New South Wales

Australian Bureau of Statistics

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BUILDING APPROVALS, NEW SOUTH WALES MARCH 1990

INQUIRIES: *If you would like to obtain further information about these statistics, please ring Peter Samson on (02) 268 4484; contact ABS Information Services on (02) 268 4611, at level 3, St. Andrew's House, Sydney Square, Sydney; or write to Information Services, Australian Bureau of Statistics, Box 796 GPO, Sydney 2001.*

MAIN FEATURES

Number of new dwelling units approved

	March 1989	*February 1990*	*March 1990*	*March 1989 to March 1990 change*	*February 1990 to March 1990 change*
Original series	4,553	2,927	**3,670**	-19%	+25%
Seasonally adjusted	4,770	3,094	**3,517**	-26%	+14%
Trend estimate	4,431	3,210	**3,214**	-27%	-

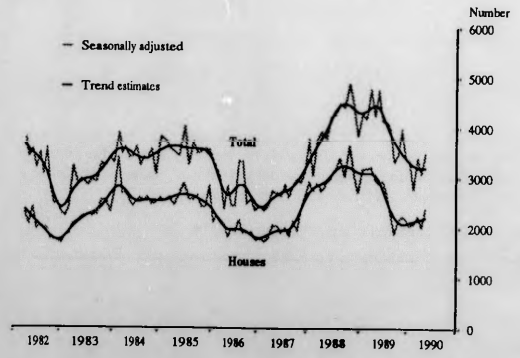
The seasonally adjusted number of dwelling units approved in March 1990 (3,517) was 14% higher than the previous month and 26% lower than March 1989. In original terms the number of houses approved in Sydney Statistical Division in March 1990 (1,040) was 41% higher than the previous month but was 16% lower than March 1989.

Value of building jobs approved

The value of building jobs approved in March 1990 ($748.6m) was 12% above the previous month. The value of non-residential approvals ($356.7m) accounted for 48% of the total.

For the nine months ended March 1990 the value of all buildings jobs approved decreased by 4% (to $7,252.4m) compared with the corresponding period in the previous financial year. These approvals included new residential buildings, $2,532.2m (a decrease of 16%) and non-residential building jobs, $4,055.4m (an increase of 3%).

TOTAL DWELLING UNITS APPROVED



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NOTES

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

The statistics relate to all approved new residential building jobs valued at $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 $30,000 or more.

Explanatory notes are provided at the back of this publication.

DENIS FARRELL
Acting Deputy Commonwealth Statistician

UNPUBLISHED DATA

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

For further details please phone Dennis Jolliffe on (02) 268 4178.

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									
1986-87	11,588	268	11,856	3,941	2,425	6,366	15,529	2,693	18,222
1987-88	19,270	303	19,573	5,593	1,580	7,173	24,863	1,883	26,746
1988-89	16,195	209	16,404	8,318	1,604	9,922	24,513	1,813	26,326
1988-89									
July-March	12,955	102	13,057	6,123	942	7,065	19,078	1,044	20,122
1989-90									
July-March	7,428	70	7,498	5,985	841	6,826	13,413	911	14,324
1989-									
January	1,284	9	1,293	608	58	666	1,892	67	1,959
February	1,132	—	1,132	767	125	892	1,899	125	2,024
March	1,217	15	1,232	854	102	956	2,071	117	2,188
April	1,121	7	1,128	649	112	761	1,770	119	1,889
May	1,261	19	1,280	849	203	1,052	2,110	222	2,332
June	858	81	939	697	347	1,044	1,555	428	1,983
July	731	36	767	655	90	745	1,386	126	1,512
August	883	22	905	741	90	831	1,624	112	1,736
September	820	—	820	808	188	996	1,628	188	1,816
October	791	3	794	769	121	890	1,560	124	1,684
November	959	—	959	852	40	892	1,811	40	1,851
December	561	—	561	381	44	425	942	44	986
1990-									
January	910	6	916	424	48	472	1,334	54	1,388
February	735	1	736	745	68	813	1,480	69	1,549
March	1,038	2	1,040	610	152	762	1,648	154	1,802
NEW SOUTH WALES									
1986-87	21,978	936	22,914	5,783	3,084	8,867	27,761	4,020	31,781
1987-88	32,608	570	33,178	8,314	1,919	10,233	40,922	2,489	43,411
1988-89	35,252	581	35,833	14,116	2,152	16,268	49,368	2,733	52,101
1988-89									
July-March	27,312	342	27,654	10,453	1,273	11,726	37,765	1,615	39,380
1989-90									
July-March	18,791	304	19,095	9,805	1,451	11,256	28,596	1,755	30,351
1989-									
January	2,827	25	2,852	1,076	62	1,138	3,903	87	3,990
February	2,643	14	2,659	1,227	132	1,359	3,872	146	4,018
March	2,946	43	2,989	1,379	185	1,564	4,325	228	4,553
April	2,643	32	2,675	1,064	145	1,209	3,707	177	3,884
May	2,967	46	3,013	1,332	261	1,593	4,299	307	4,606
June	2,330	161	2,491	1,267	473	1,740	3,597	634	4,231
July	1,963	62	2,025	1,050	177	1,227	3,013	239	3,252
August	2,227	68	2,295	1,398	215	1,613	3,625	283	3,908
September	2,152	34	2,186	1,416	346	1,762	3,568	380	3,948
October	2,204	21	2,225	1,088	192	1,280	3,292	213	3,505
November	2,364	12	2,376	1,288	120	1,408	3,652	132	3,784
December	1,688	14	1,702	714	64	778	2,402	78	2,480
1990-									
January	1,960	31	1,991	798	88	886	2,758	119	2,877
February	1,796	10	1,806	1,046	75	1,121	2,842	85	2,927
March	2,437	52	2,489	1,007	174	1,181	3,444	226	3,670

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 66 such dwelling units approved in March 1990.

