New South Wales

Australian Bureau of Statistics

CATALOGUE NO. 8731.1
EMBARGOED UNTIL 11.30 a.m. 4 JUNE 1991

BUILDING APPROVALS, NEW SOUTH WALES, APRIL 1991

MAIN FEATURES

NUMBER OF NEW DWELLING UNITS APPROVED

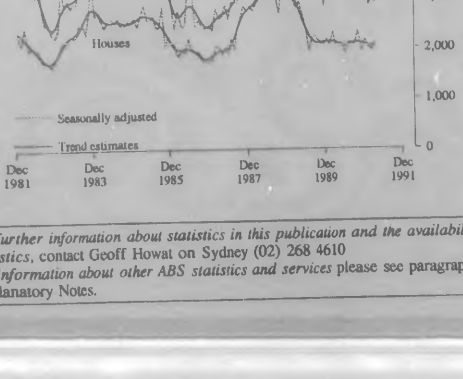
	April 1990	*March 1991*	*April 1991*	*April 1990 to April 1991 change*	*March 1991 to April 1991 change*
Original series	2,898	2,948	2,861	–1%	–3%
Seasonally adjusted	3,318	2,987	2,978	–10%	—
Trend estimate	3,256	2,977	2,928	–10%	–2%

The seasonally adjusted number of dwelling units approved in April 1991 (2,978) was marginally lower than the previous month and 10% lower than April 1990. The trend estimates number of dwelling units approved (2,928) is the lowest figure since July 1987. In the twenty months since August 1989, the trend estimates for house approvals in New South Wales have remained very stable at an average of 2,100 per month, with a maximum of 2,144 in February 1990 and a minimum of 2,045 in April 1991. In original terms the number of dwelling units approved in other residential buildings (766) is the lowest figure since January 1988.

Value of building jobs approved

The value of building jobs approved in April 1991 ($586.3m) was 4% higher than the previous month but 17% lower than April 1990. The value of other residential building approvals ($48.4m) is the lowest since January 1988. In the 10 months to April 1991 the value of non-residential building approved decreased by 32% (to $3,014.9m) compared with the corresponding period of the previous year. This decrease is largely attributable to the categories Offices (down by 56%), Hotels (down by 58%) and Other Business Premises (down by 43%).

TOTAL DWELLING UNITS APPROVED



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- *for further information about statistics in this publication and the availability of unpublished statistics*, contact Geoff Howat on Sydney (02) 268 4610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 see paragraph 27 of the Explanatory Notes.

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 all 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.

JOHN WILSON
Deputy Commonwealth Statistician

Unpublished data

The ABS can make available certain building approvals data which are not published, such as floor area 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; and
- 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									
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
1989-90	10,125	140	10,265	7,538	1,444	8,982	17,663	1,584	19,247
July-April									
1989-90	8,265	88	8,353	6,545	899	7,444	14,810	987	15,797
1990-91	8,369	203	8,572	5,121	1,223	6,344	13,490	1,426	14,916
1990—									
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
April	837	18	855	560	58	618	1,397	76	1,473
May	978	—	978	711	124	835	1,689	124	1,813
June	882	52	934	282	421	703	1,164	473	1,637
July	730	40	770	419	175	594	1,149	215	1,364
August	837	55	892	696	130	826	1,533	185	1,718
September	781	33	814	633	136	769	1,414	169	1,583
October	855	—	855	516	304	820	1,371	304	1,675
November	1,278	30	1,308	707	117	824	1,985	147	2,132
December	612	—	612	275	124	399	887	124	1,011
1991—									
January	932	—	932	412	97	509	1,344	97	1,441
February	740	3	743	494	45	539	1,234	48	1,282
March	738	6	744	619	49	668	1,357	55	1,412
April	866	36	902	350	46	396	1,216	82	1,298
NEW SOUTH WALES									
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
1989-90	25,086	435	25,521	12,465	2,249	14,714	37,551	2,684	40,235
July-April									
1989-90	20,686	357	21,043	10,671	1,535	12,206	31,357	1,892	33,249
1990-91	20,057	472	20,529	8,975	1,647	10,622	29,032	2,119	31,151
1990—									
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
April	1,895	53	1,948	866	84	950	2,761	137	2,898
May	2,377	13	2,390	1,182	184	1,366	3,559	197	3,756
June	2,023	65	2,088	612	530	1,142	2,635	595	3,230	
July	1,931	88	2,019	885	224	1,109	2,816	312	3,128
August	2,055	65	2,120	1,102	130	1,232	3,157	195	3,352
September	2,001	59	2,060	1,099	169	1,268	3,100	228	3,328
October	2,114	20	2,134	914	386	1,300	3,028	406	3,434
November	2,619	65	2,684	1,110	133	1,243	3,729	198	3,927
December	1,641	15	1,656	696	226	922	2,337	241	2,578
1991—									
January	1,998	23	2,021	775	99	874	2,773	122	2,895
February	1,727	45	1,772	788	140	928	2,515	185	2,700
March	1,951	17	1,968	909	71	980	2,860	88	2,948
April	2,020	75	2,095	697	69	766	2,717	144	2,861

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 42 such dwelling units approved in April 1991

