

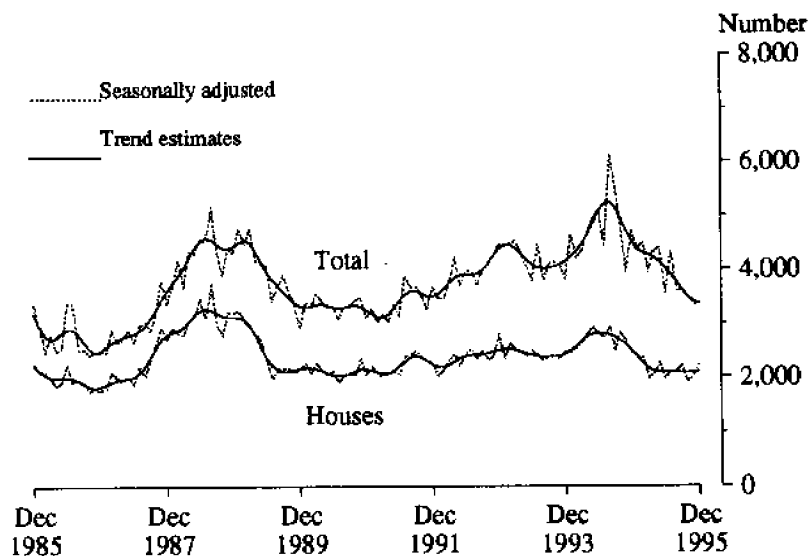
## BUILDING APPROVALS, NEW SOUTH WALES, DECEMBER 1995

### MAIN FEATURES

#### NUMBER OF DWELLING UNITS APPROVED

	December 1994	November 1995	December 1995	December 1994 to December 1995 change	November 1995 to December 1995 change
Original series	4,203	3,787	2,923	-30.5%	-22.8%
Seasonally adjusted	4,738	3,329	3,379	-28.7%	1.5%
Trend estimate	4,511	3,402	3,348	-25.8%	-1.6%

### DWELLING UNITS APPROVED



#### Dwelling Units

- The trend estimate of the total number of dwelling units approved in December 1995 was 3,348, a fall of 1.6% on last month (3,402) and 25.8% lower than December 1994 (4,511).
- There needs to be an increase next month of almost 16% in the seasonally adjusted figure for total dwelling units for this trend to reverse direction. The historical average movement of this series, regardless of sign, is 8%.
- The trend estimate for private sector houses approved in December was 2,041, an increase of 1.0% on November. The historical average movement of this series, regardless of sign, is 7%.
- In original (unadjusted) terms the total number of dwelling units approved in New South Wales was 2,923, a decrease of 22.8% on November 1995 (3,787) and 30.5% lower than December 1994 (4,203).

#### Value of new residential building

- The value of new residential building for December 1995 was \$297.3 million. Alterations and additions to residential buildings accounted for \$73.2 million.
- In the 6 months ended December 1995, the value of new residential work was \$2,294.3 million which was a 23.1% drop on the same period last year.

#### Value of non-residential building

- The value of non-residential building for December 1995 was \$219.9 million. The private sector was responsible for \$190.3 million of the total.

#### Value of total building

- For the December 1995 period the value of total building work approved in New South Wales was \$590.4 million, a 27.3% fall on November (\$812.0 million).
- For the 6 months ended December 1995, the value of total building work was \$4,891.5 million.

#### INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.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

TABLE 1. NUMBER OF DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
SYDNEY STATISTICAL DIVISION										
1992-93	12,915	462	13,377	10,752	1,742	12,494	1,011	24,670	2,212	26,882
1993-94	13,691	240	13,931	12,090	1,048	13,138	2,043	27,811	1,301	29,112
1994-95	13,834	255	14,089	16,919	1,012	17,931	1,778	32,513	1,285	33,798
<i>July-December—</i>										
1994-95	7,751	143	7,894	9,413	404	9,817	1,110	18,274	547	18,821
1995-96	6,572	164	6,736	6,910	425	7,335	273	13,755	589	14,344
<i>1994—</i>										
October	1,433	26	1,459	1,198	36	1,234	77	2,708	62	2,770
November	1,415	12	1,427	1,154	17	1,171	82	2,651	29	2,680
December	979	4	983	1,513	69	1,582	85	2,577	73	2,650
<i>1995—</i>										
January	1,032	15	1,047	1,185	61	1,246	117	2,326	84	2,410
February	1,014	23	1,037	1,355	10	1,365	125	2,494	33	2,527
March	912	25	937	1,475	64	1,539	38	2,425	89	2,514
April	918	21	939	1,009	174	1,183	250	2,177	195	2,372
May	1,276	22	1,298	1,597	203	1,800	55	2,921	232	3,153
June	931	6	937	885	96	981	83	1,896	105	2,001
July	1,225	6	1,231	1,551	127	1,678	41	2,817	133	2,950
August	1,147	18	1,165	913	200	1,113	38	2,098	218	2,316
September	1,177	74	1,251	1,225	10	1,235	81	2,483	84	2,567
October	1,042	7	1,049	1,099	33	1,132	51	2,192	40	2,232
November	1,110	38	1,148	1,249	14	1,263	40	2,399	52	2,451
December	871	21	892	873	41	914	22	1,766	62	1,828
NEW SOUTH WALES										
1992-93	28,653	869	29,522	16,308	2,667	18,975	1,365	46,318	3,544	49,862
1993-94	30,051	561	30,612	17,744	1,554	19,298	2,453	50,234	2,129	52,363
1994-95	28,578	423	29,001	21,979	1,811	23,790	2,073	52,604	2,260	54,864
<i>July-December—</i>										
1994-95	16,044	221	16,265	12,180	666	12,846	1,266	29,487	890	30,377
1995-96	12,464	232	12,696	8,422	637	9,059	402	21,288	869	22,157
<i>1994—</i>										
October	2,809	33	2,842	1,613	50	1,663	104	4,526	83	4,609
November	2,865	21	2,886	1,564	40	1,604	99	4,528	61	4,589
December	2,029	11	2,040	1,946	113	2,059	104	4,079	124	4,203
<i>1995—</i>										
January	2,041	17	2,058	1,527	161	1,688	134	3,694	186	3,880
February	1,998	30	2,028	1,755	60	1,815	150	3,903	90	3,993
March	2,100	58	2,158	1,841	107	1,948	61	4,002	165	4,167
April	1,802	27	1,829	1,410	251	1,661	259	3,471	278	3,749
May	2,526	38	2,564	2,073	327	2,400	85	4,677	372	5,049
June	2,067	32	2,099	1,193	239	1,432	118	3,370	279	3,649
July	2,132	10	2,142	1,812	174	1,986	73	4,017	184	4,201
August	2,264	32	2,296	1,236	249	1,485	53	3,553	281	3,834
September	2,205	81	2,286	1,427	56	1,483	99	3,731	137	3,868
October	1,992	34	2,026	1,380	75	1,455	63	3,435	109	3,544
November	2,164	49	2,213	1,472	14	1,486	88	3,724	63	3,787
December	1,707	26	1,733	1,095	69	1,164	26	2,828	95	2,923

