Australian Bureau of Statistics

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BUILDING APPROVALS, NEW SOUTH WALES, NOVEMBER 1994

Note: Trend estimates for the most recent months are provisional and may be revised as data for additional months becomes available. Readers are referred to the article 'Reliability of Contemporary Trends' on page 22 for assistance with interpreting selected trend estimates.

MAIN FEATURES

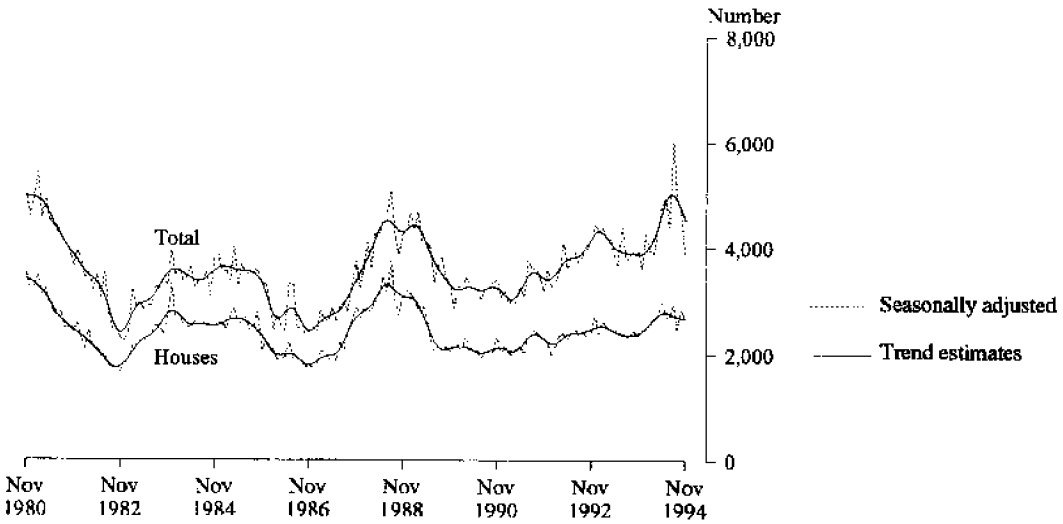
NUMBER OF NEW DWELLING UNITS APPROVED

	November 1993	*October 1994*	*November 1994*	*November 1993 to November 1994 change*	*October 1994 to November 1994 change*
Original series	4,541	4,505	4,490	–1%	–0.3%
Seasonally adjusted	3,965	4,732	3,883	–2%	–18%
Trend estimate	3,883	4,758	4,551	17%	–4%

Trend estimates of the total number of dwelling units approved in New South Wales in November 1994 (4,551) showed a decrease of 4% from October 1994 (4,758), and a 17% increase from November 1993 (3,883). The seasonally adjusted number of dwelling units approved would have to increase by 47% (to 5,723) in December 1994 for the trend to flatten out (at 4,884). The historical average monthly movement of this series, regardless of sign, is 8%.

Trend estimates of the value of new residential buildings approved in November 1994 ($477.4m) showed a slight decrease from October 1994 ($499.6m) and an increase of 33% over November 1993 ($359.8m). There would need to be an increase of 54% in the seasonally adjusted value of new residential buildings approved in December 1994 (to $619.3m) for the trend to flatten out at $515.8m (the historical average monthly movement of this series, regardless of sign, is 8%).

TOTAL DWELLING UNITS APPROVED, NSW



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- *for further information about statistics in this publication and the availability of unpublished statistics,* contact Matt Strange on Sydney (02) 268 4176.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

NOTES

As part of the redesign of the Australian Building Approvals publication 8731.0 dwelling units approved as part of alterations and additions to existing buildings (including conversions to dwelling units) and as part of the construction of non-residential buildings have been included in the body of some tables, instead of as a footnote. This change has not been reflected in this current State publication, although it will be implemented in the near future.

Please be aware of this when comparing figures from this publication with State figures in the Australian publication.

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

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

Explanatory notes are provided at the back of this publication.

GREG BRAY
Deputy Commonwealth Statistician

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									
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
1993–94	13,691	240	13,931	12,090	1,048	13,138	25,781	1,288	27,069
July–November—									
1993–94	5,708	54	5,762	5,229	479	5,708	10,937	533	11,470
1994–95	6,772	139	6,911	7,900	335	8,235	14,672	474	15,146
1993—									
September	1,279	28	1,307	1,167	41	1,208	2,446	69	2,515
October	1,055	12	1,067	896	51	947	1,951	63	2,014
November	1,249	6	1,255	1,259	157	1,416	2,508	163	2,671
December	861	12	873	769	16	785	1,630	28	1,658
1994—									
January	946	21	967	1,161	20	1,181	2,107	41	2,148
February	966	11	977	803	55	858	1,769	66	1,835
March	1,318	18	1,336	756	54	810	2,074	72	2,146
April	1,067	55	1,122	655	112	767	1,722	167	1,889
May	1,574	23	1,597	1,306	223	1,529	2,880	246	3,126
June	1,251	46	1,297	1,411	89	1,500	2,662	135	2,797
July	1,265	32	1,297	985	95	1,080	2,250	127	2,377
August	1,439	41	1,480	2,541	72	2,613	3,980	113	4,093
September	1,220	28	1,248	2,022	115	2,137	3,242	143	3,385
October	1,433	26	1,459	1,198	36	1,234	2,631	62	2,693
November	1,415	12	1,427	1,154	17	1,171	2,569	29	2,598
NEW SOUTH WALES									
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
1993–94	30,051	561	30,612	17,744	1,554	19,298	47,795	2,115	49,910
July–November—									
1993–94	12,440	148	12,588	7,652	645	8,297	20,092	793	20,885
1994–95	14,015	210	14,225	10,234	553	10,787	24,249	763	25,012
1993—									
September	2,603	40	2,643	1,570	49	1,619	4,173	89	4,262
October	2,321	38	2,359	1,372	68	1,440	3,693	106	3,799
November	2,608	17	2,625	1,759	157	1,916	4,367	174	4,541
December	2,067	36	2,103	1,114	40	1,154	3,181	76	3,257
1994—									
January	1,995	44	2,039	1,484	47	1,531	3,479	91	3,570
February	2,143	25	2,168	1,227	140	1,367	3,370	165	3,535
March	2,878	97	2,975	1,255	86	1,341	4,133	183	4,316
April	2,423	82	2,505	1,191	112	1,303	3,614	194	3,808
May	3,232	57	3,289	1,832	312	2,144	5,064	369	5,433
June	2,873	72	2,945	1,989	172	2,161	4,862	244	5,106
July	2,628	61	2,689	1,434	218	1,652	4,062	279	4,341
August	2,985	61	3,046	3,078	100	3,178	6,063	161	6,224
September	2,728	34	2,762	2,545	145	2,690	5,273	179	5,452
October	2,809	33	2,842	1,613	50	1,663	4,422	83	4,505
November	2,865	21	2,886	1,564	40	1,604	4,429	61	4,490

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 99 such dwelling units approved in November 1994.