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														
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
1989-90	1,061.9	9.8	1,071.8	640.7	116.5	757.2	1,702.6	126.4	1,828.9	665.9	3,328.7	4,534.5	5,682.0	7,029.3
July-April—														
1989-90	860.7	5.8	866.5	533.8	70.6	604.4	1,394.5	76.4	1,470.9	555.5	2,988.8	3,777.9	4,925.3	5,804.3
1990-91	899.0	16.3	915.3	441.0	109.6	550.6	1,340.0	125.9	1,465.9	530.0	1,821.2	2,327.5	3,683.6	4,323.4
1990—														
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
April	87.5	1.2	88.7	54.2	5.4	59.6	141.7	6.6	148.3	60.5	230.6	295.2	467.0	542.5
May	108.9	—	108.9	66.9	11.0	77.9	175.8	11.0	186.8	49.9	109.2	461.3	289.8	682.5
June	92.3	4.1	96.4	39.9	34.9	74.9	132.3	39.0	171.3	57.5	174.6	229.7	356.1	428.6
July	90.6	2.9	93.5	33.4	14.5	47.8	124.0	17.4	141.4	65.6	226.4	280.9	432.6	502.0
August	96.2	4.3	100.4	45.6	9.5	55.1	141.7	13.8	155.5	53.1	301.9	346.4	491.6	550.3
September	81.3	2.3	83.7	57.2	10.0	67.1	138.5	12.3	150.8	59.0	150.5	178.3	344.0	400.5
October	94.6	—	94.6	39.9	28.7	68.6	134.5	28.7	163.2	62.6	151.0	226.5	389.1	479.2
November	121.3	2.2	123.4	56.4	10.2	66.6	177.7	12.4	190.0	62.6	151.0	226.5	389.1	479.2
December	68.2	—	68.2	26.1	12.3	38.4	94.3	12.3	106.6	41.8	80.1	174.6	216.2	322.9
1991—														
January	98.3	—	98.3	58.7	11.7	70.4	157.0	11.7	168.7	56.1	109.7	184.1	321.9	409.0
February	82.4	0.3	82.6	36.5	4.4	40.9	118.9	4.6	123.5	41.7	322.0	336.5	481.3	501.6
March	79.9	0.5	80.4	62.6	5.7	68.3	142.5	6.2	148.6	46.7	113.2	152.2	302.4	347.6
April	86.2	3.9	90.2	24.7	2.6	27.4	110.9	6.6	117.5	46.0	191.8	218.3	348.5	381.8
NEW SOUTH WALES														
1987-88	2,319.0	31.3	2,350.4	460.2	113.5	573.7	2,779.3	144.5	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
1989-90	2,307.0	34.7	2,341.7	933.2	167.8	1,101.1	3,240.2	202.6	3,442.8	873.4	3,848.1	5,368.4	7,945.8	9,684.6
July-April—														
1989-90	1,883.6	28.4	1,911.9	772.5	108.8	881.3	2,656.1	137.1	2,793.2	721.9	3,409.1	4,446.9	6,773.1	7,962.1
1990-91	1,921.2	40.3	1,961.5	664.6	143.3	807.9	2,585.8	183.6	2,769.4	736.9	2,263.4	3,014.9	5,577.5	6,521.2
1990—														
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
April	178.3	4.8	183.1	71.7	6.2	77.9	250.0	11.0	261.0	57.1	342.2	391.6	649.0	709.7
May	230.6	1.1	231.7	101.7	15.3	117.0	332.3	16.4	348.7	82.5	272.4	378.8	686.9	810.0
June	192.8	5.5	198.1	59.0	43.8	102.8	251.8	49.1	300.9	69.0	166.7	542.6	485.8	912.5
July	192.0	7.6	199.6	61.1	17.7	78.8	253.1	25.3	278.4	74.2	209.9	302.3	536.8	654.8
August	205.7	5.3	211.0	69.8	9.5	79.4	275.5	14.8	290.3	87.9	299.5	369.9	661.7	748.1
September	186.7	4.6	191.3	84.6	12.4	97.0	271.3	17.0	288.3	74.5	354.9	417.5	698.9	780.4
October	203.2	2.1	205.2	63.3	36.4	99.7	266.5	38.5	305.0	82.4	204.8	257.4	553.6	644.9
November	238.4	5.0	243.3	79.7	11.4	91.1	318.1	16.3	334.4	86.7	198.6	296.9	601.2	718.0
December	157.8	1.1	158.9	50.3	21.1	71.4	208.1	22.2	230.3	59.0	132.0	233.4	399.1	522.7
1991—														
January	193.0	2.4	195.4	80.3	11.9	92.3	273.3	14.3	287.6	73.4	134.3	258.0	470.1	619.0
February	168.7	3.9	172.7	53.1	10.9	64.1	221.9	14.9	236.8	59.3	358.5	386.1	638.4	682.1
March	187.0	1.7	188.7	78.4	7.2	85.7	265.5	8.9	274.4	68.5	146.3	222.0	479.8	564.9
April	188.8	6.7	195.6	43.7	4.6	48.4	232.6	11.4	243.9	70.9	224.6	271.5	527.9	586.3

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

	Number of dwelling units				Value ($m)	
	Houses		Total			
Period	Private sector	Total	Private sector	Total	New residential building	Alterations and additions to residential buildings
SEASONALLY ADJUSTED						
1990—						
February	2,001	2,050	3,069	3,117	277.6	74.1
March	2,314	2,344	3,276	3,424	303.9	79.4
April	1,995	2,048	2,952	3,318	287.6	66.7
May	2,048	2,080	3,014	3,256	294.5	72.6
June	2,067	2,109	2,699	3,178	292.0	68.4
July	1,874	1,911	2,639	3,090	254.8	71.3
August	2,024	2,093	2,990	3,093	279.1	83.0
September	2,053	2,121	3,139	3,430	303.7	71.8
October	2,070	2,072	3,002	3,400	305.5	74.2
November	2,254	2,334	3,358	3,442	293.0	75.0
December	1,932	1,952	2,887	3,027	280.3	74.2
1991—						
January	2,117	2,162	3,074	3,288	329.9	80.0
February	1,931	2,019	2,714	2,874	247.2	68.3
March	1,952	1,971	2,806	2,987	275.6	68.7
April	2,071	2,138	2,784	2,978	257.8	78.2
TREND ESTIMATES						
1990—						
February	2,106	2,144	3,103	3,217	287.7	73.7
March	2,101	2,140	3,051	3,244	290.2	73.0
April	2,081	2,122	2,986	3,256	289.7	72.3
May	2,045	2,087	2,909	3,235	286.4	71.9
June	2,015	2,060	2,861	3,214	284.0	72.2
July	2,005	2,053	2,863	3,211	283.0	72.9
August	2,019	2,067	2,925	3,245	285.4	74.1
September	2,048	2,096	3,012	3,287	290.3	75.2
October r	2,074	2,121	3,080	3,313	295.5	75.6
November r	2,078	2,124	3,090	3,291	297.4	75.2
December r	2,064	2,110	3,040	3,224	294.4	74.4
1991—						
January r	2,038	2,086	2,957	3,133	287.3	73.8
February r	2,014	2,065	2,877	3,049	279.0	73.4
March r	1,999	2,052	2,809	2,977	270.9	73.3
April r	1,988	2,045	2,757	2,928	264.0	73.2

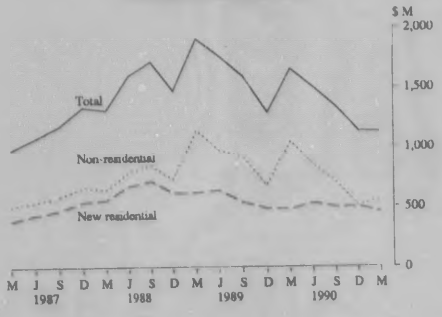
(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average — see paragraphs 16-22 of the Explanatory Notes for a more detailed explanation.

