New South Wales

Australian Bureau of Statistics

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

Note: Amendments have been made to many of the historical seasonally adjusted and trend estimates up to June 1993 due to the annual re-analysis of seasonal factors. 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

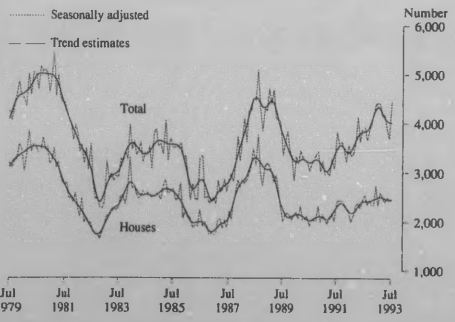
	July 1992	*June 1993*	*July 1993*	*July 1992 to July 1993 change*	*June 1993 to July 1993 change*
Original series	4,088	3,859	4,440	9%	15%
Seasonally adjusted	3,942	3,692	4,425	12%	20%
Trend estimate	3,832	4,012	4,007	5%	0%

Trend estimates of the total number of dwelling units approved in July 1993 (4,007) in New South Wales showed minimal change from June 1993 (4,012), and a 5% increase on that for July 1992 (3,832). There would need to be a decrease of 11% in the seasonally adjusted number of dwelling units approved in August 1993 for the trend to flatten out (the historical average monthly movement of this series, regardless of sign, is 8%).

Constant Price Estimates, June Quarter 1993

The total value of building jobs approved at average 1989–90 prices for the June quarter 1993 ($2,020.8m) was 16% lower than for the March quarter 1993 ($2,402.0m). The March quarter 1993 value was inflated by the approval of two large Other residential developments in Sydney City and the December quarter 1992 value was inflated by the approval of the Children's Hospital development at Westmead.

TOTAL DWELLING UNITS APPROVED, NSW



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- *for further information about statistics in this publication and the availability of unpublished statistics* contact Geoff Howat on Sydney (02) 268 4610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

NOTES

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

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

Explanatory notes are provided at the back of this publication.

DENIS FARRELL
Deputy Commonwealth Statistician

Unpublished data

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

- photocopy
- microfiche
- computer printout
- clerically extracted tabulation

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

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

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

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
SYDNEY STATISTICAL DIVISION									
1990-91	10,179	242	10,421	6,428	1,411	7,839	16,607	1,653	18,260
1991-92	11,416	636	12,052	6,832	2,320	9,152	18,248	2,956	21,204
1992-93	12,915	462	13,377	10,752	1,742	12,494	23,667	2,204	25,871
1992—									
May	913	43	956	766	304	1,070	1,679	347	2,026
June	1,083	57	1,140	502	283	785	1,585	340	1,925
July	1,240	20	1,260	672	201	873	1,912	221	2,133
August	1,020	24	1,044	582	161	743	1,602	185	1,787
September	1,233	11	1,244	927	113	1,040	2,160	124	2,284
October	984	20	1,004	904	82	986	1,888	102	1,990
November	1,136	51	1,187	1,149	208	1,357	2,285	259	2,544
December	1,087	27	1,114	984	132	1,116	2,071	159	2,230
1993—									
January	809	71	880	1,293	109	1,402	2,102	180	2,282
February	1,041	15	1,056	1,105	164	1,269	2,146	179	2,325
March	1,104	93	1,197	954	303	1,257	2,058	396	2,454
April	944	61	1,005	721	87	808	1,665	148	1,813
May	1,198	22	1,220	822	58	880	2,020	80	2,100
June	1,119	47	1,166	639	124	763	1,758	171	1,929
July	1,176	6	1,182	1,073	147	1,220	2,249	153	2,402
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
1992—									
May	2,244	59	2,303	1,198	363	1,561	3,442	422	3,864
June	2,499	97	2,596	1,066	374	1,440	3,565	471	4,036
July	2,639	54	2,693	1,109	286	1,395	3,748	340	4,088
August	2,290	30	2,320	1,020	216	1,236	3,310	246	3,556
September	2,635	22	2,657	1,439	199	1,638	4,074	221	4,295
October	2,426	31	2,457	1,368	124	1,492	3,794	155	3,949
November	2,496	63	2,559	1,664	355	2,019	4,160	418	4,578
December	2,372	64	2,436	1,390	263	1,653	3,762	327	4,089
1993—									
January	1,807	98	1,905	1,638	131	1,769	3,445	229	3,674
February	2,163	80	2,243	1,480	206	1,686	3,643	286	3,929
March	2,618	129	2,747	1,458	366	1,824	4,076	495	4,571
April	2,236	145	2,381	1,279	167	1,446	3,515	312	3,827
May	2,490	67	2,557	1,370	155	1,525	3,860	222	4,082
June	2,481	86	2,567	1,093	199	1,292	3,574	285	3,859
July	2,530	41	2,571	1,588	281	1,869	4,118	322	4,440

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 61 such dwelling units approved in July 1993.

TABLE 2. VALUE OF BUILDING APPROVED
($ million)