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														
1986-87	840.0	11.8	851.8	201.3	135.5	336.8	1,041.3	147.3	1,188.6	373.7	1,489.5	2,164.8	2,889.5	3,727.0
1987-88	1,464.9	14.8	1,479.7	341.8	93.0	434.8	1,806.7	107.8	1,914.6	534.7	2,300.3	2,880.4	4,613.6	5,329.6
1988-89	1,571.8	15.0	1,586.8	527.5	159.5	687.0	2,099.3	174.4	2,273.7	729.4	3,711.1	4,664.2	6,531.9	7,667.3
1988-89 July-March	1,217.5	7.6	1,225.1	380.8	103.6	484.3	1,598.3	111.1	1,709.4	528.6	2,723.4	3,414.2	4,846.0	5,652.2
1989-90 July-March	773.2	4.6	777.8	479.6	65.2	544.8	1,252.8	69.8	1,322.6	514.7	2,676.9	3,425.0	4,431.1	5,262.3
1989-														
January	115.9	0.9	116.8	40.4	4.7	45.1	156.3	5.5	161.9	58.7	539.2	617.0	752.5	837.5
February	120.4	—	120.4	56.2	8.7	64.9	176.6	8.7	185.3	55.4	134.3	199.0	365.6	439.8
March	129.0	1.2	130.1	57.8	8.9	66.7	186.7	10.1	196.8	64.1	512.5	688.1	762.9	949.1
April	119.7	0.5	120.2	39.5	9.9	49.4	159.2	10.3	169.6	54.7	278.1	414.9	492.0	639.2
May	137.7	1.3	139.0	55.2	16.3	71.5	192.9	17.6	210.5	84.6	263.4	312.7	537.2	607.8
June	96.9	5.6	102.5	52.0	29.7	81.7	148.9	35.3	184.3	61.5	446.3	522.4	656.7	768.1
July	79.3	2.3	81.6	40.8	7.4	48.2	120.0	9.7	129.7	55.9	299.3	329.8	474.3	515.5
August	93.2	1.6	94.8	58.7	6.1	64.7	151.8	7.7	159.5	65.2	367.2	433.7	581.9	658.4
September	88.7	—	88.7	61.3	15.2	76.5	150.0	15.2	165.3	62.2	252.0	444.4	464.2	671.9
October	81.0	0.2	81.2	47.2	9.1	56.3	128.2	9.4	137.5	63.9	243.8	329.7	428.1	531.2
November	101.0	—	101.0	58.5	3.7	62.2	159.5	3.7	163.2	62.7	162.9	234.7	384.9	460.7
December	63.1	—	63.1	55.5	3.2	58.7	118.6	3.2	121.8	46.2	128.2	226.1	293.1	394.2
1990-														
January	85.5	0.3	85.8	32.3	2.5	34.8	117.8	2.8	120.6	52.1	780.1	868.4	949.9	1,041.1
February	78.3	0.1	78.4	76.6	5.0	81.6	155.0	5.1	160.0	48.7	183.8	271.1	385.7	479.8
March	103.1	0.1	103.2	48.8	12.9	61.7	151.9	13.0	164.9	57.7	259.6	287.0	469.0	509.6
NEW SOUTH WALES														
1986-87	1,452.6	41.1	1,493.6	274.3	167.0	441.3	1,726.8	208.1	1,934.9	463.2	1,906.3	2,859.5	4,080.4	5,257.6
1987-88	2,319.0	31.3	2,350.4	460.2	113.5	573.7	2,779.3	144.8	2,924.1	639.4	2,884.4	3,637.2	6,274.5	7,200.7
1988-89	2,998.3	42.8	3,041.1	826.5	190.9	1,017.4	3,824.8	233.7	4,058.5	885.7	4,223.5	5,381.9	8,925.3	10,326.0
1988-89 July-March	2,271.0	25.1	2,296.1	597.4	120.3	717.7	2,868.5	145.3	3,013.8	639.7	3,090.5	3,927.6	6,593.8	7,581.1
1989-90 July-March	1,705.3	23.5	1,728.8	700.8	102.6	803.4	2,406.1	126.1	2,532.2	664.8	3,066.9	4,055.4	6,124.1	7,252.4
1989-														
January	233.2	2.2	235.4	63.2	4.8	68.0	296.5	7.0	303.4	72.7	564.6	673.3	931.8	1,049.4
February	236.6	1.0	237.6	81.9	9.2	91.1	318.5	10.2	328.7	67.4	160.3	257.7	545.4	653.8
March	263.5	2.9	266.4	86.7	13.2	99.9	350.2	16.1	366.3	78.9	562.8	750.2	991.4	1,195.4
April	237.5	2.2	239.8	62.8	11.5	74.3	300.3	13.8	314.1	68.4	317.9	478.8	686.6	861.4
May	274.6	3.1	277.8	82.1	20.2	102.2	356.7	23.3	380.0	99.7	302.4	361.7	755.2	841.4
June	215.2	12.4	227.5	84.1	38.9	123.0	299.3	51.3	350.6	77.7	512.7	613.7	889.7	1,042.0
July	181.5	4.2	185.7	63.8	13.7	77.4	245.2	17.9	263.1	71.0	343.3	386.8	658.5	721.0
August	202.4	6.1	208.5	93.8	13.5	107.4	296.2	19.6	315.8	81.1	421.8	502.5	796.6	899.4
September	194.3	2.8	197.1	96.2	24.2	120.4	290.5	27.0	317.5	78.5	289.5	511.5	658.5	907.5
October	196.1	1.7	197.7	63.8	12.8	76.6	259.8	14.5	274.3	81.6	304.3	477.7	637.8	833.6
November	212.3	1.0	213.3	84.3	9.6	93.9	296.6	10.6	307.1	80.5	199.0	294.0	575.8	681.6
December	157.9	1.3	159.2	74.0	4.2	78.2	231.9	5.5	237.4	60.2	161.6	265.8	453.5	563.4
1990-														
January	175.1	2.1	177.2	58.8	4.6	63.4	234.0	6.7	240.7	66.0	807.6	923.5	1,107.5	1,230.1
February	165.8	0.9	166.7	93.8	5.5	99.3	259.6	6.4	266.0	64.4	236.8	336.9	559.1	667.3
March	220.0	3.4	223.5	72.3	14.5	86.8	292.3	18.0	310.3	81.6	303.1	356.7	676.8	748.6

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

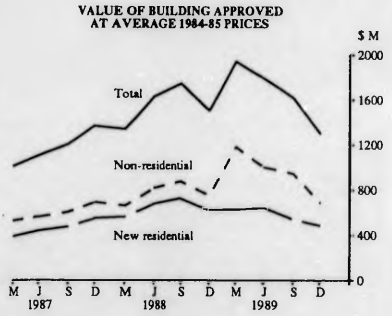
Period	Number of dwelling units				Value ($m)	
	Houses		Total			
	Private sector	Total	Private sector	Total	New residential building	Alterations and additions to residential buildings
SEASONALLY ADJUSTED						
1989-						
January	3,190	3,225	4,534	4,787	366.0	86.7
February	2,929	2,996	4,200	4,252	341.2	77.6
March	2,868	2,900	4,148	4,770	374.1	77.1
April	2,908	2,958	4,033	4,144	353.2	80.4
May	2,707	2,712	3,806	4,153	347.1	87.7
June	2,127	2,313	3,384	3,996	333.0	80.0
July	1,897	1,907	2,897	3,334	251.8	67.9
August	2,058	2,154	3,312	3,483	284.5	75.2
September	2,206	2,238	3,623	3,986	328.3	72.4
October	2,158	2,173	3,271	3,440	254.6	72.7
November	2,080	2,067	3,344	3,357	274.0	72.2
December	2,061	2,098	2,907	2,789	277.3	71.6
1990-						
January	2,235	2,249	3,194	3,412	296.6	76.3
February	1,990	2,034	3,079	3,094	275.5	74.2
March	2,361	2,407	3,350	3,517	316.6	82.1
TREND ESTIMATES						
1989-						
January	3,085	3,108	4,337	4,424	346.8	76.5
February	3,040	3,074	4,289	4,474	356.7	79.3
March	2,922	2,969	4,147	4,431	358.8	81.1
April	2,727	2,786	3,919	4,283	350.3	81.4
May	2,507	2,575	3,671	4,081	335.5	80.1
June	2,313	2,385	3,479	3,899	318.6	78.2
July	2,164	2,233	3,356	3,744	302.1	75.9
August	2,081	2,139	3,296	3,622	289.3	73.9
September r	2,056	2,097	3,269	3,509	280.9	72.3
October r	2,078	2,104	3,258	3,413	278.3	71.8
November r	2,112	2,131	3,236	3,326	279.4	72.5
December r	2,130	2,150	3,196	3,260	282.2	73.7
1990-						
January r	2,145	2,169	3,161	3,219	285.7	75.0
February r	2,165	2,194	3,144	3,210	290.1	76.3
March	2,186	2,225	3,143	3,214	294.5	78.0

(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average - see paragraphs 16-22 of the Explanatory Notes for a more detailed explanation.

