—	—	—	153	—	—	800
Singleton (A)	17	—	1,674	6	—	385	426	—	—	2,485
Hunter SD Balance (SSD)	81	—	7,363	18	—	1,360	1,466	764	764	10,953
Hunter (SD)	420	3	40,587	187	10	13,187	8,225	10,536	10,899	72,899
ILLAWARRA STATISTICAL DIVISION										
Kiama (A)	16	—	1,997	4	—	280	379	400	400	3,055
Shellharbour (A)	33	—	2,942	4	—	220	439	450	450	4,051
Wollongong (C)	54	—	6,117	16	—	965	1,707	515	855	9,643
Wollongong (SSD)	103	—	11,055	24	—	1,465	2,524	1,365	1,705	16,749
Shoalhaven (C)	109	—	9,830	8	—	432	1,233	2,222	2,222	13,717
Wingecarribee (A)	47	—	5,055	10	—	1,280	1,026	6,374	7,224	14,585
Illawarra SD Balance (SSD)	156	—	14,885	18	—	1,712	2,259	8,596	9,446	28,302
Illawarra (SD)	259	—	25,940	42	—	3,177	4,784	9,961	11,151	45,052
RICHMOND-TWEED STATISTICAL DIVISION										
Tweed (A) Pt A	60	3	5,600	104	—	5,889	258	312	502	12,249
Tweed Heads (SSD)	60	3	5,600	104	—	5,889	258	312	502	12,249
Ballina (A)	43	—	4,557	26	—	1,937	503	766	766	7,763
Byron (A)	41	—	4,122	2	9	591	539	190	2,890	8,143
Casino (A)	2	—	250	2	—	145	130	160	160	685
Kyogle (A)	8	—	572	6	—	400	108	55	55	1,135
Lismore (C)	40	—	3,224	6	—	309	516	1,605	1,605	5,654
Richmond River (A)	5	—	535	2	—	150	84	—	140	909
Tweed (A) Pt B	14	—	1,085	4	18	1,148	200	167	367	2,800
Richmond-Tweed SD Balance (SSD)	153	—	14,346	48	27	4,679	2,079	2,943	5,983	27,087
Richmond-Tweed (SD)	213	3	19,946	152	27	10,568	2,337	3,255	6,485	39,336