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														
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
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
July–November—														
1993–94	611.7	5.2	616.8	465.6	32.3	497.9	1,077.3	37.5	1,114.8	346.2	557.0	986.2	1,978.1	2,447.2
1994–95	780.0	15.4	795.4	853.1	22.7	875.7	1,633.1	38.1	1,671.1	408.5	617.2	925.5	2,654.7	3,005.1
1993—														
September	134.8	2.6	137.4	114.0	2.7	116.7	248.8	5.3	254.1	98.1	174.2	281.5	520.3	633.7
October	112.5	1.0	113.5	67.8	3.6	71.5	180.3	4.6	184.9	64.3	92.4	210.0	336.9	459.2
November	136.4	0.8	137.3	101.3	11.2	112.4	237.7	12.0	249.7	63.8	98.0	180.7	399.5	494.2
December	106.6	1.0	107.6	55.4	0.7	56.1	162.0	1.7	163.7	50.8	143.7	161.6	356.4	376.1
1994—														
January	110.8	1.8	112.6	92.1	2.1	94.2	202.9	3.9	206.8	48.2	99.1	198.8	350.0	453.8
February	106.1	1.3	107.3	65.0	4.1	69.0	171.0	5.3	176.3	65.7	75.6	114.8	311.6	356.8
March	145.7	1.5	147.2	60.1	4.1	64.2	205.9	5.5	211.4	67.3	108.5	124.7	381.7	403.4
April	119.7	6.3	126.0	53.7	6.7	60.3	173.4	13.0	186.4	63.0	155.0	187.8	391.0	437.1
May	162.0	1.7	163.8	110.0	14.9	124.9	272.0	16.7	288.7	72.3	82.8	112.5	424.9	473.5
June	147.7	4.3	152.0	138.7	6.0	144.7	286.4	10.3	296.7	69.4	155.2	179.3	509.8	545.4
July	144.5	4.4	148.8	88.7	6.0	94.7	233.2	10.4	243.6	62.9	98.5	153.0	394.0	459.5
August	169.5	5.1	174.6	307.9	4.5	312.5	477.4	9.6	487.0	79.1	256.3	367.4	812.0	933.5
September	143.8	2.6	146.4	232.8	8.3	241.0	376.6	10.9	387.5	120.0	73.7	139.1	567.9	646.6
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
NEW SOUTH WALES														
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
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
July–November—														
1993–94	1,238.7	14.8	1,253.5	624.3	40.6	664.9	1,863.0	55.4	1,918.4	459.5	784.7	1,347.6	3,104.9	3,725.5
1994–95	1,488.7	22.8	1,511.4	1,018.7	36.5	1,055.1	2,507.3	59.2	2,566.6	524.4	900.8	1,322.0	3,928.3	4,412.9
1993—														
September	257.6	3.6	261.2	139.3	3.2	142.5	396.9	6.8	403.7	121.1	216.3	347.1	733.4	871.9
October	229.0	3.6	232.6	99.2	4.3	103.5	328.2	8.0	336.2	87.3	126.2	261.6	541.6	685.1
November	264.3	1.7	266.0	137.7	11.2	148.9	402.1	12.9	415.0	87.4	143.0	251.9	632.5	754.3
December	221.9	3.6	225.5	79.9	1.7	81.6	301.8	5.3	307.1	67.5	177.8	205.8	547.0	580.4
1994—														
January	210.3	4.5	214.7	115.5	3.9	119.4	325.8	8.3	334.1	66.6	127.6	258.8	519.7	659.5
February	217.3	2.6	219.9	95.4	8.5	103.9	312.7	11.1	323.8	83.1	126.1	199.7	521.0	606.5
March	295.8	8.0	303.8	94.3	6.3	100.6	390.1	14.3	404.4	91.1	131.2	169.3	612.0	664.7
April	254.3	8.5	262.9	89.9	6.7	96.6	344.2	15.2	359.4	83.9	180.8	257.0	608.3	700.3
May	319.7	4.7	324.4	145.4	20.7	166.1	465.1	25.3	490.4	98.1	143.0	183.5	704.0	772.1
June	307.8	6.7	314.5	179.5	11.5	191.0	487.3	18.2	505.5	93.4	224.3	262.4	803.6	861.3
July	278.5	7.5	285.9	124.1	13.1	137.2	402.6	20.5	423.1	85.2	144.7	206.1	631.7	714.3
August	325.2	7.2	332.4	345.6	6.9	352.5	670.7	14.2	684.9	106.1	304.1	460.3	1,080.2	1,251.3
September	287.8	3.5	291.2	268.9	10.2	279.2	556.7	13.7	570.4	142.6	124.7	207.2	821.5	920.2
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

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						
1993–						
September	2,329	2,350	3,752	3,865	369.4	104.0
October	2,362	2,439	3,832	3,927	347.7	82.9
November	2,353	2,347	3,881	3,965	369.4	78.9
December	2,419	2,456	3,682	3,636	350.1	77.0
1994–						
January	2,407	2,481	4,014	4,256	378.3	81.2
February	2,488	2,539	3,798	3,966	367.3	99.0
March	2,616	2,646	3,795	3,849	370.2	87.6
April	2,666	2,739	4,042	4,380	395.0	91.3
May	2,916	2,985	4,514	4,816	436.8	87.5
June	2,719	2,757	4,897	4,957	486.5	94.3
July	2,542	2,678	3,896	4,414	418.8	81.6
August	2,922	2,959	5,878	6,060	702.5	105.1
September	2,421	2,437	4,729	4,906	509.7	119.1
October	2,786	2,850	4,599	4,732	461.1	90.9
November	2,678	2,679	3,925	3,883	402.3	87.9
TREND ESTIMATES						
1993–						
September	2,333	2,366	3,753	3,907	360.5	85.2
October	2,342	2,374	3,789	3,898	360.7	84.7
November	2,358	2,393	3,803	3,883	359.8	84.2
December	2,394	2,435	3,798	3,879	358.8	84.1
1994–						
January	2,457	2,502	3,826	3,933	363.1	85.2
February	2,531	2,581	3,876	4,025	369.0	86.9
March	2,614	2,670	3,975	4,165	380.9	88.3
April	2,684	2,747	4,147	4,377	405.7	89.7
May r	2,726	2,794	4,385	4,647	442.6	91.2
June r	2,734	2,802	4,612	4,886	480.8	93.2
July r	2,716	2,782	4,761	5,023	508.4	95.7
August r	2,693	2,750	4,801	5,029	519.3	98.0
September r	2,676	2,723	4,748	4,926	514.7	99.2
October r	2,667	2,702	4,638	4,758	499.6	99.1
November	2,657	2,681	4,482	4,551	477.4	98.2

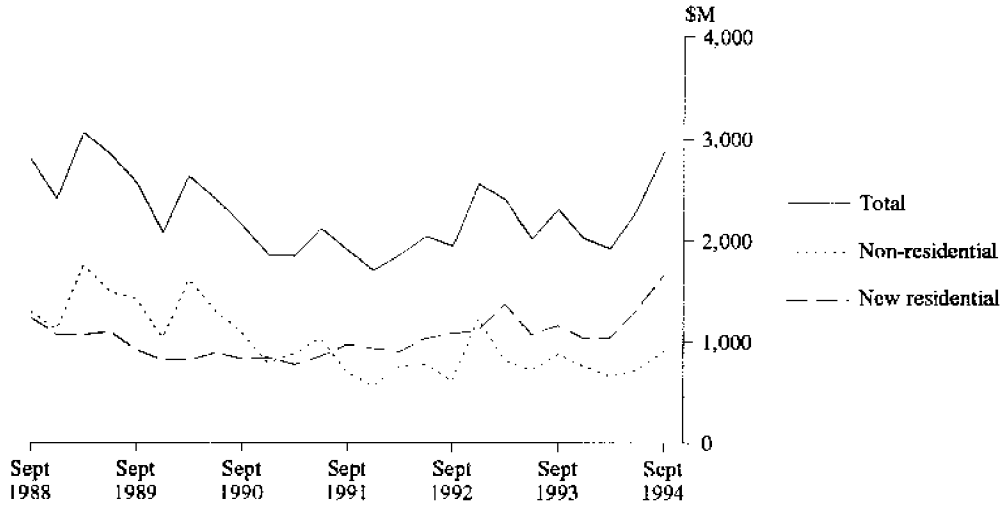
(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average—see paragraphs 20–26 of the Explanatory Notes for a more detailed explanation.

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

Period	*New residential building*				*Alterations and additions to residential buildings*	*Non-residential building*		*Total building*	
	Houses		*Other residential buildings*	*Total*					
	Private sector	*Total*				*Private sector*	*Total*	*Private sector*	*Total*
1991–92	2,533.1	2,615.6	1,228.9	3,844.6	860.7	1,786.7	2,798.6	6,174.1	7,503.9
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	1,641.8	4,562.2	977.0	1,987.0	3,024.1	7,428.6	8,563.4
1993									
June qtr	679.9	707.0	364.3	1,071.2	231.0	551.1	715.7	1,802.1	2,017.9
Sept. qtr	705.2	714.1	447.3	1,161.4	269.3	543.2	878.9	1,954.2	2,309.7
Dec. qtr	667.8	676.1	361.2	1,037.3	226.1	469.5	755.6	1,722.8	2,019.0
1994									
Mar. qtr	677.3	691.4	348.2	1,039.6	225.4	402.6	656.7	1,646.1	1,921.6
June qtr	820.3	838.9	485.1	1,324.0	256.2	571.6	732.9	2,105.4	2,313.1
Sept. qtr	823.8	840.6	818.7	1,659.3	308.6	596.1	908.1	2,535.9	2,876.0

