New South Wales

Australian Bureau of Statistics

CATALOGUE NO. 8731.1
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BUILDING APPROVALS, NEW SOUTH WALES, DECEMBER 1993

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

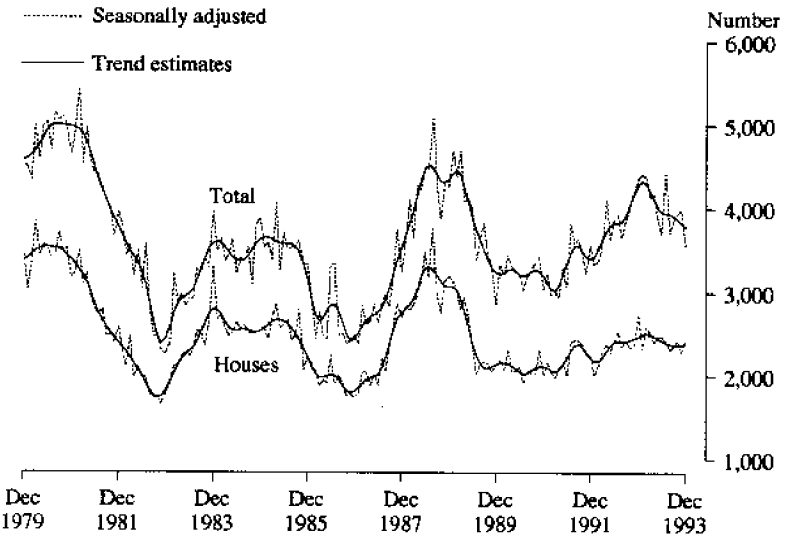
NUMBER OF NEW DWELLING UNITS APPROVED

	December 1992	*November 1993*	*December 1993*	*December 1992 to December 1993 change*	*November 1993 to December 1993 change*
Original series	4,089	4,541	3,257	–20%	–28%
Seasonally adjusted	4,372	3,999	3,556	–19%	–11%
Trend estimate	4,287	3,834	3,784	–12%	–1%

Trend estimates of the total number of dwelling units approved in December 1993 (3,784) in New South Wales showed a 1% decrease from November 1993 (3,834), and a 12% decrease on that for December 1992 (4,287). There would need to be an increase of 19% in the seasonally adjusted number of dwelling units approved in January 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 number of houses approved in December 1993 (2,385) showed a slight increase on that for November 1993 (2,377), following the gradual decline since February 1993 (2,514). This trend will flatten out if the seasonally adjusted number decreases by 6% next month (the historical average monthly movement of this series, regardless of sign, is 7%).

TOTAL DWELLING UNITS APPROVED, NSW



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- *for further information about statistics in this publication and the availability of unpublished statistics,* contact Geoff Howat on Sydney (02) 268 4610.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

NOTES

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

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

Explanatory notes are provided at the back of this publication.

DENIS FARRELL
Deputy Commonwealth Statistician

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
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-December—									
1992-93	6,700	153	6,853	5,218	897	6,115	11,918	1,050	12,968
1993-94	6,569	66	6,635	5,998	495	6,493	12,567	561	13,128
1992—									
October	984	20	1,004	904	82	986	1,888	102	1,990
November	1,136	51	1,187	1,149	208	1,357	2,285	259	2,544
December	1,087	27	1,114	984	132	1,116	2,071	159	2,230
1993—									
January	809	71	880	1,293	109	1,402	2,102	180	2,282
February	1,041	15	1,056	1,105	164	1,269	2,146	179	2,325
March	1,104	93	1,197	954	303	1,257	2,058	396	2,454
April	944	61	1,005	721	87	808	1,665	148	1,813
May	1,198	22	1,220	822	58	880	2,020	80	2,100
June	1,119	47	1,166	639	124	763	1,758	171	1,929
July	1,176	6	1,182	1,073	147	1,220	2,249	153	2,402
August	949	2	951	834	83	917	1,783	85	1,868
September	1,279	28	1,307	1,167	41	1,208	2,446	69	2,515
October	1,055	12	1,067	896	51	947	1,951	63	2,014
November	1,249	6	1,255	1,259	157	1,416	2,508	163	2,671
December	861	12	873	769	16	785	1,630	28	1,658
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-December—									
1992-93	14,858	264	15,122	7,990	1,443	9,433	22,848	1,707	24,555
1993-94	14,507	184	14,691	8,766	685	9,451	23,273	869	24,142
1992—									
October	2,426	31	2,457	1,368	124	1,492	3,794	155	3,949
November	2,496	63	2,559	1,664	355	2,019	4,160	418	4,578
December	2,372	64	2,436	1,390	263	1,653	3,762	327	4,089
1993—									
January	1,807	98	1,905	1,638	131	1,769	3,445	229	3,674
February	2,163	80	2,243	1,480	206	1,686	3,643	286	3,929
March	2,618	129	2,747	1,458	366	1,824	4,076	495	4,571
April	2,236	145	2,381	1,279	167	1,446	3,515	312	3,827
May	2,490	67	2,557	1,370	155	1,525	3,860	222	4,082
June	2,481	86	2,567	1,093	199	1,292	3,574	285	3,859
July	2,530	41	2,571	1,588	281	1,869	4,118	322	4,440
August	2,378	12	2,390	1,363	90	1,453	3,741	102	3,843
September	2,603	40	2,643	1,570	49	1,619	4,173	89	4,262
October	2,321	38	2,359	1,372	68	1,440	3,693	106	3,799
November	2,608	17	2,625	1,759	157	1,916	4,367	174	4,541
December	2,067	36	2,103	1,114	40	1,154	3,181	76	3,257

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 238 such dwelling units approved in December 1993.

TABLE 2. VALUE OF BUILDING APPROVED
($ million)

