Australian Bureau of Statistics

CATALOGUE NO. 8731.1
EMBARGOED UNTIL 11.30 a.m. 30 MAY 1994

BUILDING APPROVALS, NEW SOUTH WALES, APRIL 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

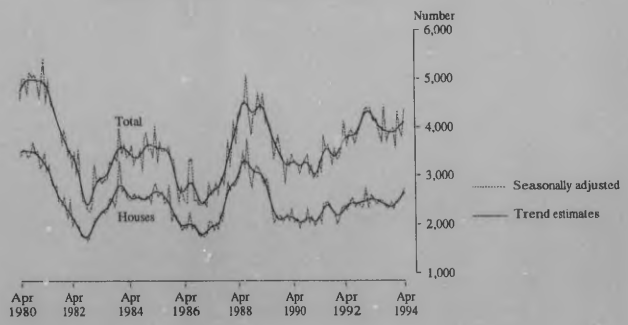
	April 1993	*March 1994*	*April 1994*	*April 1993 to April 1994 change*	*March 1994 to April 1994 change*
Original series	3,827	4,316	3,608	-1%	-12%
Seasonally adjusted	4,167	3,806	4,354	5%	14%
Trend estimate	4,114	4,066	4,113	0%	1%

Trend estimates of the total number of dwelling units approved in New South Wales in April 1994 (4,113) showed an increase of 12% from March 1994 (4,066), and a slight decrease from April 1993 (4,114). The seasonally adjusted number of dwelling units approved would have to decrease by 12% (to 3,816) in May 1994 for the trend to flatten out (at 4,026). The historical average monthly movement of this series, regardless of sign, is 8%.

Trend estimates of the total number of new houses approved in April 1994 (2,655) in New South Wales showed an increase of 2% from February 1994 (2,599), and a 7% increase on that for April 1993 (2,487). There would need to be an decrease of 16% in the seasonally adjusted number of new houses approved in May 1994 (to 2,303) for the trend to flatten out at 2,553 (the historical average monthly movement of this series, regardless of sign, is 6%).

The value of building jobs approved at average 1989–90 prices for March Quarter 1994 ($1,927.6m) was 5% lower than the previous quarter and 19% lower than March Quarter 1994.

TOTAL DWELLING UNITS APPROVED, NSW



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- *for further information about statistics in this publication and the availability of unpublished statistics*, contact Geoff Howat on Sydney (02) 268 4610.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

NOTES

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

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

Explanatory notes are provided at the back of this publication.

GREG BRAY
Deputy Commonwealth Statistician

Unpublished data

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

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

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

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

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

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
SYDNEY STATISTICAL DIVISION									
1990-91	10,179	242	10,421	6,428	1,411	7,839	16,607	1,653	18,260
1991-92	11,416	636	12,052	6,832	2,320	9,152	18,248	2,956	21,204
1992-93	12,915	462	13,377	10,752	1,742	12,494	23,667	2,204	25,871
July-April—									
1992-93	10,598	393	10,991	9,291	1,560	10,851	19,889	1,953	21,842
1993-94	10,866	171	11,037	9,373	736	10,109	20,239	907	21,146
1993—									
February	1,041	15	1,056	1,105	164	1,269	2,146	179	2,325
March	1,104	93	1,197	954	303	1,257	2,058	396	2,454
April	944	61	1,005	721	87	808	1,665	148	1,813
May	1,198	22	1,220	822	58	880	2,020	80	2,100
June	1,119	47	1,166	639	124	763	1,758	171	1,929
July	1,176	6	1,182	1,073	147	1,220	2,249	153	2,402
August	949	2	951	834	83	917	1,783	85	1,868
September	1,279	28	1,307	1,167	41	1,208	2,446	69	2,515
October	1,055	12	1,067	896	51	947	1,951	63	2,014
November	1,249	6	1,255	1,259	157	1,416	2,508	163	2,671
December	861	12	873	769	16	785	1,630	28	1,658
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
NEW SOUTH WALES									
1990-91	24,361	545	24,906	11,020	1,942	12,962	35,381	2,487	37,868
1991-92	26,940	1,057	27,997	12,193	3,146	15,339	39,133	4,203	43,336
1992-93	28,653	869	29,522	16,308	2,667	18,975	44,961	3,536	48,497
July-April—									
1992-93	23,682	716	24,398	13,845	2,313	16,158	37,527	3,029	40,556
1993-94	23,946	432	24,378	13,923	1,070	14,993	37,869	1,502	39,371
1993—									
February	2,163	80	2,243	1,480	206	1,686	3,643	286	3,929
March	2,618	129	2,747	1,458	366	1,824	4,076	495	4,571
April	2,236	145	2,381	1,279	167	1,446	3,515	312	3,827
May	2,490	67	2,557	1,370	155	1,525	3,860	222	4,082
June	2,481	86	2,567	1,093	199	1,292	3,574	285	3,859
July	2,530	41	2,571	1,588	281	1,869	4,118	322	4,440
August	2,378	12	2,390	1,363	90	1,453	3,741	102	3,843
September	2,603	40	2,643	1,570	49	1,619	4,173	89	4,262
October	2,321	38	2,359	1,372	68	1,440	3,693	106	3,799
November	2,608	17	2,625	1,759	157	1,916	4,367	174	4,541
December	2,067	36	2,103	1,114	40	1,154	3,181	76	3,257
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

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 193 such dwelling units approved in April 1994. This includes 98 dwelling units created as the result of the conversion of an office building to apartments.

TABLE 2. VALUE OF BUILDING APPROVED
($ million)