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

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
SYDNEY STATISTICAL DIVISION														
1992-93	1,389.5	43.3	1,432.7	1,148.8	124.2	1,273.0	2,538.3	167.4	2,705.7	708.4	1,663.3	2,407.3	4,903.1	5,821.4
1993-94	1,510.3	23.1	1,533.3	1,040.6	70.9	1,111.4	2,550.8	94.0	2,644.8	782.9	1,376.9	2,065.7	4,703.5	5,493.3
1994-95	1,639.9	26.4	1,666.3	1,745.0	76.7	1,821.7	3,384.9	103.0	3,488.0	852.4	2,206.4	2,896.8	6,437.1	7,237.2
July-December—														
1994-95	904.7	15.7	920.4	1,003.3	29.2	1,032.5	1,907.9	45.0	1,952.9	463.3	766.3	1,103.1	3,133.3	3,519.3
1995-96	796.9	16.4	813.3	729.2	29.9	759.1	1,526.0	46.3	1,572.4	396.9	1,286.0	1,610.7	3,206.9	3,580.0
1994—														
October	160.5	2.2	162.7	107.8	2.3	110.0	268.3	4.4	272.7	71.7	86.3	119.3	426.4	463.7
November	161.7	1.1	162.9	115.9	1.6	117.5	277.6	2.7	280.3	74.8	102.3	146.8	454.5	501.9
December	124.7	0.4	125.0	150.2	6.6	156.8	274.9	6.9	281.8	54.8	149.1	177.6	478.6	514.2
1995—														
January	119.5	1.3	120.8	116.7	3.7	120.4	236.2	5.0	241.2	55.0	102.9	140.0	392.8	436.2
February	119.4	2.0	121.4	108.5	1.0	109.6	227.9	3.0	230.9	59.2	128.1	310.8	415.0	600.9
March	111.7	2.6	114.4	190.8	3.4	194.2	302.5	6.1	308.6	58.6	125.8	190.0	486.7	557.2
April	113.6	1.9	115.5	86.9	15.4	102.3	200.5	17.4	217.9	82.2	655.1	675.5	937.8	975.6
May	154.0	2.2	156.1	163.0	16.2	179.2	317.0	18.3	335.3	72.6	227.9	251.6	616.9	659.4
June	117.1	0.6	117.6	75.8	7.7	83.6	192.9	8.3	201.2	61.4	200.4	225.8	454.6	488.4
July	149.6	0.7	150.3	145.7	12.1	157.8	295.3	12.8	308.2	64.4	299.3	334.6	658.2	707.1
August	136.2	1.4	137.6	96.5	10.5	107.1	232.7	11.9	244.6	70.1	321.0	363.9	623.7	678.6
September	139.3	8.2	147.6	131.0	1.0	132.0	270.3	9.2	279.5	73.0	170.4	198.9	513.6	551.4
October	121.8	0.8	122.6	135.8	2.9	138.7	257.6	3.7	261.3	63.9	221.3	370.7	542.0	695.9
November	135.2	3.3	138.5	144.3	0.9	145.2	279.5	4.2	283.7	68.9	136.8	187.7	484.9	540.3
December	114.7	2.0	116.7	75.9	2.5	78.4	190.6	4.5	195.1	56.7	137.2	154.9	384.5	406.7
NEW SOUTH WALES														
1992-93	2,852.9	80.9	2,933.9	1,516.6	181.7	1,698.3	4,369.5	262.7	4,632.2	965.0	2,126.4	3,178.2	7,452.4	8,775.4
1993-94	3,065.8	53.3	3,119.1	1,424.1	99.9	1,523.9	4,489.9	153.1	4,643.1	1,043.1	1,895.6	2,884.1	7,420.5	8,570.2
1994-95	3,101.6	43.2	3,144.8	2,106.8	125.0	2,231.8	5,208.3	168.3	5,376.6	1,101.0	2,812.5	3,733.4	9,114.5	10,211.0
July-December—														
1994-95	1,717.9	23.8	1,741.7	1,198.2	45.5	1,243.7	2,916.1	69.3	2,985.4	596.7	1,099.0	1,560.4	4,607.5	5,142.5
1995-96	1,385.8	23.4	1,409.2	840.6	44.5	885.1	2,226.4	67.9	2,294.3	525.3	1,631.8	2,071.9	4,381.3	4,891.5
1994—														
October	295.6	2.7	298.4	136.5	3.3	139.8	432.2	6.0	438.1	93.4	157.5	209.3	683.1	740.8
November	301.6	1.9	303.5	143.5	3.0	146.5	445.2	4.9	450.1	97.1	169.8	239.1	711.9	786.3
December	229.2	1.0	230.2	179.6	9.0	188.6	408.8	10.1	418.9	72.3	198.2	238.4	679.2	729.6
1995—														
January	220.4	1.5	221.8	143.2	8.1	151.2	363.5	9.5	373.1	70.5	146.1	209.3	578.8	652.9
February	215.6	2.6	218.1	137.3	3.5	140.8	352.9	6.1	359.0	76.1	161.6	363.7	590.4	798.8
March	230.8	5.7	236.5	218.7	6.0	224.7	449.4	11.8	461.2	78.7	167.9	258.5	695.8	798.4
April	202.8	2.7	205.5	113.9	20.6	134.5	316.7	23.3	340.0	99.6	695.1	724.5	1,111.3	1,164.0
May	281.0	3.4	284.4	197.7	23.6	221.3	478.7	27.0	505.7	94.6	280.5	313.2	853.1	913.5
June	233.2	3.5	236.8	97.8	17.8	115.5	331.0	21.3	352.3	84.7	262.3	303.9	677.6	740.9
July	244.4	1.2	245.6	163.0	14.9	177.9	407.4	16.1	423.5	84.7	332.1	373.2	823.2	881.3
August	247.2	2.5	249.7	120.2	14.9	135.1	367.4	17.4	384.8	90.8	418.3	481.0	876.3	956.6
September	242.1	9.3	251.3	148.4	4.1	152.4	390.5	13.3	403.8	95.3	219.3	255.6	705.0	754.6
October	213.7	3.4	217.0	155.9	5.4	161.3	369.6	8.8	378.4	86.3	271.1	431.9	726.1	896.5
November	239.3	4.5	243.8	161.8	0.9	162.7	401.1	5.5	406.5	95.1	200.7	310.3	696.7	812.0
December	199.2	2.5	201.7	91.3	4.3	95.6	290.5	6.8	297.3	73.2	190.3	219.9	554.0	590.4

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

Period	Number of dwelling units (b)				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
1994—						
October	2,748	2,818	4,659	4,822	463.0	91.7
November	2,676	2,671	3,998	3,980	408.1	89.4
December	2,417	2,426	4,698	4,738	465.0	85.8
1995—						
January	2,470	2,401	4,119	4,388	402.4	85.5
February	2,320	2,363	4,394	4,491	410.5	85.7
March	1,994	1,976	3,882	3,957	434.5	77.6
April	2,006	2,049	3,952	4,348	378.5	112.2
May	2,230	2,265	4,132	4,396	461.2	83.5
June	1,919	1,964	3,399	3,567	343.4	83.0
July	2,013	2,107	3,912	4,296	428.7	87.1
August	2,105	2,126	3,308	3,607	374.8	83.3
September	2,106	2,214	3,460	3,624	360.6	79.9
October	1,880	1,916	3,341	3,481	376.5	80.3
November	1,969	1,988	3,321	3,329	373.9	88.8
December	2,144	2,234	3,357	3,379	338.8	91.3
TREND ESTIMATES						
1994—						
October	2,641	2,678	4,822	4,955	453.7	95.9
November	2,586	2,597	4,617	4,719	442.9	92.2
December	2,499	2,494	4,416	4,511	433.4	88.7
1995—						
January	2,386	2,376	4,249	4,362	424.7	86.8
February	2,266	2,262	4,140	4,292	417.5	86.9
March	2,159	2,166	4,075	4,271	413.9	88.4
April	2,082	2,106	3,978	4,218	410.7	89.6
May	2,047	2,088	3,855	4,128	405.5	89.1
June r	2,033	2,086	3,728	4,016	399.1	87.3
July r	2,030	2,088	3,616	3,896	391.9	85.0
August r	2,029	2,089	3,516	3,759	383.5	83.3
September r	2,022	2,081	3,432	3,622	375.7	83.0
October r	2,019	2,077	3,369	3,502	368.0	84.0
November r	2,021	2,078	3,323	3,402	360.1	85.8
December	2,041	2,098	3,316	3,348	357.8	87.3

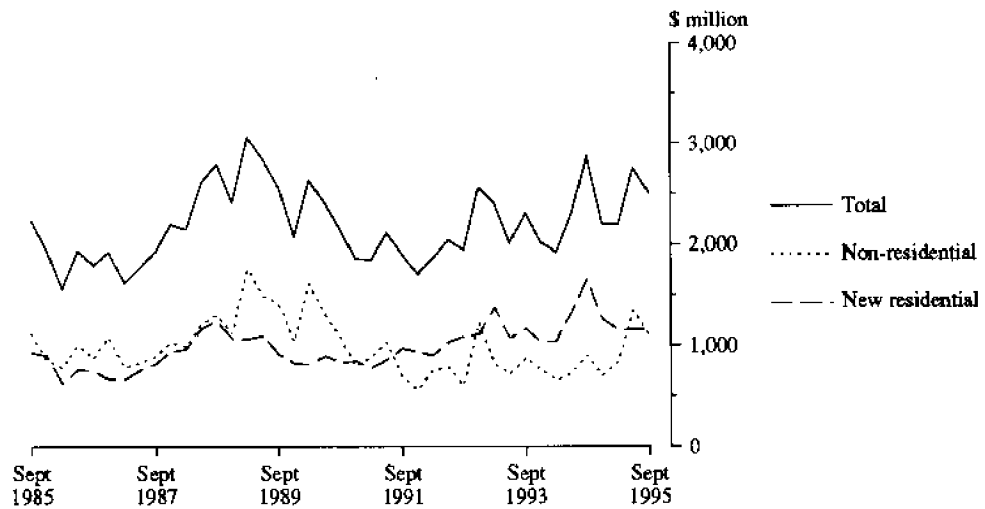
(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average - see paragraphs 17-24 of the Explanatory Notes for a more detailed explanation. (b) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes.