(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

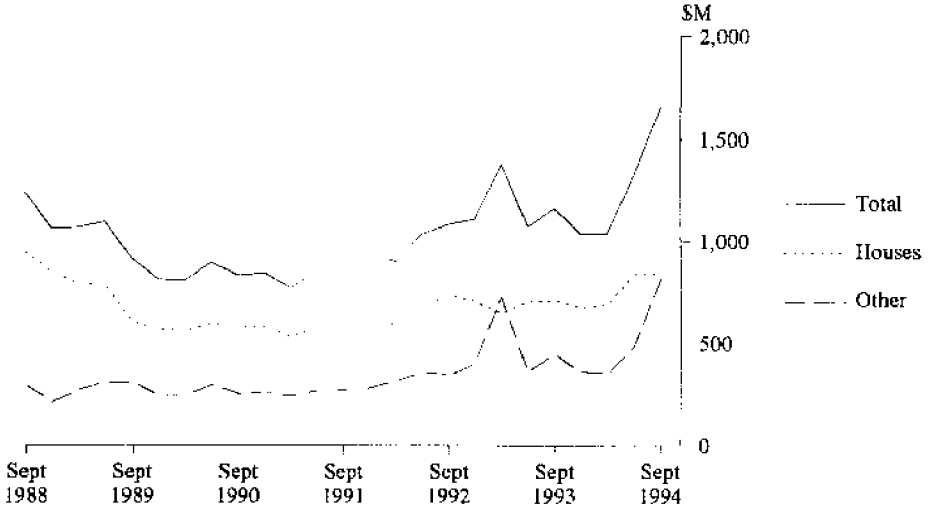


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
($ million)

Class of building	*1992–93*	*1993–94*	*July–November*		*1994*		
			1993–94	*1994–95*	*September*	*October*	*November*
PRIVATE SECTOR							
New houses	2,852.9	3,065.8	1,238.7	1,488.7	287.8	295.6	301.6
New other residential buildings	1,516.6	1,424.1	624.3	1,018.7	268.9	136.5	143.5
Total new residential building	*4,369.5*	*4,489.9*	*1,863.0*	*2,507.3*	*556.7*	*432.2*	*445.2*
Alterations and additions to residential buildings	956.6	1,034.9	457.2	520.2	140.1	93.4	96.9
Hotels, etc.	122.7	75.2	45.1	42.9	4.5	4.4	24.1
Shops	385.2	301.4	133.5	289.4	22.9	44.5	26.4
Factories	280.9	272.9	85.6	137.5	28.3	34.8	23.7
Offices	534.5	362.5	170.8	145.4	19.7	21.8	25.0
Other business premises	212.4	287.5	96.2	98.4	13.8	20.0	25.1
Educational	120.8	102.2	41.2	35.8	7.6	4.5	4.8
Religious	41.9	34.2	24.8	15.8	6.2	2.4	4.6
Health	73.3	208.2	61.8	27.3	4.4	4.5	6.6
Entertainment and recreational	303.6	151.0	79.3	76.2	13.6	16.9	20.6
Miscellaneous	51.1	100.5	46.5	32.3	3.6	3.8	8.9
Total non-residential building	*2,126.4*	*1,895.6*	*784.7*	*900.8*	*124.7*	*157.5*	*169.8*
Total	**7,452.4**	**7,420.5**	**3,104.9**	**3,928.3**	**821.5**	**683.1**	**711.9**
PUBLIC SECTOR							
New houses	80.9	53.3	14.8	22.8	3.5	2.7	1.9
New other residential buildings	181.7	99.9	40.6	36.5	10.2	3.3	3.0
Total new residential building	*262.7*	*153.1*	*55.4*	*59.2*	*13.7*	*6.0*	*4.9*
Alterations and additions to residential buildings	8.5	8.1	2.3	4.2	2.5	—	0.2
Hotels, etc.	2.2	2.7	0.7	1.9	—	—	—
Shops	13.9	21.2	14.4	10.9	1.4	3.9	1.4
Factories	2.2	21.2	2.7	6.3	5.8	0.1	—
Offices	142.0	208.9	160.5	46.9	1.0	10.5	9.2
Other business premises	62.1	106.8	88.0	40.3	1.0	17.1	16.6
Educational	304.0	326.2	165.8	104.1	28.7	7.0	30.4
Religious	—	—	—	—	—	—	—
Health	410.3	187.8	66.2	150.2	39.8	4.1	9.1
Entertainment and recreational	62.5	33.6	17.9	36.4	0.5	6.5	1.1
Miscellaneous	52.7	80.0	46.6	23.9	4.2	2.5	1.3
Total non-residential building	*1,051.9*	*988.5*	*562.9*	*421.1*	*82.5*	*51.8*	*69.2*
Total	**1,323.0**	**1,149.8**	**620.6**	**484.6**	**98.7**	**57.7**	**74.4**
TOTAL							
New houses	2,933.9	3,119.1	1,253.5	1,511.4	291.2	298.4	303.5
New other residential buildings	1,698.3	1,523.9	664.9	1,055.1	279.2	139.8	146.5
Total new residential building	*4,632.2*	*4,643.1*	*1,918.4*	*2,566.6*	*570.4*	*438.1*	*450.1*
Alterations and additions to residential buildings	965.0	1,043.1	459.5	524.4	142.6	93.4	97.1
Hotels, etc.	124.8	78.0	45.8	44.8	4.5	4.4	24.1
Shops	399.1	322.6	147.9	300.3	24.3	48.4	27.8
Factories	283.2	294.0	88.4	143.8	34.1	34.9	23.7
Offices	676.5	571.4	331.3	192.3	20.7	32.3	34.3
Other business premises	274.5	394.3	184.2	138.7	14.8	37.1	41.8
Educational	424.7	428.5	207.0	140.0	36.3	11.5	35.3
Religious	41.9	34.2	24.8	15.8	6.2	2.4	4.6
Health	483.6	396.0	128.0	177.6	44.2	8.7	15.7
Entertainment and recreational	366.1	184.5	97.2	112.6	14.2	23.4	21.7
Miscellaneous	103.8	180.5	93.1	56.2	7.8	6.3	10.3
Total non-residential building	*3,178.2*	*2,884.1*	*1,347.6*	*1,322.0*	*207.2*	*209.3*	*239.1*
Total	**8,775.4**	**8,570.2**	**3,725.5**	**4,412.9**	**920.2**	**740.8**	**786.3**

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

Period	$50,000 to less than $200,000		$200,000 to less than $500,000		$500,000 to less than $1m		$1m to less than $5m		$5m and over		Total	
	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)
HOTELS, ETC.												
1994—												
September	5	0.5	3	1.2	4	2.8	—	—	—	—	12	4.5
October	11	1.0	1	0.3	2	1.1	1	2.0	—	—	15	4.4
November	5	0.4	6	1.7	—	—	1	3.0	2	19.0	14	24.1
SHOPS												
1994—												
September	91	8.0	23	6.9	7	4.3	3	5.2	—	—	124	24.3
October	91	8.5	11	2.8	4	2.7	2	4.9	2	29.5	110	48.4
November	74	6.5	28	8.4	7	5.1	3	7.8	—	—	112	27.8
FACTORIES												
1994—												
September	36	3.8	17	5.3	8	5.0	7	15.0	1	5.0	69	34.1
October	37	3.9	21	6.3	9	5.9	7	12.8	1	6.0	75	34.9
November	27	2.6	14	4.1	6	3.8	4	5.7	1	7.5	52	23.7
OFFICES												
1994—												
September	83	8.3	20	5.6	4	2.9	3	4.0	—	—	110	20.7
October	71	6.3	18	5.1	12	8.2	6	12.7	—	—	107	32.3
November	79	7.1	21	6.5	5	3.6	8	17.0	—	—	113	34.3
OTHER BUSINESS PREMISES												
1994—												
September	34	3.6	10	3.5	1	0.7	3	7.0	—	—	48	14.8
October	26	2.7	13	3.9	7	5.4	8	13.9	2	11.1	56	37.1
November	34	3.3	9	3.2	9	5.2	10	19.1	2	10.9	64	41.8
EDUCATIONAL												
1994—												
September	11	1.2	4	1.0	2	1.6	7	13.3	3	19.2	27	36.3
October	14	1.6	5	1.5	2	1.3	5	7.1	—	—	26	11.5
November	18	1.8	11	3.1	3	2.1	5	10.2	3	18.1	40	35.3
RELIGIOUS												
1994—												
September	—	—	4	1.2	—	—	—	—	1	5.0	5	6.2
October	—	—	2	0.5	1	0.7	1	1.2	—	—	4	2.4
November	4	0.4	2	0.5	2	1.2	2	2.5	—	—	10	4.6
HEALTH												
1994—												
September	3	0.3	1	0.5	—	—	2	5.8	2	37.6	8	44.2
October	5	0.5	5	1.5	4	2.7	2	3.9	—	—	16	8.7
November	6	0.7	4	1.2	1	0.5	3	6.3	1	7.0	15	15.7