Period	New residential building: Houses: Private sector	Houses: Public sector	Houses: Total	Other residential buildings: Private sector	Other residential buildings: Public sector	Other residential buildings: Total	Total: Private sector	Total: Public sector	Total: Total	Alterations and additions to residential buildings	Non-residential building: Private sector	Non-residential building: Total	Total building: Private sector	Total building: Total
SYDNEY STATISTICAL DIVISION														
1990-91	1,096.8	19.3	1,116.0	596.5	121.3	717.9	1,693.3	140.6	1,833.9	646.2	2,185.9	2,898.7	4,516.0	5,378.8
1991-92	1,245.6	53.0	1,298.6	536.2	198.6	734.8	1,781.8	251.6	2,033.3	648.8	1,188.2	1,908.8	3,614.1	4,590.9
1992-93	1,389.5	43.3	1,432.7	1,148.8	124.2	1,273.0	2,538.3	167.4	2,705.7	708.4	1,663.3	2,107.3	4,903.1	5,821.4
1992—														
May	98.0	4.5	102.4	69.7	26.1	95.8	167.7	30.6	198.3	49.9	105.0	258.3	322.5	506.4
June	118.5	5.0	123.5	36.6	20.2	56.8	155.1	25.2	180.3	57.9	90.7	172.5	303.6	410.7
July	131.4	2.1	133.5	52.0	15.3	67.2	183.3	17.4	200.7	69.8	84.7	134.7	337.8	405.2
August	112.2	2.7	114.9	44.1	13.3	57.4	156.3	16.0	172.3	55.5	70.4	80.7	282.2	308.5
September	137.1	1.2	138.3	77.1	8.8	85.9	214.2	10.0	224.3	71.6	153.1	183.1	438.9	478.9
October	105.0	2.0	107.0	64.4	4.9	69.3	169.3	6.9	176.2	55.6	72.2	406.8	297.1	638.7
November	122.5	4.6	127.0	97.7	13.1	110.8	220.2	17.7	237.9	61.5	170.1	218.8	451.8	518.1
December	117.9	2.5	120.4	71.9	10.7	82.6	189.8	13.2	203.0	55.4	265.0	283.4	510.1	541.7
1993—														
January	88.1	6.8	95.0	371.6	9.2	380.8	459.7	16.1	475.8	44.6	202.1	277.5	705.2	797.8
February	109.9	1.2	111.2	98.6	11.0	109.6	208.5	12.2	220.7	51.0	120.7	156.0	380.2	427.7
March	115.9	7.7	123.6	69.5	20.4	90.0	185.5	28.2	213.6	60.6	112.5	139.6	358.2	413.8
April	103.6	6.8	110.3	80.1	5.7	85.8	183.7	12.5	196.2	53.6	144.5	203.2	381.4	453.0
May	125.6	1.9	127.5	70.0	3.9	73.8	195.6	5.8	201.3	65.9	86.7	133.2	345.0	400.5
June	120.2	3.8	124.0	51.8	7.8	59.7	172.1	11.6	183.7	63.3	181.2	190.4	415.3	437.4
July	125.7	0.6	126.2	112.3	9.3	121.6	238.0	9.9	247.9	61.6	108.6	136.5	407.0	446.0
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
1992—														
May	220.7	5.7	226.4	98.3	31.0	129.3	319.0	36.7	355.7	72.1	138.7	310.1	530.1	738.2
June	249.7	8.2	257.9	74.9	28.6	103.5	324.7	36.8	361.4	79.1	129.8	223.0	533.5	663.5
July	263.2	4.7	267.9	79.8	21.0	100.8	342.9	25.7	368.6	92.5	128.1	200.3	563.5	661.4
August	231.6	3.5	235.0	73.8	17.2	91.0	305.4	20.6	326.0	78.1	107.1	140.0	490.5	544.1
September	266.0	2.2	268.3	113.2	14.3	127.5	379.2	16.5	395.7	96.0	177.4	232.6	652.4	724.3
October	238.2	3.0	241.2	94.8	8.1	102.8	333.0	11.1	344.1	81.6	119.3	493.5	533.7	919.1
November	248.9	5.6	254.5	129.0	22.0	150.9	377.9	27.6	405.5	83.1	241.3	328.1	702.3	816.6
December	237.5	5.8	243.4	98.0	20.5	118.5	335.6	26.3	361.9	73.9	296.5	334.5	705.9	770.3
1993—														
January	179.3	9.8	189.1	392.7	10.5	403.1	572.0	20.3	592.2	62.2	247.2	331.5	879.4	986.0
February	215.9	6.4	222.4	123.7	13.6	137.3	339.6	20.0	359.6	71.5	138.9	193.7	549.9	624.9
March	259.1	11.4	270.5	106.8	24.1	130.9	365.9	35.5	401.4	83.9	148.6	246.2	598.0	731.5
April	223.9	14.3	238.3	114.0	10.3	124.3	337.9	24.7	362.6	72.1	183.3	251.6	592.8	686.3
May	244.7	6.4	251.2	104.2	8.5	112.7	348.9	14.9	363.9	86.5	126.6	195.1	558.8	545.5
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

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

	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						
1992—r						
May	2,177	2,293	3,228	3,626	324.2	65.7
June	2,366	2,436	3,561	3,887	340.9	78.9
July	2,533	2,541	3,529	3,942	355.3	85.7
August	2,293	2,365	3,324	3,656	343.0	80.8
September	2,454	2,446	3,645	3,862	371.3	82.8
October	2,339	2,357	3,820	3,995	333.0	75.1
November	2,289	2,356	3,889	4,191	383.0	78.1
December	2,718	2,738	4,176	4,372	401.0	81.2
1993—r						
January	2,103	2,342	4,061	4,407	662.3	71.0
February	2,493	2,597	4,068	4,390	409.2	85.3
March	2,442	2,518	3,796	4,139	381.3	83.0
April	2,303	2,409	3,687	4,167	381.3	79.9
May	2,368	2,480	3,635	3,897	337.9	80.3
June	2,414	2,490	3,572	3,692	333.2	83.6
July	2,413	2,421	3,943	4,425	402.6	76.5
TREND ESTIMATES						
1992—r						
May	2,309	2,378	3,371	3,802	338.8	78.0
June	2,355	2,416	3,423	3,825	343.0	79.3
July	2,384	2,428	3,475	3,832	340.7	80.3
August	2,396	2,426	3,547	3,851	341.9	80.5
September	2,400	2,427	3,659	3,920	356.4	80.0
October	2,402	2,440	3,800	4,038	384.1	79.3
November	2,400	2,461	3,932	4,175	417.9	78.5
December	2,398	2,484	4,018	4,287	446.6	78.2
1993—r						
January	2,396	2,505	4,029	4,331	458.6	78.9
February	2,391	2,511	3,961	4,290	448.6	80.0
March	2,384	2,500	3,860	4,198	421.9	80.9
April	2,380	2,483	3,772	4,106	390.3	81.2
May	2,382	2,467	3,715	4,044	365.7	81.1
June	2,384	2,452	3,686	4,012	350.5	80.7
July	2,413	2,457	3,686	4,007	335.3	80.4

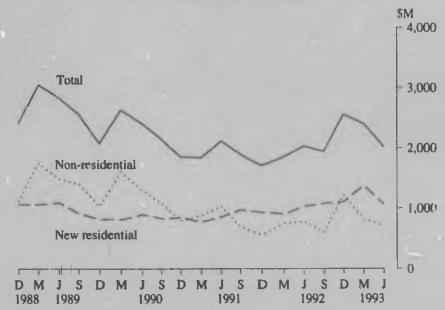
(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average - see paragraphs 20-26 of the Explanatory Notes for a more detailed explanation. (b) Series have been revised due to annual re-analysis of seasonal adjustment factors.

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	2,244.8	2,289.0	1,026.4	3,315.4	865.3	2,785.0	3,796.2	6,775.8	7,976.9
1991-92	2,532.4	2,614.9	1,228.9	3,843.8	860.4	1,786.7	2,798.6	6,170.8	7,502.8
1992-93	2,724.0	2,801.3	1,846.4	4,647.7	921.4	2,250.0	3,363.2	7,598.4	8,932.3
1992—									
Mar. qtr	572.7	585.7	317.3	903.0	195.1	444.3	757.3	1,462.2	1,855.4
June qtr	662.6	682.1	354.7	1,036.8	218.3	424.5	782.6	1,572.1	2,037.7
Sept. qtr	729.3	739.5	345.8	1,085.2	255.6	437.2	606.9	1,725.4	1,947.7
Dec. qtr	692.8	706.6	403.8	1,110.4	228.0	695.3	1,223.4	1,979.4	2,561.8
1993—									
Mar. qtr	622.0	648.3	730.5	1,378.8	206.8	565.8	816.4	2,087.8	2,402.0
June qtr	679.9	707.0	366.3	1,073.3	231.0	551.7	716.5	1,805.8	2,020.8

(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

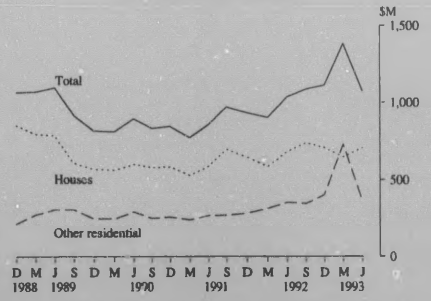


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
($ million)