Period	New residential building: Houses: Private sector	Houses: Public sector	Houses: Total	Other residential buildings: Private sector	Other residential buildings: Public sector	Other residential buildings: Total	Total: Private sector	Total: Public sector	Total: Total	Alterations and additions to residential buildings	Non-residential building: Private sector	Non-residential building: Total	Total building: Private sector	Total building: Total
SYDNEY STATISTICAL DIVISION														
1990-91	1,096.8	19.3	1,116.0	596.5	121.3	717.9	1,693.3	140.6	1,833.9	646.2	2,185.9	2,898.7	4,516.0	5,378.8
1991-92	1,245.6	53.0	1,298.6	536.2	198.6	734.8	1,781.8	251.6	2,033.3	648.8	1,188.2	1,908.8	3,614.1	4,590.9
1992-93	1,389.5	43.3	1,432.7	1,148.8	124.2	1,273.0	2,538.3	167.4	2,705.7	708.4	1,663.3	2,407.3	4,903.1	5,821.4
July-December—														
1992-93	726.1	15.1	741.1	407.2	66.1	473.3	1,133.2	81.2	1,214.4	369.3	815.5	1,307.5	2,317.8	2,891.2
1993-94	718.2	6.2	724.4	521.0	33.0	554.0	1,239.3	39.2	1,278.4	397.0	700.7	1,147.9	2,334.5	2,823.3
1992—														
October	105.0	2.0	107.0	64.4	4.9	69.3	169.3	6.9	176.2	55.6	72.2	406.8	297.1	638.7
November	122.5	4.6	127.0	97.7	13.1	110.8	220.2	17.7	237.9	61.5	170.1	218.8	451.8	518.1
December	117.9	2.5	120.4	71.9	10.7	82.6	189.8	13.2	203.0	55.4	265.0	283.4	510.1	541.7
1993—														
January	88.1	6.8	95.0	371.6	9.2	380.8	459.7	16.1	475.8	44.6	202.1	277.5	705.2	797.8
February	109.9	1.2	111.2	98.6	11.0	109.6	208.5	12.2	220.7	51.0	120.7	156.0	380.2	427.7
March	115.9	7.7	123.6	69.5	20.4	90.0	185.5	28.2	213.6	60.6	112.5	139.6	358.2	413.8
April	103.6	6.8	110.3	80.1	5.7	85.8	183.7	12.5	196.2	53.6	144.5	203.2	381.4	453.0
May	125.6	1.9	127.5	70.0	3.9	73.8	195.6	5.8	201.3	65.9	86.7	133.2	345.0	400.5
June	120.2	3.8	124.0	51.8	7.8	59.7	172.1	11.6	183.7	63.3	181.2	190.4	415.3	437.4
July	125.7	0.6	126.2	112.3	9.3	121.6	238.0	9.9	247.9	61.6	108.6	136.5	407.0	446.0
August	102.2	0.2	102.5	70.1	5.5	75.7	172.4	5.8	178.1	58.4	83.8	177.5	314.5	414.0
September	134.8	2.6	137.4	114.0	2.7	116.7	248.8	5.3	254.1	98.1	174.2	281.5	520.3	633.7
October	112.5	1.0	113.5	67.8	3.6	71.5	180.3	4.6	184.9	64.3	92.4	210.0	336.9	459.2
November	136.4	0.8	137.3	101.3	11.2	112.4	237.7	12.0	249.7	63.8	98.0	180.7	399.5	494.2
December	106.6	1.0	107.6	55.4	0.7	56.1	162.0	1.7	163.7	50.8	143.7	161.6	356.4	376.1
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-December—														
1992-93	1,485.4	24.9	1,510.3	588.6	102.9	691.5	2,074.0	127.8	2,201.8	505.1	1,069.8	1,728.9	3,648.2	4,435.9
1993-94	1,460.6	18.4	1,479.0	704.2	42.3	746.5	2,164.8	60.7	2,225.5	526.9	962.6	1,553.4	3,651.9	4,305.8
1992—														
October	238.2	3.0	241.2	94.8	8.1	102.8	333.0	11.1	344.1	81.6	119.3	493.5	533.7	919.1
November	248.9	5.6	254.5	129.0	22.0	150.9	377.9	27.6	405.5	83.1	241.3	328.1	702.3	816.6
December	237.5	5.8	243.4	98.0	20.5	118.5	335.6	26.3	361.9	73.9	296.5	334.5	705.9	770.3
1993—														
January	179.3	9.8	189.1	392.7	10.5	403.1	572.0	20.3	592.2	62.2	247.2	331.5	879.4	986.0
February	215.9	6.4	222.4	123.7	13.6	137.3	339.6	20.0	359.6	71.5	138.9	193.7	549.9	624.9
March	259.1	11.4	270.5	106.8	24.1	130.9	365.9	35.5	401.4	83.9	148.6	246.2	598.0	731.5
April	223.9	14.3	238.3	114.0	10.3	124.3	337.9	24.7	362.6	72.1	183.3	251.6	592.8	686.3
May	244.7	6.4	251.2	104.2	8.5	112.7	348.9	14.9	363.9	86.5	126.6	195.1	558.8	645.5
June	244.5	7.7	252.2	86.7	11.9	98.5	331.2	19.5	350.7	83.6	211.9	231.0	625.4	665.4
July	252.6	4.7	257.3	144.9	16.0	160.9	397.5	20.7	418.2	82.5	142.0	201.1	620.9	701.8
August	235.2	1.1	236.3	103.1	5.9	109.1	338.3	7.1	345.4	81.1	157.2	286.0	576.5	712.4
September	257.6	3.6	261.2	139.3	3.2	142.5	396.9	6.8	403.7	121.1	216.3	347.1	733.4	871.9
October	229.0	3.6	232.6	99.2	4.3	103.5	328.2	8.0	336.2	87.3	126.2	261.6	541.6	685.1
November	264.3	1.7	266.0	137.7	11.2	148.9	402.1	12.9	415.0	87.4	143.0	251.9	632.5	754.3
December	221.9	3.6	225.5	79.9	1.7	81.6	301.8	5.3	307.1	67.5	177.8	205.8	547.0	580.4

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

Period	Number of dwelling units				Value ($m)	
	Houses		Total			
	Private sector	Total	Private sector	Total	New residential building	Alterations and additions to residential buildings
SEASONALLY ADJUSTED						
1992—						
October	2,339	2,357	3,820	3,995	333.0	75.1
November	2,289	2,356	3,889	4,191	383.0	78.1
December	2,718	2,738	4,176	4,372	401.0	81.2
1993—						
January	2,103	2,342	4,061	4,407	662.3	71.0
February	2,493	2,597	4,068	4,390	409.2	85.3
March	2,442	2,518	3,796	4,139	381.3	83.0
April	2,303	2,409	3,687	4,167	381.3	79.9
May	2,368	2,480	3,635	3,897	337.9	80.3
June	2,414	2,490	3,572	3,692	333.2	83.6
July	2,413	2,421	3,943	4,425	402.6	76.5
August	2,298	2,326	3,559	3,717	341.7	79.5
September	2,351	2,352	3,754	3,870	382.8	107.1
October	2,358	2,450	3,840	3,945	333.6	83.1
November	2,334	2,301	3,912	3,999	376.2	77.5
December	2,449	2,458	3,666	3,556	355.0	75.9
TREND ESTIMATES						
1992—						
October	2,402	2,440	3,800	4,038	384.1	79.3
November	2,400	2,461	3,932	4,175	417.9	78.5
December	2,398	2,484	4,018	4,287	446.6	78.2
1993—						
January	2,396	2,505	4,029	4,331	458.6	78.9
February	2,393	2,514	3,967	4,300	449.6	80.0
March	2,387	2,507	3,866	4,215	423.1	80.4
April	2,383	2,487	3,767	4,114	390.6	80.5
May	2,378	2,461	3,694	4,023	363.8	81.0
June r	2,373	2,435	3,670	3,969	351.7	82.4
July r	2,365	2,412	3,691	3,948	354.2	84.1
August r	2,357	2,392	3,730	3,938	360.4	85.5
September r	2,357	2,381	3,763	3,916	361.7	85.9
October r	2,360	2,377	3,783	3,878	361.6	85.1
November r	2,368	2,379	3,794	3,834	361.2	83.4
December	2,378	2,385	3,797	3,784	359.7	81.3

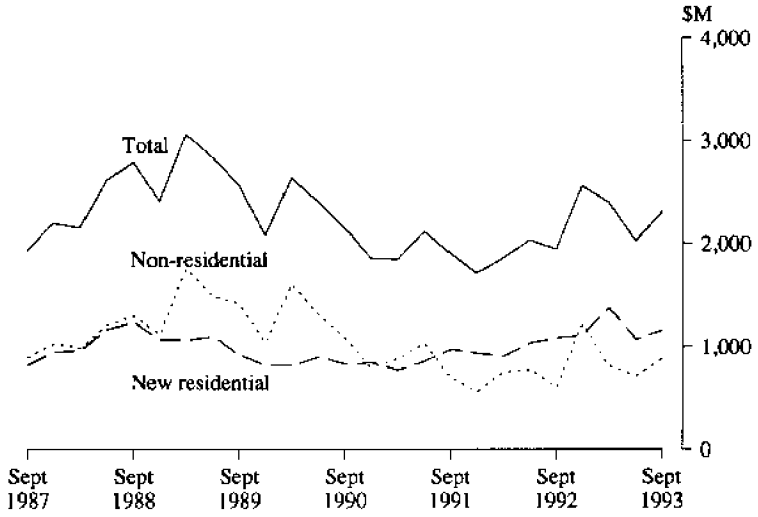
(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average - see paragraphs 20-26 of the Explanatory Notes for a more detailed explanation.