Period	New residential building: Houses: Private sector	Houses: Public sector	Houses: Total	Other residential buildings: Private sector	Other residential buildings: Public sector	Other residential buildings: Total	Total: Private sector	Total: Public sector	Total: Total	Alterations and additions to residential buildings	Non-residential building: Private sector	Non-residential building: Total	Total building: Private sector	Total building: Total
SYDNEY STATISTICAL DIVISION														
1990-91	1,096.8	19.3	1,116.0	596.5	121.3	717.9	1,693.3	140.6	1,833.9	646.2	2,185.9	2,898.7	4,516.0	5,378.8
1991-92	1,245.6	53.0	1,298.6	536.2	198.6	734.8	1,781.8	251.6	2,033.3	648.8	1,188.2	1,908.8	3,614.1	4,590.9
1992-93	1,389.5	43.3	1,432.7	1,148.8	124.2	1,273.0	2,538.3	167.4	2,705.7	708.4	1,663.3	2,407.3	4,903.1	5,821.4
July-April—														
1992-93	1,143.6	37.6	1,181.2	1,027 0	112.5	1,139.5	2,170.6	150.1	2,320.7	579.2	1,395.3	2,083.7	4,142.8	4,983.5
1993-94	1,200.6	17.0	1,217.6	791.9	50.0	841.8	1,992.4	67.0	2,059.4	641.2	1,138.9	1,773.8	3,768.8	4,474.4
1993—														
February	109.9	1.2	111.2	98.6	11.0	109.6	208.5	12.2	220.7	51.0	120.7	156.0	380.2	427.7
March	115.9	7.7	123.6	69.5	20.4	90.0	185.5	28.2	213.6	60.6	112.5	139.6	358.2	413.8
April	103.6	6.8	110.3	80.1	5.7	85.8	183.7	12.5	196.2	53.6	144.5	203.2	381.4	453.0
May	125.6	1.9	127.5	70.0	3.9	73.8	195.6	5.8	201.3	65.9	86.7	133.2	345.0	400.5
June	120.2	3.8	124.0	51.8	7.8	59.7	172.1	11.6	183.7	63.3	181.2	190.4	415.3	437.4
July	125.7	0.6	126.2	112.3	9.3	121.6	238.0	9.9	247.9	61.6	108.6	136.5	407.0	446.0
August	102.2	0.2	102.5	70.1	5.5	75.7	172.4	5.8	178.1	58.4	83.8	177.5	314.5	414.0
September	134.8	2.6	137.4	114.0	2.7	116.7	248.8	5.3	254.1	98.1	174.2	281.5	520.3	633.7
October	112.5	1.0	113.5	67.8	3.6	71.5	180.3	4.6	184.9	64.3	92.4	210.0	336.9	459.2
November	136.4	0.8	137.3	101.3	11.2	112.4	237.7	12.0	249.7	63.8	98.0	180.7	399.5	494.2
December	106.6	1.0	107.6	55.4	0.7	56.1	162.0	1.7	163.7	50.8	143.7	161.6	356.4	376.1
1994—														
January	110.8	1.8	112.6	92.1	2.1	94.2	202.9	3.9	206.8	48.2	99.1	198.8	350.0	453.8
February	106.1	1.3	107.3	65.0	4.1	69.0	171.0	5.3	176.3	65.7	75.6	114.8	311.6	356.8
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
NEW SOUTH WALES														
1990-91	2,336.7	45.9	2,382.5	863.8	161.3	1,025.1	3,200.4	207.2	3,407.7	900.4	2,752.2	3,750.2	6,842.7	8,058.2
1991-92	2,654.6	86.8	2,741.4	890.6	258.3	1,148.8	3,545.2	345.0	3,890.2	902.2	1,695.5	2,653.7	6,137.9	7,445.8
1992-93	2,852.9	80.9	2,933.9	1,516.6	181.7	1,698.3	4,369.5	262.7	4,632.2	965.0	2,126.4	3,178.2	7,452.4	8,775.4
July-April—														
1992-93	2,363.7	66.8	2,430.5	1,325.7	161.4	1,487.1	3,689.4	228.2	3,917.6	794.8	1,787.8	2,752.1	6,268.3	7,464.5
1993-94	2,438.3	41.9	2,480.2	1,099.2	67.7	1,166.9	3,537.5	109.6	3,647.1	851.6	1,528.3	2,438.2	5,912.8	6,936.9
1993—														
February	215.9	6.4	222.4	123.7	13.6	137.3	339.6	20.0	359.6	71.5	138.9	193.7	549.9	624.9
March	259.1	11.4	270.5	106.8	24.1	130.9	365.9	35.5	401.4	83.9	148.6	246.2	598.0	731.5
April	223.9	14.3	238.3	114.0	10.3	124.3	337.9	24.7	362.6	72.1	183.3	251.6	592.8	686.3
May	244.7	6.4	251.2	104.2	8.5	112.7	348.9	14.9	363.9	86.5	126.6	195.1	558.8	645.5
June	244.5	7.7	252.2	86.7	11.9	98.5	331.2	19.5	350.7	83.6	211.9	231.0	625.4	665.4
July	252.6	4.7	257.3	144.9	16.0	160.9	397.5	20.7	418.2	82.5	142.0	201.1	620.9	701.8
August	235.2	1.1	236.3	103.1	5.9	109.1	338.3	7.1	345.4	81.1	157.2	286.0	576.5	712.4
September	257.6	3.6	261.2	139.3	3.2	142.5	396.9	6.8	403.7	121.1	216.3	347.1	733.4	871.9
October	229.0	3.6	232.6	99.2	4.3	103.5	328.2	8.0	336.2	87.3	126.2	261.6	541.6	685.1
November	264.3	1.7	266.0	137.7	11.2	148.9	402.1	12.9	415.0	87.4	143.0	251.9	632.5	754.3
December	221.9	3.6	225.5	79.9	1.7	81.6	301.8	5.3	307.1	67.5	177.8	205.8	547.0	580.4
1994—														
January	210.3	4.5	214.7	115.5	3.9	119.4	325.8	8.3	334.1	66.6	127.6	258.8	519.7	659.5
February	217.3	2.6	219.9	95.4	8.5	103.9	312.7	11.1	323.8	83.1	126.1	199.7	521.0	606.5
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

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

	Number of dwelling units				*Value ($m)*	
	Houses		*Total*			
Period	*Private sector*	*Total*	*Private sector*	*Total*	*New residential building*	*Alterations and additions to residential buildings*
			SEASONALLY ADJUSTED			
1993—						
February	2,493	2,597	4,068	4,390	409.2	85.3
March	2,442	2,518	3,796	4,139	381.3	83.0
April	2,303	2,409	3,687	4,167	381.3	79.9
May	2,368	2,480	3,635	3,897	337.9	80.3
June	2,414	2,490	3,572	3,692	333.2	83.6
July	2,413	2,421	3,943	4,425	402.6	76.5
August	2,298	2,326	3,559	3,717	341.7	79.5
September	2,351	2,352	3,754	3,870	382.8	107.1
October	2,358	2,450	3,840	3,945	333.6	83.1
November	2,334	2,301	3,912	3,999	376.2	77.5
December	2,449	2,458	3,666	3,556	355.0	75.9
1994—						
January	2,262	2,439	4,107	4,348	378.4	77.9
February	2,470	2,510	3,774	3,965	369.8	99.3
March	2,599	2,623	3,725	3,806	367.0	87.9
April	2,661	2,740	3,975	4,354	398.0	95.8
			TREND ESTIMATES			
1993—						
February	2,393	2,514	3,967	4,300	449.6	80.0
March	2,387	2,507	3,866	4,215	423.1	80.4
April	2,383	2,487	3,767	4,114	390.6	80.5
May	2,378	2,461	3,694	4,023	363.8	81.0
June	2,373	2,435	3,670	3,969	351.7	82.4
July	2,368	2,410	3,683	3,935	352.9	84.2
August	2,357	2,386	3,719	3,915	359.1	85.3
September	2,350	2,372	3,765	3,907	361.1	85.4
October r	2,341	2,367	3,803	3,900	361.9	84.4
November r	2,346	2,383	3,830	3,903	362.3	83.3
December r	2,374	2,424	3,846	3,923	364.0	83.1
1994—						
January r	2,420	2,477	3,858	3,969	368.5	84.3
February r	2,474	2,538	3,862	4,019	373.5	86.8
March r	2,532	2,599	3,864	4,066	378.0	89.6
April	2,589	2,655	3,866	4,113	384.5	93.7

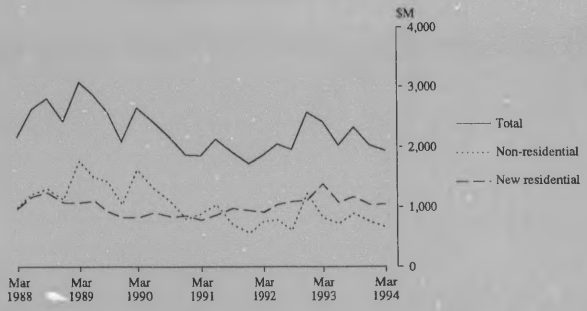
(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average - see paragraphs 20-26 of the Explanatory Notes for a more detailed explanation.