Class of building	1990-91	1991-92	1992-93	1993			
				April	May	June	July
PRIVATE SECTOR							
New houses	2,336.7	2,654.6	2,852.9	223.9	244.7	244.5	252.6
New other residential buildings	863.8	890.6	1,516.6	114.0	104.2	86.7	144.9
Total new residential building	*3,200.4*	*3,545.2*	*4,369.5*	*337.9*	*348.9*	*331.2*	*397.5*
Alterations and additions to residential buildings	890.0	897.1	956.6	71.6	83.2	82.3	81.3
Hotels, etc.	303.9	76.2	122.7	4.9	7.0	9.7	2.3
Shops	600.1	273.6	385.2	34.7	24.9	51.0	27.8
Factories	455.3	262.8	280.9	35.3	23.0	10.4	14.7
Offices	548.8	461.6	534.5	44.9	27.4	67.3	18.8
Other business premises	381.0	189.7	212.4	5.9	25.3	37.9	15.4
Educational	117.4	71.9	120.8	20.5	4.5	5.6	9.3
Religious	28.4	28.0	41.9	2.2	3.0	5.5	7.6
Health	50.7	69.8	73.3	11.3	4.9	2.6	9.5
Entertainment and recreational	161.2	198.0	303.6	19.7	5.5	19.0	29.0
Miscellaneous	105.5	63.9	51.1	4.0	1.2	2.9	7.6
Total non-residential building	*2,752.2*	*1,695.5*	*2,126.4*	*183.3*	*126.6*	*211.9*	*142.0*
Total	**6,842.7**	**6,137.9**	**7,452.4**	**592.8**	**558.8**	**625.4**	**620.9**
PUBLIC SECTOR							
New houses	45.9	86.8	80.9	14.3	6.4	7.7	4.7
New other residential buildings	161.3	258.3	181.7	10.3	8.5	11.9	16.0
Total new residential building	*207.2*	*345.0*	*262.7*	*24.7*	*14.9*	*19.5*	*20.7*
Alterations and additions to residential buildings	10.4	5.1	8.5	0.5	3.3	1.3	1.2
Hotels, etc.	0.3	0.8	2.2	0.2	0.1	0.5	0.1
Shops	5.6	75.4	13.9	1.5	2.2	0.3	1.5
Factories	13.2	12.3	2.2	—	0.4	—	0.2
Offices	337.6	280.3	142.0	30.1	6.9	3.9	11.5
Other business premises	103.5	42.1	62.1	2.8	4.7	1.9	1.8
Educational	224.5	219.6	304.0	24.1	38.6	5.5	35.3
Religious	—	—	—	—	—	—	—
Health	145.5	67.0	410.3	1.1	1.7	2.1	4.1
Entertainment and recreational	40.1	210.2	62.5	2.7	9.0	3.1	3.6
Miscellaneous	127.7	50.2	52.7	5.8	4.9	1.8	1.1
Total non-residential building	*998.0*	*957.9*	*1,051.9*	*68.3*	*68.5*	*19.1*	*59.1*
Total	**1,215.6**	**1,308.0**	**1,323.0**	**93.5**	**86.8**	**40.0**	**80.9**
TOTAL							
New houses	2,382.5	2,741.4	2,933.9	238.3	251.2	252.2	257.3
New other residential buildings	1,025.1	1,148.8	1,698.3	124.3	112.7	98.5	160.9
Total new residential building	*3,407.7*	*3,890.2*	*4,632.2*	*362.6*	*363.9*	*350.7*	*418.2*
Alterations and additions to residential buildings	900.4	902.2	965.0	72.1	86.5	83.6	82.5
Hotels, etc.	304.2	77.0	124.8	5.1	7.2	10.2	2.3
Shops	605.7	349.0	399.1	36.2	27.1	51.3	29.3
Factories	468.5	275.1	283.2	35.3	23.4	10.4	14.9
Offices	886.5	741.9	676.5	75.0	34.2	71.3	30.3
Other business premises	484.5	231.8	274.5	8.7	30.0	39.8	17.2
Educational	341.8	291.5	424.7	44.5	43.1	11.2	44.7
Religious	28.4	28.0	41.9	2.2	3.0	5.5	7.6
Health	196.1	136.8	483.6	12.4	6.6	4.6	13.6
Entertainment and recreational	201.2	408.1	366.1	22.4	14.5	22.1	32.5
Miscellaneous	233.1	114.1	103.8	9.7	6.1	4.7	8.7
Total non-residential building	*3,750.2*	*2,653.7*	*3,178.2*	*251.6*	*195.1*	*231.0*	*201.1*
Total	**8,058.2**	**7,445.8**	**8,775.4**	**686.3**	**645.5**	**665.4**	**701.8**

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

Period	$50,000 to less than $200,000		$200,000 to less than $500,000		$500,000 to less than $1m		$1m to less than $5m		$5m and over		Total	
	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)
HOTELS, ETC.												
1993—												
May	12	1.1	2	0.8	2	1.0	2	4.2	—	—	18	7.2
June	6	0.7	6	1.8	3	1.9	3	5.8	—	—	18	10.2
July	7	0.9	1	0.3	—	—	1	1.2	—	—	9	2.3
SHOPS												
1993—												
May	79	7.4	28	8.5	6	4.4	5	6.8	—	—	118	27.1
June	75	6.5	20	5.9	6	3.8	2	2.2	2	33.0	105	51.3
July	96	7.9	24	6.7	5	3.2	6	11.5	—	—	131	29.3
FACTORIES												
1993—												
May	34	3.4	13	3.9	8	5.9	2	5.1	1	5.1	58	23.4
June	21	2.1	6	1.6	5	3.8	2	2.9	—	—	34	10.4
July	29	3.0	16	4.6	6	3.8	3	3.5	—	—	54	14.9
OFFICES												
1993—												
May	69	6.5	31	9.3	5	3.6	6	8.9	1	6.0	112	34.2
June	64	6.1	16	4.3	8	4.7	10	18.2	2	38.0	100	71.3
July	61	6.1	23	7.3	9	5.8	3	4.8	1	6.4	97	30.3
OTHER BUSINESS PREMISES												
1993—												
May	42	3.7	20	5.8	9	5.5	1	1.0	1	14.0	73	30.0
June	32	3.1	13	3.3	6	3.9	1	1.2	2	28.3	54	39.8
July	38	3.8	15	4.4	8	4.9	2	4.1	—	—	63	17.2
EDUCATIONAL												
1993—												
May	5	0.3	5	1.2	2	1.1	6	8.5	2	32.1	20	43.1
June	16	1.8	10	3.3	3	1.9	2	4.2	—	—	31	11.2
July	8	0.9	5	1.7	5	3.1	5	11.5	2	27.5	25	44.7

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)
RELIGIOUS												
1993—												
May	1	0.1	1	0.4	—	—	1	2.5	—	—	3	3.0
June	6	0.6	2	0.5	2	1.3	1	3.0	—	—	11	5.5
July	6	0.9	5	1.3	—	—	3	5.4	—	—	14	7.6
HEALTH												
1993—												
May	10	0.9	2	0.7	2	1.7	2	3.3	—	—	16	6.6
June	8	1.1	6	2.1	2	1.5	—	—	—	—	16	4.6
July	4	0.4	5	1.3	3	2.4	3	4.3	1	5.2	16	13.6
ENTERTAINMENT AND RECREATIONAL												
1993—												
May	19	2.0	8	2.7	7	4.7	—	—	1	5.0	35	14.5
June	21	1.9	7	2.0	2	1.8	5	6.5	1	10.0	36	22.1
July	14	1.2	8	2.6	8	5.3	4	6.4	1	17.0	35	32.5
MISCELLANEOUS												
1993—												
May	18	1.6	3	1.2	2	1.3	1	2.0	—	—	24	6.1
June	23	2.4	3	0.7	—	—	1	1.6	—	—	27	4.7
July	17	1.8	6	1.9	2	1.2	2	3.9	—	—	27	8.7
TOTAL NON-RESIDENTIAL BUILDING												
1993—												
May	289	27.0	113	34.5	37	29.2	26	42.3	6	62.2	477	195.1
June	272	26.2	89	25.5	37	24.5	27	45.6	7	109.3	432	231.0
July	280	26.9	108	31.9	46	29.7	32	56.4	5	56.1	471	201.1