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*
1987-88	1,809.3	1,833.1	425.7	2,258.8	500.8	2,143.5	2,701.4	4,758.0	5,461.0
1988-89	1,894.9	1,921.8	680.1	2,601.9	557.7	2,913.2	3,709.6	5,943.8	6,869.2
1989-90	1,328.2	1,348.3	688.1	2,036.4	503.2	2,521.4	3,517.1	4,968.8	6,056.7
1989—									
Dec. qtr	329.2	331.5	155.5	487.0	129.2	435.5	679.6	1,036.8	1,295.8
1990—									
Mar. qtr	321.4	325.2	155.0	480.2	121.5	879.4	1,055.4	1,472.9	1,657.1
June qtr	340.1	346.5	184.3	530.8	117.9	509.1	855.7	1,119.7	1,504.4
Sept. qtr	329.6	339.4	157.5	496.9	133.4	562.4	709.1	1,169.1	1,339.4
Dec. qtr	334.6	339.2	161.7	500.9	127.4	348.2	512.2	938.3	1,140.5
1991—									
Mar. qtr	305.9	310.3	149.2	459.5	112.2	415.5	563.0	972.8	1,134.7

(a) See paragraphs 23-25 of the Explanatory Notes.

VALUE OF BUILDING APPROVED AT AVERAGE 1984-85 PRICES



VALUE OF NEW RESIDENTIAL BUILDINGS APPROVED AT AVERAGE 1984-85 PRICES

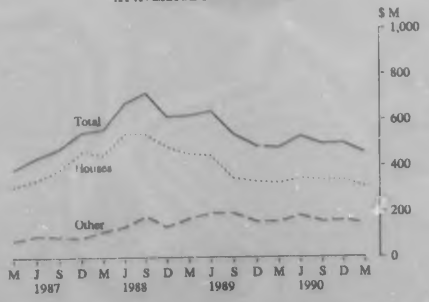


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
($ million)

Class of building	1988-89	1989-90	July-April		1991		
			1989-90	1990-91	February	March	April
PRIVATE SECTOR							
New houses	2,998.3	2,307.0	1,883.6	1,921.2	168.7	187.0	188.8
New other residential buildings	826.5	933.2	772.5	[illegible]6	53.1	78.4	43.7
Total new residential building	*3,824.8*	*3,240.2*	*2,656.1*	*2,585.8*	*221.9*	*265.5*	*232.6*
Alterations and additions to residential buildings	877.0	857.5	707.9	728.3	58.0	68.0	70.7
Hotels, etc.	641.1	599.9	584.4	248.0	177.7	6.9	1.2
Shops	370.5	406.3	329.6	521.3	49.0	24.0	102.0
Factories	617.6	569.9	464.8	358.5	13.5	33.1	26.1
Offices	1,809.9	1,395.0	1,323.8	461.5	49.1	28.1	60.1
Other business premises	350.0	456.4	399.8	308.1	33.8	28.4	14.6
Educational	73.0	81.0	53.4	92.5	6.6	3.4	3.5
Religious	22.5	21.9	17.3	24.5	2.4	3.7	0.2
Health	72.7	48.8	41.0	43.3	2.5	1.1	1.4
Entertainment and recreational	206.4	183.5	128.0	123.6	9.9	12.0	11.6
Miscellaneous	59.8	85.3	66.8	82.1	12.1	5.5	3.8
Total non-residential building	*4,223.5*	*3,848.1*	*3,409.1*	*2,263.4*	*358.5*	*146.3*	*224.6*
Total	**8,925.3**	**7,945.8**	**6,773.1**	**5,577.5**	**638.4**	**479.8**	**527.9**
PUBLIC SECTOR							
New houses	42.8	34.7	28.4	40.3	3.9	1.7	6.7
New other residential buildings	190.9	167.8	108.8	143.3	10.9	7.2	4.6
Total new residential building	*233.7*	*202.6*	*137.1*	*183.6*	*14.9*	*8.9*	*11.4*
Alterations and additions to residential buildings	8.7	15.9	14.0	8.6	1.2	0.6	0.2
Hotels, etc.	2.1	4.1	4.1	0.3	0.1	—	—
Shops	20.0	25.0	23.5	4.7	0.1	0.2	1.1
Factories	50.1	13.9	13.4	12.9	0.2	0.1	—
Offices	458.6	429.3	178.3	206.7	5.8	4.1	18.4
Other business premises	216.2	297.0	286.6	83.3	4.5	6.5	1.3
Educational	231.5	316.4	233.6	187.0	5.4	27.0	5.8
Religious		0.5	0.5	—	—	—	—
Health	46.4	194.4	76.7	122.9	1.6	23.1	14.5
Entertainment and recreational	48.6	40.3	28.3	35.8	4.4	4.4	1.8
Miscellaneous	84.9	199.5	192.9	97.9	5.5	10.4	4.0
Total non-residential building	*1,158.4*	*1,520.3*	*1,037.9*	*751.5*	*27.6*	*75.7*	*46.9*
Total	**1,400.7**	**1,738.8**	**1,189.0**	**943.7**	**43.7**	**85.2**	**58.5**
TOTAL							
New houses	3,041.1	2,341.7	1,911.9	1,961.5	172.7	188.7	195.6
New other residential buildings	1,017.4	1,101.1	881.3	807.9	64.1	85.7	48.4
Total new residential building	*4,058.5*	*3,442.8*	*2,793.2*	*2,769.4*	*236.8*	*274.4*	*243.9*
Alterations and additions to residential buildings	885.7	873.4	721.9	736.9	59.3	68.5	70.9
Hotels, etc.	643.2	604.0	588.6	248.3	177.7	6.9	1.2
Shops	390.5	431.4	353.1	526.0	49.1	24.2	103.1
Factories	667.7	583.8	478.2	371.4	13.7	33.2	26.1
Offices	2,268.5	1,824.2	1,502.1	668.3	54.9	32.3	78.5
Other business premises	566.2	753.5	686.4	391.4	38.3	34.9	15.9
Educational	304.6	397.4	287.0	279.4	11.9	30.4	9.3
Religious	22.5	22.4	17.8	24.5	2.4	3.7	0.2
Health	119.0	243.2	117.7	166.2	4.2	24.1	15.9
Entertainment and recreational	254.9	223.7	156.4	159.5	14.3	16.4	13.5
Miscellaneous	144.7	284.8	259.7	180.0	17.5	15.9	7.8
Total non-residential building	*5,381.9*	*5,368.4*	*4,446.9*	*3,014.9*	*386.1*	*222.0*	*271.5*
Total	**10,326.0**	**9,684.6**	**7,962.1**	**6,521.2**	**682.1**	**564.9**	**586.3**