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MID-NORTH COAST STATISTICAL DIVISION										
Bellingen (A)	17	—	1,405	—	—	—	357	—	—	1,762
Coffs Harbour (C)	80	2	7,420	19	—	1,484	493	155	155	9,552
Copmanhurst (A)	3	—	373	—	—	—	15	—	—	388
Grafton (C)	3	—	500	2	—	175	48	955	955	1,678
Maclean (A)	16	4	1,761	8	—	390	82	—	—	2,232
Nambucca (A)	8	3	1,195	—	—	—	20	—	—	1,215
Nymboida (A)	2	—	158	—	—	—	88	88	88	334
Ullmarra (A)	6	—	301	—	—	—	75	50	50	426
Clarence (SSD)	135	9	13,112	29	—	2,049	1,178	1,248	1,248	17,587
Greater Taree (C)	23	—	2,076	4	—	245	294	752	752	3,366
Hastings (A)	90	—	8,871	16	12	2,205	721	815	815	12,613
Kempsey (A)	37	—	2,430	—	3	269	405	2,612	2,612	5,715
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	150	—	13,377	20	15	2,719	1,419	4,179	4,179	21,694
Mid-North Coast (SD)	285	9	26,489	49	15	4,768	2,597	5,427	5,427	39,281
NORTHERN STATISTICAL DIVISION										
Barraba (A)	—	—	—	—	—	—	—	—	—	—
Bingara (A)	—	—	—	—	—	—	18	1,000	1,000	1,018
Gunnedah (A)	2	—	210	—	—	—	36	—	—	246
Inverell (A) Pt A	1	—	66	—	—	—	65	—	—	131
Manilla (A)	—	—	—	—	—	—	—	—	—	—
Nundle (A)	—	—	—	—	—	—	—	—	—	—
Parry (A)	8	—	1,006	—	—	—	159	—	—	1,165
Quirindi (A)	4	—	255	3	—	175	15	60	110	556
Tamworth (C)	15	—	1,716	4	—	260	345	1,390	3,140	5,461
Yallaroi (A)	2	—	185	—	—	—	40	—	—	225
Northern Slopes (SSD)	32	—	3,439	7	—	435	678	2,450	4,250	8,802
Armidale (C)	8	4	1,298	—	9	599	365	1,164	3,585	5,847
Dumaresq (A)	4	—	325	—	—	—	155	—	—	480
Glen Innes (A)	—	1	70	—	—	—	108	180	230	407
Guyra (A)	—	—	—	—	—	—	82	—	—	82
Inverell (A) Pt B	3	—	387	2	—	115	79	480	480	1,061
Severn (A)	6	—	465	—	—	—	18	—	—	483
Tenterfield (A)	3	—	247	—	—	—	42	—	1,020	1,309
Uralla (A)	—	—	—	—	—	—	20	—	—	20
Walcha (A)	1	—	50	—	—	—	—	—	—	50
Northern Tablelands (SSD)	25	5	2,842	2	9	714	868	1,824	5,315	9,739
Moree Plains (A)	—	—	—	—	—	—	13	—	—	13
Narrabri (A)	3	—	228	—	—	—	132	—	—	360
North Central Plain (SSD)	3	—	228	—	—	—	145	—	—	373
Northern (SD)	60	5	6,509	9	9	1,149	1,691	4,274	9,565	18,914

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
NORTH WESTERN STATISTICAL DIVISION										
Coolah (A)	2	—	93	—	—	—	28	—	—	121
Coonabarabran (A)	3	—	195	—	—	—	104	—	—	299
Dubbo (C)	43	—	4,176	33	16	3,230	253	1,690	1,690	9,349
Gilgandra (A)	2	—	140	—	—	—	—	—	—	140
Mudgee (A)	10	5	1,276	—	—	—	52	—	—	1,328
Narromine (A)	1	—	70	—	—	—	—	—	—	70
Wellington (A)	—	—	—	—	—	—	227	1,000	1,000	1,227
Central Macquarie (SSD)	61	5	5,950	33	16	3,230	664	2,690	2,690	12,533
Bogan (A)	—	—	—	—	—	—	31	—	—	31
Coonamble (A)	2	—	167	—	—	—	—	—	—	167
Walgett (A)	5	—	314	—	—	—	25	50	50	389
Warren (A)	1	—	137	—	—	—	—	300	300	437
Macquarie-Barwon (SSD)	8	—	618	—	—	—	56	350	350	1,024
Bourke (A)	—	—	—	—	—	—	—	500	500	500
Brewarrina (A)	—	—	—	—	—	—	—	—	—	—
Cobar (A)	4	—	403	—	—	—	98	—	—	501
Upper Darling (SSD)	4	—	403	—	—	—	98	500	500	1,001
North Western (SD)	73	5	6,970	33	16	3,230	818	3,540	3,540	14,558
CENTRAL WEST STATISTICAL DIVISION										
Bathurst (C)	27	1	2,706	2	—	159	243	5,070	5,250	8,358
Blayney (A) Pt A	—	—	—	—	—	—	—	650	650	650
Cabonne (A) Pt A	1	—	105	—	—	—	100	—	—	205
Evans (A) Pt A	—	—	—	—	—	—	—	—	—	—
Orange (C)	14	3	1,551	2	—	119	146	1,050	1,050	2,866
Bathurst-Orange (SSD)	42	4	4,362	4	—	278	489	6,770	6,950	12,079
Blayney (A) Pt B	—	—	—	4	—	220	—	—	—	220
Cabonne (A) Pt B	—	—	—	—	—	—	—	—	—	—
Evans (A) Pt B	2	—	240	—	—	—	—	—	—	240
Greater Lithgow (C)	2	—	226	—	—	—	317	—	—	543
Oberon (A)	8	—	715	—	—	—	40	—	—	755
Rylstone (A)	—	—	—	—	—	—	87	—	—	87
Central Tablelands (excl. Bathurst-Orange) (SSD)	12	—	1,181	4	—	220	444	—	—	1,844
Bland (A)	—	—	—	—	—	—	20	—	—	20
Cabonne (A) Pt C	7	—	547	—	—	—	47	—	—	594
Cowra (A)	5	—	394	—	—	—	48	80	80	522
Forbes (A)	—	—	—	3	—	167	19	—	—	186
Lachlan (A)	2	—	105	—	—	—	10	—	—	115
Parkes (A)	10	—	966	—	—	—	89	—	—	1,055
Weddin (A)	—	—	—	—	—	—	—	—	—	—
Lachlan (SSD)	24	—	2,012	3	—	167	234	80	80	2,492
Central West (SD)	78	4	7,554	11	—	665	1,166	6,850	7,030	16,416