TABLE 4. VALUE OF BUILDING APPROVED AT AVERAGE 1984-85 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*
1986-87	1,244.9	1,280.2	374.1	1,654.3	397.2	1,595.1	2,398.6	3,451.1	4,450.1
1987-88	1,809.3	1,833.1	431.8	2,264.9	500.8	2,200.2	2,772.7	4,825.9	5,538.4
1988-89	1,894.9	1,921.8	690.1	2,611.9	557.7	2,989.9	3,807.4	6,038.0	6,977.0
1988-									
Sept. qtr	528.9	539.6	184.1	723.7	145.1	758.4	876.1	1,570.0	1,744.9
Dec. qtr	481.6	483.4	136.0	619.4	131.3	548.0	750.5	1,291.8	1,501.2
1989-									
Mar. qtr	448.4	452.2	173.5	625.7	133.9	904.3	1,180.6	1,652.3	1,940.2
June qtr	436.0	446.6	196.5	643.1	147.4	779.2	1,000.2	1,523.9	1,790.7
Sept. qtr	337.5	345.1	195.9	541.0	134.6	709.7	942.7	1,355.7	1,618.3
Dec. qtr	329.2	331.5	156.3	487.8	129.2	437.9	683.4	1,040.0	1,300.4

(a) See paragraphs 23-28 of the Explanatory Notes.



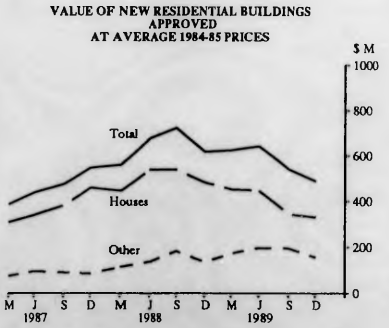


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
($ million)

Class of building	*1987-88*	*1988-89*	*July-March*		*1990*		
			1988-89	*1989-90*	*January*	*February*	*March*
PRIVATE SECTOR							
New houses	2,319.0	2,998.3	2,271.0	1,705.3	175.1	165.8	220.0
New other residential buildings	460.2	826.5	597.4	700.8	58.8	93.8	72.3
Total new residential building	*2,779.3*	*3,824.8*	*2,868.5*	*2,406.1*	*234.0*	*259.6*	*292.3*
Alterations and additions to residential buildings	610.8	877.0	634.8	651.1	65.9	62.7	81.3
Hotels, etc.	503.2	641.1	381.5	509.5	156.2	14.4	5.7
Shops	355.9	370.5	280.2	315.6	121.6	33.0	29.3
Factories	329.9	617.6	454.7	427.2	33.4	48.7	53.1
Offices	963.1	1,809.9	1,458.4	1,158.9	424.5	69.0	138.1
Other business premises	356.3	350.0	245.6	367.7	45.8	27.7	49.0
Educational	92.8	73.0	53.5	49.5	7.3	7.1	1.7
Religious	19.8	22.5	17.0	17.2	0.5	1.1	3.1
Health	65.4	72.7	53.8	39.8	4.8	2.3	2.5
Entertainment and recreational	109.1	206.4	103.5	117.9	9.2	20.3	14.5
Miscellaneous	88.9	59.8	42.2	63.5	4.1	13.2	6.2
Total non-residential building	*2,884.4*	*4,223.5*	*3,090.5*	*3,066.9*	*807.6*	*236.8*	*303.1*
Total	**6,274.5**	**8,925.3**	**6,993.8**	**6,124.1**	**1,107.5**	**559.1**	**676.8**
PUBLIC SECTOR							
New houses	31.3	42.8	25.1	23.5	2.1	0.9	3.4
New other residential buildings	113.5	190.9	120.3	102.6	4.6	5.5	14.5
Total new residential building	*144.8*	*233.7*	*145.3*	*126.1*	*6.7*	*6.4*	*18.0*
Alterations and additions to residential buildings	28.6	8.7	4.9	13.7	—	1.7	0.3
Hotels, etc.	2.5	2.1	0.7	4.1	0.6	—	—
Shops	17.6	20.0	12.1	22.8	0.6	0.4	3.4
Factories	14.0	50.1	22.4	13.2	0.3	—	2.2
Offices	210.6	458.6	339.5	172.2	10.3	12.1	10.9
Other business premises	129.4	216.2	179.1	271.2	14.2	36.0	3.8
Educational	192.1	231.5	163.0	216.3	38.9	19.3	23.7
Religious	—	—	—	0.5	—	—	—
Health	44.7	46.4	10.5	72.9	30.0	10.4	2.9
Entertainment and recreational	35.9	48.6	41.5	26.9	8.5	2.4	1.1
Miscellaneous	105.9	84.9	68.3	188.5	12.7	19.6	5.8
Total non-residential building	*752.8*	*1,158.4*	*837.1*	*988.5*	*115.9*	*100.1*	*53.7*
Total	**926.2**	**1,400.7**	**987.4**	**1,128.3**	**122.6**	**108.2**	**71.9**
TOTAL							
New houses	2,350.4	3,041.1	2,296.1	1,728.8	177.2	166.7	223.5
New other residential buildings	573.7	1,017.4	717.7	803.4	63.4	99.3	86.8
Total new residential building	*2,924.1*	*4,058.5*	*3,013.8*	*2,532.2*	*240.7*	*266.0*	*310.3*
Alterations and additions to residential buildings	639.4	885.7	639.7	664.8	66.0	64.4	81.6
Hotels, etc.	505.7	643.2	382.2	513.6	156.8	14.4	5.7
Shops	373.5	390.5	292.4	338.3	122.2	33.4	32.7
Factories	343.9	667.7	477.1	440.4	33.7	48.7	55.2
Offices	1,173.7	2,268.5	1,797.9	1,331.2	434.8	81.1	148.9
Other business premises	485.7	566.2	424.7	638.9	60.0	63.7	52.8
Educational	284.9	304.6	216.5	265.8	46.2	26.4	25.5
Religious	19.8	22.5	17.0	17.7	0.5	1.1	3.1
Health	110.2	119.0	64.3	112.7	34.8	12.7	5.4
Entertainment and recreational	145.0	254.9	145.0	144.8	17.7	22.7	15.5
Miscellaneous	194.8	144.7	110.5	252.0	16.8	32.8	11.9
Total non-residential building	*3,637.2*	*5,381.9*	*3,927.6*	*4,055.4*	*923.5*	*336.9*	*356.7*
Total	**7,200.7**	**10,326.0**	**7,981.1**	**7,252.4**	**1,230.1**	**667.3**	**748.6**