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

Period	$50,000 to less than $200,000		$200,000 to less than $500,000		$500,000 to less than $1m		$1m to less than $5m		$5m and over		Total	
	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)
HOTELS, ETC.												
1991—												
February	[illegible]	0.6	—	—	1	0.7	1	1.4	2	175.0	12	177.7
March	7	0.6	3	0.8	1	0.7	1	4.9	—	—	12	6.9
April	6	0.6	2	0.6	—	—	—	—	—	—	8	1.2
SHOPS												
1991—												
February	52	4.7	22	6.0	6	3.4	1	3.0	1	32.0	82	49.1
March	45	4.2	11	3.2	6	4.9	3	6.0	1	5.9	66	24.2
April	41	3.7	18	5.4	3	2.1	5	11.8	1	80.0	68	103.1
FACTORIES												
1991—												
February	34	3.3	19	5.0	3	1.8	2	5.5	—	—	58	15.7
March	26	2.7	20	6.1	4	2.7	4	4.7	1	17.0	55	33.2
April	25	2.5	12	3.6	4	3.0	3	5.8	2	11.1	46	26.1
OFFICES												
1991—												
February	33	3.2	19	5.7	8	5.6	6	10.9	1	29.5	67	54.9
March	56	6.0	22	6.7	6	3.7	3	4.9	1	11.0	88	32.3
April	62	5.7	14	4.2	9	6.0	3	8.9	6	53.6	94	78.5
OTHER BUSINESS PREMISES												
1991—												
February	21	2.3	7	2.1	1	0.5	4	8.1	2	25.3	35	38.3
March	21	1.9	8	2.2	1	0.6	2	3.2	2	27.0	34	34.9
April	25	2.2	7	2.3	5	3.4	5	8.1	—	—	42	15.9
EDUCATIONAL												
1991—												
February	12	1.2	7	1.9	5	3.7	3	5.2	—	—	27	11.9
March	9	1.0	4	1.4	2	1.2	4	8.2	2	18.6	21	30.4
April	7	0.6	6	2.0	3	1.6	2	5.0	—	—	18	9.3

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												
1991—												
February	6	0.6	2	0.7	2	1.1	—	—	—	—	10	2.4
March	4	0.5	2	0.8	1	0.6	1	1.9	—	—	8	3.7
April	2	0.2	—	—	—	—	—	—	—	—	2	0.2
HEALTH												
1991—												
February	7	0.7	3	0.9	2	1.3	1	1.2	—	—	13	4.2
March	6	0.8	1	0.3	2	1.3	6	15.5	1	6.3	16	24.1
April	9	1.0	5	1.7	1	0.9	2	6.6	1	5.7	18	15.9
ENTERTAINMENT AND RECREATIONAL												
1991—												
February	16	1.9	5	1.7	3	2.3	5	8.4	—	—	29	14.3
March	13	1.4	9	2.7	6	4.1	1	1.0	1	7.2	30	16.4
April	18	1.7	6	1.9	5	3.1	3	6.7	—	—	32	13.5
MISCELLANEOUS												
1991—												
February	14	1.4	4	1.5	1	0.7	4	7.7	1	6.3	24	17.5
March	11	0.8	6	2.2	4	3.0	2	4.7	1	5.2	24	15.9
April	9	1.0	4	1.3	7	4.3	1	1.2	—	—	21	7.8
TOTAL NON-RESIDENTIAL BUILDING												
1991—												
February	203	20.0	88	25.5	32	21.3	27	51.2	7	268.1	357	386.1
March	198	19.9	86	26.4	33	22.6	27	54.9	10	98.2	354	222.0
April	204	19.3	74	23.1	37	24.5	34	54.0	10	150.5	349	271.5