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SOUTH EASTERN STATISTICAL DIVISION										
Queanbeyan (C)	12	—	1,538	17	—	1,298	325	190	190	3,350
Queanbeyan (SSD)	12	—	1,538	17	—	1,298	325	190	190	3,350
Boorowa (A)	—	—	—	—	—	—	15	—	—	15
Crookwell (A)	5	—	588	—	—	—	30	114	114	732
Goulburn (C)	11	—	1,156	4	6	529	33	552	829	2,547
Gunning (A)	1	—	55	—	—	—	12	—	—	67
Harden (A)	1	—	290	—	—	—	44	—	—	334
Mulwarre (A)	8	—	614	—	—	—	30	—	—	644
Tallaganda (A)	—	—	—	—	—	—	30	—	—	30
Yarrowlumla (A)	8	—	807	—	—	—	16	—	—	823
Yass (A)	10	—	1,377	2	—	400	310	—	—	2,087
Young (A)	6	—	561	—	—	—	71	1,095	1,095	1,726
Southern Tablelands (excl. Queanbeyan) (SSD)	50	—	5,448	6	6	929	590	1,761	2,038	9,005
Bega Valley (A)	30	—	2,349	—	—	—	344	60	60	2,753
Eurobodalla (A)	38	4	4,124	4	—	290	413	70	70	4,897
Lower South Coast (SSD)	68	4	6,474	4	—	290	757	130	130	7,651
Bombala (A)	—	—	—	—	—	—	—	280	280	280
Cooma-Monaro (A)	3	1	373	—	—	—	248	300	300	921
Snowy River (A)	4	—	535	—	—	—	62	—	—	597
Snowy (SSD)	7	1	908	—	—	—	310	580	580	1,798
South Eastern (SD)	137	5	14,367	27	6	2,517	1,982	2,661	2,938	21,804
MURRUMBIDGEE STATISTICAL DIVISION										
Coolamon (A)	—	—	—	—	—	—	—	—	—	—
Cootamundra (A)	2	—	178	—	—	—	157	120	120	455
Gundagai (A)	2	—	184	—	—	—	45	—	—	229
Junee (A)	—	—	—	—	—	—	142	—	—	142
Lockhart (A)	1	—	116	—	—	—	30	—	—	146
Narrandera (A)	1	—	120	—	—	—	38	—	—	158
Temora (A)	2	—	224	—	—	—	20	—	—	244
Tumut (A)	5	—	399	—	—	—	22	591	591	1,012
Wagga Wagga (C)	29	—	2,786	—	6	800	474	1,188	1,188	5,248
Central Murrumbidgee (SSD)	42	—	4,007	—	6	800	927	1,899	1,899	7,633
Carrathool (A)	1	—	43	—	—	—	—	—	—	43
Griffith (C)	8	—	899	—	—	—	128	313	313	1,340
Hay (A)	2	—	213	—	—	—	—	—	—	213
Leeton (A)	6	—	770	—	—	—	70	—	—	840
Murrumbidgee (A)	1	—	78	—	—	—	25	—	—	103
Lower Murrumbidgee (SSD)	18	—	2,003	—	—	—	223	313	313	2,539
Murrumbidgee (SD)	60	—	6,010	—	6	800	1,150	2,212	2,212	10,172