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

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value ($'000)	Number	Value ($'000)	Number	Value ($'000)
SYDNEY STATISTICAL DIVISION						
Houses	*1,176*	*125,694*	*6*	*553*	*1,182*	*126,247*
Brick, stone, or concrete	114	18,504	1	92	115	18,596
Brick-veneer	930	95,330	3	340	933	95,671
Timber	48	4,006	—	—	48	4,006
Fibre cement	14	973	—	—	14	973
Other materials	70	6,881	2	120	72	7,001
Other residential buildings	1,073	112,329	147	9,312	1,220	121,641
Total residential buildings	**2,249**	**238,023**	**153**	**9,865**	**2,402**	**247,888**
HUNTER STATISTICAL DIVISION						
Houses	*346*	*33,149*	*2*	*149*	*348*	*33,298*
Brick, stone, or concrete	74	7,484	—	—	74	7,484
Brick-veneer	220	21,890	2	149	222	22,039
Timber	27	2,084	—	—	27	2,084
Fibre cement	14	806	—	—	14	806
Other materials	11	886	—	—	11	886
Other residential buildings	181	11,574	20	999	201	12,573
Total residential buildings	**527**	**44,723**	**22**	**1,148**	**549**	**45,871**
ILLAWARRA STATISTICAL DIVISION						
Houses	*190*	*19,373*	*7*	*921*	*197*	*20,294*
Brick, stone, or concrete	6	581	—	—	6	581
Brick-veneer	162	17,199	7	921	169	18,120
Timber	9	765	—	—	9	765
Fibre cement	7	360	—	—	7	360
Other materials	6	468	—	—	6	468
Other residential buildings	73	4,258	8	246	81	4,504
Total residential buildings	**263**	**23,631**	**15**	**1,167**	**278**	**24,798**
BALANCE OF NEW SOUTH WALES						
Houses	*818*	*74,386*	*26*	*3,052*	*844*	*77,438*
Brick, stone, or concrete	164	16,086	5	387	169	16,473
Brick-veneer	484	47,290	21	2,665	505	49,955
Timber	82	5,771	—	—	82	5,771
Fibre cement	61	3,682	—	—	61	3,682
Other materials	27	1,556	—	—	27	1,556
Other residential buildings	261	16,756	106	5,427	367	22,183
Total residential buildings	**1,079**	**91,141**	**132**	**8,479**	**1,211**	**99,621**
NEW SOUTH WALES						
Houses	*2,530*	*252,601*	*41*	*4,675*	*2,571*	*257,276*
Brick, stone, or concrete	358	42,655	6	479	364	43,134
Brick-veneer	1,796	181,709	33	4,075	1,829	185,784
Timber	166	12,625	—	—	166	12,625
Fibre cement	96	5,821	—	—	96	5,821
Other materials	114	9,791	2	120	116	9,911
Other residential buildings	1,588	144,917	281	15,985	1,869	160,902
Total residential buildings	**4,118**	**397,518**	**322**	**20,660**	**4,440**	**418,178**

(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 JULY 1993

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	Total
	NUMBER OF DWELLING UNITS								
Sydney	1,182	510	178	688	145	119	268	532	1,220	2,402
Hunter	348	121	13	134	67	—	—	67	201	549
Illawarra	197	78	—	78	3	—	—	3	81	278
Richmond-Tweed	161	49	4	53	51	12	—	63	116	277
Mid North Coast	209	45	—	45	8	—	—	8	53	262
Northern	62	12	—	12	9	—	—	9	21	83
North Western	60	6	—	6	6	—	—	6	12	72
Central West	80	4	—	4	37	—	—	37	41	121
South Eastern	151	8	—	8	54	—	—	54	62	213
Murrumbidgee	57	7	—	7	16	—	—	16	23	80
Murray	64	—	—	—	39	—	—	39	39	103
Far West	—	—	—	—	—	—	—	—	—	—
New South Wales	**2,571**	**840**	**195**	**1,035**	**435**	**131**	**268**	**834**	**1,869**	**4,440**
	VALUE ($'000)									
Sydney	126,247	35,922	15,244	51,166	10,320	11,455	48,700	70,475	121,641	247,888
Hunter	33,298	7,228	1,065	8,293	4,280	—	—	4,280	12,573	45,871
Illawarra	20,294	4,304	—	4,304	200	—	—	200	4,504	24,798
Richmond-Tweed	13,824	2,902	410	3,312	3,143	850	—	3,993	7,304	21,128
Mid North Coast	17,488	2,953	—	2,953	480	—	—	480	3,433	20,921
Northern	6,935	664	—	664	460	—	—	460	1,124	8,059
North Western	5,827	470	—	470	394	—	—	394	864	6,691
Central West	7,744	257	—	257	1,978	—	—	1,978	2,235	9,980
South Eastern	14,624	520	—	520	3,054	—	—	3,054	3,574	18,198
Murrumbidgee	5,210	445	—	445	1,080	—	—	1,080	1,525	6,735
Murray	5,786	—	—	—	2,124	—	—	2,124	2,124	7,910
Far West	—	—	—	—	—	—	—	—	—	—
New South Wales	**257,276**	**55,665**	**16,719**	**72,384**	**27,513**	**12,305**	**48,700**	**88,518**	**160,902**	**418,178**

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

Statistical area	New residential building: Houses: Private sector (number)	Houses: Public sector (number)	Houses: Total value ($'000)	Other residential buildings: Private sector (number)	Other residential buildings: Public sector (number)	Other residential buildings: Total value ($'000)	Alterations and additions to residential buildings ($'000)	Non-residential building: Private sector ($'000)	Non-residential building: Total ($'000)	Total building ($'000)
SYDNEY STATISTICAL DIVISION										
Botany (M)	—	—	—	—	—	—	566	2,672	3,072	3,638
Leichhardt (M)	6	—	1,240	—	—	—	2,931	160	160	4,331
Marrickville (M)	—	—	—	—	—	—	775	340	340	1,115
South Sydney (C)	1	—	70	4	—	380	1,271	1,570	1,770	3,491
Sydney (C) — Inner & Remainder	—	—	—	132	—	19,900	958	9,751	17,871	38,729
Inner Sydney (SSD)	*7*	—	*1,310*	*136*	—	*20,280*	*6,501*	*14,493*	*23,213*	*51,304*
Randwick (C)	13	—	2,483	10	—	1,000	1,907	860	860	6,250
Waverley (M)	3	—	490	—	—	—	1,591	1,570	1,570	3,651
Woollahra (M)	3	—	1,020	118	—	27,500	2,953	—	—	31,473
Eastern Suburbs (SSD)	*19*	—	*3,993*	*128*	—	*28,500*	*6,451*	*2,430*	*2,430*	*41,374*
Hurstville (C)	9	—	930	6	—	460	997	1,920	1,920	4,307
Kogarah (M)	12	—	1,711	2	—	200	774	600	600	3,285
Rockdale (M)	16	—	2,084	21	—	1,370	1,078	465	465	4,997
Sutherland (S)	49	—	5,823	53	—	3,893	3,717	875	967	14,400
St George — Sutherland (SSD)	*86*	—	*10,548*	*82*	—	*5,923*	*6,567*	*3,860*	*3,952*	*26,989*
Bankstown (C)	17	2	1,732	45	2	3,021	1,576	18,545	23,064	29,394
Canterbury (M)	6	—	713	20	—	1,250	987	1,351	1,351	4,301
Canterbury — Bankstown (SSD)	*23*	*2*	*2,445*	*65*	*2*	*4,271*	*2,563*	*19,896*	*24,415*	*33,695*
Fairfield (C)	41	—	4,397	9	57	3,994	1,131	3,670	3,670	13,192
Liverpool (C)	109	2	10,249	56	18	5,152	809	1,610	1,848	18,057
Fairfield — Liverpool (SSD)	*150*	*2*	*14,646*	*65*	*75*	*9,145*	*1,940*	*5,280*	*5,518*	*31,249*
Camden (M)	43	—	3,494	4	—	334	256	1,220	1,220	5,304
Campbelltown (C)	75	—	6,230	33	—	1,947	670	2,604	3,663	12,510
Wollondilly (S)	32	—	3,636	2	—	370	331	310	310	4,647
Outer South Western Sydney (SSD)	*150*	—	*13,360*	*39*	—	*2,651*	*1,257*	*4,134*	*5,193*	*22,461*
Ashfield (M)	1	—	78	—	—	—	490	1,700	1,700	2,268
Burwood (M)	1	—	140	2	—	80	168	50	332	720
Concord (M)	4	—	680	44	2	5,045	903	—	—	6,627
Drummoyne (M)	1	—	98	—	—	—	698	70	70	866
Strathfield (M)	6	—	1,409	10	—	845	770	1,135	1,195	4,219
Inner Western Sydney (SSD)	*13*	—	*2,405*	*56*	*2*	*5,970*	*3,028*	*2,955*	*3,297*	*14,700*