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

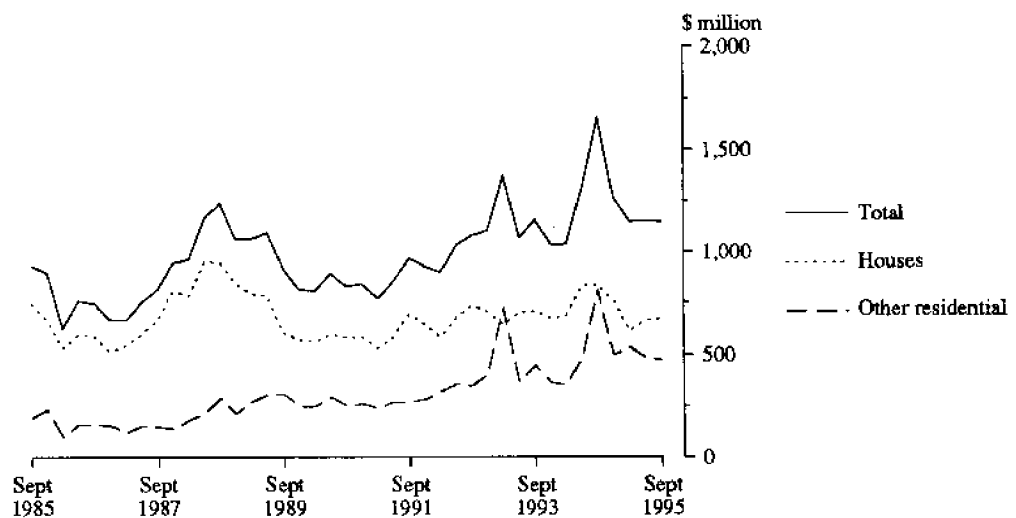
Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1992-93	2,723.4	2,800.6	1,842.8	4,643.4	921.2	2,248.8	3,361.5	7,590.5	8,926.2
1993-94	2,870.6	2,920.5	1,640.7	4,561.2	977.0	1,984.8	3,021.2	7,424.4	8,559.4
1994-95	2,849.3	2,889.0	2,334.3	5,223.2	1,011.7	2,851.1	3,789.3	8,981.6	10,024.2
<b>1994—</b>									
June qtr	820.3	838.9	484.1	1,323.0	256.2	569.8	730.7	2,101.2	2,309.8
Sept. qtr	823.8	840.6	814.4	1,655.0	308.6	591.2	900.6	2,525.8	2,864.2
Dec. qtr	760.3	765.5	498.8	1,264.3	241.8	536.9	701.5	2,037.4	2,207.6
<b>1995—</b>									
Mar. qtr	605.5	614.4	536.7	1,151.1	204.7	481.4	841.6	1,823.1	2,197.4
June qtr	659.6	668.4	484.4	1,152.8	256.6	1,241.6	1,345.5	2,595.3	2,754.9
Sept. qtr	665.2	676.9	474.4	1,151.3	245.4	965.7	1,105.4	2,332.2	2,502.1

(a) See paragraphs 25-27 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

**VALUE OF BUILDING APPROVED  
AT AVERAGE 1989-90 PRICES**



**VALUE OF NEW RESIDENTIAL BUILDING APPROVED  
AT AVERAGE 1989-90 PRICES**



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

Class of building	1993-94	1994-95	July-December		1995		
			1994-95	1995-96	October	November	December
<b>PRIVATE SECTOR</b>							
New houses	3,065.8	3,101.6	1,717.9	1,385.8	213.7	239.3	199.2
New other residential buildings	1,424.1	2,106.8	1,198.2	840.6	155.9	161.8	91.3
<i>Total new residential building</i>	<i>4,489.9</i>	<i>5,208.3</i>	<i>2,916.1</i>	<i>2,226.4</i>	<i>369.6</i>	<i>401.1</i>	<i>290.5</i>
Alterations and additions to residential buildings	1,034.9	1,093.7	592.3	523.1	85.5	94.9	73.2
Hotels, etc.	75.2	284.4	65.3	189.2	1.9	1.9	7.5
Shops	301.4	587.5	322.7	316.7	30.1	32.6	31.9
Factories	272.9	381.2	156.9	208.6	29.3	43.7	52.2
Offices	362.5	348.1	172.6	263.7	84.8	33.9	20.5
Other business premises	287.5	354.2	120.7	289.7	55.4	20.1	16.4
Educational	102.2	99.2	52.9	91.9	4.3	15.8	37.9
Religious	34.2	33.7	16.8	27.4	1.1	17.1	1.1
Health	208.2	75.5	29.2	22.3	6.3	3.1	2.0
Entertainment and recreational	151.0	574.8	124.4	174.9	47.5	26.8	12.3
Miscellaneous	100.5	73.7	37.5	47.3	10.4	5.9	8.5
<i>Total non-residential building</i>	<i>1,895.6</i>	<i>2,812.5</i>	<i>1,099.0</i>	<i>1,631.8</i>	<i>271.1</i>	<i>200.7</i>	<i>190.3</i>
<b>Total</b>	<b>7,420.5</b>	<b>9,114.5</b>	<b>4,607.5</b>	<b>4,381.3</b>	<b>726.1</b>	<b>696.7</b>	<b>554.0</b>
<b>PUBLIC SECTOR</b>							
New houses	53.3	43.2	23.8	23.4	3.4	4.5	2.5
New other residential buildings	99.9	125.0	45.5	44.5	5.4	0.9	4.3
<i>Total new residential building</i>	<i>153.1</i>	<i>168.3</i>	<i>69.3</i>	<i>67.9</i>	<i>8.8</i>	<i>5.5</i>	<i>6.8</i>
Alterations and additions to residential buildings	8.1	7.3	4.4	2.3	0.8	0.3	
Hotels, etc.	2.7	2.3	1.9	0.1	—	0.1	—
Shops	21.2	19.4	11.2	16.2	2.4	2.8	1.0
Factories	21.2	8.3	6.6	1.8	0.6	0.1	0.2
Offices	208.9	157.1	50.4	90.2	40.7	25.3	11.1
Other business premises	106.8	85.2	41.9	71.5	38.8	10.4	0.8
Educational	326.2	237.7	134.5	84.5	3.2	25.0	2.7
Religious	—	—	—	—	—	—	—
Health	187.8	239.7	151.8	121.5	71.7	39.3	3.5
Entertainment and recreational	33.6	51.7	38.6	33.6	1.6	4.3	4.4
Miscellaneous	80.0	119.5	24.5	20.7	1.9	2.2	5.8
<i>Total non-residential building</i>	<i>988.5</i>	<i>920.9</i>	<i>461.3</i>	<i>440.1</i>	<i>160.8</i>	<i>109.5</i>	<i>29.6</i>
<b>Total</b>	<b>1,149.8</b>	<b>1,096.5</b>	<b>535.0</b>	<b>510.2</b>	<b>170.4</b>	<b>115.3</b>	<b>36.4</b>
<b>TOTAL</b>							
New houses	3,119.1	3,144.8	1,741.7	1,409.2	217.0	243.8	201.7
New other residential buildings	1,523.9	2,231.8	1,243.7	885.1	161.3	162.7	95.6
<i>Total new residential building</i>	<i>4,643.1</i>	<i>5,376.6</i>	<i>2,985.4</i>	<i>2,294.3</i>	<i>378.4</i>	<i>406.5</i>	<i>297.3</i>
Alterations and additions to residential buildings	1,043.1	1,101.0	596.7	525.3	86.3	95.1	73.2
Hotels, etc.	78.0	286.7	67.2	189.3	1.9	1.9	7.5
Shops	322.6	607.0	333.9	332.9	32.4	35.4	32.8
Factories	294.0	389.5	163.5	210.4	29.8	43.8	52.4
Offices	571.4	505.2	223.0	354.0	125.5	59.2	31.6
Other business premises	394.3	439.4	162.6	361.2	94.2	30.4	17.2
Educational	428.5	336.9	187.4	176.4	7.6	40.8	40.7
Religious	34.2	33.7	16.8	27.4	1.1	17.1	1.1
Health	396.0	315.2	181.0	143.8	78.0	42.4	5.5
Entertainment and recreational	184.5	626.5	163.0	208.4	49.1	31.2	16.8
Miscellaneous	180.5	193.3	62.0	68.0	12.3	8.0	14.3
<i>Total non-residential building</i>	<i>2,884.1</i>	<i>3,733.4</i>	<i>1,560.4</i>	<i>2,071.9</i>	<i>431.9</i>	<i>310.3</i>	<i>219.9</i>
<b>Total</b>	<b>8,570.2</b>	<b>10,211.0</b>	<b>5,142.5</b>	<b>4,891.5</b>	<b>896.5</b>	<b>812.0</b>	<b>590.4</b>