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

	New residential building				*Alterations and additions to residential buildings*	*Non-residential building*		*Total building*	
	Houses								
Period	*Private sector*	*Total*	*Other residential buildings*	*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	1,843.6	4,644.8	921.4	2,250.0	3,363.2	7,594.4	8,929.4
1992—									
June qtr	662.6	682.1	354.7	1,036.8	218.3	424.5	782.6	1,572.1	2,037.8
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	565.8	816.4	2,085.7	2,400.4
June qtr	679.9	707.0	365.1	1,072.0	231.0	551.7	716.5	1,804.0	2,019.5
Sept. qtr	705.9	714.8	449.7	1,164.5	269.6	544.3	880.8	1,960.2	2,314.9

(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

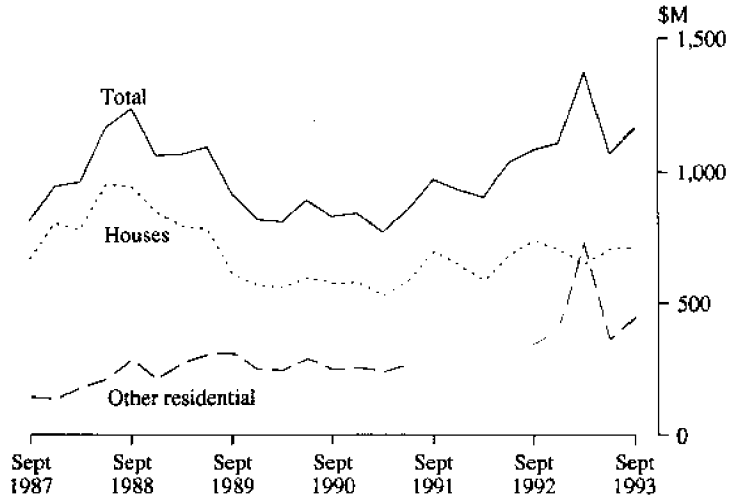


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
($ million)

Class of building	1991-92	1992-93	July-December		1993		
			1992-93	1993-94	October	November	December
PRIVATE SECTOR							
New houses	2,654.6	2,852.9	1,485.4	1,460.6	229.0	264.3	221.9
New other residential buildings	890.6	1,516.6	588.6	704.2	99.2	137.7	79.9
Total new residential building	*3,545.2*	*4,369.5*	*2,074.0*	*2,164.8*	*328.2*	*402.1*	*301.8*
Alterations and additions to residential buildings	897.1	956.6	504.5	524.5	87.2	87.4	67.4
Hotels, etc.	76.2	122.7	87.2	51.2	3.1	4.9	6.1
Shops	273.6	385.2	206.8	152.0	38.3	20.7	18.5
Factories	262.8	280.9	123.3	96.0	16.7	27.0	10.4
Offices	461.6	534.5	334.4	194.8	24.4	39.7	24.1
Other business premises	189.7	212.4	106.2	123.4	21.1	18.3	27.2
Educational	71.9	120.8	64.6	42.9	2.7	9.7	1.7
Religious	28.0	41.9	26.8	26.5	2.5	3.5	1.7
Health	69.8	73.3	35.5	137.7	3.0	1.8	75.9
Entertainment and recreational	198.0	303.6	61.3	86.6	6.4	11.1	7.3
Miscellaneous	63.9	51.1	23.7	51.5	8.0	6.6	5.0
Total non-residential building	*1,695.5*	*2,126.4*	*1,069.8*	*962.6*	*126.2*	*143.0*	*177.8*
Total	**6,137.9**	**7,452.4**	**3,648.2**	**3,651.9**	**541.6**	**632.5**	**547.0**
PUBLIC SECTOR							
New houses	86.8	80.9	24.9	18.4	3.6	1.7	3.6
New other residential buildings	258.3	181.7	102.9	42.3	4.3	11.2	1.7
Total new residential building	*345.0*	*262.7*	*127.8*	*60.7*	*8.0*	*12.9*	*5.3*
Alterations and additions to residential buildings	5.1	8.5	0.7	2.4	0.1	—	0.1
Hotels, etc.	0.8	2.2	0.3	0.7	0.5	—	—
Shops	75.4	13.9	8.3	14.7	5.6	0.8	0.3
Factories	12.3	2.2	1.5	2.7	—	0.7	—
Offices	280.3	142.0	41.8	168.3	90.5	6.9	7.8
Other business premises	42.1	62.1	31.7	89.9	18.0	20.8	1.9
Educational	219.6	304.0	166.4	181.2	11.7	24.0	15.3
Religious	—	—	—	—	—	—	—
Health	67.0	410.3	344.9	66.7	3.1	47.0	0.5
Entertainment and recreational	210.2	62.5	40.1	19.2	3.4	1.5	1.3
Miscellaneous	50.2	52.7	24.2	47.6	2.6	7.2	1.0
Total non-residential building	*957.9*	*1,051.9*	*659.1*	*590.9*	*135.4*	*108.9*	*28.0*
Total	**1,308.0**	**1,323.0**	**787.6**	**654.0**	**143.5**	**121.8**	**33.4**
TOTAL							
New houses	2,741.4	2,933.9	1,510.3	1,479.0	232.6	266.0	225.5
New other residential buildings	1,148.8	1,698.3	691.5	746.5	103.5	148.9	81.6
Total new residential building	*3,890.2*	*4,632.2*	*2,201.8*	*2,225.5*	*336.2*	*415.0*	*307.1*
Alterations and additions to residential buildings	902.2	965.0	505.1	526.9	87.3	87.4	67.5
Hotels, etc.	77.0	124.8	87.5	51.9	3.6	4.9	6.1
Shops	349.0	399.1	215.1	166.7	43.9	21.5	18.8
Factories	275.1	283.2	124.8	98.7	16.7	27.7	10.4
Offices	741.9	676.5	376.2	363.1	114.9	46.6	31.8
Other business premises	231.8	274.5	137.9	213.2	39.1	39.1	29.0
Educational	291.5	424.7	231.0	224.1	14.4	33.6	17.1
Religious	28.0	41.9	26.8	26.5	2.5	3.5	1.7
Health	136.8	483.6	380.4	204.4	6.1	48.7	76.4
Entertainment and recreational	408.1	366.1	101.4	105.7	9.8	12.6	8.5
Miscellaneous	114.1	103.8	47.9	99.0	10.7	13.8	5.9
Total non-residential building	*2,653.7*	*3,178.2*	*1,728.9*	*1,553.4*	*261.6*	*251.9*	*205.8*
Total	**7,445.8**	**8,775.4**	**4,435.9**	**4,305.8**	**685.1**	**754.3**	**580.4**

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—												
October	12	1.4	1	0.4	1	0.5	1	1.3	—	—	15	3.6
November	5	0.4	2	0.8	3	1.9	1	1.8	—	—	11	4.9
December	2	0.1	4	1.2	1	0.8	2	4.0	—	—	9	6.1
SHOPS												
1993—												
October	95	8.5	16	4.4	9	5.4	4	9.1	2	16.5	126	43.9
November	108	9.9	15	4.0	4	2.4	4	5.2	—	—	131	21.5
December	62	5.1	19	5.3	1	0.7	4	7.7	—	—	86	18.8
FACTORIES												
1993—												
October	37	3.7	11	3.2	4	2.4	4	7.4	—	—	56	16.7
November	31	2.8	19	5.4	7	4.9	6	14.5	—	—	63	27.7
December	28	2.9	9	2.7	3	2.0	1	2.8	—	—	41	10.4
OFFICES												
1993—												
October	68	6.3	19	5.9	7	5.3	5	12.0	3	85.5	102	114.9
November	89	8.3	11	2.9	7	4.7	9	19.6	2	11.2	118	46.6
December	46	4.6	15	4.5	4	2.5	2	5.0	2	15.3	69	31.8
OTHER BUSINESS PREMISES												
1993—												
October	27	2.7	14	4.7	7	4.8	8	15.4	2	11.5	58	39.1
November	43	3.9	18	5.4	5	3.7	4	11.1	1	15.0	71	39.1
December	36	3.2	7	2.2	5	3.8	3	7.8	1	12.0	52	29.0
EDUCATIONAL												
1993—												
October	17	1.8	8	2.3	4	2.5	2	7.7	—	—	31	14.4
November	18	2.0	7	1.9	6	4.7	5	11.9	2	13.1	38	33.6
December	31	3.2	8	2.4	3	2.2	2	2.9	1	6.5	45	17.1