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

Period	$30,000 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.												
1990 January	7	0.9	4	1.0	2	1.5	3	4.4	2	149.0	18	156.8
February	11	1.3	5	1.6	4	2.6	5	9.0	—	—	25	14.4
March	9	0.9	7	2.0	5	2.8	—	—	—	—	21	5.7
SHOPS												
1990 January	85	5.7	8	2.0	5	3.3	1	1.2	1	109.9	100	122.2
February	93	6.6	14	4.0	10	6.4	6	11.5	1	5.0	124	33.4
March	119	7.2	16	4.8	5	3.2	8	17.6	—	—	148	32.7
FACTORIES												
1990 January	36	3.2	19	4.9	10	8.2	10	17.3	—	—	75	33.7
February	55	4.3	24	7.6	10	6.3	12	23.5	1	7.0	102	48.7
March	58	5.0	39	12.2	10	6.5	12	24.6	1	6.8	120	55.2
OFFICES												
1990 January	114	9.1	24	6.9	7	5.2	11	24.5	5	389.1	161	434.8
February	104	7.4	26	7.7	13	8.3	14	24.7	3	33.0	160	81.1
March	127	9.2	28	8.3	14	10.0	12	26.4	4	95.0	185	148.9
OTHER BUSINESS PREMISES												
1990 January	68	5.3	11	3.3	9	6.3	11	20.5	3	24.5	102	60.0
February	33	2.4	9	2.4	2	1.2	5	8.6	2	49.0	51	63.7
March	51	4.3	19	5.4	2	1.2	7	9.7	2	32.1	81	52.8
EDUCATIONAL												
1990 January	36	3.2	15	4.2	4	2.7	6	12.5	2	23.5	63	46.2
February	13	1.4	8	2.5	5	3.5	5	11.1	1	7.8	32	26.4
March	37	2.3	4	1.2	4	2.8	3	4.8	1	14.4	49	25.5
RELIGIOUS												
1990 January	6	0.3	1	0.2	—	—	—	—	—	—	7	0.5
February	5	0.5	—	—	1	0.6	—	—	—	—	6	1.1
March	8	0.8	2	0.6	1	0.5	1	1.2	—	—	12	3.1
HEALTH												
1990 January	15	1.2	3	0.7	1	0.9	4	4.6	1	27.4	24	34.8
February	14	1.0	4	1.3	2	1.3	1	1.6	1	7.5	22	12.7
March	9	0.9	3	1.1	2	1.6	1	1.8	—	—	15	5.4
ENTERTAINMENT AND RECREATIONAL												
1990 January	25	2.0	2	0.8	2	1.4	6	13.5	—	—	35	17.7
February	22	1.8	6	2.2	4	2.9	6	15.8	—	—	38	22.7
March	20	1.4	8	2.5	4	2.4	2	3.2	1	6.0	35	15.5
MISCELLANEOUS												
1990 January	25	1.7	3	0.6	1	0.6	4	6.5	1	7.4	34	16.8
February	22	1.3	3	0.9	4	2.4	8	17.4	1	10.8	38	32.8
March	19	1.4	5	1.8	4	2.8	3	5.9	—	—	31	11.9
TOTAL NON-RESIDENTIAL BUILDING												
1990 January	417	32.7	90	24.6	41	30.1	56	105.1	15	730.9	619	923.5
February	372	28.0	99	30.2	55	35.5	62	123.1	10	120.1	598	336.9
March	457	33.4	131	39.9	51	33.8	49	95.2	9	154.4	697	356.7

TABLE 7. NUMBER AND VALUE OF DWELLING UNITS (a) APPROVED IN AREAS OF NSW, MARCH 1990

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value ($'000)	Number	Value ($'000)	Number	Value ($'000)
SYDNEY STATISTICAL DIVISION						
Houses - Brick, stone, or concrete	104	20,278	—	—	104	20,278
Brick-veneer	870	78,661	2	115	872	78,776
Timber	33	2,616	—	—	33	2,616
Fibre cement	30	1,408	—	—	30	1,408
Other materials	1	165	—	—	1	165
Total houses	*1,038*	*103,127*	*2*	*115*	*1,040*	*103,241*
Other residential buildings	610	48,763	152	12,903	762	61,666
Total residential buildings	**1,648**	**151,890**	**154**	**13,018**	**1,802**	**164,908**
HUNTER STATISTICAL DIVISION						
Houses - Brick, stone, or concrete	23	2,936	—	—	23	2,936
Brick-veneer	198	16,661	6	373	204	17,034
Timber	17	1,309	—	—	17	1,309
Fibre cement	35	2,008	—	—	35	2,008
Other materials	4	198	—	—	4	198
Total houses	*277*	*23,112*	*6*	*373*	*283*	*23,485*
Other residential buildings	112	7,692	—	—	112	7,692
Total residential buildings	**389**	**30,804**	**6**	**373**	**395**	**31,177**
ILLAWARRA STATISTICAL DIVISION						
Houses - Brick, stone, or concrete	18	2,029	—	—	18	2,029
Brick-veneer	167	15,734	2	124	169	15,858
Timber	12	836	—	—	12	836
Fibre cement	14	715	—	—	14	715
Other materials	1	30	—	—	1	30
Total houses	*212*	*19,344*	*2*	*124*	*214*	*19,468*
Other residential buildings	42	2,269	—	—	42	2,269
Total residential buildings	**254**	**21,612**	**2**	**124**	**256**	**21,736**
BALANCE OF NEW SOUTH WALES						
Houses - Brick, stone, or concrete	223	19,189	—	—	223	19,189
Brick-veneer	502	44,856	40	2,731	542	47,587
Timber	88	5,304	2	107	90	5,411
Fibre cement	81	4,239	—	—	81	4,239
Other materials	16	848	—	—	16	848
Total houses	*910*	*74,437*	*42*	*2,838*	*952*	*77,275*
Other residential buildings	243	13,585	22	1,624	265	15,210
Total residential buildings	**1,153**	**88,023**	**64**	**4,462**	**1,217**	**92,484**
NEW SOUTH WALES						
Houses - Brick, stone, or concrete	368	44,432	—	—	368	44,432
Brick-veneer	1,737	155,912	50	3,342	1,787	159,254
Timber	150	10,065	2	107	152	10,172
Fibre cement	160	8,370	—	—	160	8,370
Other materials	22	1,241	—	—	22	1,241
Total houses	*2,437*	*220,020*	*52*	*3,449*	*2,489*	*223,469*
Other residential buildings	1,007	72,309	174	14,527	1,181	86,836
Total residential buildings	**3,444**	**292,329**	**226**	**17,976**	**3,670**	**310,305**