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

	New residential building				*Alterations and additions to residential buildings*	*Non-residential building*		*Total building*	
	Houses								
Period	*Private sector*	*Total*	*Other residential buildings*	*Total*		*Private sector*	*Total*	*Private sector*	*Total*
1990-91	2,244.7	2,289.0	1,026.4	3,315.4	865.2	2,785.0	3,796.1	6,775.8	7,976.7
1991-92	2,532.4	2,614.9	1,228.9	3,843.9	860.5	1,786.7	2,798.6	6,170.8	7,503.0
1992-93	2,724.0	2,801.3	1,842.8	4,644.0	921.4	2,248.8	3,361.5	7,592.6	8,927.0
1992—									
Dec. qtr	692.8	706.6	403.8	1,110.4	228.0	695.3	1,223.4	1,979.4	2,561.8
1993—									
Mar. qtr	622.0	648.3	728.9	1,377.2	206.8	565.2	815.5	2,085.7	2,399.5
June qtr	679.9	707.0	364.3	1,071.2	231.0	551.1	715.7	1,802.1	2,017.9
Sept. qtr	705.9	714.8	447.3	1,162.1	269.6	543.8	879.8	1,956.2	2,311.5
Dec. qtr	667.8	676.1	361.6	1,037.7	226.1	471.0	758.0	1,724.5	2,021.8
1994—									
Mar. qtr	677.3	691.4	350.0	1,041.4	225.4	405.2	660.8	1,651.0	1,927.6

(a) See paragraphs 28-33 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

VALUE OF BUILDING APPROVED, NSW
AT AVERAGE 1989–90 PRICES



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

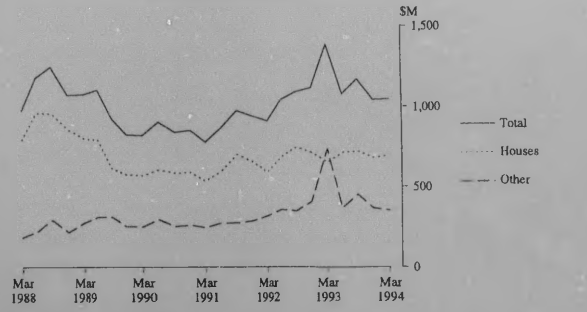


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
($ million)

Class of building	1991-92	1992-93	July-April 1992-93	1993-94	1994 February	1994 March	1994 April
PRIVATE SECTOR							
New houses	2,654.6	2,852.9	2,363.7	2,438.3	217.3	295.8	254.3
New other residential buildings	890.6	1,516.5	1,325.7	1,099.2	95.4	94.3	89.9
Total new residential building	*3,545.2*	*4,369.5*	*3,689.4*	*3,537.5*	*312.7*	*390.1*	*344.2*
Alterations and additions to residential buildings	897.1	956.6	791.1	847.1	82.3	90.7	83.3
Hotels, etc.	76.2	122.7	105.9	68.9	7.4	2.4	1.7
Shops	273.6	385.2	309.3	238.2	18.2	21.2	31.8
Factories	262.8	280.9	247.5	210.2	11.9	15.5	75.3
Offices	461.6	534.5	439.8	313.2	38.3	20.7	9.8
Other business premises	189.7	212.4	149.2	196.3	31.5	18.4	16.8
Educational	71.9	120.8	110.6	89.0	4.9	30.5	4.0
Religious	28.0	41.9	33.5	32.1	2.6	0.1	1.9
Health	69.8	73.3	65.8	185.4	4.4	7.1	32.9
Entertainment and recreational	198.0	303.6	279.1	114.5	5.0	3.0	2.5
Miscellaneous	63.9	51.1	47.1	80.7	1.9	12.3	3.9
Total non-residential building	*1,695.5*	*2,126.4*	*1,787.8*	*1,528.3*	*126.1*	*131.2*	*180.8*
Total	**6,137.9**	**7,452.4**	**6,268.3**	**5,912.8**	**521.0**	**612.0**	**608.3**
PUBLIC SECTOR							
New houses	86.8	80.9	66.8	41.9	2.6	8.0	8.5
New other residential buildings	258.3	181.7	161.4	67.7	8.5	6.3	6.7
Total new residential building	*345.0*	*262.7*	*228.2*	*109.6*	*11.1*	*14.3*	*15.2*
Alterations and additions to residential buildings	5.1	8.5	3.8	4.5	0.8	0.4	0.7
Hotels, etc.	0.8	2.2	1.6	2.7	—	—	1.6
Shops	75.4	13.9	11.4	17.7	0.2	1.5	1.0
Factories	12.3	2.2	1.8	20.9	0.5	1.8	15.6
Offices	280.3	142.0	131.2	192.5	1.1	9.6	8.2
Other business premises	42.1	62.1	55.5	102.0	2.9	0.4	5.6
Educational	219.6	304.0	259.8	305.6	28.7	21.5	37.9
Religious	—	—	—	—	—	—	—
Health	67.0	410.3	406.5	178.2	32.0	0.3	3.7
Entertainment and recreational	210.2	62.5	50.4	26.0	2.5	1.3	0.8
Miscellaneous	50.2	52.7	46.0	64.1	5.6	1.7	1.8
Total non-residential building	*957.9*	*1,051.9*	*964.2*	*909.9*	*73.6*	*38.0*	*76.2*
Total	**1,308.0**	**1,323.0**	**1,196.2**	**1,024.0**	**85.5**	**52.7**	**92.1**
TOTAL							
New houses	2,741.4	2,933.9	2,430.5	2,480.2	219.9	303.8	262.9
New other residential buildings	1,148.8	1,698.3	1,487.1	1,166.9	103.9	100.6	96.6
Total new residential building	*3,890.2*	*4,632.2*	*3,917.6*	*3,647.1*	*323.8*	*404.4*	*359.4*
Alterations and additions to residential buildings	902.2	965.0	794.8	851.6	83.1	91.1	83.9
Hotels, etc.	77.0	124.8	107.4	71.6	7.4	2.4	3.4
Shops	349.0	399.1	320.7	255.9	18.5	22.7	32.8
Factories	275.1	283.2	249.3	231.1	12.4	17.2	90.9
Offices	741.9	676.5	571.0	505.7	39.5	30.3	18.0
Other business premises	231.8	274.5	204.8	298.3	34.4	18.8	22.4
Educational	291.5	424.7	370.4	394.6	33.6	52.0	41.9
Religious	28.0	41.9	33.5	32.1	2.6	0.1	1.9
Health	136.8	483.6	472.4	363.6	36.4	7.4	36.6
Entertainment and recreational	408.1	366.1	329.5	140.5	7.5	4.3	3.4
Miscellaneous	114.1	103.8	93.1	144.8	7.5	14.1	5.8
Total non-residential building	*2,653.7*	*3,178.2*	*2,752.1*	*2,438.2*	*199.7*	*169.3*	*257.0*
Total	**7,445.8**	**8,775.4**	**7,464.5**	**6,936.9**	**606.5**	**664.7**	**700.3**