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

Period	$50,000 to less than $200,000		$200,000 to less than $500,000		$500,000 to less than $1m		$1m to less than $5m		$5m and over		Total	
	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)
RELIGIOUS												
1993—												
October	5	0.7	2	0.5	2	1.3	—	—	—	—	9	2.5
November	2	0.2	5	1.5	2	1.8	—	—	—	—	9	3.5
December	6	0.7	1	0.4	1	0.7	—	—	—	—	8	1.7
HEALTH												
1993—												
October	8	0.8	2	0.5	2	1.4	2	3.5	—	—	14	6.1
November	9	0.9	4	1.1	2	1.8	—	—	2	44.9	17	48.7
December	8	0.8	5	1.5	4	2.2	5	11.9	1	60.0	23	76.4
ENTERTAINMENT AND RECREATIONAL												
1993—												
October	15	1.5	11	3.4	2	1.5	1	3.4	—	—	29	9.8
November	25	2.3	7	2.2	2	1.3	3	6.8	—	—	37	12.6
December	6	0.5	6	2.0	2	1.6	3	4.4	—	—	17	8.5
MISCELLANEOUS												
1993—												
October	19	2.2	4	1.2	1	0.9	3	6.5	—	—	27	10.7
November	22	2.1	8	2.2	3	2.1	3	7.4	—	—	36	13.8
December	12	1.2	4	1.0	—	—	2	3.7	—	—	18	5.9
TOTAL NON-RESIDENTIAL BUILDING												
1993—												
October	303	29.6	88	26.6	39	25.8	30	66.2	7	113.5	467	261.6
November	352	33.0	96	27.2	41	29.1	35	78.3	7	84.2	531	251.9
December	237	22.3	78	23.3	24	16.4	24	50.1	5	93.8	368	205.8

TABLE 7. NUMBER AND VALUE OF DWELLING UNITS (a) APPROVED IN AREAS OF NSW, DECEMBER 1993

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value ($'000)	Number	Value ($'000)	Number	Value ($'000)
SYDNEY STATISTICAL DIVISION						
Houses	*861*	*106,585*	*12*	*999*	*873*	*107,583*
Brick, stone, or concrete	148	28,219	1	68	149	28,287
Brick-veneer	636	71,605	11	930	647	72,535
Timber	52	4,614	—	—	52	4,614
Fibre cement	9	857	—	—	9	857
Other materials	16	1,290	—	—	16	1,290
Other residential buildings	769	55,417	16	678	785	56,096
Total residential buildings	**1,630**	**162,002**	**28**	**1,677**	**1,658**	**163,679**
HUNTER STATISTICAL DIVISION						
Houses	*278*	*26,730*	*20*	*2,182*	*298*	*28,912*
Brick, stone, or concrete	42	4,591	—	—	42	4,591
Brick-veneer	193	19,093	20	2,182	213	21,275
Timber	21	1,821	—	—	21	1,821
Fibre cement	18	1,008	—	—	18	1,008
Other materials	4	217	—	—	4	217
Other residential buildings	157	9,565	—	—	157	9,565
Total residential buildings	**435**	**36,295**	**20**	**2,182**	**455**	**38,477**
ILLAWARRA STATISTICAL DIVISION						
Houses	*201*	*20,728*	—	—	*201*	*20,728*
Brick, stone, or concrete	13	1,557	—	—	13	1,557
Brick-veneer	162	17,035	—	—	162	17,035
Timber	12	1,334	—	—	12	1,334
Fibre cement	10	496	—	—	10	496
Other materials	4	306	—	—	4	306
Other residential buildings	41	4,353	—	—	41	4,353
Total residential buildings	**242**	**25,080**	—	—	**242**	**25,080**
BALANCE OF NEW SOUTH WALES						
Houses	*726*	*67,822*	*4*	*387*	*730*	*68,209*
Brick, stone, or concrete	139	15,862	2	198	141	16,060
Brick-veneer	432	42,011	2	189	434	42,200
Timber	72	5,286	—	—	72	5,286
Fibre cement	60	3,546	—	—	60	3,546
Other materials	23	1,116	—	—	23	1,116
Other residential buildings	147	10,548	24	1,053	171	11,601
Total residential buildings	**874**	**78,405**	**28**	**1,440**	**902**	**79,845**
NEW SOUTH WALES						
Houses	*2,066*	*221,864*	*36*	*3,567*	*2,102*	*225,431*
Brick, stone, or concrete	342	50,229	3	266	345	50,496
Brick-veneer	1,423	149,744	33	3,301	1,456	153,045
Timber	157	13,054	—	—	157	13,054
Fibre cement	97	5,907	—	—	97	5,907
Other materials	47	2,930	—	—	47	2,930
Other residential buildings	1,114	79,883	40	1,732	1,154	81,614
Total residential buildings	**3,181**	**301,782**	**76**	**5,299**	**3,257**	**307,081**

(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 DECEMBER 1993

Statistical division	Houses	Other residential building: Semi-detached, row or terrace houses, townhouses, etc. of 1 storey	Semi-detached, row or terrace houses, townhouses, etc. of 2 or more storeys	Semi-detached, row or terrace houses, townhouses, etc. of Total	Flats, units or apartments in a building of 1-2 storeys	Flats, units or apartments in a building of 3 storeys	Flats, units or apartments in a building of 4 or more storeys	Flats, units or apartments in a building of Total	Other residential building Total	Total residential building
					NUMBER OF DWELLING UNITS					
Sydney	873	237	229	466	109	119	91	319	785	1,658
Hunter	298	125	8	133	24	—	—	24	157	455
Illawarra	201	19	7	26	2	—	13	15	41	242
Richmond-Tweed	145	36	2	38	22	—	—	22	60	205
Mid North Coast	181	33	4	37	2	—	—	2	39	220
Northern	52	2	—	2	2	—	—	2	4	56
North Western	45	4	—	4	—	—	—	—	4	49
Central West	84	6	—	6	10	—	—	10	16	100
South Eastern	129	6	—	6	7	—	—	7	13	142
Murrumbidgee	45	9	—	9	9	—	—	9	18	63
Murray	47	2	—	2	15	—	—	15	17	64
Far West	3	—	—	—	—	—	—	—	—	3
New South Wales	**2,103**	**479**	**250**	**729**	**202**	**119**	**104**	**425**	**1,154**	**3,257**
					VALUE ($'000)					
Sydney	107,583	15,833	19,745	35,578	6,986	9,425	4,106	20,517	56,096	163,679
Hunter	28,912	7,438	550	7,988	1,578	—	—	1,578	9,565	38,477
Illawarra	20,728	1,253	520	1,773	280	—	2,300	2,580	4,353	25,080
Richmond-Tweed	11,711	2,649	200	2,849	1,308	—	—	1,308	4,157	15,868
Mid North Coast	16,045	2,395	320	2,715	140	—	—	140	2,855	18,900
Northern	5,082	130	—	130	122	—	—	122	252	5,334
North Western	4,330	260	—	260	—	—	—	—	260	4,590
Central West	8,143	300	—	300	710	—	—	710	1,010	9,153
South Eastern	12,753	580	—	580	585	—	—	585	1,165	13,918
Murrumbidgee	5,369	598	—	598	450	—	—	450	1,048	6,416
Murray	4,629	100	—	100	755	—	—	755	855	5,484
Far West	182	—	—	—	—	—	—	—	—	182
New South Wales	**225,466**	**31,534**	**21,335**	**52,869**	**12,914**	**9,425**	**6,406**	**28,745**	**81,614**	**307,081**