TABLE 7. NUMBER AND VALUE OF DWELLING UNITS (a) APPROVED IN AREAS OF NSW, APRIL 1991

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value ($'000)	Number	Value ($'000)	Number	Value ($'000)
SYDNEY STATISTICAL DIVISION						
Houses	*866*	*86,234*	*36*	*3,926*	*902*	*90,161*
Brick, stone, or concrete	93	15,832	2	214	95	16,047
Brick-veneer	718	66,339	33	3,658	751	69,997
Timber	37	2,858	1	54	38	2,912
Fibre cement	15	884	—	—	15	884
Other materials	3	322	—	—	3	322
Other residential buildings	350	24,714	46	2,650	396	27,364
Total residential buildings	**1,216**	**110,949**	**82**	**6,576**	**1,298**	**117,525**
HUNTER STATISTICAL DIVISION						
Houses	*226*	*20,744*	*5*	*375*	*231*	*21,119*
Brick, stone, or concrete	24	2,559	—	—	24	2,559
Brick-veneer	160	15,220	5	375	165	15,595
Timber	14	1,154	—	—	14	1,154
Fibre cement	25	1,631	—	—	25	1,631
Other materials	3	180	—	—	3	180
Other residential buildings	127	5,420	7	653	134	6,073
Total residential buildings	**353**	**26,164**	**12**	**1,028**	**365**	**27,192**
ILLAWARRA STATISTICAL DIVISION						
Houses	*188*	*17,613*	*2*	*130*	*190*	*17,743*
Brick, stone, or concrete	7	1,041	—	—	7	1,041
Brick-veneer	156	15,072	2	130	158	15,202
Timber	11	780	—	—	11	780
Fibre cement	12	573	—	—	12	573
Other materials	2	147	—	—	2	147
Other residential buildings	29	1,844	11	1,014	40	2,858
Total residential buildings	**217**	**19,457**	**13**	**1,144**	**230**	**20,601**
BALANCE OF NEW SOUTH WALES						
Houses	*740*	*64,242*	*32*	*2,309*	*772*	*66,551*
Brick, stone, or concrete	147	13,745	—	—	147	13,745
Brick-veneer	435	40,908	32	2,309	467	43,217
Timber	83	4,940	—	—	83	4,940
Fibre cement	63	3,735	—	—	63	3,735
Other materials	12	915	—	—	12	915
Other residential buildings	191	11,755	5	312	196	12,067
Total residential buildings	**931**	**75,996**	**37**	**2,621**	**968**	**78,617**
NEW SOUTH WALES						
Houses	*2,020*	*188,833*	*75*	*6,740*	*2,095*	*195,573*
Brick, stone, or concrete	271	33,176	2	214	273	33,391
Brick-veneer	1,469	137,540	72	6,472	1,541	144,011
Timber	145	9,731	1	54	146	9,785
Fibre cement	115	6,822	—	—	115	6,822
Other materials	20	1,564	—	—	20	1,564
Other residential buildings	697	43,733	69	4,629	766	48,362
Total residential buildings	**2,717**	**232,566**	**144**	**11,369**	**2,861**	**243,935**

(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, APRIL 1991

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	—	210	—	—	—	365	16,335	16,335	16,910
Leichhardt (M)	1	—	70	2	—	138	834	60	60	1,102
Marrickville (M)	3	—	180	—	—	—	994	2,775	2,775	3,949
South Sydney (C)	1	—	91	—	—	—	436	4,660	4,960	5,486
Sydney (C) — Inner & Remainder	—	—	—	—	—	—	35	21,498	32,224	32,259
Inner Sydney (SSD)	7	—	*351*	2	—	*138*	*2,662*	*45,328*	*56,354*	*59,705*
Randwick (M)	4	20	3,279	3	—	350	2,137	210	267	6,032
Waverley (M)	—	—	—	—	—	—	1,351	—	—	1,351
Woollahra (M)	1	—	200	—	—	—	1,393	50	115	1,708
Eastern Suburbs (SSD)	*5*	*20*	*3,479*	*3*	—	*350*	*4,880*	*260*	*382*	*9,091*
Hurstville (C)	6	—	630	—	—	—	795	3,100	3,150	4,574
Kogarah (M)	4	—	830	—	—	—	475	611	1,111	2,416
Rockdale (M)	7	—	807	—	—	—	1,530	900	1,140	3,477
Sutherland (S)	47	—	6,533	35	—	2,630	2,236	83,700	83,700	95,099
St George — Sutherland (SSD)	*64*	—	*8,800*	*35*	—	*2,630*	*5,035*	*88,311*	*89,101*	*105,566*
Bankstown (C)	13	—	1,366	10	—	750	1,412	19,581	19,581	23,109
Canterbury (M)	6	—	1,132	13	—	600	1,068	2,892	2,892	5,692
Canterbury — Bankstown (SSD)	*19*	—	*2,498*	*23*	—	*1,350*	*2,480*	*22,473*	*22,473*	*28,801*
Fairfield (C)	69	—	6,692	4	—	275	435	1,969	1,969	9,371
Liverpool (C)	75	13	6,697	—	—	—	391	635	769	7,857
Fairfield — Liverpool (SSD)	*144*	*13*	*13,389*	*4*	—	*275*	*826*	*2,604*	*2,738*	*17,229*
Camden (M)	48	—	3,554	12	—	780	421	110	110	4,865
Campbelltown (C)	62	—	4,069	20	—	959	651	575	575	6,254
Wollondilly (S)	17	—	1,361	—	—	—	352	—	—	1,712
Outer South Western Sydney (SSD)	*127*	—	*8,984*	*32*	—	*1,739*	*1,423*	*685*	*685*	*12,831*
Ashfield (M)	—	—	—	—	—	—	461	255	255	716
Burwood (M)	1	—	160	—	—	—	158	100	100	418
Concord (M)	2	—	235	—	—	—	664	263	263	1,162
Drummoyne (M)	1	—	600	—	31	1,824	90	100	100	2,614
Strathfield (M)	1	—	300	—	—	—	422	—	—	722
Inner Western Sydney (SSD)	*5*	—	*1,295*	—	*31*	*1,824*	*1,794*	*718*	*718*	*5,631*