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

Statistical area	New residential building						Alterations and additions to residential buildings ($'000)	Non-residential building		
	Houses			Other residential buildings						
	Private sector (number)	Public sector (number)	Total value ($'000)	Private sector (number)	Public sector (number)	Total value ($'000)		Private sector ($'000)	Total ($'000)	Total building ($'000)
SYDNEY STATISTICAL DIVISION—*continued*										
Auburn (M)	4	—	434	44	—	2,600	320	3,280	4,355	7,709
Holroyd (C)	10	—	895	28	—	1,875	496	863	863	4,128
Parramatta (C)	9	—	995	82	47	9,280	1,113	7,925	8,928	20,316
Central Western Sydney (SSD)	*23*	—	*2,324*	*154*	*47*	*13,755*	*1,928*	*12,068*	*14,146*	*32,153*
Blue Mountains (C)	37	—	3,528	—	—	—	1,372	593	1,810	6,709
Hawkesbury (C)	28	1	3,035	27	—	1,400	470	656	1,511	6,416
Penrith (C)	65	1	5,414	19	—	946	1,482	4,752	12,283	20,125
Outer Western Sydney (SSD)	*130*	*2*	*11,977*	*46*	—	*2,346*	*3,324*	*6,000*	*15,604*	*33,251*
Baulkham Hills (S)	64	—	9,881	24	—	2,102	2,037	1,829	1,829	15,848
Blacktown (C)	186	—	15,560	46	21	5,088	1,525	15,024	15,093	37,266
Blacktown — Baulkham Hills (SSD)	*250*	—	*25,441*	*70*	*21*	*7,190*	*3,562*	*16,853*	*16,922*	*53,114*
Hunter's Hill (M)	4	—	780	—	—	—	233	80	80	1,093
Lane Cove (M)	6	—	981	20	—	2,045	1,064	480	551	4,640
Mosman (M)	1	—	440	—	—	—	1,108	325	325	1,873
North Sydney (M)	4	—	560	32	—	5,600	1,387	2,735	2,815	10,362
Ryde (C)	10	—	1,596	7	—	557	1,455	—	—	3,608
Willoughby (C)	4	—	379	7	—	710	2,116	6,752	6,809	10,014
Lower Northern Sydney (SSD)	*29*	—	*4,736*	*66*	—	*8,912*	*7,363*	*10,372*	*10,580*	*31,590*
Hornsby (S)	63	—	8,158	53	—	4,733	1,686	810	810	15,387
Ku-ring-gai (M)	12	—	2,095	—	—	—	3,647	2,358	2,358	8,099
Hornsby — Ku-ring-gai (SSD)	*75*	—	*10,253*	*53*	—	*4,733*	*5,334*	*3,168*	*3,168*	*23,487*
Manly (M)	2	—	237	—	—	—	1,573	300	300	2,109
Pittwater (M)	11	—	2,195	2	—	220	1,858	1,050	1,050	5,322
Warringah (S)	20	—	3,137	26	—	2,414	3,054	1,142	1,232	9,838
Northern Beaches (SSD)	*33*	—	*5,568*	*28*	—	*2,634*	*6,485*	*2,492*	*2,582*	*17,269*
Gosford (C)	71	—	7,853	42	—	2,989	3,440	2,972	2,972	17,254
Wyong (S)	117	—	9,389	43	—	2,343	1,844	1,610	2,485	16,061
Gosford — Wyong (SSD)	*188*	—	*17,242*	*85*	—	*5,332*	*5,284*	*4,582*	*5,457*	*33,315*
Sydney (SD)	**1,176**	**6**	**126,247**	**1,073**	**147**	**121,641**	**61,587**	**108,582**	**136,476**	**445,951**