NEW OTHER RESIDENTIAL DWELLING UNITS APPROVED, BY TYPE

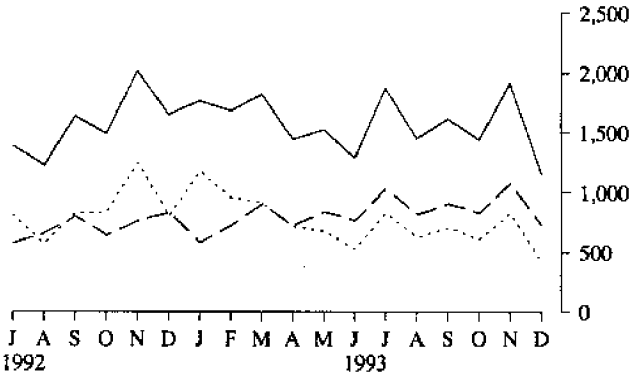


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, DECEMBER 1993

Statistical area	New residential building: Houses: Private sector (number)	Houses: Public sector (number)	Houses: Total value ($'000)	Other residential buildings: Private sector (number)	Other residential buildings: Public sector (number)	Other residential buildings: Total value ($'000)	Alterations and additions to residential buildings ($'000)	Non-residential building: Private sector ($'000)	Non-residential building: Total ($'000)	Total building ($'000)
SYDNEY STATISTICAL DIVISION										
Botany (M)	2	—	242	37	—	2,000	399	3,177	3,177	5,818
Leichhardt (M)	2	—	210	—	—	—	852	579	579	1,641
Marrickville (M)	—	—	—	—	—	—	528	110	110	638
South Sydney (C)	—	—	—	—	—	—	1,133	2,580	2,580	3,713
Sydney (C) — Inner & Remainder	—	—	—	—	—	—	25	7,729	7,729	7,754
Inner Sydney (SSD)	*4*	—	*452*	*37*	—	*2,000*	*2,937*	*14,175*	*14,175*	*19,563*
Randwick (C)	6	—	830	11	—	1,040	1,645	1,059	1,059	4,574
Waverley (M)	3	—	524	2	—	200	1,910	667	667	3,300
Woollahra (M)	2	—	3,885	16	—	2,200	2,336	707	707	9,128
Eastern Suburbs (SSD)	*11*	—	*5,239*	*29*	—	*3,440*	*5,891*	*2,432*	*2,432*	*17,002*
Hurstville (C)	11	—	1,495	4	—	293	872	196	196	2,855
Kogarah (M)	9	—	1,798	17	16	1,965	719	60,000	60,000	64,482
Rockdale (M)	8	—	880	2	—	200	604	726	726	2,409
Sutherland (S)	58	—	7,352	46	—	4,162	3,672	6,015	6,015	21,202
St George — Sutherland (SSD)	*86*	—	*11,525*	*69*	*16*	*6,621*	*5,866*	*66,936*	*66,936*	*90,949*
Bankstown (C)	19	1	2,291	24	—	1,686	1,520	971	971	6,468
Canterbury (M)	7	—	1,202	—	—	—	1,119	561	561	2,882
Canterbury — Bankstown (SSD)	*26*	*1*	*3,493*	*24*	—	*1,686*	*2,639*	*1,532*	*1,532*	*9,350*
Fairfield (C)	29	—	3,334	40	—	2,288	515	4,799	4,799	10,936
Liverpool (C)	83	3	8,733	45	—	3,125	378	944	944	13,180
Fairfield — Liverpool (SSD)	*112*	*3*	*12,067*	*85*	—	*5,413*	*893*	*5,743*	*5,743*	*24,116*
Camden (M)	42	—	3,876	2	—	130	264	2,030	2,030	6,300
Campbelltown (C)	78	—	6,735	48	—	2,523	794	5,818	5,818	15,869
Wollondilly (S)	26	1	2,404	—	—	—	458	289	289	3,151
Outer South Western Sydney (SSD)	*146*	*1*	*13,015*	*50*	—	*2,653*	*1,515*	*8,137*	*8,137*	*25,319*
Ashfield (M)	1	—	140	—	—	—	638	4,535	4,535	5,312
Burwood (M)	5	—	825	9	—	810	446	2,877	2,877	4,958
Concord (M)	3	—	290	12	—	1,200	510	316	316	2,316
Drummoyne (M)	—	—	—	—	—	—	150	—	—	150
Strathfield (M)	1	—	180	—	—	—	1,063	73	73	1,316
Inner Western Sydney (SSD)	*10*	—	*1,435*	*21*	—	*2,010*	*2,806*	*7,801*	*7,801*	*14,051*

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, DECEMBER 1993—*continued*

Statistical area	*New residential building*						*Alterations and additions to residential buildings ($'000)*	*Non-residential building*		*Total building ($'000)*
	Houses			*Other residential buildings*						
	Private sector (number)	*Public sector (number)*	*Total value ($'000)*	*Private sector (number)*	*Public sector (number)*	*Total value ($'000)*		*Private sector ($'000)*	*Total ($'000)*	
SYDNEY STATISTICAL DIVISION —*continued*										
Auburn (M)	10	—	824	82	—	3,446	477	2,232	2,232	6,979
Holroyd (C)	9	—	979	34	—	2,015	394	1,065	1,065	4,452
Parramatta (C)	14	—	1,304	40	—	2,683	1,357	3,115	3,115	8,459
Central Western Sydney (SSD)	*33*	—	*3,107*	*156*	—	*8,144*	*2,228*	*6,412*	*6,412*	*19,891*
Blue Mountains (C)	40	—	3,631	—	—	—	931	3,201	3,201	7,763
Hawkesbury (C)	31	6	4,235	6	—	366	836	212	212	5,649
Penrith (C)	27	1	3,530	30	—	2,181	1,659	4,392	4,392	11,762
Outer Western Sydney (SSD)	*98*	*7*	*11,396*	*36*	—	*2,547*	*3,426*	*7,805*	*7,805*	*25,174*
Baulkham Hills (S)	48	—	8,391	18	—	1,445	1,886	1,504	1,504	13,226
Blacktown (C)	—	—	—	—	—	—	—	—	—	—
Blacktown — Baulkham Hills (SSD)	*48*	—	*8,391*	*18*	—	*1,445*	*1,886*	*1,504*	*1,504*	*13,226*
Hunter's Hill (M)	8	—	2,510	4	—	395	750	—	—	3,655
Lane Cove (M)	5	—	650	—	—	—	1,298	676	676	2,624
Mosman (M)	1	—	750	24	—	2,500	865	—	—	4,115
North Sydney (M)	6	—	940	8	—	640	1,241	7,962	7,962	10,783
Ryde (C)	8	—	823	14	—	1,208	706	23,800	23,800	26,537
Willoughby (C)	12	—	2,020	2	—	192	2,049	494	494	4,755
Lower Northern Sydney (SSD)	*40*	—	*7,693*	*52*	—	*4,935*	*6,909*	*32,932*	*32,932*	*52,470*
Hornsby (S)	49	—	6,505	22	—	1,833	2,050	803	803	11,191
Ku-ring-gai (M)	10	—	2,729	48	—	4,460	2,824	80	80	10,093
Hornsby — Ku-ring-gai (SSD)	*59*	—	*9,234*	*70*	—	*6,292*	*4,875*	*883*	*883*	*21,284*
Manly (M)	1	—	180	—	—	—	1,598	—	—	1,778
Pittwater (M)	13	—	3,111	6	—	717	2,195	—	—	6,023
Warringah (S)	17	—	2,382	37	—	3,370	1,727	2,065	2,065	9,544
Northern Beaches (SSD)	*31*	—	*5,673*	*43*	—	*4,087*	*5,520*	*2,065*	*2,065*	*17,345*
Gosford (C)	66	—	6,889	33	—	2,199	2,151	2,964	2,964	14,204
Wyong (S)	91	—	7,974	46	—	2,623	1,273	290	290	12,160
Gosford — Wyong (SSD)	*157*	—	*14,863*	*79*	—	*4,822*	*3,424*	*3,254*	*3,254*	*26,364*
Sydney (SD)	**861**	**12**	**107,583**	**769**	**16**	**56,096**	**50,814**	**161,611**	**161,611**	**376,103**