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

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, MARCH 1990

Statistical area	New residential building: Houses: Private sector (number)	Houses: Public sector (number)	Houses: Total value ($'000)	Other residential buildings: Private sector (number)	Other residential buildings: Public sector (number)	Other residential buildings: Total value ($'000)	Alterations and additions to residential buildings ($'000)	Non-residential building: Private sector ($'000)	Non-residential building: Total ($'000)	Total building ($'000)
SYDNEY STATISTICAL DIVISION										
Botany (M)	2	—	170	—	—	—	192	478	555	917
Leichhardt (M)	3	—	560	12	—	1,010	1,132	190	3,040	5,742
Marrickville (M)	—	—	—	—	—	—	207	2,385	2,385	2,592
South Sydney (C)	—	—	—	2	46	6,800	1,071	28,937	32,058	39,929
Sydney (C) - Inner & Remainder	—	—	—	—	—	—	20	80,455	82,354	82,374
Inner Sydney (SSD)	*5*	—	*730*	*14*	*46*	*7,810*	*2,622*	*112,445*	*120,393*	*131,554*
Randwick (M)	6	—	1,130	—	—	—	1,237	7,330	7,748	10,114
Waverley (M)	1	—	100	—	—	—	1,954	—	—	2,054
Woollahra (M)	9	—	3,390	14	—	7,850	8,100	493	493	19,832
Eastern Suburbs (SSD)	*16*	—	*4,620*	*14*	—	*7,850*	*11,290*	*7,823*	*8,240*	*32,000*
Hurstville (C)	5	—	480	7	—	500	277	860	1,169	2,425
Kogarah (M)	7	—	1,187	3	—	240	783	30	151	2,361
Rockdale (M)	4	—	520	4	—	250	569	421	1,121	2,460
Sutherland (S)	44	—	6,121	11	—	1,500	2,541	6,224	9,326	19,487
St George-Sutherland (SSD)	*60*	—	*8,308*	*25*	—	*2,490*	*4,170*	*7,534*	*11,766*	*26,734*
Bankstown (C)	15	—	1,491	77	16	4,906	1,336	6,439	6,972	14,704
Canterbury (M)	3	—	283	—	—	—	607	80	80	971
Canterbury-Bankstown (SSD)	*18*	—	*1,775*	*77*	*16*	*4,906*	*1,943*	*6,519*	*7,052*	*15,675*
Fairfield (C)	68	—	7,901	7	—	370	1,236	11,578	12,537	22,043
Liverpool (C)	44	—	3,323	6	—	270	409	6,940	9,459	13,460
Fairfield-Liverpool (SSD)	*112*	—	*11,224*	*13*	—	*640*	*1,644*	*18,518*	*21,996*	*35,503*
Camden (M)	40	—	3,491	2	—	66	256	500	500	4,313
Campbelltown (C)	82	—	6,286	36	—	2,047	779	3,060	3,132	12,244
Wollondilly (S)	40	—	3,471	11	7	1,310	360	296	441	5,582
Outer South Western Sydney (SSD)	*162*	—	*13,248*	*49*	*7*	*3,423*	*1,395*	*3,856*	*4,073*	*22,140*
Ashfield (M)	1	—	102	—	—	—	542	1,150	1,150	1,794
Burwood (M)	3	—	270	—	—	—	334	1,115	1,115	1,719
Concord (M)	3	—	442	—	—	—	201	240	240	883
Drummoyne (M)	1	—	136	16	—	900	513	—	—	1,549
Strathfield (M)	2	—	284	8	—	480	453	—	60	1,277
Inner Western Sydney (SSD)	*10*	—	*1,234*	*24*	—	*1,380*	*2,043*	*2,505*	*2,565*	*7,221*

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, MARCH 1990—*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 (M)	4	—	245	—	—	—	240	4,500	5,500	5,985
Holroyd (M)	7	—	509	45	21	3,730	313	1,720	1,720	6,272
Parramatta (C)	2	—	141	12	—	700	715	1,984	1,984	3,540
Central Western Sydney (SSD)	*13*	—	*896*	*57*	*21*	*4,430*	*1,267*	*8,204*	*9,204*	*15,797*
Blue Mountains (C)	23	—	2,305	—	—	—	552	1,115	2,713	5,570
Hawkesbury (S)	57	—	4,453	22	—	1,150	406	1,326	2,120	8,128
Penrith (C)	141	—	9,884	—	—	—	1,534	5,666	5,666	17,085
Outer Western Sydney (SSD)	*221*	—	*16,642*	*22*	—	*1,150*	*2,492*	*8,107*	*10,500*	*30,783*
Baulkham Hills (S)	27	—	4,831	8	—	480	1,216	4,000	5,628	12,154
Blacktown (C)	90	—	7,393	29	—	1,708	2,306	9,982	12,481	23,889
Blacktown-Baulkham Hills (SSD)	*117*	—	*12,223*	*37*	—	*2,188*	*3,522*	*13,982*	*18,109*	*36,043*
Hunter's Hill (M)	1	—	240	—	—	—	194	—	—	434
Lane Cove (M)	1	—	475	—	—	—	919	100	100	1,494
Mosman (M)	1	—	300	5	—	1,200	565	50	1,481	3,545
North Sydney (M)	6	—	945	6	—	1,286	1,605	6,146	6,146	9,982
Ryde (M)	7	—	1,193	125	39	10,784	2,842	2,536	2,536	17,355
Willoughby (M)	2	—	192	—	—	—	3,538	34,593	35,582	39,312
Lower Northern Sydney (SSD)	*18*	—	*3,345*	*136*	*39*	*13,270*	*9,662*	*43,424*	*45,845*	*72,122*
Hornsby (S)	36	—	4,704	2	—	100	1,100	200	200	6,105
Ku-ring-gai (M)	9	—	2,165	5	—	400	4,801	85	160	7,526
Hornsby-Ku-ring-gai (SSD)	*45*	—	*6,869*	*7*	—	*500*	*5,901*	*285*	*360*	*13,630*
Manly (M)	3	—	509	16	—	2,450	2,080	1,735	2,033	7,072
Warringah (S)	19	—	3,209	23	23	2,817	3,746	17,450	17,450	27,222
Manly-Warringah (SSD)	*22*	—	*3,718*	*39*	*23*	*5,267*	*5,826*	*19,185*	*19,483*	*34,294*
Gosford (C)	110	—	9,945	77	—	5,563	1,784	3,468	3,468	20,760
Wyong (S)	109	2	8,465	19	—	800	2,149	3,716	3,916	15,330
Gosford-Wyong (SSD)	*219*	*2*	*18,410*	*96*	—	*6,363*	*3,933*	*7,183*	*7,383*	*36,089*
Sydney (SD)	**1,038**	**2**	**103,241**	**610**	**152**	**61,666**	**57,710**	**259,570**	**286,968**	**549,586**