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, APRIL 1991 —*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)	2	—	327	—	—	—	303	80	930	1,560
Holroyd (C)	7	—	629	59	—	3,560	662	6,510	6,510	11,360
Parramatta (C)	1	—	40	—	—	—	876	168	168	1,084
Central Western Sydney (SSD)	*10*	—	*996*	*59*	—	*3,560*	*1,842*	*6,758*	*7,608*	*14,005*
Blue Mountains (C)	25	1	2,215	2	—	80	1,192	380	380	3,866
Hawkesbury (C)	34	—	3,007	4	—	231	371	500	5,323	8,932
Penrith (C)	70	—	6,383	19	—	966	1,068	1,535	1,535	9,953
Outer Western Sydney (SSD)	*129*	*1*	*11,606*	*25*	—	*1,277*	*2,631*	*2,415*	*7,238*	*22,751*
Baulkham Hills (S)	30	—	4,944	34	—	2,240	2,089	5,228	5,228	14,501
Blacktown (C)	118	—	9,355	16	15	2,040	1,608	2,667	7,322	20,324
Blacktown — Baulkham Hills (SSD)	*148*	—	*14,299*	*40*	*15*	*4,280*	*3,697*	*7,895*	*12,550*	*34,825*
Hunter's Hill (M)	—	—	—	—	—	—	523	—	—	523
Lane Cove (M)	—	—	—	—	—	—	267	—	—	267
Mosman (M)	—	—	—	7	—	1,000	529	—	—	1,529
North Sydney (M)	1	—	200	8	—	1,350	673	6,903	6,903	9,126
Ryde (M)	2	—	150	5	—	450	1,499	1,730	2,234	4,333
Willoughby (C)	2	—	490	—	—	—	2,099	150	150	2,739
Lower Northern Sydney (SSD)	*5*	—	*840*	*20*	—	*2,800*	*5,590*	*8,783*	*9,287*	*18,517*
Hornsby (S)	48	—	6,197	23	—	1,702	1,881	1,549	2,053	11,833
Ku-ring-gai (M)	7	—	1,986	—	—	—	3,641	1,520	2,304	7,931
Hornsby — Ku-ring-gai (SSD)	*55*	—	*8,184*	*23*	—	*1,702*	*5,522*	*3,069*	*4,357*	*19,765*
Manly (M)	1	—	438	—	—	—	728	860	2,048	3,213
Warringah (S)	14	—	2,420	30	—	3,050	4,375	328	328	10,173
Manly — Warringah (SSD)	*15*	—	*2,858*	*30*	—	*3,050*	*5,103*	*1,188*	*2,376*	*13,386*
Gosford (C)	48	—	5,332	50	—	2,238	1,416	331	1,419	10,405
Wyong (S)	85	2	7,051	4	—	151	1,063	977	1,047	9,312
Gosford — Wyong (SSD)	*133*	*2*	*12,384*	*54*	—	*2,389*	*2,479*	*1,308*	*2,466*	*19,718*
Sydney (SD)	**866**	**36**	**90,161**	**350**	**46**	**27,364**	**45,965**	**191,795**	**218,333**	**381,822**

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, APRIL 1991 —*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)	15	—	1,422	—	—	—	354	85	85	1,862
Lake Macquarie (C)	76	—	7,118	33	7	1,981	2,779	1,195	1,195	13,073
Maitland (C)	21	—	2,039	2	—	100	509	200	284	2,932
Newcastle (C) — Inner & Remainder	27	—	2,563	15	—	847	6,245	6,906	17,353	27,009
Port Stephens (S)	33	5	3,160	63	—	2,520	254	1,305	2,448	8,382
Newcastle (SSD)	*172*	*5*	*16,302*	*113*	*7*	*5,448*	*10,141*	*9,691*	*21,365*	*53,257*
Dungog (S)	5	—	433	—	—	—	22	—	—	455
Gloucester (S)	1	—	65	—	—	—	75	—	—	140
Great Lakes (S)	21	—	1,837	2	—	145	127	—	—	2,109
Merriwa (S)	2	—	130	—	—	—	—	—	—	130
Murrurundi (S)	—	—	—	—	—	—	—	—	—	—
Muswellbrook (S)	5	—	337	—	—	—	840	345	345	1,522
Scone (S)	—	—	—	—	—	—	160	—	—	160
Singleton (S)	20	—	2,015	12	—	480	159	387	387	3,041
Hunter SD Balance (SSD)	*54*	—	*4,817*	*14*	—	*625*	*1,383*	*732*	*732*	*7,556*
Hunter (SD)	**226**	**5**	**21,119**	**127**	**7**	**6,073**	**11,524**	**10,423**	**22,097**	**60,814**
ILLAWARRA STATISTICAL DIVISION										
Kiama (M)	10	—	1,049	—	—	—	628	—	—	1,676
Shellharbour (M)	33	—	2,931	2	—	137	331	634	634	4,032
Wollongong (C)	26	—	2,673	21	11	2,179	2,135	4,855	4,855	11,842
Wollongong (SSD)	*69*	—	*6,652*	*23*	*11*	*2,316*	*3,094*	*5,489*	*5,489*	*17,551*
Shoalhaven (C)	91	2	8,265	6	—	542	1,123	500	500	10,430
Wingecarribee (S)	28	—	2,826	—	—	—	346	—	445	3,616
Illawarra SD Balance (SSD)	*119*	*2*	*11,091*	*6*	—	*542*	*1,468*	*500*	*945*	*14,046*
Illawarra (SD)	**188**	**2**	**17,743**	**29**	**11**	**2,858**	**4,562**	**5,989**	**6,434**	**31,597**
RICHMOND TWEED STATISTICAL DIVISION										
Tweed (S) Pt A	19	2	2,038	16	—	1,144	162	—	—	3,344
Tweed Heads (SSD)	*19*	*2*	*2,038*	*16*	—	*1,144*	*162*	—	—	*3,344*
Ballina (S)	21	—	2,384	12	—	848	231	250	250	3,713
Byron (S)	25	—	1,666	8	—	950	138	112	112	2,866
Casino (M)	3	—	175	4	—	180	11	—	—	365
Kyogle (S)	8	—	367	—	—	—	22	—	185	574
Lismore (C)	14	2	1,145	10	—	556	40	—	63	1,803
Richmond River (S)	14	—	1,247	—	—	—	99	—	—	1,346
Tweed (S) Pt B	19	—	1,455	3	—	170	194	—	635	2,454
Richmond — Tweed SD Balance (SSD)	*104*	*2*	*8,438*	*37*	—	*2,703*	*735*	*362*	*1,245*	*13,122*
Richmond — Tweed (SD)	**123**	**4**	**10,476**	**53**	—	**3,847**	**898**	**362**	**1,245**	**16,465**