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—												
February	7	0.7	4	1.2	2	1.3	2	4.3	—	—	15	7.4
March	8	0.7	—	—	2	1.7	—	—	—	—	10	2.4
April	3	0.4	5	1.7	—	—	1	1.3	—	—	9	3.4
SHOPS												
1994—												
February	57	4.6	9	2.6	2	1.4	1	4.0	1	6.0	70	18.5
March	72	5.9	13	3.6	9	5.4	4	7.8	—	—	98	22.7
April	73	5.9	6	1.7	11	7.7	1	4.0	2	13.5	93	32.8
FACTORIES												
1994—												
February	15	1.6	15	4.7	6	3.7	2	2.4	—	—	38	12.4
March	29	3.2	14	4.2	4	2.7	4	7.3	—	—	51	17.2
April	24	2.6	8	2.5	5	3.5	5	7.9	2	74.5	44	90.9
OFFICES												
1994—												
February	48	4.7	10	2.9	5	3.5	8	15.4	1	13.0	72	39.5
March	58	5.0	16	4.5	6	3.8	7	11.5	1	5.5	88	30.3
April	58	5.2	12	3.0	4	2.8	4	7.0	—	—	78	18.0
OTHER BUSINESS PREMISES												
1994—												
February	21	2.0	8	1.8	6	4.6	3	9.4	1	16.7	39	34.4
March	22	2.1	9	2.4	3	2.1	5	12.2	—	—	39	18.8
April	31	2.9	11	3.3	3	2.2	4	8.9	1	5.1	50	22.4
EDUCATIONAL												
1994—												
February	24	2.3	9	2.4	6	4.0	5	11.6	1	13.2	45	33.6
March	15	1.4	15	4.7	8	5.7	9	16.1	1	24.0	48	52.0
April	10	1.4	8	2.4	3	2.4	7	15.9	2	19.8	30	41.9
RELIGIOUS												
1994—												
February	5	0.7	2	0.6	2	1.3	—	—	—	—	9	2.6
March	1	0.1	—	—	—	—	—	—	—	—	1	0.1
April	1	0.1	1	0.3	—	—	1	1.5	—	—	3	1.9
HEALTH												
1994—												
February	8	0.8	4	1.5	3	2.2	4	10.4	1	21.6	20	36.4
March	7	0.7	5	1.4	5	3.3	1	2.0	—	—	18	7.4
April	12	1.2	9	3.1	2	1.4	3	3.9	1	27.0	27	36.6

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—												
February	17	1.9	6	1.9	6	3.6	—	—	—	—	29	7.5
March	9	0.9	6	1.5	1	0.8	1	1.2	—	—	17	4.3
April	8	0.8	2	0.4	1	0.7	1	1.5	—	—	12	3.4
MISCELLANEOUS												
1994—												
February	9	1.2	6	2.0	2	1.6	2	2.8	—	—	19	7.5
March	18	1.7	3	1.2	3	2.4	5	8.8	—	—	29	14.1
April	10	1.1	3	1.1	2	1.1	2	2.6	—	—	17	5.8
TOTAL NON-RESIDENTIAL BUILDING												
1994—												
February	211	20.4	73	21.6	40	27.0	27	60.3	5	70.5	356	199.7
March	239	21.6	81	23.5	41	27.8	26	66.9	2	29.5	399	169.3
April	230	21.6	65	19.3	31	21.7	29	54.5	8	139.9	363	257.0

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

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value ($'000)	Number	Value ($'000)	Number	Value ($'000)
SYDNEY STATISTICAL DIVISION						
Houses	*1,067*	*119,705*	*55*	*6,308*	*1,122*	*126,013*
Brick, stone, or concrete	192	26,248	—	—	192	26,248
Brick-veneer	817	89,506	55	6,308	872	95,814
Timber	41	2,809	—	—	41	2,809
Fibre cement	15	871	—	—	15	871
Other materials	2	270	—	—	2	270
Other residential buildings	655	53,672	112	6,676	767	60,348
Total residential buildings	**1,722**	**173,377**	**167**	**12,984**	**1,889**	**186,361**
HUNTER STATISTICAL DIVISION						
Houses	*246*	*23,645*	*6*	*420*	*252*	*24,064*
Brick, stone, or concrete	24	2,407	—	—	24	2,407
Brick-veneer	194	19,077	6	420	200	19,497
Timber	15	1,075	—	—	15	1,075
Fibre cement	11	889	—	—	11	889
Other materials	2	196	—	—	2	196
Other residential buildings	164	11,136	—	—	164	11,136
Total residential buildings	**410**	**34,781**	**6**	**420**	**416**	**35,201**
ILLAWARRA STATISTICAL DIVISION						
Houses	*239*	*23,924*	*8*	*708*	*247*	*24,632*
Brick, stone, or concrete	6	882	—	—	6	882
Brick-veneer	204	20,492	8	708	212	21,199
Timber	16	1,464	—	—	16	1,464
Fibre cement	11	794	—	—	11	794
Other materials	2	292	—	—	2	292
Other residential buildings	61	3,815	—	—	61	3,815
Total residential buildings	**300**	**27,739**	**8**	**708**	**308**	**28,447**
BALANCE OF NEW SOUTH WALES						
Houses	*871*	*87,051*	*13*	*1,111*	*884*	*88,162*
Brick, stone, or concrete	173	18,219	2	212	175	18,431
Brick-veneer	549	58,841	11	900	560	59,741
Timber	88	6,055	—	—	88	6,055
Fibre cement	48	3,273	—	—	48	3,273
Other materials	13	662	—	—	13	662
Other residential buildings	311	21,251	—	—	311	21,251
Total residential buildings	**1,182**	**108,301**	**13**	**1,111**	**1,195**	**109,413**
NEW SOUTH WALES						
Houses	*2,423*	*254,324*	*82*	*8,547*	*2,505*	*262,871*
Brick, stone, or concrete	395	47,757	2	212	397	47,968
Brick-veneer	1,764	187,916	80	8,335	1,844	196,251
Timber	160	11,404	—	—	160	11,404
Fibre cement	85	5,828	—	—	85	5,828
Other materials	19	1,419	—	—	19	1,419
Other residential buildings	1,191	89,874	112	6,676	1,303	96,550
Total residential buildings	**3,614**	**344,198**	**194**	**15,223**	**3,808**	**359,421**

(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
APRIL 1994

Statistical division	Houses	Other residential building: Semi-detached, row or terrace houses, townhouses, etc. of: 1 storey	2 or more storeys	Total	Flats, units or apartments in a building of: 1-2 storeys	3 storeys	4 or more storeys	Total	Total	Total residential building
					NUMBER OF DWELLING UNITS					
Sydney	1,122	230	194	424	164	97	82	343	767	1,889
Hunter	252	97	11	108	49	—	7	56	164	416
Illawarra	247	23	11	34	9	—	18	27	61	308
Richmond — Tweed	179	26	28	54	24	8	—	32	86	265
Mid-North Coast	187	34	4	38	11	—	—	11	49	236
Northern	53	7	—	7	6	—	—	6	13	66
North Western	42	8	—	8	3	—	—	3	11	53
Central West	64	13	—	13	2	—	—	2	15	79
South Eastern	246	32	2	34	32	29	32	93	127	373
Murrumbidgee	47	—	6	6	4	—	—	4	10	57
Murray	65	—	—	—	—	—	—	—	—	65
Far West	1	—	—	—	—	—	—	—	—	1
New South Wales	**2,505**	**470**	**256**	**726**	**304**	**134**	**139**	**577**	**1,303**	**3,808**
					VALUE ($'000)					
Sydney	126,013	18,192	16,924	35,115	10,845	5,718	8,670	25,233	60,348	186,361
Hunter	24,064	6,954	805	7,759	2,577	—	800	3,377	11,136	35,201
Illawarra	24,632	1,255	900	2,155	460	—	1,200	1,660	3,815	28,447
Richmond — Tweed	15,273	1,730	1,846	3,576	1,557	800	—	2,357	5,933	21,206
Mid-North Coast	17,813	2,295	349	2,644	735	—	—	735	3,379	21,191
Northern	5,407	420	—	420	331	—	—	331	751	6,158
North Western	4,085	525	—	525	137	—	—	137	662	4,747
Central West	6,801	870	—	870	184	—	—	184	1,054	7,855
South Eastern	27,666	2,621	200	2,821	2,118	1,972	1,800	5,890	8,711	36,376
Murrumbidgee	4,205	—	390	390	372	—	—	372	762	4,967
Murray	6,832	—	—	—	—	—	—	—	—	6,832
Far West	80	—	—	—	—	—	—	—	—	80
New South Wales	**262,871**	**34,862**	**21,413**	**56,275**	**19,316**	**8,490**	**12,470**	**40,276**	**96,550**	**359,421**