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
<b>HOTELS, ETC.</b>												
1995—												
October	6	0.7	4	1.1	—	—	1	4.1	—	—	10	1.9
November	10	0.9	2	0.5	1	0.6	—	—	—	—	13	1.9
December	6	0.6	3	0.7	3	2.1	2	4.2	—	—	14	7.5
<b>SHOPS</b>												
1995—												
October	131	11.6	23	7.0	6	4.0	4	9.8	—	—	164	32.4
November	122	10.4	22	6.7	7	4.8	7	13.5	—	—	158	35.4
December	63	5.4	18	5.8	5	3.8	5	9.9	1	8.0	92	32.8
<b>FACTORIES</b>												
1995—												
October	27	3.1	23	6.9	7	4.8	4	10.1	1	5.1	62	29.8
November	36	3.7	26	7.7	—	—	9	22.4	1	9.9	72	43.8
December	30	3.0	13	3.8	5	4.1	5	12.0	3	29.5	56	52.4
<b>OFFICES</b>												
1995—												
October	77	7.7	38	11.0	6	3.7	2	5.3	5	97.8	128	125.5
November	83	8.0	26	8.7	14	9.7	11	18.3	1	14.5	135	59.2
December	50	4.6	24	7.6	5	3.2	7	10.9	1	5.4	87	31.6
<b>OTHER BUSINESS PREMISES</b>												
1995—												
October	28	2.5	19	5.8	10	6.9	12	26.8	3	52.2	72	94.2
November	33	2.9	10	3.2	7	5.0	9	19.3	—	—	59	30.4
December	32	3.0	10	2.8	7	4.6	3	6.8	—	—	52	17.2
<b>EDUCATIONAL</b>												
1995—												
October	12	1.1	7	2.4	2	1.6	2	2.5	—	—	23	7.6
November	15	1.5	13	4.2	2	1.4	12	27.2	1	6.5	43	40.8
December	21	2.2	8	2.3	1	0.7	3	5.2	1	30.3	34	40.7
<b>RELIGIOUS</b>												
1995—												
October	3	0.3	3	0.8	—	—	—	—	—	—	6	1.1
November	6	0.7	1	0.3	2	1.4	2	3.9	1	10.8	12	17.1
December	1	0.2	2	0.4	1	0.5	—	—	—	—	4	1.1
<b>HEALTH</b>												
1995—												
October	9	0.9	2	0.5	2	1.6	3	6.7	1	68.3	17	78.0
November	8	0.8	4	1.1	3	2.7	2	2.1	1	35.7	18	42.4
December	4	0.5	6	1.7	1	0.9	1	2.5	—	—	12	5.5

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												
1995—												
October	10	1.1	8	2.4	6	3.8	4	5.7	2	36.0	30	49.1
November	26	2.6	11	3.8	6	3.9	5	15.9	1	5.0	49	31.2
December	14	1.3	6	1.7	—	—	6	13.7	—	—	26	16.8
MISCELLANEOUS												
1995—												
October	21	1.7	9	2.8	—	—	4	7.9	—	—	34	12.3
November	18	1.9	5	1.4	4	3.2	1	1.5	—	—	28	8.0
December	16	1.3	9	2.5	3	1.8	4	8.7	—	—	32	14.3
TOTAL NON-RESIDENTIAL BUILDING												
1995—												
October	324	30.8	136	40.7	39	26.4	35	74.6	12	259.3	546	431.9
November	357	33.5	120	37.6	46	32.7	58	124.1	6	82.4	587	310.3
December	237	22.0	99	29.3	31	21.7	36	73.9	6	73.2	409	219.9



TABLE 7. NUMBER AND VALUE OF NEW DWELLING UNITS (a) APPROVED IN AREAS OF NSW, DECEMBER 1995

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
<b>SYDNEY STATISTICAL DIVISION</b>						
<i>Houses</i>	871	114,706	21	2,023	892	116,729
Brick, stone, or concrete	129	22,344	2	198	131	22,542
Brick-veneer	537	62,956	19	1,825	556	64,781
Timber	25	2,778	—	—	25	2,778
Fibre cement	4	467	—	—	4	467
Other materials	176	26,161	—	—	176	26,161
Other residential buildings	873	75,894	41	2,487	914	78,381
<b>Total residential buildings</b>	<b>1,744</b>	<b>190,600</b>	<b>62</b>	<b>4,510</b>	<b>1,806</b>	<b>195,110</b>
<b>HUNTER STATISTICAL DIVISION</b>						
<i>Houses</i>	198	19,909	—	—	198	19,909
Brick, stone, or concrete	10	1,395	—	—	10	1,395
Brick-veneer	162	16,579	—	—	162	16,579
Timber	17	1,068	—	—	17	1,068
Fibre cement	6	390	—	—	6	390
Other materials	3	477	—	—	3	477
Other residential buildings	82	5,787	—	—	82	5,787
<b>Total residential buildings</b>	<b>280</b>	<b>25,697</b>	<b>—</b>	<b>—</b>	<b>280</b>	<b>25,697</b>
<b>ILLAWARRA STATISTICAL DIVISION</b>						
<i>Houses</i>	160	17,050	—	—	160	17,050
Brick, stone, or concrete	8	1,035	—	—	8	1,035
Brick-veneer	126	13,615	—	—	126	13,615
Timber	9	822	—	—	9	822
Fibre cement	7	435	—	—	7	435
Other materials	10	1,143	—	—	10	1,143
Other residential buildings	53	3,666	—	—	53	3,666
<b>Total residential buildings</b>	<b>213</b>	<b>20,716</b>	<b>—</b>	<b>—</b>	<b>213</b>	<b>20,716</b>
<b>BALANCE OF NEW SOUTH WALES</b>						
<i>Houses</i>	478	47,495	5	480	483	47,975
Brick, stone, or concrete	98	10,721	1	170	99	10,891
Brick-veneer	268	28,218	3	257	271	28,475
Timber	39	3,175	—	—	39	3,175
Fibre cement	37	2,542	1	53	38	2,595
Other materials	36	2,839	—	—	36	2,839
Other residential buildings	87	5,972	28	1,839	115	7,811
<b>Total residential buildings</b>	<b>565</b>	<b>53,467</b>	<b>33</b>	<b>2,319</b>	<b>598</b>	<b>55,786</b>
<b>NEW SOUTH WALES</b>						
<i>Houses</i>	1,707	199,160	26	2,504	1,733	201,664
Brick, stone, or concrete	245	35,495	3	368	248	35,863
Brick-veneer	1,093	121,368	22	2,082	1,115	123,450
Timber	90	7,842	—	—	90	7,842
Fibre cement	54	3,834	1	53	55	3,888
Other materials	225	30,621	—	—	225	30,621
Other residential buildings	1,095	91,319	69	4,326	1,164	95,645
<b>Total residential buildings</b>	<b>2,802</b>	<b>290,480</b>	<b>95</b>	<b>6,830</b>	<b>2,897</b>	<b>297,309</b>

(a) Comprises new houses (classified by material of outer walls) and dwelling units in new other residential buildings. Excludes Conversions, etc.