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

Statistical area	New residential building: Houses: Private sector (number)	Houses: Public sector (number)	Houses: Total value ($'000)	Other residential buildings: Private sector (number)	Other residential buildings: Public sector (number)	Other residential buildings: Total value ($'000)	Alterations and additions to residential buildings ($'000)	Non-residential building: Private sector ($'000)	Non-residential building: Total ($'000)	Total building ($'000)
HUNTER STATISTICAL DIVISION										
Cessnock (C)	10	—	819	—	—	—	116	2,500	2,500	3,435
Lake Macquarie (C)	155	2	14,755	86	20	5,808	3,127	5,203	5,640	29,331
Maitland (C)	41	—	3,793	10	—	680	293	5,170	5,170	9,936
Newcastle (C) — Inner & Remainder	36	—	3,645	23	—	1,542	1,268	2,846	3,492	9,948
Port Stephens (S)	55	—	5,938	38	—	2,991	1,669	1,115	1,965	12,563
Newcastle (SSD)	*297*	*2*	*28,950*	*157*	*20*	*11,022*	*6,473*	*16,834*	*18,767*	*65,212*
Dungog (S)	8	—	731	—	—	—	42	—	—	772
Gloucester (S)	2	—	155	—	—	—	105	—	—	260
Great Lakes (S)	19	—	1,802	12	—	854	289	580	580	3,525
Merriwa (S)	1	—	45	—	—	—	—	110	110	155
Murrurundi (S)	2	—	57	—	—	—	—	—	—	57
Muswellbrook (S)	4	—	388	—	—	—	82	—	—	470
Scone (S)	1	—	52	2	—	90	—	—	—	142
Singleton (S)	12	—	1,118	10	—	608	135	500	620	2,481
Hunter SD Balance (SSD)	*49*	—	*4,347*	*24*	—	*1,352*	*653*	*1,190*	*1,310*	*7,863*
Hunter (SD)	**346**	**2**	**33,298**	**181**	**20**	**12,573**	**7,127**	**18,024**	**20,077**	**73,075**
ILLAWARRA STATISTICAL DIVISION										
Kiama (M)	13	—	1,688	4	—	220	554	95	532	2,994
Shellharbour (M)	34	—	3,138	27	8	1,791	427	122	122	5,478
Wollongong (C)	33	—	3,583	31	—	1,740	2,076	498	1,198	8,597
Wollongong (SSD)	*80*	—	*8,409*	*62*	*8*	*3,751*	*3,056*	*715*	*1,852*	*17,069*
Shoalhaven (C)	84	7	9,170	9	—	580	1,162	2,100	2,976	13,888
Wingecarribee (S)	26	—	2,714	2	—	173	755	1,175	1,175	4,817
Illawarra SD Balance (SSD)	*110*	*7*	*11,885*	*11*	—	*753*	*1,917*	*3,275*	*4,151*	*18,705*
Illawarra (SD)	**190**	**7**	**20,294**	**73**	**8**	**4,504**	**4,974**	**3,990**	**6,003**	**35,774**
RICHMOND TWEED STATISTICAL DIVISION										
Tweed (S) Pt A	34	1	3,351	36	—	2,208	161	1,463	1,463	7,183
Tweed Heads (SSD)	*34*	*1*	*3,351*	*36*	—	*2,208*	*161*	*1,463*	*1,463*	*7,183*
Ballina (S)	34	—	3,516	41	—	2,770	286	—	714	7,286
Byron (S)	23	2	1,790	12	4	882	77	650	650	3,399
Casino (M)	4	—	388	4	—	180	256	120	120	943
Kyogle (S)	10	—	591	3	—	186	189	—	—	966
Lismore (C)	15	—	1,312	8	—	565	676	180	577	3,130
Richmond River (S)	10	—	811	—	—	—	150	—	—	961
Tweed (S) Pt B	28	—	2,064	8	—	515	180	100	100	2,859
Richmond — Tweed SD Balance (SSD)	*124*	*2*	*10,472*	*76*	*4*	*5,097*	*1,814*	*1,050*	*2,161*	*19,544*
Richmond — Tweed (SD)	**158**	**3**	**13,824**	**112**	**4**	**7,304**	**1,975**	**2,513**	**3,624**	**26,727**

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

Statistical area	New residential building: Houses: Private sector (number)	Houses: Public sector (number)	Houses: Total value ($'000)	Other residential buildings: Private sector (number)	Other residential buildings: Public sector (number)	Other residential buildings: Total value ($'000)	Alterations and additions to residential buildings ($'000)	Non-residential building: Private sector ($'000)	Non-residential building: Total ($'000)	Total building ($'000)
MID NORTH COAST STATISTICAL DIVISION										
Bellingen (S)	7	—	523	—	—	—	235	—	—	758
Coffs Harbour (C)	67	—	5,219	6	—	378	222	1,367	24,340	30,159
Copmanhurst (S)	—	—	—	—	—	—	28	—	—	28
Grafton (C)	4	—	430	2	—	140	126	—	85	781
Maclean (S)	21	—	1,389	4	—	280	19	170	1,330	3,018
Nambucca (S)	21	—	1,901	2	—	118	71	210	210	2,300
Nymboida (S)	4	—	270	—	—	—	—	—	—	270
Ulmarra (S)	9	—	663	—	—	—	—	50	50	713
Clarence (SSD)	*133*	—	*10,395*	*14*	—	*916*	*701*	*1,797*	*26,015*	*38,027*
Greater Taree (C)	26	4	3,109	33	—	2,150	307	574	574	6,140
Hastings (M)	35	1	3,356	2	—	165	285	328	328	4,134
Kempsey (S)	10	—	628	4	—	202	214	—	—	1,044
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	*71*	*5*	*7,092*	*39*	—	*2,517*	*806*	*902*	*902*	*11,318*
Mid-North Coast (SD)	**204**	**5**	**17,488**	**53**	**—**	**3,433**	**1,508**	**2,699**	**26,917**	**49,345**
NORTHERN STATISTICAL DIVISION										
Barraba (S)	—	—	—	—	—	—	10	—	—	10
Bingara (S)	—	—	—	—	—	—	—	—	—	—
Gunnedah (S)	1	—	112	—	—	—	58	75	75	245
Inverell (S) Pt A	5	—	536	—	—	—	16	—	—	553
Manilla (S)	—	—	—	—	—	—	15	—	—	15
Nundle (S)	—	—	—	—	—	—	—	—	—	—
Parry (S)	3	—	320	—	—	—	81	—	—	401
Quirindi (S)	—	—	—	4	—	150	113	—	212	475
Tamworth (C)	12	—	1,581	6	—	335	279	351	351	2,546
Yallaroi (S)	—	—	—	—	—	—	—	—	—	—
Northern Slopes (SSD)	*21*	—	*2,549*	*10*	—	*485*	*572*	*426*	*638*	*4,244*
Armidale (C)	10	—	1,020	4	—	310	81	180	577	1,988
Dumaresq (S)	1	—	250	—	—	—	20	—	—	270
Glen Innes (M)	—	—	—	—	—	—	—	—	—	—
Guyra (S)	1	—	50	—	—	—	—	—	203	253
Inverell (S) Pt B	5	—	551	2	—	80	35	80	80	746
Severn (S)	1	—	110	—	—	—	30	—	—	140
Tenterfield (S)	9	—	903	—	—	—	—	—	—	903
Uralla (S)	2	—	166	—	—	—	55	—	—	221
Walcha (S)	1	—	91	—	—	—	25	—	—	115
Northern Tablelands (SSD)	*30*	—	*3,140*	*6*	—	*390*	*246*	*260*	*860*	*4,636*
Moree Plains (S)	3	7	1,160	3	—	150	—	294	294	1,604
Narrabri (S)	1	—	86	2	—	99	163	200	200	548
North Central Plain (SSD)	*4*	*7*	*1,246*	*5*	—	*249*	*163*	*494*	*494*	*2,151*
Northern (SD)	**55**	**7**	**6,935**	**21**	**—**	**1,124**	**981**	**1,180**	**1,992**	**11,032**