NEW OTHER RESIDENTIAL DWELLING UNITS APPROVED, BY TYPE, NSW

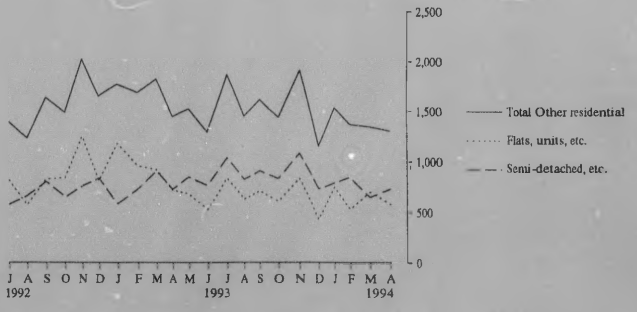


TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, APRIL 1994

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)	4	—	741	6	24	1,748	566	230	230	3,284
Leichhardt (A)	5	—	515	10	—	886	841	755	755	2,997
Marrickville (A)	1	—	60	18	—	1,350	414	815	1,264	3,088
South Sydney (C)	1	—	160	8	—	490	2,091	1,011	1,513	4,254
Sydney (C) — Inner & Remainder	—	—	—	—	—	—	100	775	5,249	5,349
Inner Sydney (SSD)	*11*	—	*1,476*	*42*	*24*	*4,474*	*4,012*	*3,586*	*9,011*	*18,973*
Randwick (C)	7	—	1,190	2	—	300	1,465	400	450	3,405
Waverley (A)	1	—	250	6	—	480	1,426	—	—	2,156
Woollahra (A)	4	—	1,760	10	—	3,900	3,618	3,000	3,000	12,278
Eastern Suburbs (SSD)	*12*	—	*3,200*	*18*	—	*4,680*	*6,509*	*3,400*	*3,450*	*17,839*
Hurstville (C)	6	—	676	—	—	—	821	100	100	1,597
Kogarah (A)	7	—	1,039	12	—	712	1,261	—	—	3,012
Rockdale (A)	8	—	1,052	16	—	1,060	969	1,322	1,322	4,403
Sutherland Shire (A)	48	8	7,899	97	—	6,510	2,047	1,860	1,940	18,396
St George — Sutherland (SSD)	*69*	*8*	*10,666*	*125*	—	*8,282*	*5,098*	*3,282*	*3,362*	*27,408*
Bankstown (C)	15	—	2,226	13	17	1,550	1,612	62,433	62,433	67,821
Canterbury (A)	7	—	815	14	—	1,178	1,167	310	310	3,470
Canterbury — Bankstown (SSD)	*22*	—	*3,041*	*27*	*17*	*2,728*	*2,779*	*62,743*	*62,743*	*71,291*
Fairfield (C)	29	—	3,078	11	33	3,016	1,012	3,218	3,748	10,854
Liverpool (C)	121	3	11,816	21	—	1,590	335	6,185	6,185	19,926
Fairfield — Liverpool (SSD)	*150*	*3*	*14,894*	*32*	*33*	*4,605*	*1,347*	*9,403*	*9,933*	*30,780*
Camden (A)	51	—	5,583	8	—	563	82	400	1,050	7,278
Campbelltown (C)	41	—	3,561	25	—	1,307	1,125	1,315	5,515	11,509
Wollondilly (A)	22	—	2,130	2	—	500	286	573	573	3,490
Outer South Western Sydney (SSD)	*114*	—	*11,275*	*35*	—	*2,370*	*1,493*	*2,288*	*7,138*	*22,276*
Ashfield (A)	1	—	130	—	—	—	420	1,350	1,350	1,900
Burwood (A)	—	—	—	4	—	270	275	182	182	727
Concord (A)	3	—	570	5	—	338	424	—	—	1,332
Drummoyne (A)	1	—	120	—	—	—	576	250	250	946
Strathfield (A)	—	—	—	—	—	—	179	—	—	179
Inner Western Sydney (SSD)	*5*	—	*820*	*9*	—	*608*	*1,874*	*1,782*	*1,782*	*5,084*

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, APRIL 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)
SYDNEY STATISTICAL DIVISION —*continued*										
Auburn (A)	2	—	145	2	—	120	278	2,015	2,015	2,558
Holroyd (C)	31	—	2,774	37	—	2,156	557	2,698	2,698	8,185
Parramatta (C)	30	—	2,587	36	33	4,097	1,738	1,678	3,186	11,608
Central Western Sydney (SSD)	*63*	—	*5,506*	*75*	*33*	*6,373*	*2,573*	*6,391*	*7,899*	*22,351*
Blue Mountains (C)	49	—	4,108	2	—	130	2,202	—	93	6,533
Hawkesbury (C)	22	—	2,710	2	—	120	442	376	376	3,648
Penrith (C)	90	—	7,938	73	—	5,200	1,483	2,982	2,982	17,604
Outer Western Sydney (SSD)	*161*	—	*14,757*	*77*	—	*5,450*	*4,127*	*3,358*	*3,450*	*27,784*
Baulkham Hills (A)	51	5	9,182	10	5	1,367	1,919	519	519	12,986
Blacktown (C)	119	3	9,872	8	—	625	1,482	1,558	1,640	13,619
Blacktown — Baulkham Hills (SSD)	*170*	*8*	*19,054*	*18*	*5*	*1,992*	*3,400*	*2,077*	*2,159*	*26,606*
Hunter's Hill (A)	1	—	405	4	—	354	175	—	—	934
Lane Cove (A)	4	—	483	2	—	205	978	300	300	1,966
Mosman (A)	—	—	—	—	—	—	2,336	—	—	2,336
North Sydney (A)	4	—	735	12	—	1,760	6,819	1,378	1,378	10,692
Ryde (C)	9	30	4,821	36	—	3,774	1,518	4,195	9,326	19,439
Willoughby (C)	6	—	930	8	—	1,120	1,534	808	808	4,393
Lower Northern Sydney (SSD)	*24*	*30*	*7,375*	*62*	—	*7,213*	*13,361*	*6,681*	*11,812*	*39,760*
Hornsby (A)	43	—	5,374	50	—	4,294	1,685	3,080	6,139	17,491
Ku-ring-gai (A)	20	—	5,607	17	—	2,520	5,684	33,680	34,980	48,791
Hornsby — Ku-ring-gai (SSD)	*63*	—	*10,980*	*67*	—	*6,814*	*7,369*	*36,760*	*41,119*	*66,283*
Manly (A)	2	—	700	—	—	—	1,135	350	350	2,185
Pittwater (A)	9	—	2,091	2	—	183	2,052	800	880	5,207
Warringah (A)	29	6	4,563	10	—	1,125	1,894	745	745	8,327
Northern Beaches (SSD)	*40*	*6*	*7,354*	*12*	—	*1,308*	*5,082*	*1,895*	*1,975*	*15,719*
Gosford (C)	79	—	8,286	22	—	1,377	2,141	10,466	10,786	22,590
Wyong (A)	84	—	7,328	34	—	2,074	1,815	895	11,153	22,369
Gosford — Wyong (SSD)	*163*	—	*15,615*	*56*	—	*3,451*	*3,955*	*11,361*	*21,939*	*44,959*
Sydney (SD)	**1,067**	**55**	**126,013**	**655**	**112**	**60,348**	**62,979**	**155,807**	**187,771**	**437,112**