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, DECEMBER 1993—*continued*

Statistical area	New residential building: Houses: Private sector (number)	Houses: Public sector (number)	Houses: Total value ($'000)	Other residential buildings: Private sector (number)	Other residential buildings: Public sector (number)	Other residential buildings: Total value ($'000)	Alterations and additions to residential buildings ($'000)	Non-residential building: Private sector ($'000)	Non-residential building: Total ($'000)	Total building ($'000)
HUNTER STATISTICAL DIVISION										
Cessnock (C)	17	—	1,488	4	—	169	175	—	—	1,833
Lake Macquarie (C)	78	—	8,067	56	—	3,254	1,210	1,771	1,771	14,302
Maitland (C)	44	—	4,305	12	—	656	571	856	856	6,388
Newcastle (C) — Inner & Remainder	18	—	1,730	67	—	4,220	781	2,910	2,910	9,640
Port Stephens (S)	65	20	8,527	4	—	300	382	972	972	10,182
Newcastle (SSD)	*222*	*20*	*24,118*	*143*	—	*8,598*	*3,119*	*6,509*	*6,509*	*42,345*
Dungog (S)	—	—	—	—	—	—	—	—	—	—
Gloucester (S)	2	—	184	2	—	135	—	—	—	319
Great Lakes (S)	32	—	2,544	6	—	480	148	4,000	4,000	7,172
Merriwa (S)	2	—	154	—	—	—	—	—	—	154
Murrurundi (S)	4	—	255	—	—	—	42	—	—	297
Muswellbrook (S)	4	—	444	2	—	99	44	50	50	636
Scone (S)	3	—	316	2	—	103	126	60	60	604
Singleton (S)	9	—	897	2	—	150	143	650	650	1,840
Hunter SD Balance (SSD)	*56*	—	*4,793*	*14*	—	*967*	*502*	*4,760*	*4,760*	*11,022*
Hunter (SD)	**278**	**20**	**28,912**	**157**	**—**	**9,565**	**3,621**	**11,269**	**11,269**	**53,367**
ILLAWARRA STATISTICAL DIVISION										
Kiama (M)	9	—	1,193	8	—	495	347	267	267	2,302
Shellharbour (M)	27	—	2,455	3	—	210	301	130	130	3,095
Wollongong (C)	53	—	6,127	22	—	2,901	1,945	100	100	11,072
Wollongong (SSD)	*89*	—	*9,774*	*33*	—	*3,606*	*2,592*	*497*	*497*	*16,469*
Shoalhaven (C)	75	—	6,310	8	—	747	985	2,580	2,580	10,622
Wingecarribee (S)	37	—	4,643	—	—	—	429	1,007	1,007	6,079
Illawarra SD Balance (SSD)	*112*	—	*10,953*	*8*	—	*747*	*1,414*	*3,587*	*3,587*	*16,701*
Illawarra (SD)	**201**	**—**	**20,728**	**41**	**—**	**4,353**	**4,006**	**4,084**	**4,084**	**33,170**
RICHMOND TWEED STATISTICAL DIVISION										
Tweed (S) Pt A	42	—	3,174	16	—	1,067	182	7,307	7,307	11,730
Tweed Heads (SSD)	*42*	—	*3,174*	*16*	—	*1,067*	*182*	*7,307*	*7,307*	*11,730*
Ballina (S)	33	—	2,865	19	—	1,582	252	1,405	1,405	6,104
Byron (S)	19	—	1,521	2	—	180	340	2,000	2,000	4,040
Casino (M)	5	—	352	4	—	265	57	—	—	674
Kyogle (S)	6	—	354	—	—	—	—	—	—	354
Lismore (C)	16	—	1,374	—	9	298	233	1,259	1,259	3,163
Richmond River (S)	8	—	833	2	—	175	112	100	100	1,220
Tweed (S) Pt B	16	—	1,239	8	—	590	98	730	730	2,657
Richmond — Tweed SD Balance (SSD)	*103*	—	*8,537*	*35*	*9*	*3,090*	*1,092*	*5,494*	*5,494*	*18,213*
Richmond — Tweed (SD)	**145**	**—**	**11,711**	**51**	**9**	**4,157**	**1,274**	**12,801**	**12,801**	**29,942**

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, DECEMBER 1993—*continued*

Statistical area	*New residential building*						*Alterations and additions to residential buildings ($'000)*	*Non-residential building*		*Total building ($'000)*
	Houses			*Other residential buildings*						
	Private sector (number)	*Public sector (number)*	*Total value ($'000)*	*Private sector (number)*	*Public sector (number)*	*Total value ($'000)*		*Private sector ($'000)*	*Total ($'000)*	
MID NORTH COAST STATISTICAL DIVISION										
Bellingen (S)	13	—	1,137	—	—	—	51	100	100	1,289
Coffs Harbour (C)	44	—	4,137	4	—	250	300	404	404	5,091
Copmanhurst (S)	—	—	—	—	—	—	10	—	—	10
Grafton (C)	1	2	266	2	—	140	54	2,933	2,933	3,393
Maclean (S)	22	—	1,773	10	—	607	108	470	470	2,958
Nambucca (S)	10	—	599	—	—	—	65	500	500	1,164
Nymboida (S)	5	—	332	—	—	—	29	—	—	361
Ulmarra (S)	4	—	365	—	—	—	25	—	—	390
Clarence (SSD)	*99*	*2*	*8,611*	*16*	—	*997*	*642*	*4,407*	*4,407*	*14,657*
Greater Taree (C)	16	—	1,874	4	—	562	487	471	471	3,394
Hastings (M)	49	—	4,484	19	—	1,296	398	1,305	1,305	7,484
Kempsey (S)	15	—	1,076	—	—	—	122	580	580	1,778
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	*80*	—	*7,435*	*23*	—	*1,858*	*1,007*	*2,356*	*2,356*	*12,656*
Mid-North Coast (SD)	**179**	**2**	**16,045**	**39**	**—**	**2,855**	**1,649**	**6,763**	**6,763**	**27,312**
NORTHERN STATISTICAL DIVISION										
Barraba (S)	—	—	—	—	—	—	—	—	—	—
Bingara (S)	—	—	—	—	—	—	—	—	—	—
Gunnedah (S)	—	2	198	—	—	—	97	—	—	295
Inverell (S) Pt A	1	—	63	—	—	—	80	—	—	143
Manilla (S)	1	—	70	—	—	—	25	—	—	95
Nundle (S)	3	—	220	—	—	—	15	—	—	235
Parry (S)	8	—	742	—	—	—	44	—	—	786
Quirindi (S)	1	—	75	—	—	—	16	—	—	91
Tamworth (C)	9	—	937	—	—	—	262	1,432	1,432	2,632
Yallaroi (S)	1	—	36	—	—	—	—	—	—	36
Northern Slopes (SSD)	*24*	*2*	*2,342*	—	—	—	*539*	*1,432*	*1,432*	*4,313*
Armidale (C)	12	—	1,408	—	—	—	151	—	—	1,559
Dumaresq (S)	—	—	—	—	—	—	20	—	—	20
Glen Innes (M)	1	—	98	2	—	122	30	160	160	410
Guyra (S)	2	—	128	—	—	—	—	—	—	128
Inverell (S) Pt B	2	—	271	2	—	130	125	280	280	806
Severn (S)	1	—	59	—	—	—	—	—	—	59
Tenterfield (S)	2	—	69	—	—	—	38	—	—	107
Uralla (S)	1	—	100	—	—	—	55	248	248	403
Walcha (S)	—	—	—	—	—	—	—	—	—	—
Northern Tablelands (SSD)	*21*	—	*2,133*	*4*	—	*252*	*418*	*688*	*688*	*3,492*
Moree Plains (S)	5	—	607	—	—	—	20	—	—	627
Narrabri (S)	—	—	—	—	—	—	59	80	80	139
North Central Plain (SSD)	*5*	—	*607*	—	—	—	*79*	*80*	*80*	*765*
Northern (SD)	**50**	**2**	**5,082**	**4**	**—**	**252**	**1,036**	**2,200**	**2,200**	**8,569**