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, MARCH 1990—*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)	22	—	1,472	—	—	—	257	75	14,913	16,643
Lake Macquarie (C)	70	6	6,608	31	—	1,653	1,978	1,487	3,264	13,503
Maitland (C)	21	—	1,679	2	—	73	472	488	563	2,787
Newcastle (C) - Inner & Remainder	23	—	1,620	38	—	3,290	6,838	7,727	8,130	19,878
Port Stephens (S)	67	—	5,538	35	—	2,351	396	318	438	8,723
Newcastle (SSD)	*203*	*6*	*16,918*	*106*	—	*7,367*	*9,942*	*10,094*	*27,308*	*61,534*
Dungog (S)	9	—	593	—	—	—	57	—	—	650
Gloucester (S)	5	—	382	—	—	—	—	80	80	462
Great Lakes (S)	28	—	2,722	4	—	240	240	50	50	3,252
Merriwa (S)	1	—	45	—	—	—	20	—	—	65
Murrurundi (S)	—	—	—	—	—	—	—	—	—	—
Muswellbrook (S)	11	—	886	—	—	—	79	120	173	1,138
Scone (S)	4	—	394	2	—	85	106	—	—	585
Singleton (S)	16	—	1,545	—	—	—	97	200	200	1,842
Hunter SD Balance (SSD)	*74*	—	*6,568*	*6*	—	*325*	*599*	*450*	*503*	*7,994*
Hunter (SD)	**277**	**6**	**23,485**	**112**	—	**7,692**	**10,540**	**10,544**	**27,811**	**69,528**
ILLAWARRA STATISTICAL DIVISION										
Kiama (M)	11	—	1,081	—	—	—	128	80	80	1,289
Shellharbour (M)	25	—	2,268	3	—	160	425	225	288	3,145
Wollongong (C)	38	—	3,830	15	—	936	1,410	5,662	6,031	12,206
Wollongong (SSD)	*74*	—	*7,179*	*18*	—	*1,096*	*1,967*	*5,967*	*6,399*	*16,641*
Shoalhaven (C)	99	2	8,293	5	—	148	826	405	490	9,757
Wingecarribee (S)	39	—	3,996	19	—	1,025	660	3,200	3,200	8,880
Illawarra SD Balance (SSD)	*138*	*2*	*12,288*	*24*	—	*1,173*	*1,486*	*3,605*	*3,690*	*18,637*
Illawarra (SD)	**212**	**2**	**19,468**	**42**	—	**2,269**	**3,452**	**9,572**	**10,389**	**35,278**
RICHMOND TWEED STATISTICAL DIVISION										
Tweed (S) Pt A	28	—	2,439	41	—	2,484	192	461	789	5,903
Tweed Heads (SSD)	*28*	—	*2,439*	*41*	—	*2,484*	*192*	*461*	*789*	*5,903*
Ballina (S)	25	—	2,271	11	—	720	248	205	265	3,504
Byron (S)	28	—	2,354	16	—	834	189	400	400	3,776
Casino (M)	1	—	92	—	—	—	12	—	703	807
Kyogle (S)	3	—	158	—	—	—	12	—	—	170
Lismore (C)	17	4	1,597	16	12	1,530	427	398	431	3,985
Richmond River (S)	5	—	419	10	—	455	139	145	145	1,158
Tweed (S) Pt B	19	2	1,589	2	—	115	92	164	164	1,959
Richmond-Tweed SD Balance (SSD)	*98*	*6*	*8,479*	*55*	*12*	*3,653*	*1,118*	*1,312*	*2,108*	*15,359*
Richmond-Tweed (SD)	**126**	**6**	**10,918**	**96**	**12**	**6,137**	**1,310**	**1,773**	**2,897**	**21,262**

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, MARCH 1990—*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)	9	—	689	—	—	—	164	—	45	898
Coffs Harbour (C)	57	2	4,471	6	4	760	544	1,315	1,315	7,091
Copmanhurst (S)	3	—	147	—	—	—	—	—	—	147
Grafton (C)	5	1	397	5	—	240	72	86	641	1,349
Maclean (S)	15	—	1,146	4	—	219	106	625	625	2,096
Nambucca (S)	9	—	585	6	—	329	154	430	430	1,498
Nymboida (S)	1	—	40	—	—	—	18	—	—	58
Ulmarra (S)	7	—	529	—	—	—	37	—	—	565
Clarence (SSD)	*106*	*3*	*8,003*	*21*	*4*	*1,548*	*1,094*	*2,456*	*3,056*	*13,702*
Greater Taree (C)	34	5	3,548	4	—	215	263	958	958	4,984
Hastings (M)	75	2	6,780	28	—	1,889	326	1,494	1,564	10,560
Kempsey (S)	21	—	1,487	10	—	525	93	33	33	2,138
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	*130*	*7*	*11,815*	*42*	—	*2,629*	*683*	*2,485*	*2,555*	*17,682*
Mid-North Coast (SD)	**236**	**10**	**19,818**	**63**	**4**	**4,178**	**1,777**	**4,941**	**5,611**	**31,384**
NORTHERN STATISTICAL DIVISION										
Barraba (S)	—	—	—	—	—	—	—	—	—	—
Bingara (S)	—	—	—	—	—	—	30	—	—	30
Gunnedah (S)	3	—	155	—	—	—	78	—	—	232
Inverell (S) Pt A	5	—	519	—	—	—	38	—	—	557
Manilla (S)	3	—	233	—	—	—	—	—	—	233
Nundle (S)	5	—	309	—	—	—	—	—	—	309
Parry (S)	14	—	1,104	2	—	130	46	—	—	1,280
Quirindi (S)	3	—	189	—	—	—	24	—	—	213
Tamworth (C)	18	2	1,756	2	—	160	134	1,849	1,957	4,006
Yallaroi (S)	1	—	38	—	—	—	11	35	35	84
Northern Slopes (SSD)	*52*	*2*	*4,303*	*4*	—	*290*	*359*	*1,884*	*1,992*	*6,944*
Armidale (C)	9	—	775	4	—	259	167	696	826	2,026
Dumaresq (S)	3	—	296	—	—	—	77	101	101	474
Glen Innes (M)	3	—	260	—	—	—	105	—	133	497
Guyra (S)	2	—	151	—	—	—	70	68	108	329
Inverell (S) Pt B	5	2	400	—	—	—	—	187	187	587
Severn (S)	2	—	153	—	—	—	42	—	—	195
Tenterfield (S)	3	—	138	—	—	—	97	950	950	1,185
Uralla (S)	3	—	179	—	—	—	61	—	32	272
Walcha (S)	—	—	—	—	—	—	—	—	—	—
Northern Tablelands (SSD)	*30*	*2*	*2,352*	*4*	—	*259*	*618*	*2,002*	*2,336*	*5,565*
Moree Plains (S)	3	2	371	—	2	127	10	30	30	538
Narrabri (S)	7	—	485	—	—	—	56	110	110	651
North Central Plain (SSD)	*10*	*2*	*855*	—	*2*	*127*	*66*	*140*	*140*	*1,189*
Northern (SD)	**92**	**6**	**7,510**	**8**	**2**	**676**	**1,843**	**4,826**	**4,468**	**13,697**