TABLE 8. NEW DWELLING UNITS (a) APPROVED BY TYPE AND STATISTICAL DIVISION, NSW  
DECEMBER 1995

Statistical division	New other residential building									Total new residential building
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total		
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
NUMBER OF DWELLING UNITS										
Sydney	892	132	451	583	136	195	—	331	914	1,806
Hunter	198	35	42	77	5	—	—	5	82	280
Illawarra	160	19	31	50	3	—	—	3	53	213
Richmond—Tweed	85	4	—	4	54	—	—	54	58	143
Mid-North Coast	116	2	—	2	28	—	—	28	30	146
Northern	28	—	—	—	—	—	—	—	—	28
North Western	40	8	—	8	—	—	—	—	8	48
Central West	61	—	—	—	—	—	—	—	—	61
South Eastern	77	4	—	4	—	—	—	—	4	81
Murrumbidgee	43	15	—	15	—	—	—	—	15	58
Murray	31	—	—	—	—	—	—	—	—	31
Far West	2	—	—	—	—	—	—	—	—	2
<b>New South Wales</b>	<b>1,733</b>	<b>219</b>	<b>524</b>	<b>743</b>	<b>226</b>	<b>195</b>	<b>—</b>	<b>421</b>	<b>1,164</b>	<b>2,897</b>
VALUE (\$'000)										
Sydney	116,729	10,676	42,878	53,554	11,572	13,255	—	24,827	78,381	195,110
Hunter	19,909	2,437	3,050	5,487	300	—	—	300	5,787	25,697
Illawarra	17,050	1,310	2,164	3,474	192	—	—	192	3,666	20,716
Richmond—Tweed	7,583	295	—	295	3,241	—	—	3,241	3,536	11,118
Mid-North Coast	11,729	325	—	325	1,839	—	—	1,839	2,164	13,893
Northern	3,070	—	—	—	—	—	—	—	—	3,070
North Western	4,335	650	—	650	—	—	—	—	650	4,985
Central West	5,984	—	—	—	—	—	—	—	—	5,984
South Eastern	7,650	415	—	415	—	—	—	—	415	8,065
Murrumbidgee	4,129	1,046	—	1,046	—	—	—	—	1,046	5,175
Murray	3,326	—	—	—	—	—	—	—	—	3,326
Far West	170	—	—	—	—	—	—	—	—	170
<b>New South Wales</b>	<b>201,664</b>	<b>17,154</b>	<b>48,093</b>	<b>65,247</b>	<b>17,144</b>	<b>13,255</b>	<b>—</b>	<b>30,399</b>	<b>95,645</b>	<b>297,309</b>

(a) Excludes Conversions, etc.

NEW OTHER RESIDENTIAL DWELLING UNITS APPROVED, BY TYPE

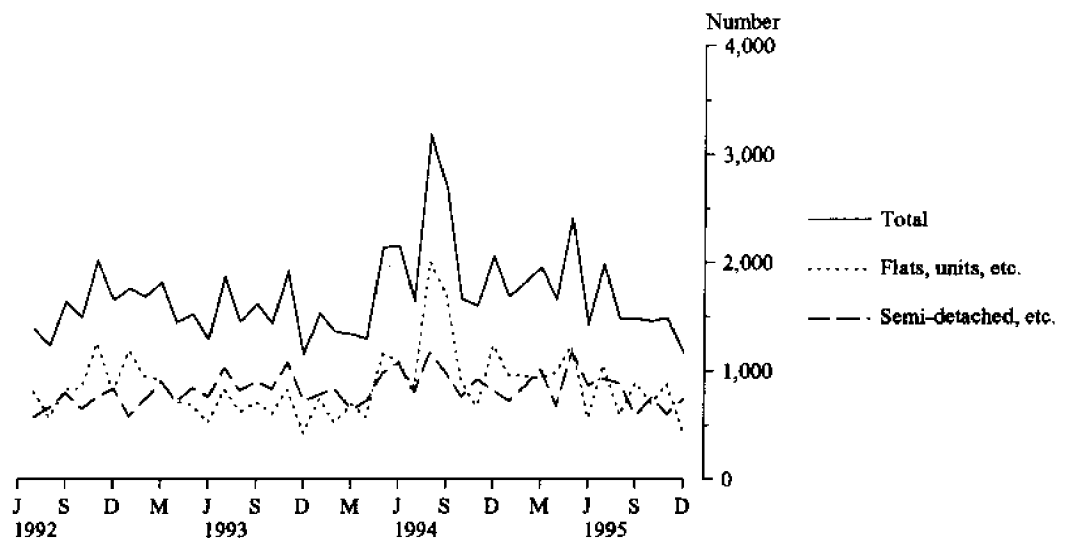


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, DECEMBER 1995

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>SYDNEY STATISTICAL DIVISION</b>										
Botany (A)	4	—	518	82	—	8,102	914	11,400	11,400	20,934
Leichhardt (A)	1	—	100	112	—	11,330	1,321	210	210	12,961
Marrickville (A)	—	—	—	—	—	—	—	—	—	—
South Sydney (C)	1	—	126	—	—	—	954	3,640	4,103	5,182
Sydney (C) — Inner & Remainder	—	—	—	—	—	—	—	7,110	12,603	12,603
Inner Sydney (SSD)	6	—	744	194	—	19,432	3,188	22,360	28,316	51,680
Randwick (C)	3	—	474	48	—	3,685	1,268	700	874	6,301
Waverley (A)	1	—	120	—	—	—	1,015	70	70	1,205
Woollahra (A)	7	—	2,880	6	—	1,100	3,746	275	275	8,001
Eastern Suburbs (SSD)	11	—	3,474	54	—	4,785	6,029	1,045	1,219	15,507
Hurstville (C)	3	—	495	26	—	1,940	511	570	1,168	4,115
Kogarah (A)	9	—	1,530	—	—	—	615	50	50	2,195
Rockdale (C)	8	—	741	12	—	915	784	772	922	3,361
Sutherland Shire (A)	58	—	8,246	60	—	8,338	3,332	758	1,817	21,733
St George — Sutherland (SSD)	78	—	11,011	98	—	11,193	5,242	2,150	3,958	31,404
Bankstown (C)	18	—	1,962	4	—	240	707	1,415	1,415	4,324
Canterbury (A)	7	—	777	22	—	1,770	2,129	295	295	4,971
Canterbury — Bankstown (SSD)	25	—	2,739	26	—	2,010	2,836	1,710	1,710	9,295
Fairfield (C)	21	—	2,681	24	20	2,510	645	2,800	2,861	8,698
Liverpool (C)	147	20	17,332	5	21	1,822	669	680	1,250	21,073
Fairfield — Liverpool (SSD)	168	20	20,013	29	41	4,332	1,314	3,480	4,111	29,770
Camden (A)	68	—	7,572	—	—	—	231	9,001	9,001	16,804
Campbelltown (C)	12	—	921	—	—	—	527	12,520	12,600	14,048
Wollondilly (A)	14	—	1,580	—	—	—	524	—	—	2,105
Outer South Western Sydney (SSD)	94	—	10,074	—	—	—	1,282	21,521	21,601	32,957
Ashfield (A)	2	—	440	—	—	—	299	3,100	3,100	3,839
Burwood (A)	7	—	1,187	2	—	120	349	679	679	2,335
Concord (A)	3	—	469	—	—	—	1,039	130	130	1,638
Drummoyne (A)	2	—	375	52	—	5,387	553	1,926	1,926	8,241
Strathfield (A)	19	—	5,246	6	—	400	1,159	5,139	5,678	12,483
Inner Western Sydney (SSD)	33	—	7,717	60	—	5,907	3,399	10,974	11,513	28,536