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, DECEMBER 1993—*continued*

Statistical area	*New residential building*						*Alterations and additions to residential buildings ($'000)*	*Non-residential building*		*Total building ($'000)*
	Houses			*Other residential buildings*						
	Private sector (number)	*Public sector (number)*	*Total value ($'000)*	*Private sector (number)*	*Public sector (number)*	*Total value ($'000)*		*Private sector ($'000)*	*Total ($'000)*	
NORTH WESTERN STATISTICAL DIVISION										
Coolah (S)	1	—	80	—	—	—	—	—	—	80
Coonabarabran (S)	3	—	295	—	—	—	90	—	—	385
Dubbo (C)	30	—	3,263	4	—	260	201	974	974	4,697
Gilgandra (S)	2	—	125	—	—	—	—	—	—	125
Mudgee (S)	2	—	115	—	—	—	25	—	—	140
Narromine (S)	1	—	48	—	—	—	—	—	—	48
Wellington (S)	1	—	61	—	—	—	49	115	115	225
Central Macquarie (SSD)	*40*	—	*3,986*	*4*	—	*260*	*365*	*1,089*	*1,089*	*5,700*
Bogan (S)	1	—	44	—	—	—	—	70	70	114
Coonamble (S)	1	—	150	—	—	—	32	—	—	182
Walgett (S)	1	—	25	—	—	—	30	80	80	135
Warren (S)	1	—	90	—	—	—	—	—	—	90
Macquarie — Barwon (SSD)	*4*	—	*309*	—	—	—	*62*	*150*	*150*	*521*
Bourke (S)	1	—	35	—	—	—	21	—	—	56
Brewarrina (S)	—	—	—	—	—	—	—	—	—	—
Cobar (S)	—	—	—	—	—	—	82	—	—	82
Upper Darling (SSD)	*1*	—	*35*	—	—	—	*103*	—	—	*138*
North Western (SD)	**45**	**—**	**4,330**	**4**	**—**	**260**	**529**	**1,239**	**1,239**	**6,358**
CENTRAL WEST STATISTICAL DIVISION										
Bathurst (C)	17	—	1,958	10	—	710	311	529	529	3,508
Blayney (S) Pt A	2	—	164	—	—	—	—	—	—	164
Cabonne (S) Pt A	3	—	326	—	—	—	—	—	—	326
Evans (S) Pt A	—	—	—	—	—	—	35	—	—	35
Orange (C)	14	—	1,414	—	—	—	173	390	390	1,977
Bathurst — Orange (SSD)	*36*	—	*3,861*	*10*	—	*710*	*519*	*919*	*919*	*6,010*
Blayney (S) Pt B	1	—	100	—	—	—	—	—	—	100
Cabonne (S) Pt B	—	—	—	—	—	—	—	—	—	—
Evans (S) Pt B	3	—	224	—	—	—	106	—	—	330
Greater Lithgow (C)	9	—	1,092	—	—	—	116	—	—	1,208
Oberon (S)	—	—	—	—	—	—	50	—	—	50
Rylstone (S)	2	—	139	—	—	—	—	—	—	139
Central Tablelands (excl. Bathurst — Orange) (SSD)	*15*	—	*1,555*	—	—	—	*272*	—	—	*1,827*
Bland (S)	—	—	—	—	—	—	—	—	—	—
Cabonne (S) Pt C	6	—	385	—	—	—	30	—	—	415
Cowra (S)	8	—	474	4	—	190	68	210	210	942
Forbes (S)	3	—	420	2	—	110	10	—	—	540
Lachlan (S)	4	—	515	—	—	—	68	—	—	583
Parkes (S)	12	—	933	—	—	—	50	1,186	1,186	2,169
Weddin (S)	—	—	—	—	—	—	—	—	—	—
Lachlan (SSD)	*33*	—	*2,727*	*6*	—	*300*	*226*	*1,396*	*1,396*	*4,649*
Central West (SD)	**84**	**—**	**8,143**	**16**	**—**	**1,010**	**1,017**	**2,315**	**2,315**	**12,485**

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, DECEMBER 1993—*continued*

Statistical area	New residential building: Houses: Private sector (number)	Houses: Public sector (number)	Houses: Total value ($'000)	Other residential buildings: Private sector (number)	Other residential buildings: Public sector (number)	Other residential buildings: Total value ($'000)	Alterations and additions to residential buildings ($'000)	Non-residential building: Private sector ($'000)	Non-residential building: Total ($'000)	Total building ($'000)
SOUTH EASTERN STATISTICAL DIVISION										
Queanbeyan (C)	11	—	1,470	7	—	647	254	474	474	2,845
Queanbeyan (SSD)	*11*	—	*1,470*	*7*	—	*647*	*254*	*474*	*474*	*2,845*
Boorowa (S)	1	—	52	—	—	—	—	—	—	52
Crookwell (S)	1	—	83	—	—	—	—	—	—	83
Goulburn (C)	6	—	864	—	—	—	95	300	300	1,259
Gunning (S)	3	—	300	—	—	—	—	—	—	300
Harden (S)	2	—	120	—	—	—	50	—	—	170
Mulwaree (S)	6	—	557	—	—	—	296	50	50	903
Tallaganda (S)	10	—	624	—	—	—	24	—	—	648
Yarrowlumla (S)	11	—	1,420	—	—	—	543	—	—	1,963
Yass (S)	12	—	1,461	—	—	—	80	—	—	1,541
Young (S)	3	—	293	—	—	—	—	50	50	343
Southern Tablelands (excl. Queanbeyan) (SSD)	*55*	—	*5,774*	—	—	—	*1,087*	*400*	*400*	*7,261*
Bega Valley (S)	22	—	1,637	4	—	385	224	348	348	2,594
Eurobodalla (S)	31	—	2,968	—	—	—	218	—	—	3,186
Lower South Coast (SSD)	*53*	—	*4,605*	*4*	—	*385*	*442*	*348*	*348*	*5,780*
Bombala (S)	1	—	20	—	—	—	—	51	51	71
Cooma-Monaro (S)	5	—	394	—	—	—	73	—	—	467
Snowy River (S)	4	—	489	2	—	133	200	—	—	822
Snowy (SSD)	*10*	—	*903*	*2*	—	*133*	*273*	*51*	*51*	*1,360*
South Eastern (SD)	**129**	**—**	**12,753**	**13**	**—**	**1,165**	**2,056**	**1,273**	**1,273**	**17,247**
MURRUMBIDGEE STATISTICAL DIVISION										
Coolamon (S)	4	—	402	—	—	—	23	—	—	425
Cootamundra (S)	4	—	500	—	—	—	87	—	—	587
Gundagai (S)	2	—	178	—	—	—	18	—	—	196
Junee (S)	1	—	51	—	—	—	20	—	—	71
Lockhart (S)	1	—	189	—	—	—	—	124	124	313
Narrandera (S)	1	—	53	—	—	—	48	—	—	101
Temora (S)	1	—	100	2	—	148	10	—	—	258
Tumut (S)	2	—	215	4	—	250	32	—	—	497
Wagga Wagga (C)	16	—	1,820	2	—	150	320	421	421	2,711
Central Murrumbidgee (SSD)	*32*	—	*3,508*	*8*	—	*548*	*558*	*545*	*545*	*5,159*
Carrathool (S)	1	—	95	5	—	200	—	—	—	295
Griffith (C)	7	—	1,181	5	—	300	71	133	133	1,685
Hay (S)	—	—	—	—	—	—	—	—	—	—
Leeton (S)	5	—	584	—	—	—	22	60	60	666
Murrumbidgee (S)	—	—	—	—	—	—	40	—	—	40
Lower Murrumbidgee (SSD)	*13*	—	*1,861*	*10*	—	*500*	*133*	*193*	*193*	*2,686*
Murrumbidgee (SD)	**45**	**—**	**5,369**	**18**	**—**	**1,048**	**690**	**738**	**738**	**7,845**