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, APRIL 1991—*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)	16	—	1,339	—	—	—	65	98	98	1,502
Coffs Harbour (C)	27	2	2,615	12	—	768	383	792	1,092	4,858
Copmanhurst (S)	1	—	100	—	—	—	40	100	100	240
Grafton (C)	6	1	684	12	—	800	46	—	—	1,530
Maclean (S)	20	—	1,755	2	—	127	148	120	120	2,149
Nambucca (S)	2	—	165	—	—	—	59	—	—	224
Nymboida (S)	4	—	385	—	—	—	26	—	—	411
Ulmarra (S)	1	—	68	—	—	—	12	—	—	80
Clarence (SSD)	*77*	*3*	*7,111*	*26*	—	*1,695*	*779*	*1,110*	*1,410*	*10,994*
Greater Taree (C)	46	—	4,898	2	—	100	333	1,775	1,775	7,106
Hastings (M)	27	2	2,364	20	—	1,391	110	89	89	3,953
Kempsey (S)	24	—	1,771	13	—	580	244	510	940	3,535
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	*97*	*2*	*9,033*	*35*	—	*2,071*	*686*	*2,374*	*2,804*	*14,595*
Mid-North Coast (SD)	**174**	**5**	**16,144**	**61**	—	**3,766**	**1,465**	**3,484**	**4,214**	**25,589**
NORTHERN STATISTICAL DIVISION										
Barraba (S)	—	—	—	—	—	—	—	—	—	—
Bingara (S)	1	—	20	—	—	—	—	466	466	486
Gunnedah (S)	2	—	185	—	—	—	126	50	50	361
Inverell (S) Pt A	—	—	—	—	—	—	23	—	—	23
Manilla (S)	1	—	80	—	—	—	—	—	—	80
Nundle (S)	—	—	—	—	—	—	—	—	—	—
Parry (S)	13	—	947	—	—	—	151	140	140	1,238
Quirindi (S)	—	—	—	—	—	—	18	—	—	18
Tamworth (C)	23	2	2,427	5	—	340	228	270	270	3,265
Yallaroi (S)	—	—	—	—	—	—	—	135	135	135
Northern Slopes (SSD)	*40*	*2*	*3,659*	*5*	—	*340*	*545*	*1,061*	*1,061*	*5,605*
Armidale (C)	14	—	1,210	2	—	100	91	600	600	2,000
Dumaresq (S)	1	—	102	—	—	—	10	—	—	112
Glen Innes (M)	2	—	186	—	—	—	337	—	—	523
Guyra (S)	2	—	200	—	—	—	215	—	—	415
Inverell (S) Pt B	2	2	350	—	—	—	44	—	—	394
Severn (S)	—	—	—	—	—	—	—	—	—	—
Tenterfield (S)	1	—	48	—	—	—	42	—	—	90
Uralla (S)	2	—	141	—	—	—	32	—	276	449
Walcha (S)	2	—	253	—	—	—	97	—	—	350
Northern Tablelands (SSD)	*26*	*2*	*2,490*	*2*	—	*100*	*867*	*600*	*876*	*4,333*
Moree Plains (S)	4	2	400	—	—	—	30	70	70	500
Narrabri (S)	1	—	100	—	—	—	—	750	750	850
North Central Plain (SSD)	*5*	*2*	*500*	—	—	—	*30*	*820*	*820*	*1,350*
Northern (SD)	**71**	**6**	**6,649**	**7**	—	**440**	**1,442**	**2,481**	**2,757**	**11,288**

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, APRIL 1991 —*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)	4	—	207	—	—	—	44	500	500	751
Coonabarabran (S)	—	—	—	—	—	—	19	—	—	19
Dubbo (C)	35	2	2,868	14	—	905	422	798	952	5,147
Gilgandra (S)	1	—	90	—	—	—	—	—	—	90
Mudgee (S)	9	—	841	2	—	109	16	170	170	1,136
Narromine (S)	2	—	116	—	—	—	10	—	—	126
Wellington (S)	5	—	354	—	—	—	61	—	—	415
Central Macquarie (SSD)	56	2	4,476	16	—	1,014	572	1,468	1,622	7,684
Bogan (S)	2	—	150	—	5	312	17	—	50	529
Coonamble (S)	—	—	—	—	—	—	—	—	—	—
Walgett (S)	3	—	201	—	—	—	—	80	80	281
Warren (S)	2	—	170	—	—	—	—	—	—	170
Macquarie — Barwon (SSD)	7	—	521	—	5	312	17	80	130	980
Bourke (S)	—	—	—	—	—	—	—	—	—	—
Brewarrina (S)	—	—	—	—	—	—	—	—	—	—
Cobar (S)	11	—	843	—	—	—	40	—	—	883
Upper Darling (SSD)	11	—	843	—	—	—	40	—	—	883
North Western (SD)	**74**	**2**	**5,841**	**16**	**5**	**1,326**	**629**	**1,548**	**1,752**	**9,547**
CENTRAL WEST STATISTICAL DIVISION										
Bathurst (C)	9	—	915	2	—	110	111	555	944	2,079
Blayney (S) Pt A	6	—	440	—	—	—	29	300	300	769
Cabonne (S) Pt A	2	—	115	—	—	—	—	—	—	115
Evans (S) Pt A	—	—	—	—	—	—	18	—	—	18
Orange (C)	18	2	1,733	—	—	—	418	350	350	2,501
Bathurst — Orange (SSD)	35	2	3,203	2	—	110	576	1,205	1,594	5,483
Blayney (S) Pt B	—	—	—	—	—	—	—	—	—	—
Cabonne (S) Pt B	1	—	48	—	—	—	—	—	—	48
Evans (S) Pt B	4	—	255	—	—	—	78	—	—	333
Greater Lithgow (C)	12	—	1,191	6	—	180	333	150	150	1,854
Oberon (S)	1	—	65	—	—	—	—	—	—	65
Rylstone (S)	—	—	—	—	—	—	—	—	—	—
Central Tablelands (excl. Bathurst — Orange) (SSD)	18	—	1,358	6	—	180	411	150	150	2,299
Bland (S)	1	—	64	—	—	—	—	—	209	273
Cabonne (S) Pt C	2	—	280	—	—	—	95	—	—	375
Cowra (S)	7	2	701	2	—	110	58	—	—	869
Forbes (S)	—	2	158	—	—	—	396	—	—	554
Lachlan (S)	2	—	179	—	—	—	—	—	—	179
Parkes (S)	5	—	388	—	—	—	38	—	—	426
Weddin (S)	—	—	—	—	—	—	20	—	—	20
Lachlan (SSD)	17	4	1,771	2	—	110	607	—	209	2,697
Central West (SD)	**70**	**6**	**6,532**	**10**	**—**	**400**	**1,594**	**1,355**	**1,953**	**10,479**