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, DECEMBER 1995—continued

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>SYDNEY STATISTICAL DIVISION—continued</b>										
Auburn (A)	2	—	339	12	—	650	155	1,830	1,830	2,974
Holroyd (C)	12	—	1,440	108	—	6,438	609	1,210	1,210	9,698
Parramatta (C)	25	—	2,497	17	—	1,180	1,502	4,796	6,996	12,175
Central Western Sydney (SSD)	39	—	4,277	137	—	8,268	2,266	7,836	10,036	24,846
Blue Mountains (C)	14	—	1,429	—	—	—	996	200	633	3,058
Hawkesbury (C)	18	—	2,197	—	—	—	396	110	310	2,903
Penrith (C)	26	—	3,811	57	—	4,074	1,102	3,617	3,617	12,604
Outer Western Sydney (SSD)	58	—	7,437	57	—	4,074	2,493	3,927	4,559	18,564
Baulkham Hills (A)	41	—	7,913	25	—	2,423	1,096	118	381	11,814
Blacktown (C)	74	—	7,133	37	—	2,610	1,766	6,275	6,798	18,308
Blacktown — Baulkham Hills (SSD)	115	—	15,047	62	—	5,033	2,862	6,393	7,179	30,121
Hunter's Hill (A)	4	—	1,791	—	—	—	1,055	—	—	2,846
Lane Cove (A)	13	—	1,805	4	—	330	1,068	—	—	3,203
Mosman (A)	—	—	—	—	—	—	—	—	2,244	2,244
North Sydney (A)	—	—	—	35	—	3,500	740	32,830	33,060	37,300
Ryde (C)	12	—	1,538	22	—	1,808	1,369	9,950	10,986	15,701
Willoughby (C)	11	—	2,849	23	—	1,940	4,172	4,213	4,755	13,716
Lower Northern Sydney (SSD)	40	—	7,983	84	—	7,578	8,403	46,993	51,046	75,010
Hornsby (A)	43	—	4,796	7	—	650	1,021	50	380	6,847
Ku-ring-gai (A)	14	1	4,204	9	—	1,000	5,778	1,690	1,992	12,974
Hornsby — Ku-ring-gai (SSD)	57	1	9,001	16	—	1,650	6,799	1,740	2,372	19,822
Manly (A)	3	—	506	2	—	142	2,187	50	50	2,885
Pittwater (A)	9	—	1,386	6	—	551	2,319	55	55	4,311
Warringah (A)	24	—	2,999	12	—	1,242	2,764	740	740	7,745
Northern Beaches (SSD)	36	—	4,891	20	—	1,935	7,270	845	845	14,942
Gosford (C)	61	—	7,362	20	—	1,213	2,529	2,305	2,305	13,409
Wyong (A)	50	—	4,960	16	—	970	753	3,956	4,170	10,853
Gosford — Wyong (SSD)	111	—	12,321	36	—	2,183	3,282	6,261	6,475	24,262
<b>Sydney (SD)</b>	<b>871</b>	<b>21</b>	<b>116,729</b>	<b>873</b>	<b>41</b>	<b>78,381</b>	<b>56,666</b>	<b>137,235</b>	<b>154,941</b>	<b>406,718</b>

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, DECEMBER 1995—continued

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>HUNTER STATISTICAL DIVISION</b>										
Cessnock (C)	11	—	916	—	—	—	207	3,680	3,816	4,938
Lake Macquarie (C)	69	—	7,261	32	—	2,060	1,921	2,280	3,086	14,328
Maitland (C)	10	—	1,199	—	—	—	304	1,250	1,250	2,753
Newcastle (C) — Inner & Remainder	18	—	1,857	23	—	2,117	988	1,560	1,560	6,522
Port Stephens (A)	49	—	4,443	27	—	1,610	292	219	478	6,822
Newcastle (SSD)	157	—	15,676	82	—	5,787	3,711	8,989	10,189	35,363
Dungog (A)	5	—	522	—	—	—	158	250	250	931
Gloucester (A)	—	—	—	—	—	—	108	—	—	108
Great Lakes (A)	12	—	1,003	—	—	—	181	—	—	1,184
Merrima (A)	1	—	99	—	—	—	—	—	—	99
Murrumbidgee (A)	—	—	—	—	—	—	—	—	—	—
Muswellbrook (A)	4	—	481	—	—	—	—	—	—	481
Scone (A)	2	—	265	—	—	—	29	—	—	294
Singleton (A)	17	—	1,864	—	—	—	454	385	385	2,703
Hunter SD Balance (SSD)	41	—	4,234	—	—	—	930	635	635	5,798
<b>Hunter (SD)</b>	<b>198</b>	<b>—</b>	<b>19,909</b>	<b>82</b>	<b>—</b>	<b>5,787</b>	<b>4,640</b>	<b>9,624</b>	<b>10,824</b>	<b>41,161</b>
<b>ILLAWARRA STATISTICAL DIVISION</b>										
Kiama (A)	8	—	1,021	2	—	160	122	510	510	1,813
Shellharbour (A)	20	—	2,145	4	—	270	255	2,300	2,300	4,970
Wollongong (C)	58	—	6,027	44	—	3,036	1,522	675	934	11,519
Wollongong (SSD)	86	—	9,193	50	—	3,466	1,898	3,485	3,744	18,302
Shoalhaven (C)	53	—	5,020	3	—	200	1,045	1,122	1,582	7,847
Wingecarribee (A)	21	—	2,837	—	—	—	481	—	—	3,318
Illawarra SD Balance (SSD)	74	—	7,857	3	—	200	1,526	1,122	1,582	11,165
<b>Illawarra (SD)</b>	<b>160</b>	<b>—</b>	<b>17,050</b>	<b>53</b>	<b>—</b>	<b>3,666</b>	<b>3,425</b>	<b>4,607</b>	<b>5,326</b>	<b>29,467</b>
<b>RICHMOND — TWEED STATISTICAL DIVISION</b>										
Tweed (A) Pt A	26	—	2,728	48	—	2,791	304	1,500	1,500	7,322
Tweed Heads (SSD)	26	—	2,728	48	—	2,791	304	1,500	1,500	7,322
Ballina (A)	9	—	764	7	—	580	450	300	300	2,095
Byron (A)	13	—	1,322	—	—	—	86	—	—	1,408
Casino (A)	4	—	305	—	—	—	27	210	210	542
Kyogle (A)	5	—	253	—	—	—	—	—	—	253
Lismore (C)	8	—	604	—	—	—	185	670	670	1,459
Richmond River (A)	4	—	296	—	—	—	48	—	—	344
Tweed (A) Pt B	16	—	1,312	3	—	165	69	600	3,096	4,643
Richmond — Tweed SD Balance (SSD)	59	—	4,855	10	—	745	865	1,780	4,276	10,742
<b>Richmond — Tweed (SD)</b>	<b>85</b>	<b>—</b>	<b>7,583</b>	<b>58</b>	<b>—</b>	<b>3,536</b>	<b>1,169</b>	<b>3,280</b>	<b>5,776</b>	<b>18,064</b>