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

Statistical area	New residential building: Houses: Private sector (number)	Houses: Public sector (number)	Houses: Total value ($'000)	Other residential buildings: Private sector (number)	Other residential buildings: Public sector (number)	Other residential buildings: Total value ($'000)	Alterations and additions to residential buildings ($'000)	Non-residential building: Private sector ($'000)	Non-residential building: Total ($'000)	Total building ($'000)
NORTH WESTERN STATISTICAL DIVISION										
Coolah (S)	2	—	140	—	—	—	—	—	—	140
Coonabarabran (S)	3	1	333	—	—	—	27	—	—	360
Dubbo (C)	29	—	2,882	4	—	320	218	240	240	3,659
Gilgandra (S)	4	5	1,026	—	—	—	—	150	150	1,176
Mudgee (S)	3	—	276	4	—	279	81	—	—	635
Narromine (S)	3	—	291	—	—	—	14	—	—	335
Wellington (S)	3	—	268	—	—	—	55	—	—	323
Central Macquarie (SSD)	*47*	*6*	*5,215*	*8*	—	*599*	*424*	*390*	*390*	*6,628*
Bogan (S)	2	—	190	2	—	150	—	—	—	340
Coonamble (S)	4	—	342	—	—	—	—	—	—	342
Walgett (S)	1	—	80	—	—	—	30	250	550	660
Warren (S)	—	—	—	—	—	—	—	—	50	50
Macquarie — Barwon (SSD)	*7*	—	*612*	*2*	—	*150*	*30*	*250*	*600*	*1,392*
Bourke (S)	—	—	—	—	—	—	—	—	520	520
Brewarrina (S)	—	—	—	—	2	115	—	—	—	115
Cobar (S)	—	—	—	—	—	—	35	—	—	35
Upper Darling (SSD)	—	—	—	—	*2*	*115*	*35*	—	*520*	*670*
North Western (SD)	**54**	**6**	**5,827**	**10**	**2**	**864**	**489**	**640**	**1,510**	**8,690**
CENTRAL WEST STATISTICAL DIVISION										
Bathurst (C)	15	5	1,893	—	29	1,520	118	400	400	3,932
Blayney (S) Pt A	1	—	80	—	—	—	30	—	—	110
Cabonne (S) Pt A	1	—	100	—	—	—	—	—	—	100
Evans (S) Pt A	1	—	70	—	—	—	16	150	150	236
Orange (C)	15	—	1,679	—	—	—	120	80	80	1,879
Bathurst — Orange (SSD)	*33*	*5*	*3,822*	—	*29*	*1,520*	*284*	*630*	*630*	*6,257*
Blayney (S) Pt B	1	—	100	—	—	—	—	—	—	100
Cabonne (S) Pt B	—	—	—	—	—	—	45	—	—	45
Evans (S) Pt B	1	—	68	—	—	—	—	—	—	68
Greater Lithgow (C)	12	—	1,143	2	—	140	98	98	98	1,479
Oberon (S)	4	—	375	2	—	117	40	—	—	532
Rylstone (S)	1	—	62	—	—	—	—	—	—	62
Central Tablelands (excl. Bathurst — Orange) (SSD)	*19*	—	*1,748*	*4*	—	*257*	*183*	*98*	*98*	*2,286*
Bland (S)	1	—	70	—	—	—	39	—	—	109
Cabonne (S) Pt C	4	—	274	—	—	—	—	—	—	274
Cowra (S)	7	—	760	—	—	—	148	—	—	908
Forbes (S)	9	—	806	4	—	258	25	—	—	1,089
Lachlan (S)	—	—	—	—	—	—	48	—	—	48
Parkes (S)	2	—	264	4	—	200	—	60	60	524
Weddin (S)	—	—	—	—	—	—	49	80	80	129
Lachlan (SSD)	*23*	—	*2,174*	*8*	—	*458*	*308*	*140*	*140*	*3,080*
Central West (SD)	**75**	**5**	**7,744**	**12**	**29**	**2,235**	**776**	**868**	**868**	**11,623**

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

Statistical area	New residential building: Houses: Private sector (number)	Houses: Public sector (number)	Houses: Total value ($'000)	Other residential buildings: Private sector (number)	Other residential buildings: Public sector (number)	Other residential buildings: Total value ($'000)	Alterations and additions to residential buildings ($'000)	Non-residential building: Private sector ($'000)	Non-residential building: Total ($'000)	Total building ($'000)
SOUTH EASTERN STATISTICAL DIVISION										
Queanbeyan (C)	14	—	1,962	11	—	749	95	600	600	3,406
Queanbeyan (SSD)	*14*	—	*1,962*	*11*	—	*749*	*95*	*600*	*600*	*3,406*
Boorowa (S)	2	—	259	—	—	—	—	—	—	259
Crookwell (S)	2	—	135	—	—	—	30	—	—	165
Goulburn (C)	5	—	529	—	—	—	—	—	94	623
Gunning (S)	7	—	621	—	—	—	95	—	—	716
Harden (S)	1	—	60	—	—	—	—	—	—	60
Mulwaree (S)	4	—	280	—	—	—	33	500	500	812
Tallaganda (S)	1	—	45	2	—	120	10	—	—	175
Yarrowlumla (S)	11	—	1,258	—	—	—	141	78	78	1,477
Yass (S)	12	—	1,344	—	—	—	163	—	—	1,507
Young (S)	7	—	517	3	—	180	46	—	—	743
Southern Tablelands (excl. Queanbeyan) (SSD)	*52*	—	*5,047*	*5*	—	*300*	*518*	*578*	*672*	*6,536*
Bega Valley (S)	26	—	2,325	2	—	120	288	188	188	2,921
Eurobodalla (S)	39	—	3,811	6	34	2,125	583	282	282	6,800
Lower South Coast (SSD)	*65*	—	*6,136*	*8*	*34*	*2,245*	*871*	*470*	*470*	*9,722*
Bombala (S)	2	—	130	—	—	—	—	—	—	130
Cooma-Monaro (S)	6	—	491	—	—	—	35	—	—	526
Snowy River (S)	12	—	858	4	—	280	14	—	—	1,152
Snowy (SSD)	*20*	—	*1,479*	*4*	—	*280*	*49*	—	—	*1,808*
South Eastern (SD)	**151**	—	**14,624**	**28**	**34**	**3,574**	**1,531**	**1,648**	**1,742**	**21,471**
MURRUMBIDGEE STATISTICAL DIVISION										
Coolamon (S)	1	—	84	—	—	—	—	50	50	134
Cootamundra (S)	4	—	336	—	—	—	35	—	—	371
Gundagai (S)	1	—	110	—	—	—	33	130	130	273
Junee (S)	1	—	40	—	—	—	54	—	—	94
Lockhart (S)	1	—	52	—	—	—	43	—	—	95
Narrandera (S)	6	—	572	—	—	—	90	—	—	662
Temora (S)	2	—	185	3	—	205	74	65	65	529
Tumut (S)	4	—	407	3	—	180	39	140	140	766
Wagga Wagga (C)	22	—	2,112	13	—	900	100	906	906	4,018
Central Murrumbidgee (SSD)	*42*	—	*3,899*	*19*	—	*1,285*	*468*	*1,291*	*1,291*	*6,942*
Carrathool (S)	—	—	—	—	—	—	—	—	—	—
Griffith (C)	5	—	436	2	—	140	250	85	85	911
Hay (S)	2	—	132	—	—	—	12	—	—	144
Leeton (S)	5	—	549	2	—	100	30	—	—	679
Murrumbidgee (S)	3	—	195	—	—	—	—	—	—	195
Lower Murrumbidgee (SSD)	*15*	—	*1,311*	*4*	—	*240*	*292*	*85*	*85*	*1,928*
Murrumbidgee (SD)	**57**	—	**5,210**	**23**	—	**1,525**	**759**	**1,376**	**1,376**	**8,870**