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MURRAY STATISTICAL DIVISION										
Albury (C)	46	—	3,896	3	—	150	519	2,335	2,335	6,900
Hume (A)	1	—	90	2	—	116	—	—	—	206
Albury (SSD)	47	—	3,985	5	—	266	519	2,335	2,335	7,106
Corowa (A)	5	—	464	6	—	330	62	100	100	956
Culcairn (A)	—	—	—	—	—	—	24	50	50	74
Holbrook (A)	1	—	84	—	—	—	60	—	—	144
Tumbarumba (A)	3	—	236	—	—	—	102	—	—	338
Urana (A)	—	—	—	—	—	—	—	—	—	—
Upper Murray (excl. Albury) (SSD)	9	—	784	6	—	330	248	150	150	1,512
Berrigan (A)	5	—	463	5	—	476	—	200	400	1,339
Conargo (A)	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	3	—	242	—	—	—	18	—	—	260
Jerilderie (A)	1	—	110	—	—	—	—	—	—	110
Murray (A)	3	—	314	—	—	—	—	8,810	8,810	9,124
Wakool (A)	—	—	—	—	—	—	—	—	—	—
Windouran (A)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	12	—	1,129	5	—	476	18	9,010	9,210	10,833
Balranald (A)	—	—	—	—	—	—	52	—	—	52
Wentworth (A)	4	—	277	—	—	—	—	—	—	277
Murray-Darling (SSD)	4	—	277	—	—	—	52	—	—	329
Murray (SD)	72	—	6,176	16	—	1,072	837	11,495	11,695	19,780
FAR WEST STATISTICAL DIVISION										
Broken Hill (C)	1	—	65	—	—	—	257	60	60	383
Central Darling (A)	—	—	—	—	—	—	—	—	—	—
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
Far West (SD)	1	—	65	—	—	—	257	60	60	383
NEW SOUTH WALES										
New South Wales	3,232	57	324,380	1,832	312	166,060	98,126	143,045	183,508	772,074

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

2. Statistics of building work approved are compiled from:

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

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

Scope and coverage

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

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

5. From July 1990, the statistics cover:

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

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

Definitions

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

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

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

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

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

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

Building classification

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

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

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

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

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

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

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

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

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

- (g) *Other business premises*—includes warehouses, storage depots, service stations, transport depots and terminals, electricity sub-station buildings, telephone exchanges, mail sorting centres, broadcasting stations, film studios;
- (h) *Educational*—includes schools, colleges, kindergartens, libraries, museums, art galleries, research and teaching laboratories, theological colleges;
- (i) *Religious*—includes churches, chapels, temples;
- (j) *Health*—includes hospitals, nursing homes, surgeries, clinics, medical centres;
- (k) *Entertainment and recreational*—includes clubs, theatres, cinemas, public halls, gymnasiums, grandstands, squash courts, recreation centres;
- (l) *Miscellaneous*—includes law courts, homes for the aged (where medical care is not provided as a normal service), orphanages, gaols, barracks, mine buildings, glass houses, livestock sheds, shearing sheds, fruit and skin drying sheds, public toilets, and ambulance, fire and police stations.