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, MARCH 1990—*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	—	146	—	—	—	—	462	462	608
Coonabarabran (S)	1	—	99	—	—	—	12	150	288	389
Dubbo (C)	41	2	3,279	13	—	750	266	465	934	5,229
Gilgandra (S)	2	—	121	—	—	—	24	—	—	145
Mudgee (S)	11	—	954	—	—	—	149	70	70	1,173
Narromine (S)	3	—	158	—	—	—	10	275	275	443
Wellington (S)	5	—	333	—	—	—	40	—	80	453
Central Macquarie (SSD)	*65*	*2*	*5,080*	*13*	*—*	*750*	*501*	*1,422*	*2,109*	*8,439*
Bogan (S)	—	—	—	—	—	—	—	—	—	—
Coonamble (S)	1	—	60	—	—	—	10	—	—	70
Walgett (S)	4	—	328	—	—	—	—	—	—	328
Warren (S)	2	—	140	—	—	—	—	120	120	260
Macquarie-Barwon (SSD)	*7*	*—*	*528*	*—*	*—*	*—*	*10*	*120*	*120*	*658*
Bourke (S)	—	—	—	—	—	—	—	—	—	—
Brewarrina (S)	—	—	—	—	—	—	—	—	—	—
Cobar (S)	18	—	1,373	—	—	—	45	—	—	1,418
Upper Darling (SSD)	*18*	*—*	*1,373*	*—*	*—*	*—*	*45*	*—*	*—*	*1,418*
North Western (SD)	**90**	**2**	**6,981**	**13**	**—**	**750**	**556**	**1,542**	**2,229**	**10,515**
CENTRAL WEST STATISTICAL DIVISION										
Bathurst (C)	17	—	1,576	4	—	239	202	100	2,960	4,977
Blayney (S) Pt A	2	—	180	—	—	—	52	—	—	232
Cabonne (S) Pt A	—	—	—	—	—	—	50	—	—	50
Evans (S) Pt A	—	—	—	—	—	—	—	—	—	—
Orange (C)	24	2	2,311	—	—	—	102	34	34	2,447
Bathurst-Orange (SSD)	*43*	*2*	*4,068*	*4*	*—*	*239*	*406*	*134*	*2,994*	*7,706*
Blayney (S) Pt B	5	—	278	—	—	—	19	—	—	297
Cabonne (S) Pt B	2	—	89	—	—	—	—	—	—	89
Evans (S) Pt B	2	—	250	—	—	—	220	—	—	470
Greater Lithgow (C)	13	—	1,127	—	—	—	179	—	—	1,306
Oberon (S)	5	—	359	—	—	—	74	—	—	433
Rylstone (S)	1	—	60	—	—	—	10	—	—	70
Central Tablelands (excl. Bathurst-Orange) (SSD)	*28*	*—*	*2,164*	*—*	*—*	*—*	*502*	*—*	*—*	*2,665*
Bland (S)	1	—	129	4	—	229	14	105	105	477
Cabonne (S) Pt C	4	—	259	—	—	—	40	—	—	299
Cowra (S)	10	2	1,080	—	—	—	105	409	409	1,594
Forbes (S)	2	—	122	—	—	—	35	600	600	757
Lachlan (S)	3	—	389	—	—	—	30	—	—	419
Parkes (S)	8	—	649	—	2	229	87	35	235	1,200
Weddin (S)	4	—	375	—	—	—	50	80	80	505
Lachlan (SSD)	*32*	*2*	*3,003*	*4*	*2*	*458*	*361*	*1,229*	*1,429*	*5,250*
Central West (SD)	**103**	**4**	**9,235**	**8**	**2**	**697**	**1,268**	**1,363**	**4,423**	**15,622**

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, MARCH 1990—*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)	15	—	1,384	5	—	130	242	495	495	2,252
Queanbeyan (SSD)	*15*	—	*1,384*	*5*	—	*130*	*242*	*495*	*495*	*2,252*
Boorowa (S)	—	—	—	—	—	—	—	—	—	—
Crookwell (S)	4	—	350	—	—	—	40	—	—	390
Goulburn (C)	2	—	177	—	—	—	119	40	102	399
Gunning (S)	3	—	189	—	—	—	15	—	—	204
Harden (S)	2	—	172	—	—	—	62	—	—	234
Mulwaree (S)	7	—	490	—	—	—	—	60	423	913
Tallaganda (S)	—	—	—	—	—	—	50	—	488	538
Yarrowlumla (S)	15	—	1,160	—	—	—	415	60	60	1,635
Yass (S)	8	—	529	—	—	—	142	—	—	671
Young (S)	4	—	452	9	—	435	64	39	39	990
Southern Tablelands (excl. Queanbeyan) (SSD)	*45*	—	*3,519*	*9*	—	*435*	*907*	*199*	*1,113*	*5,974*
Bega Valley (S)	32	—	3,016	4	—	184	291	30	30	3,521
Eurobodalla (S)	40	2	3,703	13	—	467	530	272	272	4,972
Lower South Coast (SSD)	*72*	*2*	*6,719*	*17*	—	*651*	*821*	*302*	*302*	*8,493*
Bombala (S)	1	—	54	—	—	—	162	138	138	354
Cooma-Monaro (S)	14	—	1,038	—	—	—	111	70	70	1,219
Snowy River (S)	9	—	777	—	—	—	70	1,555	1,555	2,402
Snowy (SSD)	*24*	—	*1,869*	—	—	—	*343*	*1,763*	*1,763*	*3,975*
South Eastern (SD)	**156**	**2**	**13,492**	**31**	**—**	**1,216**	**2,313**	**2,760**	**3,673**	**20,694**
MURRUMBIDGEE STATISTICAL DIVISION										
Coolamon (S)	1	—	41	—	—	—	53	—	371	465
Cootamundra (S)	2	—	144	—	—	—	65	140	140	349
Gundagai (S)	1	—	52	—	—	—	32	—	—	84
Junee (S)	—	—	—	—	—	—	—	—	—	—
Lockhart (S)	—	—	—	—	—	—	45	—	361	405
Narrandera (S)	2	—	107	—	—	—	—	35	35	142
Temora (S)	4	—	389	—	—	—	—	—	—	389
Tumut (S)	4	—	236	—	—	—	70	105	105	411
Wagga Wagga (C)	24	10	2,754	4	—	229	200	2,545	3,163	6,345
Central Murrumbidgee (SSD)	*38*	*10*	*3,723*	*4*	—	*229*	*464*	*2,825*	*4,175*	*8,590*
Carrathool (S)	—	—	—	—	—	—	26	—	—	26
Griffith (C)	6	—	724	—	—	—	257	120	120	1,101
Hay (S)	—	—	—	—	—	—	—	—	—	—
Leeton (S)	7	—	603	—	—	—	38	320	320	961
Murrumbidgee (S)	2	—	108	—	—	—	26	—	—	134
Lower Murrumbidgee (SSD)	*15*	—	*1,435*	—	—	—	*348*	*440*	*440*	*2,223*
Murrumbidgee (SD)	**53**	**10**	**5,158**	**4**	**—**	**229**	**811**	**3,265**	**4,615**	**10,813**

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, MARCH 1990—*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)	24	2	1,813	7	—	405	282	2,268	2,367	4,866
Hume (S)	9	—	701	—	—	—	99	80	80	880
Albury (SSD)	*33*	*2*	*2,514*	*7*	*—*	*405*	*380*	*2,348*	*2,447*	*5,746*
Corowa (S)	2	—	142	5	—	474	74	650	650	1,339
Culcairn (S)	—	—	—	—	—	—	—	—	—	—
Holbrook (S)	5	—	431	—	—	—	—	—	124	555
Tumbarumba (S)	—	—	—	—	—	—	—	—	—	—
Urana (S)	—	—	—	—	—	—	36	—	—	36
Upper Murray (excl. Albury) (SSD)	*7*	*—*	*573*	*5*	*—*	*474*	*110*	*650*	*774*	*1,931*
Berrigan (S)	3	—	227	6	—	276	61	—	—	564
Conargo (S)	—	—	—	—	—	—	—	—	—	—
Deniliquin (M)	2	—	125	2	—	97	35	—	—	257
Jerilderie (S)	1	—	75	—	—	—	40	—	—	115
Murray (S)	2	—	257	—	—	—	21	—	—	278
Wakool (S)	2	—	150	—	—	—	—	40	40	190
Windouran (S)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	*10*	*—*	*834*	*8*	*—*	*373*	*157*	*40*	*40*	*1,404*
Balranald (S)	—	—	—	—	—	—	—	—	—	—
Wentworth (S)	2	—	142	—	—	—	47	120	120	309
Murray-Darling (SSD)	*2*	*—*	*142*	*—*	*—*	*—*	*47*	*120*	*120*	*309*
Murray (SD)	**52**	**2**	**4,063**	**20**	**—**	**1,252**	**694**	**3,158**	**3,381**	**9,390**
FAR WEST STATISTICAL DIVISION										
Broken Hill (C)	1	—	40	—	—	—	111	580	580	731
Central Darling (S)	1	—	60	—	2	75	—	—	—	135
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
Far West (SD)	**2**	**—**	**100**	**—**	**2**	**75**	**111**	**580**	**580**	**866**
NEW SOUTH WALES										
New South Wales	**2,437**	**52**	**223,469**	**1,807**	**174**	**86,836**	**81,586**	**303,894**	**356,744**	**748,635**