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, APRIL 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)
HUNTER STATISTICAL DIVISION										
Cessnock (C)	16	—	1,526	22	—	850	375	60	60	2,811
Lake Macquarie (C)	91	6	9,319	62	—	4,026	1,774	3,060	3,468	18,587
Maitland (C)	14	—	1,464	4	—	266	196	400	400	2,325
Newcastle (C) — Inner & Remainder	41	—	3,601	36	—	2,328	1,406	1,704	19,801	27,136
Port Stephens (A)	33	—	3,450	10	—	923	419	2,891	2,952	7,744
Newcastle (SSD)	*195*	*6*	*19,360*	*134*	—	*8,393*	*4,170*	*8,115*	*26,681*	*58,604*
Dungog (A)	3	—	217	2	—	200	45	—	—	462
Gloucester (A)	2	—	230	—	—	—	40	—	—	270
Great Lakes (A)	19	—	1,777	28	—	2,543	192	60	60	4,57[1]
Merriwa (A)	4	—	296	—	—	—	—	—	—	296
Murrurundi (A)	—	—	—	—	—	—	—	—	—	—
Muswellbrook (A)	6	—	618	—	—	—	79	75	75	772
Scone (A)	8	—	652	—	—	—	90	—	—	742
Singleton (A)	9	—	916	—	—	—	145	2,736	2,736	3,797
Hunter SD Balance (SSD)	*51*	—	*4,705*	*30*	—	*2,743*	*590*	*2,871*	*2,871*	*10,909*
Hunter (SD)	**246**	**6**	**24,064**	**164**	—	**11,136**	**4,760**	**10,986**	**29,55**	**69,513**
ILLAWARRA STATISTICAL DIVISION										
Kiama (A)	10	—	1,243	—	—	—	72	—	—	1,315
Shellharbour (A)	47	—	4,243	6	—	350	397	50	50	5,041
Wollongong (C)	43	5	5,680	44	—	2,805	1,564	410	2,410	12,458
Wollongong (SSD)	*100*	*5*	*11,166*	*50*	—	*3,155*	*2,033*	*460*	*2,460*	*18,814*
Shoalhaven (C)	95	3	8,554	9	—	530	937	310	310	10,331
Wingecarribee (A)	44	—	4,912	2	—	130	502	—	—	5,544
Illawarra SD Balance (SSD)	*139*	*3*	*13,466*	*11*	—	*660*	*1,439*	*310*	*310*	*15,875*
Illawarra (SD)	**239**	**8**	**24,632**	**61**	—	**3,815**	**3,472**	**770**	**2,770**	**34,689**
RICHMOND — TWEED STATISTICAL DIVISION										
Tweed (A) Pt A	44	—	3,782	61	—	4,189	228	500	500	8,699
Tweed Heads (SSD)	*44*	—	*3,782*	*61*	—	*4,189*	*228*	*500*	*500*	*8,699*
Ballina (A)	30	5	3,589	4	—	282	360	183	10,670	14,901
Byron (A)	39	—	3,393	6	—	460	176	90	298	4,328
Casino (A)	3	—	197	—	—	—	81	—	—	278
Kyogle (A)	4	—	185	7	—	427	31	—	193	836
Lismore (C)	30	—	2,536	2	—	150	497	—	2,284	5,466
Richmond River (A)	5	—	329	—	—	—	129	—	—	458
Tweed (A) Pt B	19	—	1,261	6	—	425	164	400	400	2,250
Richmond—Tweed SD Balance (SSD)	*130*	*5*	*11,491*	*25*	—	*1,744*	*1,437*	*673*	*13,845*	*28,517*
Richmond — Tweed (SD)	**174**	**5**	**15,273**	**86**	—	**5,933**	**1,665**	**1,173**	**14,345**	**37,216**

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, APRIL 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)	14	—	1,145	—	—	—	60	—	—	1,205
Coffs Harbour (C)	50	—	4,619	13	—	919	762	1,000	1,000	7,300
Copmanhurst (A)	1	1	212	—	—	—	—	—	—	212
Grafton (C)	2	1	178	4	—	340	31	270	270	819
Maclean (A)	11	—	946	6	—	410	—	180	180	1,536
Nambucca (A)	17	—	1,447	—	—	—	55	80	80	1,583
Nymboida (A)	5	—	584	—	—	—	—	—	—	584
Ulmarra (A)	5	—	429	—	—	—	80	—	142	651
Clarence (SSD)	*105*	*2*	*9,560*	*23*	*—*	*1,669*	*988*	*1,530*	*1,672*	*13,888*
Greater Taree (C)	20	—	1,998	4	—	300	240	198	198	2,736
Hastings (A)	45	2	5,218	20	—	1,290	255	650	830	7,593
Kempsey (A)	13	—	1,037	2	—	120	170	—	290	1,617
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	*78*	*2*	*8,253*	*26*	*—*	*1,710*	*665*	*848*	*1,318*	*11,946*
Mid-North Coast (SD)	**183**	**4**	**17,813**	**49**	**—**	**3,379**	**1,653**	**2,378**	**2,990**	**25,835**
NORTHERN STATISTICAL DIVISION										
Barraba (A)	1	—	31	—	—	—	13	—	—	44
Bingara (A)	—	—	—	—	—	—	—	—	—	—
Gunnedah (A)	2	—	295	—	—	—	151	—	—	446
Inverell (A) Pt A	1	—	130	—	—	—	—	—	152	282
Manilla (A)	2	—	130	—	—	—	—	—	—	130
Nundle (A)	—	—	—	—	—	—	—	—	—	—
Parry (A)	8	—	822	—	—	—	148	60	2,152	3,122
Quirindi (A)	1	—	100	—	—	—	60	—	—	160
Tamworth (C)	6	—	641	—	—	—	452	1,650	1,650	2,743
Yallaroi (A)	—	—	—	—	—	—	—	—	—	—
Northern Slopes (SSD)	*21*	*—*	*2,149*	*—*	*—*	*—*	*824*	*1,710*	*3,954*	*6,927*
Armidale (C)	7	—	983	9	—	561	140	400	400	2,084
Dumaresq (A)	4	—	424	—	—	—	16	—	—	440
Glen Innes (A)	1	2	241	—	—	—	—	122	267	508
Guyra (A)	3	—	222	—	—	—	131	80	80	433
Inverell (A) Pt B	3	—	366	—	—	—	80	—	—	446
Severn (A)	3	—	140	—	—	—	13	—	—	153
Tenterfield (A)	3	—	254	—	—	—	105	—	—	359
Uralla (A)	1	—	160	4	—	190	82	—	—	432
Walcha (A)	1	—	98	—	—	—	—	—	—	98
Northern Tablelands (SSD)	*26*	*2*	*2,888*	*13*	*—*	*751*	*566*	*602*	*747*	*4,952*
Moree Plains (A)	1	—	120	—	—	—	59	560	946	1,125
Narrabri (A)	3	—	250	—	—	—	19	—	—	269
North Central Plain (SSD)	*4*	*—*	*370*	*—*	*—*	*—*	*77*	*560*	*946*	*1,393*
Northern (SD)	**51**	**2**	**5,407**	**13**	**—**	**751**	**1,468**	**2,872**	**5,647**	**13,272**