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

Period	$50,000 to less than $200,000		$200,000 to less than $500,000		$500,000 to less than $1m		$1m to less than $5m		$5m and over		Total	
	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)
ENTERTAINMENT AND RECREATIONAL												
1994—												
September	29	3.0	10	2.9	5	3.0	2	5.2	—	—	46	14.2
October	14	1.5	10	3.1	6	4.8	3	8.0	1	6.0	34	23.4
November	20	1.9	13	3.4	2	1.0	8	15.4	—	—	43	21.7
MISCELLANEOUS												
1994—												
September	20	2.3	9	2.6	1	0.6	2	2.4	—	—	32	7.8
October	7	0.6	10	3.0	2	1.6	1	1.1	—	—	20	6.3
November	15	1.4	11	3.4	—	—	2	5.4	—	—	28	10.3
TOTAL NON-RESIDENTIAL BUILDING												
1994—												
September	312	31.0	101	30.6	32	20.9	29	57.9	7	66.8	481	207.2
October	276	26.7	96	28.0	49	34.4	36	67.6	6	52.6	463	209.3
November	282	26.1	119	35.5	35	22.6	46	92.3	9	62.5	491	239.1

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

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value ($'000)	Number	Value ($'000)	Number	Value ($'000)
SYDNEY STATISTICAL DIVISION						
Houses	*1,415*	*161,711*	*12*	*1,149*	*1,427*	*162,861*
Brick, stone, or concrete	221	31,136	—	—	221	31,136
Brick-veneer	1,096	121,377	12	1,149	1,108	122,526
Timber	42	4,112	—	—	42	4,112
Fibre cement	15	1,065	—	—	15	1,065
Other materials	41	4,023	—	—	41	4,023
Other residential buildings	1,154	115,884	17	1,576	1,171	117,460
Total residential buildings	**2,569**	**277,595**	**29**	**2,726**	**2,598**	**280,320**
HUNTER STATISTICAL DIVISION						
Houses	*335*	*33,649*	*8*	*702*	*343*	*34,351*
Brick, stone, or concrete	69	8,046	—	—	69	8,046
Brick-veneer	222	22,362	8	702	230	23,064
Timber	29	2,129	—	—	29	2,129
Fibre cement	10	692	—	—	10	692
Other materials	5	420	—	—	5	420
Other residential buildings	114	7,886	9	537	123	8,423
Total residential buildings	**449**	**41,535**	**17**	**1,239**	**466**	**42,775**
ILLAWARRA STATISTICAL DIVISION						
Houses	*270*	*26,770*	—	—	*270*	*26,770*
Brick, stone, or concrete	10	1,915	—	—	10	1,915
Brick-veneer	232	22,759	—	—	232	22,759
Timber	14	1,091	—	—	14	1,091
Fibre cement	7	407	—	—	7	407
Other materials	7	597	—	—	7	597
Other residential buildings	67	5,195	2	177	69	5,372
Total residential buildings	**337**	**31,965**	**2**	**177**	**339**	**32,141**
BALANCE OF NEW SOUTH WALES						
Houses	*845*	*79,483*	*1*	*71*	*846*	*79,554*
Brick, stone, or concrete	157	16,471	—	—	157	16,471
Brick-veneer	538	53,464	1	71	539	53,535
Timber	67	4,616	—	—	67	4,616
Fibre cement	58	3,739	—	—	58	3,739
Other materials	25	1,192	—	—	25	1,192
Other residential buildings	229	14,575	12	707	241	15,282
Total residential buildings	**1,074**	**94,057**	**13**	**778**	**1,087**	**94,835**
NEW SOUTH WALES						
Houses	*2,865*	*301,612*	*21*	*1,923*	*2,886*	*303,535*
Brick, stone, or concrete	457	57,568	—	—	457	57,568
Brick-veneer	2,088	219,962	21	1,923	2,109	221,885
Timber	152	11,948	—	—	152	11,948
Fibre cement	90	5,903	—	—	90	5,903
Other materials	78	6,232	—	—	78	6,232
Other residential buildings	1,564	143,540	40	2,997	1,604	146,537
Total residential buildings	**4,429**	**445,152**	**61**	**4,920**	**4,490**	**450,072**

(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 NOVEMBER 1994

Statistical division	Houses	Other residential building							Total residential building
		Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				
		1 storey	2 or more storeys	Total	1–2 storeys	3 storeys	4 or more storeys	Total	
	NUMBER OF DWELLING UNITS								
Sydney	1,427	455	226	681	103	242	145	490	1,171	2,598
Hunter	343	57	22	79	44	..	—	44	123	466
Illawarra	270	32	21	53	—	16	—	16	69	339
Richmond–Tweed	149	35	2	37	34	—	—	34	71	220
Mid-North Coast	231	21	2	23	11	5	—	16	39	270
Northern	77	24	—	24	2	..	—	2	26	103
North Western	53	8	—	8	17	—	—	17	25	78
Central West	82	6	—	6	15	—	—	15	21	103
South Eastern	123	10	2	12	29	..	—	29	41	164
Murrumbidgee	63	—	2	2	8	..	—	8	10	73
Murray	65	2	—	2	6	—	—	6	8	73
Far West	3	—	—	—	—	—	—	—	—	3
New South Wales	**2,886**	**650**	**277**	**927**	**269**	**263**	**145**	**677**	**1,604**	**4,490**
	VALUE ($'000)								
Sydney	162,861	34,055	23,997	58,053	8,366	18,141	32,900	59,407	117,460	280,320
Hunter	34,351	3,781	1,970	5,751	2,673	—	—	2,673	8,423	42,775
Illawarra	26,770	2,235	1,637	3,872	—	1,500	—	1,500	5,372	32,141
Richmond–Tweed	13,079	2,302	350	2,652	2,095	—	—	2,095	4,747	17,827
Mid-North Coast	21,805	1,249	230	1,479	785	564	—	1,349	2,828	24,633
Northern	7,733	1,152	—	1,152	130	..	—	130	1,282	9,015
North Western	4,651	769	..	769	1,000	—	—	1,000	1,769	6,420
Central West	7,537	358	..	358	680	—	—	680	1,038	8,575
South Eastern	13,048	791	160	951	1,435	..	—	1,435	2,386	15,434
Murrumbidgee	5,537	—	181	181	540	..	..	540	721	6,258
Murray	5,929	139	..	139	370	—	—	370	509	6,439
Far West	233	—	—	..	..	—	—	—	—	233
New South Wales	**303,535**	**46,833**	**28,525**	**75,358**	**18,074**	**20,205**	**32,900**	**71,179**	**146,537**	**450,072**