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

Statistical area	New residential building: Houses: Private sector (number)	Houses: Public sector (number)	Houses: Total value ($'000)	Other residential buildings: Private sector (number)	Other residential buildings: Public sector (number)	Other residential buildings: Total value ($'000)	Alterations and additions to residential buildings ($'000)	Non-residential building: Private sector ($'000)	Non-residential building: Total ($'000)	Total building ($'000)
MURRAY STATISTICAL DIVISION										
Albury (C)	31	—	2,922	2	37	2,124	409	100	100	5,555
Hume (S)	6	—	674	—	—	—	63	—	—	737
Albury (SSD)	*37*	—	*3,596*	*2*	*37*	*2,124*	*472*	*100*	*100*	*6,292*
Corowa (S)	3	—	224	—	—	—	124	—	—	348
Culcairn (S)	2	—	178	—	—	—	—	—	—	178
Holbrook (S)	1	—	126	—	—	—	—	—	—	126
Tumbarumba (S)	—	—	—	—	—	—	35	—	—	35
Urana (S)	—	—	—	—	—	—	—	—	—	—
Upper Murray (excl. Albury) (SSD)	*6*	—	*528*	—	—	—	*159*	—	—	*687*
Berrigan (S)	5	—	400	—	—	—	—	—	—	400
Conargo (S)	—	—	—	—	—	—	—	—	—	—
Deniliquin (M)	2	—	230	—	—	—	28	268	268	526
Jerilderie (S)	1	—	65	—	—	—	—	—	—	65
Murray (S)	4	—	345	—	—	—	100	—	—	445
Wakool (S)	2	—	100	—	—	—	—	71	71	171
Windouran (S)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	*14*	—	*1,140*	—	—	—	*128*	*339*	*339*	*1,607*
Balranald (S)	3	—	194	—	—	—	32	—	—	225
Wentworth (S)	4	—	329	—	—	—	—	—	—	329
Murray — Darling (SSD)	*7*	—	*523*	—	—	—	*32*	—	—	*554*
Murray (SD)	**64**	—	**5,786**	**2**	**37**	**2,124**	**791**	**439**	**439**	**9,140**
FAR WEST STATISTICAL DIVISION										
Broken Hill (C)	—	—	—	—	—	—	40	60	60	100
Central Darling (S)	—	—	—	—	—	—	—	—	—	—
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
Far West (SD)	—	—	—	—	—	—	**40**	**60**	**60**	**100**
NEW SOUTH WALES										
New South Wales	**2,530**	**41**	**257,276**	**1,588**	**281**	**160,902**	**82,537**	**142,020**	**201,083**	**701,798**

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

2. Statistics of building work approved are compiled from:

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

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

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

Scope and coverage

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

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

5. From July 1990, the statistics cover:

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

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

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

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

Definitions

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

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

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

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

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

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

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

Building classification

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

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

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

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

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

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

(i) one storey;

(ii) two or more storeys.

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

(i) one or two storeys;

(ii) three storeys;

(iii) four or more storeys.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Statistical areas of New South Wales

18. This bulletin contains data presented according to the Australian Standard Geographical Classification (ASGC). Under this classification, statistical areas are defined as follows:

(a) *Statistical Local Areas (SLAs).* These geographical areas are in most cases either identical with, or have been aggregated to, the previously published whole or part of legal Local Government Areas (LGAs) as defined under the (State) *Local Government Act 1919* and comprising cities (C), municipalities (M) and shires (S). In other cases, they are identical to each previously published unincorporated area. In aggregate, SLAs cover the whole of the State without gaps or overlaps. In some cases legal LGAs overlap Statistical Subdivision boundaries and therefore comprise two SLAs (Part A and Part B) or three SLAs in the case of 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 New South Wales in Table 4. Monthly value data at constant prices are not available.

32. Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates in this

publication are derived from the same price data underlying the deflators compiled for the dwellings and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

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

Related publications

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

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

Building Approvals, Australia (monthly) (8731.0)

Building Activity, Australia (quarterly) (8752.0)

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

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

Engineering Construction Survey (quarterly) (8762.0)

Symbols and other usages

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

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

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months February 1993 to July 1993.

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

3. To illustrate the possible impact of future months' observations on the trend estimates for the latest months, the tables show the revisions to the trend estimates that would result if the movements in the seasonally adjusted estimates for next month (August 1993) 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 August 1993, the trend estimate for that month would be 2,467, a movement of 0.6 per cent. The monthly movements in the trend estimates for May, June and July 1993, which are currently estimated to be 0.1 per cent, 0.1 per cent and 1.2 per cent respectively, would be revised to 0.6 per cent, 1.1 per cent and 1.5 per cent. On the other hand, a 7 per cent seasonally adjusted decline in the number of private houses approved in August 1993 would produce a trend estimate for August of 2,328, a movement of –1.4 per cent, with the movements in the trend estimates for May, June and July 1993 being revised to –0.3 per cent, –0.3 per cent and –0.3 per cent, respectively.

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

			Revised trend estimate if August 1993 seasonally adjusted estimate—			
	Trend estimate		*is up 7% on July 1993*		*is down 7% on July 1993*	
	No.	*% change on previous month*	*No.*	*% change on previous month*	*No.*	*% change on previous month*
1993—						
February	2,391	–0.2	2,388	–0.4	2,394	–0.1
March	2,384	–0.3	2,378	–0.4	2,389	–0.2
April	2,380	–0.2	2,377	–0.0	2,383	–0.2
May	2,382	0.1	2,391	0.6	2,376	–0.3
June	2,384	0.1	2,417	1.1	2,368	–0.3
July	2,413	1.2	2,453	1.5	2,361	–0.3
August	n.y.a.	n.y.a.	2,467	0.6	2,328	–1.4

TOTAL NUMBER OF NEW HOUSES APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if August 1993 seasonally adjusted estimate— is up 7% on July 1993		is down 7% on July 1993	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1993—						
February	2,511	0.2	2,509	0.2	2,515	0.4
March	2,500	–0.4	2,497	–0.5	2,508	–0.3
April	2,483	–0.7	2,481	–0.6	2,486	–0.9
May	2,467	–0.6	2,473	–0.3	2,458	–1.1
June	2,452	–0.6	2,476	0.1	2,429	–1.2
July	2,457	0.2	2,489	0.5	2,401	–1.2
August	n.y.a.	n.y.a.	2,490	0.0	2,357	–1.8

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

	Trend estimate		Revised trend estimate if August 1993 seasonally adjusted estimate— is up 8% on July 1993		is down 8% on July 1993	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1993—						
February	4,290	–1.0	4,279	–1.2	4,292	–0.9
March	4,198	–2.2	4,176	–2.4	4,200	–2.2
April	4,106	–2.2	4,095	–2.0	4,106	–2.2
May	4,044	–1.5	4,078	–0.4	4,046	–1.5
June	4,012	–0.8	4,129	1.3	4,025	–0.5
July	4,007	–0.1	4,225	2.3	4,030	0.1
August	n.y.a.	n.y.a.	4,347	2.9	4,052	0.6

VALUE OF NEW RESIDENTIAL BUILDING APPROVED: RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if August 1993 seasonally adjusted estimate— is up 8% on July 1993		is down 8% on July 1993	
	$m	% change on previous month	$m	% change on previous month	$m	% change on previous month
1993—						
February	448.6	–2.2	447.8	–2.3	449.1	–2.1
March	421.9	–6.0	420.2	–6.2	422.4	–6.0
April	390.3	–7.5	389.3	–7.3	390.4	–7.6
May	365.8	–6.3	369.4	–5.1	366.6	–6.1
June	350.5	–4.2	365.5	–1.1	356.1	–2.9
July	335.3	–4.4	369.4	1.1	351.8	–1.2
August	n.y.a.	n.y.a.	391.6	6.0	365.0	3.8

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

	Trend estimate		Revised trend estimate if August 1993 seasonally adjusted estimate— is up 7% on August 1993		is down 7% on August 1993	
	$m	% change on previous month	$m	% change on previous month	$m	% change on previous month
1993—						
February	80.0	1.4	80.0	1.4	80.2	1.7
March	80.9	1.1	80.9	1.1	81.2	1.3
April	81.2	0.4	81.2	0.4	81.4	0.2
May	81.1	–0.2	81.1	–0.1	80.6	–0.9
June	80.7	–0.5	80.9	–0.3	79.2	–1.7
July	80.4	–0.3	80.7	–0.2	77.6	–2.1
August	n.y.a.	n.y.a.	79.9	–1.0	75.2	–3.1

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