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, APRIL 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)
NORTH WESTERN STATISTICAL DIVISION										
Coolah (A)	1	—	127	—	—	—	52	—	—	179
Coonabarabran (A)	2	—	118	—	—	—	18	125	125	261
Dubbo (C)	15	—	1,435	6	—	405	258	197	1,313	3,411
Gilgandra (A)	2	—	260	—	—	—	16	—	—	276
Mudgee (A)	17	—	1,592	5	—	257	322	—	—	2,171
Narromine (A)	4	—	345	—	—	—	10	—	—	355
Wellington (A)	1	—	209	—	—	—	—	—	—	209
Central Macquarie (SSD)	*42*	—	*4,085*	*11*	—	*662*	*676*	*322*	*1,438*	*6,861*
Bogan (A)	—	—	—	—	—	—	—	—	—	—
Coonamble (A)	—	—	—	—	—	—	—	—	—	—
Walgett (A)	—	—	—	—	—	—	22	—	231	253
Warren (A)	—	—	—	—	—	—	—	50	50	50
Macquarie — Barwon (SSD)	—	—	—	—	—	—	*22*	*50*	*281*	*303*
Bourke (A)	—	—	—	—	—	—	44	—	—	44
Brewarrina (A)	—	—	—	—	—	—	—	—	—	—
Cobar (A)	—	—	—	—	—	—	15	—	—	15
Upper Darling (SSD)	—	—	—	—	—	—	*59*	—	—	*59*
North Western (SD)	**42**	—	**4,085**	**11**	—	**662**	**757**	**372**	**1,719**	**7,224**
CENTRAL WEST STATISTICAL DIVISION										
Bathurst (C)	15	2	1,677	—	—	—	336	805	805	2,818
Blayney (A) Pt A	—	—	—	—	—	—	85	—	—	85
Cabonne (A) Pt A	3	—	453	—	—	—	45	—	—	498
Evans (A) Pt A	—	—	—	—	—	—	65	—	—	65
Orange (C)	5	—	540	13	—	870	428	70	70	1,908
Bathurst — Orange (SSD)	*23*	*2*	*2,670*	*13*	—	*870*	*959*	*875*	*875*	*5,374*
Blayney (A) Pt B	1	—	140	—	—	—	—	—	—	140
Cabonne (A) Pt B	1	—	79	—	—	—	—	—	—	79
Evans (A) Pt B	2	—	160	—	—	—	—	—	—	160
Greater Lithgow (C)	3	—	416	—	—	—	70	—	—	486
Oberon (A)	4	—	312	—	—	—	17	400	400	729
Rylstone (A)	—	—	—	—	—	—	27	—	—	27
Central Tablelands (excl. Bathurst — Orange) (SSD)	*11*	—	*1,107*	—	—	—	*113*	*400*	*400*	*1,620*
Bland (A)	1	—	150	—	—	—	—	—	—	150
Cabonne (A) Pt C	1	—	70	—	—	—	113	52	52	235
Cowra (A)	8	—	774	—	—	—	249	150	150	1,173
Forbes (A)	3	—	305	2	—	184	163	—	—	652
Lachlan (A)	2	—	247	—	—	—	—	—	—	247
Parkes (A)	11	—	1,304	—	—	—	75	—	2,863	4,242
Weddin (A)	2	—	175	—	—	—	30	—	—	205
Lachlan (SSD)	*28*	—	*3,025*	*2*	—	*184*	*630*	*202*	*3,065*	*6,904*
Central West (SD)	**62**	**2**	**6,801**	**15**	—	**1,054**	**1,702**	**1,477**	**4,340**	**13,897**

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, APRIL 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)	118	—	15,520	104	—	6,826	977	1,418	1,598	24,920
Queanbeyan (SSD)	*118*	—	*15,520*	*104*	—	*6,826*	*977*	*1,418*	*1,598*	*24,920*
Boorowa (A)	1	—	100	—	—	—	27	—	—	127
Crookwell (A)	—	—	—	—	—	—	25	—	—	25
Goulburn (C)	4	—	407	—	—	—	130	—	—	537
Gunning (A)	—	—	—	—	—	—	—	—	—	—
Harden (A)	3	—	192	—	—	—	30	—	—	222
Mulwaree (A)	8	—	790	—	—	—	91	—	—	880
Tallaganda (A)	6	—	465	—	—	—	45	—	—	510
Yarrowlumla (A)	13	—	1,430	2	—	140	371	—	—	1,941
Yass (A)	14	—	1,634	—	—	—	135	—	150	1,919
Young (A)	8	—	748	3	—	220	—	—	—	968
Southern Tablelands (excl. Queanbeyan) (SSD)	*57*	—	*5,765*	*5*	—	*360*	*854*	—	*150*	*7,129*
Bega Valley (A)	27	—	2,457	2	—	130	350	218	218	3,154
Eurobodalla (A)	35	—	3,212	14	—	1,190	427	750	2,429	7,258
Lower South Coast (SSD)	*62*	—	*5,669*	*16*	—	*1,320*	*777*	*968*	*2,647*	*10,412*
Bombala (A)	1	—	158	—	—	—	—	—	—	158
Cooma-Monaro (A)	3	—	207	—	—	—	74	80	80	361
Snowy River (A)	5	—	348	2	—	205	90	—	—	643
Snowy (SSD)	*9*	—	*713*	*2*	—	*205*	*164*	*80*	*80*	*1,162*
South Eastern (SD)	**246**	**—**	**27,666**	**127**	**—**	**8,711**	**2,772**	**2,466**	**4,475**	**43,623**
MURRUMBIDGEE STATISTICAL DIVISION										
Coolamon (A)	1	—	77	—	—	—	12	102	102	191
Cootamundra (A)	1	—	125	—	—	—	158	—	—	283
Gundagai (A)	3	—	236	—	—	—	—	—	—	236
Junee (A)	—	—	—	—	—	—	—	—	—	—
Lockhart (A)	1	—	45	—	—	—	—	—	—	45
Narrandera (A)	3	—	335	—	—	—	43	—	—	378
Temora (A)	5	—	464	—	—	—	32	160	160	656
Tumut (A)	3	—	330	—	—	—	392	490	490	1,212
Wagga Wagga (C)	14	—	1,049	2	—	172	734	670	740	2,696
Central Murrumbidgee (SSD)	*31*	—	*2,661*	*2*	—	*172*	*1,371*	*1,422*	*1,492*	*5,697*
Carrathool (A)	1	—	70	—	—	—	28	—	—	98
Griffith (C)	3	—	215	8	—	590	169	—	—	974
Hay (A)	3	—	194	—	—	—	—	89	89	283
Leeton (A)	9	—	1,065	—	—	—	114	1,156	1,156	2,335
Murrumbidgee (A)	—	—	—	—	—	—	27	—	—	27
Lower Murrumbidgee (SSD)	*16*	—	*1,544*	*8*	—	*590*	*337*	*1,245*	*1,245*	*3,717*
Murrumbidgee (SD)	**47**	**—**	**4,205**	**10**	**—**	**762**	**1,709**	**2,667**	**2,737**	**9,413**