NEW OTHER RESIDENTIAL DWELLING UNITS APPROVED, BY TYPE, NSW

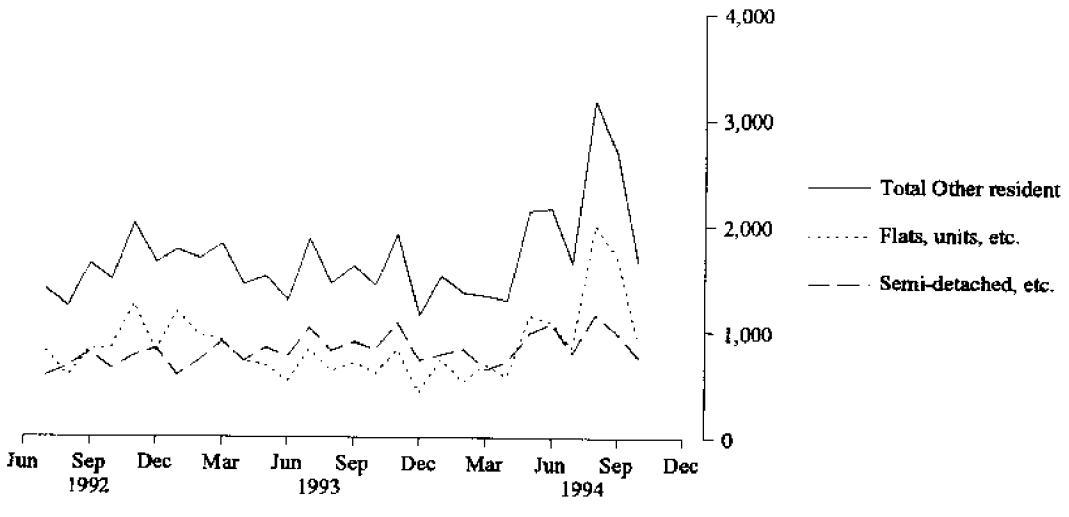


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, NOVEMBER 1994

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 (A)	—	—	—	—	—	—	605	1,882	1,882	2,487
Leichhardt (A)	2	—	210	—	—	—	1,048	350	350	1,608
Marrickville (A)	—	—	—	36	—	2,500	5,362	1,721	1,721	9,583
South Sydney (C)	1	—	200	101	—	29,405	3,900	9,060	10,458	43,963
Sydney (C) — Inner and Remainder	—	—	—	—	—	—	85	26,478	35,968	36,053
Inner Sydney (SSD)	*3*	—	*410*	*137*	—	*31,905*	*11,000*	*39,491*	*50,379*	*93,694*
Randwick (C)	4	—	810	27	—	2,370	3,028	175	9,791	15,998
Waverley (A)	4	—	1,346	13	—	1,050	2,677	60	188	5,260
Woollahra (A)	2	—	440	5	—	1,000	4,200	100	100	5,740
Eastern Suburbs (SSD)	*10*	—	*2,596*	*45*	—	*4,420*	*9,904*	*335*	*10,078*	*26,999*
Hurstville (C)	11	—	1,574	58	—	5,625	1,058	420	920	9,177
Kogarah (A)	6	—	711	2	—	190	1,739	450	450	3,089
Rockdale (A)	15	—	2,471	41	—	2,790	722	2,717	2,717	8,700
Sutherland Shire (A)	75	1	9,638	98	—	8,799	2,365	2,464	3,892	24,694
St George–Sutherland (SSD)	*107*	*1*	*14,394*	*199*	—	*17,404*	*5,883*	*6,051*	*7,979*	*45,660*
Bankstown (C)	29	—	3,107	61	—	4,015	1,565	5,666	6,176	14,863
Canterbury (A)	8	—	1,039	12	—	981	2,064	1,028	1,028	5,112
Canterbury–Bankstown (SSD)	*37*	—	*4,146*	*73*	—	*4,996*	*3,629*	*6,694*	*7,204*	*19,974*
Fairfield (C)	41	—	5,643	60	15	5,946	1,232	3,040	10,057	22,878
Liverpool (C)	177	10	19,709	63	2	4,891	929	320	5,322	30,850
Fairfield–Liverpool (SSD)	*218*	*10*	*25,351*	*123*	*17*	*10,838*	*2,160*	*3,360*	*15,379*	*53,729*
Camden (A)	78	—	8,540	—	—	—	285	3,968	3,968	12,793
Campbelltown (C)	52	—	4,645	18	—	1,020	1,101	1,245	5,231	11,998
Wollondilly (A)	25	—	2,629	4	—	513	209	120	120	3,471
Outer South Western Sydney (SSD)	*155*	—	*15,814*	*22*	—	*1,533*	*1,596*	*5,333*	*9,319*	*28,262*
Ashfield (A)	—	—	—	—	—	—	120	—	—	120
Burwood (A)	6	—	1,064	—	—	—	627	—	—	1,690
Concord (A)	5	—	716	—	—	—	588	150	150	1,454
Drummoyne (A)	4	—	507	2	—	187	747	—	60	1,501
Strathfield (A)	2	—	236	—	—	—	221	162	162	619
Inner Western Sydney (SSD)	*17*	—	*2,522*	*2*	—	*187*	*2,302*	*312*	*372*	*5,383*

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, NOVEMBER 1994—*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 (A)	9	—	1,160	—	—	—	165	1,270	1,420	2,745
Holroyd (C)	11	—	1,159	35	—	2,262	414	440	490	4,325
Parramatta (C)	19	—	1,854	32	—	2,292	1,282	2,410	2,410	7,838
Central Western Sydney (SSD)	*39*	—	*4,174*	*67*	—	*4,554*	*1,860*	*4,120*	*4,320*	*14,908*
Blue Mountains (C)	44	—	4,276	14	—	1,285	1,598	850	850	8,010
Hawkesbury (C)	29	—	3,223	5	—	300	482	1,145	1,145	5,150
Penrith (C)	115	—	11,238	10	—	580	2,013	1,816	2,566	16,397
Outer Western Sydney (SSD)	*188*	—	*18,737*	*29*	—	*2,165*	*4,093*	*3,811*	*4,561*	*29,556*
Baulkham Hills (A)	70	—	12,039	50	—	4,649	2,308	150	150	19,147
Blacktown (C)	234	1	19,105	100	—	6,721	2,134	10,897	13,059	41,018
Blacktown–Baulkham Hills (SSD)	*304*	*1*	*31,145*	*150*	—	*11,370*	*4,442*	*11,047*	*13,209*	*60,165*
Hunter's Hill (A)	4	—	800	—	—	—	446	100	100	1,346
Lane Cove (A)	5	—	621	—	—	—	1,323	230	230	2,174
Mosman (A)	—	—	—	2	—	750	1,304	100	100	2,154
North Sydney (A)	4	—	700	17	—	2,600	1,444	2,876	3,026	7,770
Ryde (C)	11	—	1,253	38	—	3,651	2,045	4,081	5,642	12,591
Willoughby (C)	15	—	2,446	53	—	5,112	2,897	2,315	2,515	12,971
Lower Northern Sydney (SSD)	*39*	—	*5,821*	*110*	—	*12,113*	*9,459*	*9,702*	*11,613*	*39,006*
Hornsby (A)	47	—	7,552	68	—	5,750	1,801	1,495	1,740	16,843
Ku-ring-gai (A)	18	—	4,401	5	—	385	5,309	650	750	10,845
Hornsby–Ku-ring-gai (SSD)	*65*	—	*11,953*	*73*	—	*6,135*	*7,111*	*2,145*	*2,490*	*27,688*
Manly (A)	1	—	250	8	—	1,700	1,859	100	100	3,909
Pittwater (A)	13	—	1,886	8	—	1,155	2,473	—	—	5,514
Warringah (A)	32	—	4,989	8	—	613	2,533	5,125	5,125	13,260
Northern Beaches (SSD)	*46*	—	*7,125*	*24*	—	*3,468*	*6,864*	*5,225*	*5,225*	*22,682*
Gosford (C)	98	—	11,139	48	—	3,227	3,602	2,672	2,672	20,640
Wyong (A)	89	—	7,534	52	—	3,145	898	2,005	2,005	13,583
Gosford–Wyong (SSD)	*187*	—	*18,673*	*100*	—	*6,372*	*4,500*	*4,677*	*4,677*	*34,223*
Sydney (SD)	**1,415**	**12**	**162,861**	**1,154**	**17**	**117,460**	**74,885**	**102,301**	**146,804**	**501,929**