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 (eg. 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 (eg. 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 1988, the statistics cover:

(a) all approved new residential building jobs valued at $5,000 or more (previously all new residential building jobs were included regardless of value);

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

(c) all approved non-residential building jobs valued at $30,000 or more (previously $10,000 or more).

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

Definitions

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. Thus, detached 'granny flats' and detached dwelling units (such as caretakers' residences) associated with 'non-residential buildings' are defined as houses for the purpose of these statistics.

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

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.

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. 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, rectories;

(b) *Other residential buildings*. Includes blocks of flats, home units, attached townhouses, villa units, terrace houses, 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, sports and 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

14. This bulletin contains data presented according to the Australian Standard Geographical Classification (ASGC), Edition 4. Under this classification, statistical areas are defined as follows:

STATISTICAL LOCAL AREAS (SLA's). 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 (LGA's) 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, SLA's cover the whole of the State without gaps or overlaps. In some cases legal LGA's overlap Statistical Subdivision boundaries and therefore comprise 2 SLA's (Part A and Part B) or 3 SLA's in the case of Cabonne (S) (Part A, Part B and Part C).

STATISTICAL SUBDIVISIONS (SSD's). These consist of one or more SLA's and form the intermediate size spatial unit for the presentation of regional data.

STATISTICAL DIVISIONS (SD's). These consist of one or more Statistical Subdivisions (SSD's). Where SSD's 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.

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).

Further information concerning statistical areas is contained in the publication *Regional Statistics, New South Wales*, 1987 issue (Catalogue 1304.1) and in the publication *Australian Standard Geographical Classification* (Catalogue 1216.0).

General

15. 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

16. 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. In this publication the seasonally adjusted series have been revised. The revision is the result of the annual re-analysis, details of which, together with information regarding the methods used in seasonally adjusting the series, are available on request.

17. 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.

18. 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.

19. 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.

20. 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.

21. 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.

22. 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

23. The base year of constant price estimates of building approvals contained in this issue has been changed to 1984-85. (Previously, constant price estimates in this publication have been published on a 1979-80 base).

24. Periodic rebasing of constant price estimates is necessary to take account of changed price relativities and structural relationships in the economy. The choice of base year influences the movements 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 other periods included in this series. The more remote a base year is from the current period, the less likely that its relative prices will reflect the current situation.

25. A more detailed discussion of the need for rebasing constant price estimates and factors affecting the choice of base year are contained in the information paper *Change in Base Year of Constant Price Estimates from 1979-80 to 1984-85* (5227.0) released on 6 June 1988.

26. Estimates of the quarterly value of building approvals at average 1984-85 prices are presented for New South Wales in Table 4. Monthly value data at constant prices are not available.

27. 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'.

28. 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

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

Building Approvals in Statistical Local Areas, NSW (annual) (8733.1)

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)

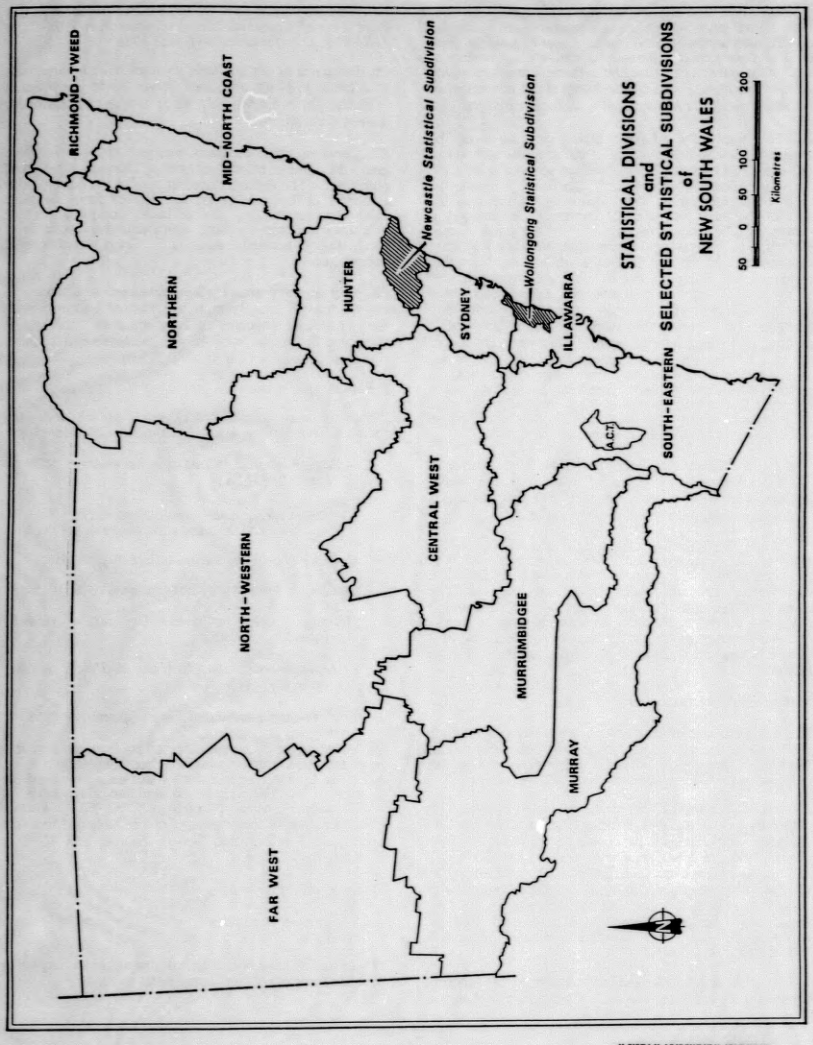
Engineering Construction Survey (quarterly) (8762.0)

30. A list of the complete range of publications available from the ABS can be obtained from any ABS Office. Access to a wide range of ABS statistics is also available through the VIATEL videotex system and on AUSSTATS, ABS' on-line service through CSIRONET. Further information about these services can be obtained from the Sydney ABS Information Service on (02) 268 4611, or from any ABS Office.

Symbols and other usages

- Nil or rounded to zero
r Revised

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



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