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, APRIL 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)
MURRAY STATISTICAL DIVISION										
Albury (C)	16	—	1,807	—	—	—	450	160	160	2,416
Hume (A)	7	—	1,084	—	—	—	165	—	—	1,250
Albury (SSD)	*23*	—	*2,891*	—	—	—	*615*	*160*	*160*	*3,666*
Corowa (A)	7	—	535	—	—	—	34	—	—	570
Culcairn (A)	1	—	50	—	—	—	40	—	—	90
Holbrook (A)	2	—	415	—	—	—	—	—	—	415
Tumbarumba (A)	4	—	330	—	—	—	—	—	—	330
Urana (A)	2	—	183	—	—	—	—	—	—	183
Upper Murray (excl. Albury) (SSD)	*16*	—	*1,514*	—	—	—	*74*	—	—	*1,588*
Berrigan (A)	2	—	193	—	—	—	18	80	80	291
Conargo (A)	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	5	—	586	—	—	—	77	50	50	713
Jerilderie (A)	—	—	—	—	—	—	—	—	—	—
Murray (A)	10	—	644	—	—	—	25	—	—	669
Wakool (A)	5	—	483	—	—	—	20	—	—	503
Windouran (A)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	*22*	—	*1,906*	—	—	—	*139*	*130*	*130*	*2,175*
Balranald (A)	—	—	—	—	—	—	—	—	—	—
Wentworth (A)	4	—	521	—	—	—	—	350	350	871
Murray — Darling (SSD)	*4*	—	*521*	—	—	—	—	*350*	*350*	*871*
Murray (SD)	**65**	**—**	**6,832**	**—**	**—**	**—**	**828**	**640**	**640**	**8,300**
FAR WEST STATISTICAL DIVISION										
Broken Hill (C)	—	—	—	—	—	—	172	—	—	172
Central Darling (A)	1	—	80	—	—	—	—	—	—	80
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
Far West (SD)	**1**	**—**	**80**	**—**	**—**	**—**	**172**	**—**	**—**	**252**
NEW SOUTH WALES										
New South Wales	**2,423**	**82**	**262,871**	**1,191**	**112**	**96,550**	**83,937**	**180,808**	**256,987**	**700,346**

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 iden-

tifiable social and economic units within the region, under the unifying influence of one or more major towns or cities.

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

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

General

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

Seasonal adjustment

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

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

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

24. Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series may be more clearly recognised. Seasonal adjustment procedures do not aim to remove the irregular or non-seasonal influences which may be present in any particular month, such as the effect of the approval of large projects or as a consequence of the administrative arrangements of approving authorities. Irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal variation.

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

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

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

Estimates at constant prices

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

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

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

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

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

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

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

Related publications

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

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

Building Approvals, Australia (monthly) (8731.0)

Building Activity, Australia (quarterly) (8752.0)

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

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

Engineering Construction Survey (quarterly) (8762.0)

Symbols and other usages

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

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

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the five months December 1993 to April 1994.

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

3. To illustrate the possible impact of future months' observations on the trend estimates for the latest months, the tables show the revisions to the trend estimates that would result if the movements in the seasonally adjusted estimates for next month (May 1994) were to equal the average monthly percentage change (regardless of sign) in the series over the last ten years.

4. For example, if the seasonally adjusted estimate for the number of private houses approved (the first table) were to increase by 7 per cent in May 1994, the trend estimate for that month would be 2,734, a movement of 3.0 per cent. The monthly movements in the trend estimates for February, March and April 1994, which are currently estimated to be 2.3 per cent, 2.4 per cent and 2.2 per cent respectively, would be revised to 2.9 per cent, 3.3 per cent and 3.3 per cent. On the other hand, a 7 per cent seasonally adjusted decline in the number of private houses approved in May 1994 would produce a trend estimate for May of 2,587, a movement of 1.2 per cent, with the movements in the trend estimates for February, March and April 1994 being revised to 2.0 per cent, 1.9 per cent and 1.6 per cent, respectively.

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

	Trend estimate		*Revised trend estimate if May 1994 seasonally adjusted estimate— is up 7% on April 1994*		*is down 7% on April 1994*	
	No.	*% change on previous month*	*No.*	*% change on previous month*	*No.*	*% change on previous month*
1993—						
December	2,374	1.2	2,364	1.0	2,376	1.2
1994—						
January	2,420	1.9	2,415	2.1	2,421	1.9
February	2,474	2.3	2,485	2.9	2,470	2.0
March	2,532	2.4	2,568	3.3	2,517	1.9
April	2,589	2.2	2,654	3.3	2,557	1.6
May	n.y.a.	n.y.a.	2,734	3.0	2,587	1.2

TOTAL NUMBER OF NEW HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if May 1994 seasonally adjusted estimate— is up 6% on April 1994		Revised trend estimate if May 1994 seasonally adjusted estimate— is down 6% on April 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1993—						
December	2,424	1.7	2,413	1.5	2,425	1.7
1994—						
January	2,477	2.2	2,473	2.5	2,479	2.2
February	2,538	2.4	2,549	3.1	2,534	2.2
March	2,599	2.4	2,635	3.4	2,585	2.0
April	2,655	2.2	2,722	3.3	2,627	1.7
May	n.y.a.	n.y.a.	2,808	3.2	2,665	1.4

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

	Trend estimate		Revised trend estimate if May 1994 seasonally adjusted estimate— is up 8% on April 1994		Revised trend estimate if May 1994 seasonally adjusted estimate— is down 8% on April 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1993—						
December	3,924	0.5	3,902	0.3	3,926	0.5
1994—						
January	3,969	1.2	3,958	1.4	3,970	1.1
February	4,019	1.2	4,043	2.2	4,012	1.1
March	4,066	1.2	4,150	2.7	4,049	0.9
April	4,113	1.2	4,271	2.9	4,081	0.8
May	n.y.a.	n.y.a.	4,396	2.9	4,109	0.7

VALUE OF NEW RESIDENTIAL BUILDING APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if May 1994 seasonally adjusted estimate— is up 8% on April 1994		Revised trend estimate if May 1994 seasonally adjusted estimate— is down 8% on April 1994	
	$m	% change on previous month	$m	% change on previous month	$m	% change on previous month
1993—						
December	364.0	0.5	362.3	0.3	364.5	0.5
1994—						
January	368.5	1.2	367.6	1.4	368.7	1.1
February	373.5	1.4	375.5	2.2	372.6	1.1
March	378.0	1.2	385.1	2.6	375.6	0.8
April	384.5	1.7	396.1	2.9	378.1	0.7
May	n.y.a.	n.y.a.	404.8	2.2	377.7	–0.1

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

	Trend estimate		Revised trend estimate if May 1994 seasonally adjusted estimate— is up 8% on April 1994		Revised trend estimate if May 1994 seasonally adjusted estimate— is down 8% on April 1994	
	$m	% change on previous month	$m	% change on previous month	$m	% change on previous month
1993—						
December	83.1	–0.3	82.7	–0.5	83.2	–0.2
1994—						
January	84.3	1.4	84.1	1.7	84.3	1.3
February	86.8	3.0	87.4	4.0	86.7	2.8
March	89.6	3.3	91.8	5.1	89.6	3.3
April	93.7	4.5	96.3	4.9	92.0	2.8
May	n.y.a.	n.y.a.	100.2	4.0	93.7	1.8

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