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, NOVEMBER 1994—*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)*	
HUNTER STATISTICAL DIVISION										
Cessnock (C)	18	8	2,564	—	2	137	320	550	1,185	4,205
Lake Macquarie (C)	112	—	11,841	25	—	1,583	1,643	4,891	5,016	20,083
Maitland (C)	46	—	4,996	4	—	218	633	290	290	6,137
Newcastle (C) — Inner and Remainder	58	—	5,241	38	7	2,680	1,902	4,712	4,712	14,534
Port Stephens (A)	43	—	4,158	22	—	2,053	838	7,004	7,004	14,053
Newcastle (SSD)	*277*	*8*	*28,799*	*89*	*9*	*6,671*	*5,336*	*17,447*	*18,207*	*59,012*
Dungog (A)	2	—	195	—	—	—	290	—	..	485
Gloucester (A)	2	—	268	—	—	—	50	—	—	318
Great Lakes (A)	25	—	2,294	12	—	923	167	10,160	10,160	13,545
Merriwa (A)	—	—	—	—	—	—	—	..	—	—
Murrurundi (A)	1	—	80	—	—	—	—	—	—	80
Muswellbrook (A)	10	—	825	4	—	220	353	888	1,188	2,586
Scone (A)	7	—	577	—	—	—	98	60	60	735
Singleton (A)	11	—	1,313	9	—	610	209	450	450	2,581
Hunter SD Balance (SSD)	*58*	—	*5,552*	*25*	—	*1,753*	*1,167*	*11,558*	*11,858*	*20,329*
Hunter (SD)	**335**	**8**	**34,351**	**114**	**9**	**8,423**	**6,503**	**29,004**	**30,064**	**79,341**
ILLAWARRA STATISTICAL DIVISION										
Kiama (A)	5	—	523	4	—	318	353	450	450	1,644
Shellharbour (A)	44	—	4,286	6	2	562	473	220	842	6,163
Wollongong (C)	87	—	8,105	46	—	3,617	2,165	14,721	14,721	28,608
Wollongong (SSD)	*136*	—	*12,914*	*56*	*2*	*4,497*	*2,991*	*15,391*	*16,013*	*36,414*
Shoalhaven (C)	90	—	8,455	11	—	875	897	1,485	1,545	11,772
Wingecarribee (A)	44	—	5,400	—	—	—	408	668	668	6,476
Illawarra SD Balance (SSD)	*134*	—	*13,856*	*11*	—	*875*	*1,305*	*2,153*	*2,213*	*18,248*
Illawarra (SD)	**270**	—	**26,770**	**67**	**2**	**5,372**	**4,296**	**17,544**	**18,226**	**54,663**
RICHMOND–TWEED STATISTICAL DIVISION										
Tweed (A) Pt A	32	—	3,171	8	—	537	88	60	60	3,856
Tweed Heads (SSD)	*32*	—	*3,171*	*8*	—	*537*	*88*	*60*	*60*	*3,856*
Ballina (A)	20	—	1,912	9	—	925	136	250	6,366	9,338
Byron (A)	32	—	2,537	9	—	598	284	50	1,450	4,868
Casino (A)	3	—	224	—	—	—	23	340	340	587
Kyogle (A)	11	—	724	12	—	633	128	205	205	1,690
Lismore (C)	28	—	2,407	27	—	1,680	215	219	356	4,658
Richmond River (A)	6	—	609	—	—	—	140	117	117	866
Tweed (A) Pt B	17	—	1,497	6	—	375	71	50	50	1,993
Richmond–Tweed SD Balance (SSD)	*117*	—	*9,909*	*63*	—	*4,210*	*997*	*1,231*	*8,884*	*24,000*
Richmond–Tweed (SD)	**149**	**—**	**13,079**	**71**	—	**4,747**	**1,885**	**1,291**	**8,944**	**27,855**

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, NOVEMBER 1994—*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)
MID-NORTH COAST STATISTICAL DIVISION										
Bellingen (A)	15	—	1,316	—	—	—	77	—	—	1,393
Coffs Harbour (C)	48	—	4,298	14	2	1,393	526	775	775	6,992
Copmanhurst (A)	2	—	248	..	—	—	15	75	75	338
Grafton (C)	5	—	526	2	—	102	190	—	..	818
Maclean (A)	11	—	895	4	—	255	83	115	115	1,348
Nambucca (A)	7	—	564	4	—	230	204	—	—	998
Nymboida (A)	3	—	213	—	—	—	52	—	—	266
Ulmarra (A)	5	—	482	—	—	—	34	—	—	516
Clarence (SSD)	*96*	—	*8,542*	*24*	*2*	*1,980*	*1,181*	*965*	*965*	*12,669*
Greater Taree (C)	26	—	3,144	2	—	108	575	242	242	4,069
Hastings (A)	92	—	8,532	11	—	740	1,165	1,793	1,793	12,229
Kempsey (A)	17	—	1,586	—	—	—	184	470	470	2,240
Lord Howe Island	—	—	—	—	..	—	—	—	—	—
Hastings (SSD)	*135*	—	*13,263*	*13*	—	*848*	*1,923*	*2,505*	*2,505*	*18,539*
Mid-North Coast (SD)	**231**	—	**21,805**	**37**	**2**	**2,828**	**3,104**	**3,470**	**3,470**	**31,208**
NORTHERN STATISTICAL DIVISION										
Barraba (A)	—	—	—	—	—	—	—	—	—	—
Bingara (A)	—	—	—	—	—	—	..	—	—	—
Gunnedah (A)	3	1	293	—	2	142	41	—	—	476
Inverell (A) Pt A	2	—	140	—	—	—	10	—	—	150
Manilla (A)	3	—	305	—	—	—	108	—	—	413
Nundle (A)	1	—	182	—	—	—	—	—	—	182
Parry (A)	9	—	837	—	—	—	77	110	401	1,315
Quirindi (A)	2	—	75	22	—	1,010	66	393	393	1,544
Tamworth (C)	15	—	1,809	—	—	—	212	490	594	2,615
Yallaroi (A)	—	—	—	—	—	—	—	—	—	—
Northern Slopes (SSD)	*35*	*1*	*3,641*	*22*	*2*	*1,152*	*513*	*993*	*1,388*	*6,695*
Armidale (C)	13	—	1,494	2	—	130	76	370	13,170	14,870
Dumaresq (A)	2	—	230	—	—	—	—	55	55	285
Glen Innes (A)	—	—	—	..	..	—	18	—	—	18
Guyra (A)	1	—	50	—	—	—	10	—	—	60
Inverell (A) Pt B	6	—	680	—	..	—	104	—	—	784
Severn (A)	2	—	162	—	—	—	—	—	—	162
Tenterfield (A)	4	—	403	—	—	—	35	—	—	438
Uralla (A)	5	—	397	—	—	—	—	—	—	397
Walcha (A)	—	—	—	—	—	—	—	—	—	—
Northern Tablelands (SSD)	*33*	—	*3,416*	*2*	—	*130*	*243*	*425*	*13,225*	*17,014*
Moree Plains (A)	5	—	469	—	—	—	41	430	430	940
Narrabri (A)	3	—	207	—	—	—	27	75	75	309
North Central Plain (SSD)	*8*	—	*676*	—	—	—	*68*	*505*	*505*	*1,249*
Northern (SD)	**76**	1	**7,733**	**24**	**2**	**1,282**	**824**	**1,923**	**15,118**	**24,957**

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, NOVEMBER 1994—*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 (A)	—	—	—	—	—	—	—	—	—	—
Coonabarabran (A)	2	—	307	—	—	—	15	54	54	376
Dubbo (C)	24	—	2,187	20	—	1,569	307	436	436	4,498
Gilgandra (A)	—	—	—	—	—	—	—	—	—	—
Mudgee (A)	10	—	855	—	—	—	503	—	—	1,358
Narromine (A)	5	—	269	—	—	—	—	—	—	269
Wellington (A)	6	—	689	5	—	200	126	—	—	1,015
Central Macquarie (SSD)	*47*	—	*4,306*	*25*	—	*1,769*	*951*	*490*	*490*	*7,516*
Bogan (A)	—	—	—	—	—	—	12	—	—	12
Coonamble (A)	1	—	30	—	—	—	—	—	—	30
Walgett (A)	3	—	155	—	—	—	33	—	—	188
Warren (A)	—	—	—	—	—	—	—	—	—	—
Macquarie–Barwon (SSD)	*4*	—	*185*	—	—	—	*45*	—	—	*230*
Bourke (A)	—	—	—	—	—	—	—	—	—	—
Brewarrina (A)	—	—	—	—	—	—	—	—	—	—
Cobar (A)	2	—	160	—	—	—	16	—	—	176
Upper Darling (SSD)	*2*	—	*160*	—	—	—	*16*	—	—	*176*
North Western (SD)	**53**	**—**	**4,651**	**25**	**—**	**1,769**	**1,012**	**490**	**490**	**7,922**
CENTRAL WEST STATISTICAL DIVISION										
Bathurst (C)	24	—	2,504	7	—	270	236	270	270	3,280
Blayney (A) Pt A	—	—	—	—	—	—	—	—	—	—
Cabonne (A) Pt A	3	—	305	—	—	—	—	—	—	305
Evans (A) Pt A	—	—	—	—	—	—	—	—	—	—
Orange (C)	19	—	1,718	4	—	250	386	90	320	2,674
Bathurst–Orange (SSD)	*46*	—	*4,527*	*11*	—	*520*	*622*	*360*	*590*	*6,260*
Blayney (A) Pt B	—	—	—	—	—	—	47	—	—	47
Cabonne (A) Pt B	—	—	—	—	—	—	—	—	—	—
Evans (A) Pt B	3	—	204	—	—	—	178	—	—	383
Greater Lithgow (C)	10	—	856	—	8	410	272	530	530	2,068
Oberon (A)	2	—	178	2	—	108	34	—	—	320
Rylstone (A)	2	—	115	—	—	—	75	1,600	1,600	1,790
Central Tablelands (excl. Bathurst–Orange) (SSD)	*17*	—	*1,354*	*2*	*8*	*518*	*606*	*2,130*	*2,130*	*4,608*
Bland (A)	2	—	170	—	—	—	20	—	—	190
Cabonne (A) Pt C	2	—	141	—	—	—	205	—	—	345
Cowra (A)	7	—	601	—	—	—	104	—	—	705
Forbes (A)	3	—	239	—	—	—	53	—	—	292
Lachlan (A)	1	—	120	—	—	—	60	—	—	180
Parkes (A)	2	—	175	—	—	—	85	1,427	1,427	1,687
Weddin (A)	2	—	210	—	—	—	14	—	—	224
Lachlan (SSD)	*19*	—	*1,656*	—	—	—	*539*	*1,427*	*1,427*	*3,622*
Central West (SD)	**82**	**—**	**7,537**	**13**	**8**	**1,038**	**1,768**	**3,917**	**4,147**	**14,490**