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, DECEMBER 1993—*continued*

Statistical area	*New residential building*						*Alterations and additions to residential buildings ($'000)*	*Non-residential building*		*Total building ($'000)*
	Houses			*Other residential buildings*						
	Private sector (number)	*Public sector (number)*	*Total value ($'000)*	*Private sector (number)*	*Public sector (number)*	*Total value ($'000)*		*Private sector ($'000)*	*Total ($'000)*	
MURRAY STATISTICAL DIVISION										
Albury (C)	25	—	2,698	—	15	755	306	432	432	4,192
Hume (S)	8	—	792	—	—	—	70	108	108	970
Albury (SSD)	*33*	—	*3,490*	—	*15*	*755*	*376*	*540*	*540*	*5,161*
Corowa (S)	8	—	598	—	—	—	26	80	80	704
Culcairn (S)	—	—	—	—	—	—	—	—	—	—
Holbrook (S)	—	—	—	—	—	—	40	—	—	40
Tumbarumba (S)	—	—	—	—	—	—	55	—	—	55
Urana (S)	—	—	—	—	—	—	—	—	—	—
Upper Murray (excl. Albury) (SSD)	*8*	—	*598*	—	—	—	*121*	*80*	*80*	*799*
Berrigan (S)	1	—	57	—	—	—	—	—	—	57
Conargo (S)	—	—	—	—	—	—	—	—	—	—
Deniliquin (M)	2	—	191	—	—	—	87	—	—	278
Jerilderie (S)	—	—	—	—	—	—	—	—	—	—
Murray (S)	1	—	79	2	—	100	16	—	—	195
Wakool (S)	—	—	—	—	—	—	11	—	—	11
Windouran (S)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	*4*	—	*327*	*2*	—	*100*	*114*	—	—	*541*
Balranald (S)	—	—	—	—	—	—	—	—	—	—
Wentworth (S)	2	—	214	—	—	—	153	900	900	1,267
Murray — Darling (SSD)	*2*	—	*214*	—	—	—	*153*	*900*	*900*	*1,267*
Murray (SD)	**47**	**—**	**4,629**	**2**	**15**	**855**	**764**	**1,520**	**1,520**	**7,768**
FAR WEST STATISTICAL DIVISION										
Broken Hill (C)	3	—	182	—	—	—	—	—	—	182
Central Darling (S)	—	—	—	—	—	—	—	—	—	—
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
Far West (SD)	**3**	**—**	**182**	**—**	**—**	**—**	**—**	**—**	**—**	**182**
NEW SOUTH WALES										
New South Wales	**2,067**	**36**	**225,466**	**1,114**	**40**	**81,614**	**67,457**	**205,813**	**205,813**	**580,350**

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 Caboone (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 July 1993 to December 1993.

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 (January 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 January 1994, the trend estimate for that month would be 2,490, a movement of 1.9 per cent. The monthly movements in the trend estimates for October, November and December 1993, which are currently estimated to be 0.1 per cent, 0.3 per cent and 0.4 per cent respectively, would be revised to 0.7 per cent, 1.4 per cent and 1.7 per cent. On the other hand, a 7 per cent seasonally adjusted decline in the number of private houses approved in January 1994 would produce a trend estimate for January of 2,352, a movement of 0.0 per cent, with the movements in the trend estimates for October, November and December 1993 being revised to –0.1 per cent, –0.1 per cent and –0.1 per cent, respectively.

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

	Trend estimate		*Revised trend estimate if January 1994 seasonally adjusted estimate— is up 7% on December 1993*		*Revised trend estimate if January 1994 seasonally adjusted estimate— is down 7% on December 1993*	
	No.	*% change on previous month*	*No.*	*% change on previous month*	*No.*	*% change on previous month*
1993—						
July	2,365	–0.3	2,361	–0.5	2,367	–0.2
August	2,357	–0.4	2,348	–0.6	2,359	–0.4
September	2,357	0.0	2,353	0.2	2,359	–0.0
October	2,360	0.1	2,371	0.7	2,356	–0.1
November	2,368	0.3	2,403	1.4	2,355	–0.1
December	2,378	0.4	2,444	1.7	2,353	–0.1
January	n.y.a.	n.y.a.	2,490	1.9	2,352	0.0

TOTAL NUMBER OF NEW HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		*Revised trend estimate if January 1994 seasonally adjusted estimate— is up 7% on December 1993*		*Revised trend estimate if January 1994 seasonally adjusted estimate— is down 7% on December 1993*	
	No.	*% change on previous month*	*No.*	*% change on previous month*	*No.*	*% change on previous month*
1993—						
July	2,412	–1.0	2,407	–1.2	2,413	–0.9
August	2,392	–0.8	2,383	–1.0	2,393	–0.8
September	2,382	–0.4	2,377	–0.2	2,383	–0.5
October	2,377	–0.2	2,388	0.5	2,374	–0.4
November	2,379	0.1	2,416	1.2	2,369	–0.2
December	2,385	0.3	2,452	1.5	2,364	–0.2
January	n.y.a.	n.y.a.	2,495	1.8	2,361	–0.1

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

	Trend estimate		*Revised trend estimate if January 1994 seasonally adjusted estimate— is up 8% on December 1993*		*Revised trend estimate if January 1994 seasonally adjusted estimate— is down 8% on December 1993*	
	No.	*% change on previous month*	*No.*	*% change on previous month*	*No.*	*% change on previous month*
1993—						
July'	3,948	–0.5	3,945	–0.6	3,956	–0.3
August	3,938	–0.3	3,934	–0.3	3,953	–0.1
September	3,916	–0.6	3,915	–0.5	3,924	–0.7
October	3,878	–1.0	3,882	–0.9	3,857	–1.7
November	3,834	–1.2	3,840	–1.1	3,757	–2.6
December	3,784	–1.3	3,800	–1.0	3,644	–3.0
January	n.y.a.	n.y.a.	3,742	–1.5	3,507	–3.8

VALUE OF NEW RESIDENTIAL BUILDING APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		*Revised trend estimate if January 1994 seasonally adjusted estimate— is up 8% on December 1993*		*Revised trend estimate if January 1994 seasonally adjusted estimate— is down 8% on December 1993*	
	$m	*% change on previous month*	*$m*	*% change on previous month*	*$m*	*% change on previous month*
1993—						
July	354.3	0.7	352.8	0.3	353.9	0.6
August	360.4	1.7	359.2	1.8	361.2	2.1
September	361.7	0.4	361.3	0.6	362.2	0.3
October	361.6	0.0	362.7	0.4	360.1	–0.6
November	361.2	–0.1	363.9	0.4	355.5	–1.3
December	359.7	–0.4	365.9	0.5	350.0	–1.5
January	n.y.a.	n.y.a.	366.3	0.1	342.3	–2.2

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

	Trend estimate		*Revised trend estimate if January 1994 seasonally adjusted estimate— is up 7% on December 1993*		*Revised trend estimate if January 1994 seasonally adjusted estimate— is down 7% on December 1993*	
	$m	*% change on previous month*	*$m*	*% change on previous month*	*$m*	*% change on previous month*
1993—						
July	84.1	2.0	84.2	2.1	84.4	2.4
August	85.5	1.6	85.5	1.6	85.9	1.8
September	86.0	0.6	86.0	0.6	86.2	0.3
October	85.1	–0.9	85.1	–1.0	84.6	–1.9
November	83.4	–2.0	83.3	–2.1	81.6	–3.5
December	81.3	–2.6	81.3	–2.4	78.1	–4.3
January	n.y.a.	n.y.a.	79.7	–2.0	74.8	–4.2

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