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, APRIL 1991 —*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)	11	—	1,211	—	—	—	76	747	747	2,034
Queanbeyan (SSD)	*11*	—	*1,211*	—	—	—	*76*	*747*	*747*	*2,034*
Boorowa (S)	1	—	70	—	—	—	—	—	1,142	1,212
Crookwell (S)	—	—	—	—	—	—	53	—	—	53
Goulburn (C)	4	—	398	—	—	—	59	85	215	672
Gunning (S)	1	—	75	—	—	—	65	—	—	140
Harden (S)	1	—	113	—	—	—	—	—	—	113
Mulwaree (S)	8	—	538	—	—	—	24	55	55	617
Tallaganda (S)	2	—	167	—	—	—	20	—	65	252
Yarrowlumla (S)	10	—	1,060	—	—	—	168	—	—	1,228
Yass (S)	1	—	55	—	—	—	149	—	—	204
Young (S)	4	—	377	—	—	—	24	—	—	401
Southern Tablelands (excl. Queanbeyan) (SSD)	*32*	—	*2,853*	—	—	—	*562*	*140*	*1,477*	*4,891*
Bega Valley (S)	25	—	2,201	—	—	—	545	220	220	2,966
Eurobodalla (S)	61	5	5,689	15	—	513	229	52	52	6,482
Lower South Coast (SSD)	*86*	*5*	*7,890*	*15*	—	*513*	*774*	*272*	*272*	*9,449*
Bombala (S)	—	—	—	—	—	—	—	95	95	95
Cooma-Monaro (S)	4	—	366	—	—	—	65	—	120	551
Snowy River (S)	4	—	269	13	—	870	240	4,145	4,145	5,524
Snowy (SSD)	*8*	—	*635*	*13*	—	*870*	*305*	*4,240*	*4,359*	*6,169*
South Eastern (SD)	**137**	**5**	**12,588**	**28**	**—**	**1,383**	**1,717**	**5,398**	**6,855**	**22,543**
MURRUMBIDGEE STATISTICAL DIVISION										
Coolamon (S)	1	—	90	—	—	—	—	—	—	90
Cootamundra (S)	1	—	75	—	—	—	177	—	—	252
Gundagai (S)	4	—	267	—	—	—	18	—	—	285
Junee (S)	—	—	—	—	—	—	38	52	52	89
Lockhart (S)	—	—	—	—	—	—	20	—	—	20
Narrandera (S)	1	—	115	—	—	—	29	—	—	144
Temora (S)	1	—	110	—	—	—	—	—	—	110
Tumut (S)	4	—	420	—	—	—	72	—	—	493
Wagga Wagga (C)	31	2	2,775	8	—	480	212	379	4,249	7,716
Central Murrumbidgee (SSD)	*43*	*2*	*3,852*	*8*	—	*480*	*366*	*431*	*4,301*	*9,199*
Carrathool (S)	—	—	—	—	—	—	—	—	—	—
Griffith (C)	4	—	415	—	—	—	76	868	868	1,359
Hay (S)	—	—	—	—	—	—	—	—	—	—
Leeton (S)	1	—	200	—	—	—	20	—	63	283
Murrumbidgee (S)	—	—	—	—	—	—	—	—	—	—
Lower Murrumbidgee (SSD)	*5*	—	*615*	—	—	—	*96*	*868*	*931*	*1,643*
Murrumbidgee (SD)	**48**	**2**	**4,467**	**8**	**—**	**480**	**663**	**1,299**	**5,232**	**10,842**

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, APRIL 1991 —*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)	22	2	1,977	6	—	360	185	139	269	2,791
Hume (S)	3	—	360	—	—	—	66	—	—	426
Albury (SSD)	25	2	2,337	6	—	360	251	139	269	3,217
Corowa (S)	4	—	377	—	—	—	104	100	100	582
Culcairn (S)	—	—	—	—	—	—	15	—	—	15
Holbrook (S)	2	—	214	—	—	—	13	—	—	227
Tumbarumba (S)	1	—	80	—	—	—	16	—	—	96
Urana (S)	—	—	—	—	—	—	10	—	—	10
Upper Murray (excl. Albury) (SSD)	7	—	671	—	—	—	158	100	100	929
Berrigan (S)	3	—	224	2	—	65	—	60	60	349
Conargo (S)	—	—	—	—	—	—	—	—	—	—
Deniliquin (M)	4	—	304	—	—	—	20	—	—	324
Jerilderie (S)	—	—	—	—	—	—	—	—	—	—
Murray (S)	—	—	—	—	—	—	—	—	—	—
Wakool (S)	1	—	100	—	—	—	—	—	—	100
Windouran (S)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	5	—	628	2	—	65	20	60	60	773
Balranald (S)	2	—	157	—	—	—	19	—	—	175
Wentworth (S)	—	—	—	—	—	—	—	—	—	—
Murray — Darling (SSD)	2	—	157	—	—	—	19	—	—	175
Murray (SD)	42	2	3,793	8	—	425	447	299	429	5,094
FAR WEST STATISTICAL DIVISION										
Broken Hill (C)	1	—	61	—	—	—	25	150	150	236
Central Darling (S)	—	—	—	—	—	—	—	—	—	—
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
Far West (SD)	1	—	61	—	—	—	25	150	150	236
NEW SOUTH WALES										
New South Wales	2,020	75	195,573	697	69	48,362	78,930	224,583	271,451	584,316

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 (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. 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

14. This bulletin contains data presented according to the *Australian Standard Geographical Classification (ASGC), Edition 4* (1216.1). Under this classification, statistical areas are defined as follows:

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).

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

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.

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).

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.

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. 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.

24. 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'.

25. 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

26. 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)

27. 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 **DISCOVERY *656#** and on **AUSSTATS,** ABS on-line service. 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

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

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

Recommended retail price: $10.00

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