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, NOVEMBER 1994—*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)	23	—	3,376	10	—	825	453	—	—	4,655
Queanbeyan (SSD)	*23*	—	*3,376*	*10*	—	*825*	*453*	—	—	*4,655*
Boorowa (A)	1	—	106	—	—	—	—	—	—	106
Crookwell (A)	2	—	205	—	—	—	41	—	—	246
Goulburn (C)	10	—	1,052	—	—	—	320	1,724	1,924	3,296
Gunning (A)	1	—	60	—	—	—	45	—	—	105
Harden (A)	2	—	79	—	—	—	20	—	—	99
Mulwaree (A)	8	—	732	—	—	—	—	—	—	732
Taliaganda (A)	—	—	—	—	—	—	31	—	—	31
Yarrowlumla (A)	4	—	509	—	—	—	75	—	—	584
Yass (A)	7	—	943	2	—	126	50	300	300	1,420
Young (A)	10	—	827	—	—	—	104	—	—	931
Southern Tablelands (excl. Queanbeyan) (SSD)	*45*	—	*4,513*	*2*	—	*126*	*686*	*2,024*	*2,224*	*7,549*
Bega Valley (A)	16	—	1,764	—	—	—	322	645	911	2,997
Eurobodalla (A)	31	—	2,595	29	—	1,435	307	1,000	1,000	5,337
Lower South Coast (SSD)	*47*	—	*4,359*	*29*	—	*1,435*	*629*	*1,645*	*1,911*	*8,334*
Bombala (A)	—	—	—	—	—	—	15	—	—	15
Cooma-Monaro (A)	3	—	233	—	—	—	35	—	—	268
Snowy River (A)	5	—	567	—	—	—	45	—	—	612
Snowy (SSD)	*8*	—	*800*	—	—	—	*95*	—	—	*894*
South Eastern (SD)	**123**	**—**	**13,048**	**41**	**—**	**2,386**	**1,863**	**3,669**	**4,135**	**21,432**
MURRUMBIDGEE STATISTICAL DIVISION										
Coolamon (A)	—	—	—	—	—	—	22	—	—	22
Cootamundra (A)	2	—	162	—	—	—	165	—	—	327
Gundagai (A)	1	—	50	—	—	—	30	—	—	80
Junee (A)	3	—	200	—	—	—	—	1,180	1,180	1,380
Lockhart (A)	—	—	—	—	—	—	—	—	—	—
Narrandera (A)	3	—	129	—	—	—	23	—	—	152
Temora (A)	4	—	240	—	—	—	89	—	219	548
Tumut (A)	12	—	914	—	—	—	62	—	—	975
Wagga Wagga (C)	10	—	987	7	—	531	156	—	816	2,489
Central Murrumbidgee (SSD)	*35*	—	*2,682*	*7*	—	*531*	*545*	*1,180*	*2,215*	*5,974*
Carrathool (A)	—	—	—	—	—	—	—	—	—	—
Griffith (C)	9	—	997	3	—	190	307	725	1,070	2,564
Hay (A)	5	—	315	—	—	—	42	—	—	357
Leeton (A)	12	—	1,322	—	—	—	115	135	135	1,572
Murrumbidgee (A)	2	—	221	—	—	—	11	—	—	232
Lower Murrumbidgee (SSD)	*28*	—	*2,855*	*3*	—	*190*	*475*	*860*	*1,205*	*4,724*
Murrumbidgee (SD)	**63**	**—**	**5,537**	**10**	**—**	**721**	**1,020**	**2,040**	**3,420**	**10,698**

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, NOVEMBER 1994—*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)	17	—	1,643	8	—	509	520	3,626	3,626	6,298
Hume (A)	12	—	1,036	—	—	—	16	—	—	1,052
Albury (SSD)	*29*	—	*2,680*	*8*	—	*509*	*536*	*3,626*	*3,626*	*7,351*
Corowa (A)	8	—	732	—	—	..	15	100	100	847
Culcairn (A)	6	—	410	—	—	—	97	—	—	507
Holbrook (A)	—	—	—	—	—	—	—	—	—	—
Tumbarumba (A)	1	—	85	—	—	—	—	—	—	85
Urana (A)	2	—	149	—	—	—	..	—	—	149
Upper Murray (excl. Albury) (SSD)	*17*	—	*1,377*	—	—	—	*112*	*100*	*100*	*1,589*
Berrigan (A)	5	—	527	—	—	—	26	205	285	838
Conargo (A)	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	3	—	190	—	—	—	—	—	—	190
Jerilderie (A)	—	—	—	—	—	—	—	—	—	—
Murray (A)	5	—	528	—	—	—	45	—	—	573
Wakool (A)	2	—	183	—	—	—	—	240	240	423
Windouran (A)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	*15*	—	*1,428*	—	—	—	*71*	*445*	*525*	*2,024*
Balranald (A)	1	—	72	—	—	—	50	—	—	122
Wentworth (A)	3	—	373	—	—	—	30	—	—	403
Murray–Darling (SSD)	*4*	..	*445*	—	—	—	*80*	—	—	*525*
Murray (SD)	**65**	—	**5,929**	**8**	—	**509**	**799**	**4,171**	**4,251**	**11,489**
FAR WEST STATISTICAL DIVISION										
Broken Hill (C)	3	—	233	—	—	—	50	—	—	283
Central Darling (A)	—	—	—	—	—	—	14	—	—	14
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
Far West (SD)	**3**	—	**233**	—	—	—	**64**	—	—	**297**
NEW SOUTH WALES										
New South Wales	**2,865**	**21**	**303,535**	**1,564**	**40**	**146,537**	**97,142**	**169,821**	**239,069**	**786,282**

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

2. Statistics of building work approved are compiled from:

(a) permits issued by local government authorities in areas subject to building control by those authorities; and

(b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities.

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

Scope and coverage

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

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

5. From July 1990, the statistics cover:

(a) all approved new residential building jobs valued at $10,000 or more (previously $5,000 or more).

(b) approved alterations and additions to residential buildings valued at $10,000 or more.

(c) all approved non-residential building jobs valued at $50,000 or more (previously $30,000 or more).

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

Definitions

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

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

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

(a) A *house* is defined as a detached building predominantly used for long-term residential purposes and consisting of only one dwelling unit. Detached dwelling units associated with non-residential buildings are defined as houses for the purpose of these statistics.

(b) An *other residential building* is defined as a building which is predominantly used for long-term residential purposes and which contains (or has attached to it) more than one dwelling unit.

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

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

Building classification

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

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

13. From July 1992, an expanded functional classification of buildings based on the Dwelling Structure Classification

(DSC) has been introduced by the ABS to provide more detailed information on residential building approvals.

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

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

(a) Semi-detached, row or terrace houses, townhouses, etc. (dwellings having their own private grounds and no other dwellings above or below) with:

(i) one storey;

(ii) two or more storeys.

(b) Flats, units or apartments, etc. (dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell) in a building of:

(i) one or two storeys;

(ii) three storeys;

(iii) four or more storeys.