Statistical areas of New South Wales

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

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

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

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

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

General

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

Seasonal adjustment

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

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

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

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

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

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

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

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

Estimates at constant prices

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

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

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

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

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

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

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

Related publications

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

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

Building Approvals, Australia (monthly) (8731.0)

Building Activity, Australia (quarterly) (8752.0)

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

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

Engineering Construction Survey (quarterly) (8762.0)

Symbols and other usages

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

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 five months January 1994 to April 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 (June 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 June 1994, the trend estimate for that month would be 3,021, a movement of 4.5 per cent. The monthly movements in the trend estimates for March, April and May 1994, which are currently estimated to be 3.9 per cent, 4.0 per cent and 3.7 per cent respectively, would be revised to 4.9 per cent, 5.4 per cent and 5.2 per cent. On the other hand, a 7 per cent seasonally adjusted decline in the number of private houses approved in June 1994 would produce a trend estimate for June of 2,856, a movement of 2.7 per cent, with the movements in the trend estimates for March, April and May 1994 being revised to 3.9 per cent, 3.9 per cent and 3.4 per cent, respectively.

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

	Trend estimate		Revised trend estimate if June 1994 seasonally adjusted estimate—			
	No.	% change on previous month	is up 7% on May 1994		is down 7% on May 1994	
			No.	% change on previous month	No.	% change on previous month
1994—						
January	2,413	2.3	2,397	2.0	2,411	2.2
February	2,492	3.3	2,485	3.6	2,491	3.3
March	2,589	3.9	2,607	4.9	2,589	3.9
April	2,694	4.0	2,749	5.4	2,690	3.9
May	2,794	3.7	2,892	5.2	2,782	3.4
June	n.y.a.	n.y.a.	3,021	4.5	2,856	2.7

TOTAL NUMBER OF NEW HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if June 1994 seasonally adjusted estimate—			
			is up 6% on May 1994		is down 6% on May 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994—						
January	2,470	2.6	2,456	2.4	2,469	2.6
February	2,555	3.4	2,548	3.8	2,555	3.5
March	2,656	4.0	2,674	4.9	2,657	4.0
April	2,762	4.0	2,817	5.4	2,760	3.9
May	2,869	3.9	2,962	5.2	2,856	3.5
June	n.y.a.	n.y.a.	3,089	4.3	2,929	2.6

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

	Trend estimate		Revised trend estimate if June 1994 seasonally adjusted estimate—			
			is up 8% on May 1994		is down 8% on May 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994—						
January	3,955	1.5	3,924	1.2	3,950	1.4
February	4,051	2.4	4,037	2.9	4,050	2.6
March	4,176	3.1	4,212	4.3	4,178	3.1
April	4,321	3.5	4,436	5.3	4,322	3.5
May	4,471	3.5	4,677	5.4	4,462	3.3
June	n.y.a.	n.y.a.	4,920	5.2	4,597	3.0

VALUE OF NEW RESIDENTIAL BUILDING APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if June 1994 seasonally adjusted estimate—			
			is up 8% on May 1994		is down 8% on May 1994	
	\$m	% change on previous month	\$m	% change on previous month	\$m	% change on previous month
1994—						
January	367.6	1.4	365.3	1.1	367.7	1.4
February	375.4	2.1	374.4	2.5	375.6	2.2
March	384.8	2.5	387.4	3.5	384.3	2.3
April	395.4	2.8	403.1	4.1	392.9	2.2
May	403.8	2.1	419.5	4.1	400.3	1.9
June	n.y.a.	n.y.a.	436.6	4.1	407.6	1.8

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

	Trend estimate		Revised trend estimate if June 1994 seasonally adjusted estimate—			
			is up 8% on May 1994		is down 8% on May 1994	
	\$m	% change on previous month	\$m	% change on previous month	\$m	% change on previous month
1994—						
January	84.4	1.3	84.3	1.3	84.7	1.5
February	86.6	2.7	86.6	2.7	86.8	2.4
March	89.3	3.0	89.5	3.4	88.9	2.4
April	91.5	2.5	91.5	2.2	89.4	0.6
May	92.8	1.5	92.6	1.2	88.7	-0.8
June	n.y.a.	n.y.a.	93.1	0.6	87.3	-1.6



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