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, DECEMBER 1995—continued

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>MID-NORTH COAST STATISTICAL DIVISION</b>										
Bellingen (A)	3	—	294	—	—	—	30	80	80	404
Coffs Harbour (C)	26	—	1,969	—	—	—	223	2,636	2,636	4,828
Copmanhurst (A)	—	—	—	—	—	—	—	—	—	—
Grafton (C)	—	—	—	—	—	—	68	—	—	68
Maclean (A)	14	—	1,424	—	—	—	124	—	428	1,976
Nambucca (A)	7	—	700	—	—	—	89	75	75	864
Nymboida (A)	4	—	346	—	—	—	75	—	—	421
Ulmara (A)	2	—	133	—	—	—	61	—	—	194
Clarence (SSD)	56	—	4,866	—	—	—	670	2,791	3,219	8,754
Greater Taree (C)	14	—	1,676	—	—	—	278	250	250	2,205
Hastings (A)	34	—	4,165	2	28	2,164	222	3,110	3,110	9,661
Kempsey (A)	12	—	1,022	—	—	—	165	95	95	1,282
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	60	—	6,863	2	28	2,164	666	3,455	3,455	13,148
<b>Mid-North Coast (SD)</b>	<b>116</b>	<b>—</b>	<b>11,729</b>	<b>2</b>	<b>28</b>	<b>2,164</b>	<b>1,335</b>	<b>6,246</b>	<b>6,674</b>	<b>21,903</b>
<b>NORTHERN STATISTICAL DIVISION</b>										
Barraba (A)	—	—	—	—	—	—	—	—	—	—
Bingara (A)	—	—	—	—	—	—	—	—	—	—
Gunnedah (A)	1	—	60	—	—	—	—	—	220	280
Inverell (A) Pt A	—	—	—	—	—	—	—	—	—	—
Manilla (A)	1	—	100	—	—	—	—	—	—	100
Nundle (A)	—	—	—	—	—	—	—	—	—	—
Parry (A)	3	—	340	—	—	—	66	—	—	406
Quirindi (A)	—	—	—	—	—	—	14	—	—	14
Tamworth (C)	7	—	797	—	—	—	369	75	75	1,240
Yallaroi (A)	—	—	—	—	—	—	—	—	—	—
Northern Slopes (SSD)	12	—	1,297	—	—	—	448	75	295	2,040
Armidale (C)	2	—	242	—	—	—	166	982	982	1,390
Dumaresq (A)	2	—	230	—	—	—	—	50	50	280
Glen Innes (A)	2	—	287	—	—	—	—	—	—	287
Guyra (A)	2	—	212	—	—	—	13	—	—	224
Inverell (A) Pt B	2	—	253	—	—	—	15	—	—	268
Severn (A)	1	—	40	—	—	—	—	—	—	40
Tenterfield (A)	1	—	138	—	—	—	15	300	300	453
Urnilla (A)	—	—	—	—	—	—	—	—	—	—
Walcha (A)	2	—	42	—	—	—	78	—	—	120
Northern Tablelands (SSD)	14	—	1,443	—	—	—	287	1,332	1,332	3,062
Moree Plains (A)	1	—	180	—	—	—	85	—	—	265
Narrabri (A)	1	—	150	—	—	—	35	—	—	185
North Central Plain (SSD)	2	—	330	—	—	—	120	—	—	450
<b>Northern (SD)</b>	<b>28</b>	<b>—</b>	<b>3,070</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>855</b>	<b>1,407</b>	<b>1,627</b>	<b>5,552</b>

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, DECEMBER 1995—continued

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>NORTH WESTERN STATISTICAL DIVISION</b>										
Coolah (A)	—	—	—	—	—	—	10	—	—	10
Coonabarabran (A)	—	—	—	—	—	—	—	—	—	—
Dubbo (C)	12	—	1,381	6	—	480	241	416	960	3,062
Gilgandra (A)	—	—	—	—	—	—	—	—	—	—
Mudgee (A)	8	—	822	2	—	170	252	100	100	1,344
Narromine (A)	3	—	174	—	—	—	—	60	60	234
Wellington (A)	2	—	218	—	—	—	—	—	—	218
Central Macquarie (SSD)	25	—	2,595	8	—	650	502	576	1,120	4,867
Bogan (A)	2	—	160	—	—	—	20	—	—	180
Coonamble (A)	—	—	—	—	—	—	41	—	—	41
Walgett (A)	1	1	167	—	—	—	54	—	—	221
Warren (A)	—	—	—	—	—	—	—	155	155	155
Macquarie — Barwon (SSD)	3	1	327	—	—	—	115	155	155	597
Bourke (A)	3	1	502	—	—	—	50	—	—	552
Brewarrina (A)	5	—	691	—	—	—	—	—	—	691
Cobar (A)	2	—	220	—	—	—	34	—	—	254
Upper Darling (SSD)	10	1	1,413	—	—	—	84	—	—	1,497
North Western (SD)	38	2	4,335	8	—	650	702	731	1,275	6,962
<b>CENTRAL WEST STATISTICAL DIVISION</b>										
Bathurst (C)	8	—	912	—	—	—	29	620	710	1,650
Blayney (A) Pt A	2	—	136	—	—	—	11	—	—	148
Cabonne (A) Pt A	1	—	120	—	—	—	38	—	—	158
Evans (A) Pt A	—	—	—	—	—	—	21	—	—	21
Orange (C)	9	—	1,001	—	—	—	434	200	881	2,315
Bathurst — Orange (SSD)	20	—	2,169	—	—	—	532	820	1,591	4,292
Blayney (A) Pt B	3	—	258	—	—	—	22	—	—	280
Cabonne (A) Pt B	2	—	93	—	—	—	—	—	—	93
Evans (A) Pt B	—	—	—	—	—	—	13	—	—	13
Greater Lithgow (C)	1	—	54	—	—	—	136	250	250	440
Oberon (A)	7	—	823	—	—	—	90	110	110	1,023
Rylstone (A)	1	—	55	—	—	—	20	—	—	75
Central Tablelands (excl. Bathurst — Orange) (SSD)	14	—	1,283	—	—	—	281	360	360	1,923
Bland (A)	1	—	140	—	—	—	65	—	—	205
Cabonne (A) Pt C	2	—	94	—	—	—	85	—	—	179
Cowra (A)	4	—	450	—	—	—	170	—	—	620
Forbes (A)	3	—	240	—	—	—	13	—	—	253
Lachlan (A)	1	—	86	—	—	—	70	—	—	156
Parkes (A)	16	—	1,523	—	—	—	113	1,685	2,015	3,651
Weddin (A)	—	—	—	—	—	—	10	—	—	10
Lachlan (SSD)	27	—	2,533	—	—	—	527	1,685	2,015	5,074
Central West (SD)	61	—	5,984	—	—	—	1,340	2,865	3,966	11,289

(a) Excludes Conversions, etc.

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, DECEMBER 1995—continued

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>SOUTH EASTERN STATISTICAL DIVISION</b>										
Queanbeyan (C)	11	—	1,481	—	—	—	99	75	295	1,875
Queanbeyan (SSD)	11	—	1,481	—	—	—	99	75	295	1,875
Boorowa (A)	—	—	—	—	—	—	40	—	—	40
Crookwell (A)	2	—	209	—	—	—	12	—	—	221
Goulburn (C)	4	—	580	2	—	200	114	680	680	1,574
Gunning (A)	—	—	—	—	—	—	69	—	—	69
Harden (A)	2	—	198	—	—	—	—	—	—	198
Mulwaree (A)	4	—	378	—	—	—	85	210	210	672
Tallaganda (A)	2	—	126	—	—	—	77	—	—	203
Yarrowlumia (A)	1	—	124	—	—	—	32	—	—	156
Yass (A)	6	—	572	—	—	—	41	—	—	613
Young (A)	5	—	414	—	—	—	15	—	103	532
Southern Tablelands (excl. Queanbeyan) (SSD)	26	—	2,601	2	—	200	484	890	993	4,278
Bega Valley (A)	15	—	1,309	—	—	—	272	118	118	1,699
Eurobodalla (A)	16	—	1,495	2	—	215	305	—	—	2,015
Lower South Coast (SSD)	31	—	2,805	2	—	215	577	118	118	3,714
Bombala (A)	—	—	—	—	—	—	—	—	—	—
Cooma-Monaro (A)	3	—	390	—	—	—	—	—	—	390
Snowy River (A)	6	—	373	—	—	—	93	3,550	7,550	8,016
Snowy (SSD)	9	—	763	—	—	—	93	3,550	7,550	8,406
South Eastern (SD)	77	—	7,650	4	—	415	1,253	4,633	8,956	18,273
<b>MURRUMBIDGEE STATISTICAL DIVISION</b>										
Coolamon (A)	—	—	—	—	—	—	—	—	—	—
Cootamundra (A)	2	—	212	—	—	—	229	—	—	441
Gundagai (A)	—	—	—	—	—	—	45	—	—	45
Junee (A)	4	—	486	—	—	—	30	—	—	516
Lockhart (A)	1	—	90	—	—	—	29	—	—	119
Narrandera (A)	—	—	—	—	—	—	—	—	65	65
Temora (A)	—	—	—	—	—	—	—	1,800	1,800	1,800
Tumut (A)	5	—	500	4	—	200	82	60	142	923
Wagga Wagga (C)	23	2	2,303	11	—	846	578	3,608	3,678	7,405
Central Murrumbidgee (SSD)	35	2	3,590	15	—	1,046	993	3,468	3,625	11,313
Carrathool (A)	—	—	—	—	—	—	—	—	247	247
Griffith (C)	2	—	220	—	—	—	90	—	158	468
Hay (A)	—	—	—	—	—	—	—	—	—	—
Leeton (A)	2	—	165	—	—	—	12	—	—	177
Murrumbidgee (A)	2	—	154	—	—	—	10	120	120	284
Lower Murrumbidgee (SSD)	6	—	539	—	—	—	112	120	525	1,176
Murrumbidgee (SD)	41	2	4,129	15	—	1,046	1,105	3,588	6,210	12,489

(a) Excludes Conversions, etc.



TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, DECEMBER 1995—continued

Statistical area	New residential building (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>MURRAY STATISTICAL DIVISION</b>										
Albury (C)	12	—	1,306	—	—	—	317	13,550	13,800	15,422
Hume (A)	2	—	232	—	—	—	14	—	—	246
<i>Albury (SSD)</i>	<i>14</i>	<i>—</i>	<i>1,538</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>331</i>	<i>13,550</i>	<i>13,800</i>	<i>15,668</i>
Corowa (A)	3	—	257	—	—	—	—	—	—	257
Culcairn (A)	3	—	365	—	—	—	25	101	101	491
Holbrook (A)	—	—	—	—	—	—	—	—	—	—
Tumbarumba (A)	—	—	—	—	—	—	—	—	—	—
Urana (A)	—	1	53	—	—	—	10	—	—	63
<i>Upper Murray (excl. Albury) (SSD)</i>	<i>6</i>	<i>1</i>	<i>675</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>35</i>	<i>101</i>	<i>101</i>	<i>811</i>
Berrigan (A)	3	—	230	—	—	—	184	—	—	414
Conargo (A)	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	—	—	—	—	—	—	15	180	180	195
Jerilderie (A)	—	—	—	—	—	—	—	—	—	—
Murray (A)	2	—	250	—	—	—	—	283	283	533
Wakool (A)	2	—	254	—	—	—	—	—	—	254
Windouran (A)	—	—	—	—	—	—	—	—	—	—
<i>Central Murray (SSD)</i>	<i>7</i>	<i>—</i>	<i>734</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>199</i>	<i>463</i>	<i>463</i>	<i>1,396</i>
Bairnald (A)	—	—	—	—	—	—	—	—	—	—
Wentworth (A)	3	—	380	—	—	—	—	—	—	380
<i>Murray—Darling (SSD)</i>	<i>3</i>	<i>—</i>	<i>380</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>380</i>
<b>Murray (SD)</b>	<b>30</b>	<b>1</b>	<b>3,326</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>564</b>	<b>14,114</b>	<b>14,364</b>	<b>18,255</b>
<b>FAR WEST STATISTICAL DIVISION</b>										
Broken Hill (C)	2	—	170	—	—	—	102	—	—	272
Central Darling (A)	—	—	—	—	—	—	—	—	—	—
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
<b>Far West (SD)</b>	<b>2</b>	<b>—</b>	<b>170</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>102</b>	<b>—</b>	<b>—</b>	<b>272</b>
<b>NEW SOUTH WALES</b>										
<b>New South Wales</b>	<b>1,707</b>	<b>26</b>	<b>201,664</b>	<b>1,095</b>	<b>69</b>	<b>95,645</b>	<b>73,156</b>	<b>190,330</b>	<b>219,940</b>	<b>590,405</b>

(a) Excludes Conversions, etc.

## EXPLANATORY NOTES

## Introduction

This publication contains monthly details of building work approved.

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

## Scope and Coverage

3. Statistics of building work approved are compiled from:

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

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

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

6. From July 1990, the statistics cover:

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

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

## Definitions

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

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

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

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

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

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

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

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

## Building Classification

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

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

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

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

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

### Seasonal Adjustment

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

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

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

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

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

### Trend Estimates

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

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

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

### Estimates at Constant Prices

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

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

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

## Australian Standard Geographical Classification (ASGC)

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

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

## Unpublished Data and Related Publications

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

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

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

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

## Symbols and Other Usages

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

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

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 Deputy Commonwealth Statistician

## RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months July to December 1995.

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

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

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

4. For example, if the seasonally adjusted estimate for the number of private houses approved (the first table) were to increase by 7% in January 1996, the trend estimate for that month would be 2,144, a movement of 1.8%. The monthly movements in the trend estimates for October, November and December 1995, which are currently estimated to be -0.1%, 0.1% and 1.0% respectively, would be revised to 0.7%, 1.5% and 2.1%. On the other hand, a 7% seasonally adjusted decline in the number of private houses approved in January 1996 would produce a trend estimate for January 1996 of 2,023 a movement of -0.1%, with the movements in the trend estimates for October, November and December 1995 being revised to -0.2%, 0.0% and 0.3% respectively.

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

	Trend estimate		Revised trend estimate if January 1996 seasonally adjusted estimate			
			is up 7% on December 1995		is down 7% on December 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
July	2,030	-0.2	2,023	-0.5	2,028	-0.2
August	2,029	0.0	2,019	-0.2	2,029	0.0
September	2,022	-0.3	2,018	-0.1	2,023	-0.3
October	2,019	-0.1	2,031	0.7	2,018	-0.2
November	2,021	0.1	2,062	1.5	2,019	0.0
December	2,041	1.0	2,105	2.1	2,025	0.3
1996—						
January	n.y.a.	n.y.a.	2,144	1.8	2,023	-0.1

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

	Trend estimate		Revised trend estimate if January 1996 seasonally adjusted estimate			
			is up 7% on December 1995		is down 7% on December 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
June	2,088	0.1	2,081	-0.2	2,084	-0.1
July	2,089	0.0	2,078	-0.2	2,083	-0.1
August	2,081	-0.4	2,076	-0.1	2,079	-0.2
September	2,077	-0.2	2,090	0.7	2,083	0.2
October	2,078	0.1	2,125	1.7	2,102	0.9
November	2,098	1.0	2,174	2.3	2,131	1.4
1996—						
January	n.y.a.	n.y.a.	2,219	2.1	2,154	1.1

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

	Trend estimate		Revised trend estimate if January 1996 seasonally adjusted estimate			
			is up 8% on December 1995		is down 8% on December 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
July	3,896	-3.0	3,889	-3.2	3,899	-2.9
August	3,759	-3.5	3,746	-3.7	3,764	-3.5
September	3,622	-3.7	3,615	-3.5	3,625	-3.7
October	3,502	-3.3	3,522	-2.6	3,497	-3.5
November	3,402	-2.8	3,464	-1.7	3,382	-3.3
December	3,348	-1.6	3,438	-0.7	3,283	-2.9
1996—						
January	n.y.a.	n.y.a.	3,401	-1.1	3,168	-3.5

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

	Trend estimate		Revised trend estimate if January 1996 seasonally adjusted estimate			
			is up 8% on December 1995		is down 8% on December 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
July	391.9	-1.8	391.7	-1.9	392.7	-1.6
August	383.5	-2.2	383.0	-2.2	384.8	-2.0
September	375.7	-2.0	375.4	-2.0	376.3	-2.2
October	368.0	-2.0	368.6	-1.8	366.3	-2.7
November	360.1	-2.2	363.2	-1.5	355.4	-3.0
December	357.8	-0.6	359.7	-1.0	345.1	-2.9
1996—						
January	n.y.a.	n.y.a.	352.8	-1.9	330.8	-4.2

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

	Trend estimate		Revised trend estimate if January 1996 seasonally adjusted estimate			
			is up 7% on December 1995		is down 7% on December 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
July	85.0	-2.7	84.8	-2.9	85.0	-2.6
August	83.3	-2.0	82.9	-2.2	83.3	-2.0
September	83.0	-0.4	82.8	-0.1	83.0	-0.4
October	84.0	1.2	84.7	2.4	84.1	1.4
November	85.8	2.1	87.4	3.2	85.4	1.5
December	87.3	1.7	90.3	3.2	86.5	1.2
1996—						
January	n.y.a.	n.y.a.	93.0	3.0	87.2	0.9

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Client Services, ABS, PO Box 10, Belconnen ACT 2616

Produced by the Australian Government Publishing Service  
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**Recommended retail price: \$14.50**



**2873110012953**  
ISSN 0158-3263