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

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

(a) *Houses*—includes cottages, bungalows, detached caretakers'/managers' cottages and granny flats, rectories;

(b) *Other residential buildings*—includes blocks of flats, home units, attached townhouses, duplexes, villa units, terrace houses, apartment buildings, semi-detached houses, maisonettes;

(c) *Hotels etc.*—includes motels, hostels, boarding houses, guest houses, holiday apartment buildings;

(d) *Shops*—includes retail shops, restaurants, cafes, taverns, dry cleaners, laundromats, hair salons, shopping arcades;

(e) *Factories*—includes paper mills, oil refinery buildings, brickworks, foundries, power-houses, manufacturing laboratories, workshops as part of a manufacturing process;

(f) *Offices*—includes banks, post offices, council chambers, head and regional offices;

(g) *Other business premises*—includes warehouses, storage depots, service stations, transport depots and terminals, electricity sub-station buildings, telephone exchanges, mail sorting centres, broadcasting stations, film studios;

(h) *Educational*—includes schools, colleges, kindergartens, libraries, museums, art galleries, research and teaching laboratories, theological colleges;

(i) *Religious*—includes churches, chapels, temples;

(j) *Health*—includes hospitals, nursing homes, surgeries, clinics, medical centres;

(k) *Entertainment and recreational*—includes clubs, theatres, cinemas, public halls, gymnasiums, grandstands, squash courts, recreation centres;

(l) *Miscellaneous*—includes law courts, homes for the aged (where medical care is not provided as a normal service), orphanages, gaols, barracks, mine buildings, glass houses, livestock sheds, shearing sheds, fruit and skin drying sheds, public toilets, and ambulance, fire and police stations.

Statistical areas of New South Wales

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

(a) *Statistical Local Areas (SLAs)*. These geographical areas are in most cases either identical with, or have been aggregated to, the previously published whole or part of legal Local Government Areas (LGAs) as defined under the (State) *Local Government Act 1919* and comprising cities (C), municipalities (M) and shires (S). In other cases, they are identical to each previously published unincorporated area. The (State) *Local Government Act 1993* eliminated the titles of Shire and Municipality and instituted the concept of *Area* (A). With one exception—Sutherland (S) became Sutherland Shire (A)—names of the LGAs have remained unaltered. In aggregate, SLAs cover the whole of the State without gaps or overlaps. In some cases legal LGAs overlap Statistical Subdivision boundaries and therefore comprise two SLAs (Part A and Part B) or three SLAs in the case of Cabonne (S) (Part A, Part B and Part C).

(b) *Statistical Subdivisions (SSDs)*. These consist of one or more SLAs and form the intermediate size spatial unit for the presentation of regional data.

(c) *Statistical Divisions (SDs)*. These consist of one or more Statistical Subdivisions (SSDs). Where SSDs are not shown for statistical purposes, statistical

local areas are shown ordered alphabetically within statistical divisions. The divisions are designed to be relatively homogeneous regions characterised by identifiable social and economic units within the region, under the unifying influence of one or more major towns or cities.

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

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

General

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

Seasonal adjustment

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

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

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

24. Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series may be more clearly recognised. Seasonal adjustment procedures do not aim to remove the irregular or non-seasonal influences which may be present in any particular month, such as the effect of the approval of large projects or as a consequence of the 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 NSW in Table 4. Monthly value data at constant prices are not available.

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

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

Related publications

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

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

Building Approvals, Australia (monthly) (8731.0)

Building Activity, Australia (quarterly) (8752.0)

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

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

Engineering Construction Survey (quarterly) (8762.0)

Symbols and other usages

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

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

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months June 1994 to November 1994.

2. Analysis of building approvals series has shown that the original series can be volatile and that the initial estimates of a month's trend value can be revised substantially. In particular, some months can elapse before a turning point in the trend series is identified reliably. Generally, the size of revisions to the trend estimates tends to be larger, the greater the volatility of the original series. Revisions to trend estimates will also occur with revisions to original data and re-estimation of seasonal adjustment factors. See paragraphs 26 and 27 of the Explanatory Notes for a more detailed explanation.

3. To illustrate the possible impact of future months' observations on the trend estimates for the latest months, the tables show the revisions to the trend estimates that would result if the movements in the seasonally adjusted estimates for next month (December 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 6 per cent in December 1994, the trend estimate for that month would be 2,753, a movement of 1.4 per cent. The monthly movements in the trend estimates for September, October and November 1994, which are currently estimated to be –0.6 per cent, –0.3 per cent and –0.4 per cent respectively, would be revised to –0.3 per cent, 0.4 per cent and 0.8 per cent. On the other hand, a 6 per cent seasonally adjusted decline in the number of private houses approved in December 1994 would produce a trend estimate for December of 2,607, a movement of –0.5 per cent, with the movements in the trend estimates for September, October and November 1994 being revised to –1.0 per cent, –0.9 per cent and –0.9 per cent, respectively.

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

	Trend estimate		*Revised trend estimate if November 1994 seasonally adjusted estimate— is up 6% on November 1994*		*Revised trend estimate if November 1994 seasonally adjusted estimate— is down 6% on November 1994*	
	No.	*% change on previous month*	*No.*	*% change on previous month*	*No.*	*% change on previous month*
1994—						
June	2,734	0.3	2,732	0.2	2,739	0.5
July	2,716	–0.7	2,713	0.7	2,725	–0.5
August	2,693	–0.9	2,691	–0.9	2,696	–1.0
September	2,676	–0.6	2,684	–0.3	2,668	–1.0
October	2,667	–0.3	2,696	0.4	2,644	–0.9
November	2,656	–0.4	2,716	0.8	2,620	–0.9
December	n.y.a.	n.y.a.	2,753	1.4	2,607	–0.5

TOTAL NUMBER OF NEW HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if November 1994 seasonally adjusted estimate— is up 6% on November 1994		Revised trend estimate if November 1994 seasonally adjusted estimate— is down 6% on November 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994—						
June	2,802	0.3	2,802	0.3	2,808	0.5
July	2,782	–0.7	2,780	–0.8	2,792	–0.6
August	2,750	1.4	2,749	–1.1	2,754	–1.3
September	2,723	–1.0	2,729	–0.8	2,713	–1.5
October	2,702	–0.8	2,726	0.1	2,676	1.4
November	2,681	–0.8	2,734	0.3	2,639	–1.4
December	n.y.a.	n.y.a.	2,759	1.0	2,617	0.9

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

	Trend estimate		Revised trend estimate if November 1994 seasonally adjusted estimate— is up 8% on November 1994		Revised trend estimate if November 1994 seasonally adjusted estimate— is down 8% on November 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994—						
June	4,886	5.2	4,902	5.5	4,914	5.8
July	5,023	2.8	5,049	3.0	5,070	3.2
August	5,029	0.1	5,041	–0.1	5,052	–0.4
September	4,926	–2.1	4,897	–2.9	4,869	–3.6
October	4,757	–3.4	4,668	–4.3	4,595	–5.6
November	4,551	–4.3	4,458	–4.9	4,283	–6.8
December	n.y.a.	n.y.a.	4,241	–4.9	3,977	–7.1

VALUE OF NEW RESIDENTIAL BUILDING APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if November 1994 seasonally adjusted estimate— is up 8% on November 1994		Revised trend estimate if November 1994 seasonally adjusted estimate— is down 8% on November 1994	
	$m	% change on previous month	$m	% change on previous month	$m	% change on previous month
1994—						
June	480.8	8.6	482.6	9.0	483.8	9.3
July	508.4	5.7	511.4	6.0	513.6	6.2
August	519.3	2.1	520.8	1.8	521.9	1.6
September	514.7	–0.9	511.1	–1.9	508.3	–2.6
October	499.6	–3.0	489.8	–4.2	480.5	–5.5
November	477.4	–4.4	464.1	–5.3	446.5	–7.1
December	n.y.a.	n.y.a.	437.7	–5.7	411.2	–7.9

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

	Trend estimate		Revised trend estimate if November 1994 seasonally adjusted estimate— is up 8% on November 1994		Revised trend estimate if November 1994 seasonally adjusted estimate— is down 8% on November 1994	
	$m	% change on previous month	$m	% change on previous month	$m	% change on previous month
1994—						
June	93.2	2.2	93.3	2.4	93.6	2.7
July	95.7	2.7	95.8	2.7	96.3	2.9
August	98.0	2.5	98.1	2.4	98.3	2.1
September	99.2	1.2	99.0	1.0	98.4	0.1
October	99.1	–0.1	98.5	–0.5	96.4	–2.0
November	98.2	–0.9	97.2	–1.3	93.2	–3.3
December	n.y.a.	n.y.a.	95.4	–1.9	89.3	–4.2

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