

BUILDING APPROVALS, NEW SOUTH WALES JANUARY 1989

ENQUIRIES: *If you would like to obtain further information about these statistics, please ring Ian Kala on (02) 268 4276; 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

Change in Statistical Local Area Boundaries.

From 1 January 1989 the Sydney Statistical Local Area was divided into two separate areas; Sydney (C) and South Sydney (C). For direct comparisons with previously published figures for Sydney (C), the two new areas should be added together.

Number of New Dwelling Units Approved

The seasonally adjusted number of dwelling units approved in January 1989 (4,914) is 22% higher than the number approved in the previous month (4,014).

The trend estimate of the number of dwelling units approved in January 1989 is 1% higher than the previous month.

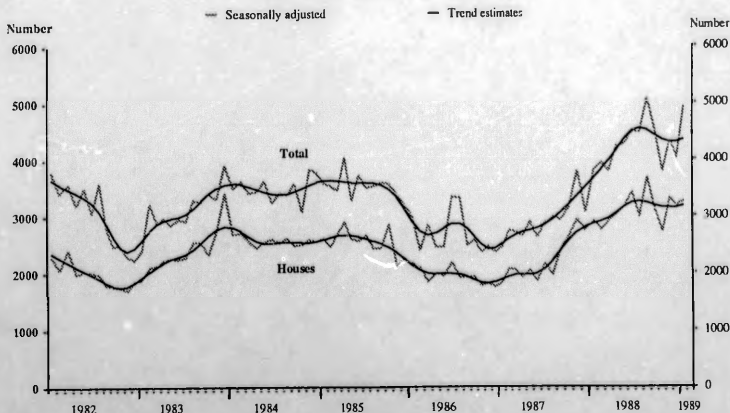
Value of Building Jobs Approved

For the first time, the value of all building jobs approved in one month has exceeded \$1,000 million. This was due to a significant increase (79%) in the value of non-residential buildings approved, particularly Hotels and Offices, whilst the value of residential buildings has continued at current levels.

The value of all building jobs approved in January 1989 (\$1,049m) was 44% higher than the value of jobs approved in the previous month (\$727m) and 103% higher than the value of jobs approved in January 1988 (\$516m).

Comparing the seven months ended January 1989 with the same period of the previous year, the value of all building jobs approved increased by 53% (to \$5,732m). These approvals included new residential buildings, \$2,319m (an increase of 37%) and non-residential building jobs, \$2,920m (an increase of 51%).

TOTAL DWELLING UNITS APPROVED



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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									
1985-86	12,754	383	13,137	4,657	2,543	7,200	17,411	2,926	20,337
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	34,863	1,883	36,746
1987-88									
July-January	10,309	97	10,406	2,452	1,018	3,470	12,761	1,115	13,876
1988-89									
July-January	10,606	87	10,693	4,502	715	5,217	15,108	802	15,910
1987-									
November	1,930	60	1,990	582	140	722	2,512	200	2,712
December	1,340	4	1,344	225	144	369	1,565	148	1,713
1988-									
January	1,481	1	1,482	307	47	354	1,788	48	1,836
February	1,581	9	1,590	707	233	940	2,288	242	2,530
March	1,832	55	1,887	627	68	695	2,459	123	2,582
April	1,577	37	1,614	689	26	715	2,266	63	2,329
May	1,900	56	1,956	656	89	745	2,556	145	2,701
June	2,071	49	2,120	462	146	608	2,533	195	2,728
July	1,522	28	1,550	772	56	828	2,294	84	2,378
August	2,097	12	2,109	676	363	1,039	2,773	375	3,148
September	1,475	22	1,497	756	21	777	2,231	43	2,274
October	1,270	-	1,270	491	45	536	1,761	45	1,806
November	1,686	13	1,699	696	99	795	2,382	112	2,494
December	1,272	3	1,275	503	73	576	1,775	76	1,851
1989-									
January	1,284	9	1,293	608	58	666	1,892	67	1,959
NEW SOUTH WALES									
1985-86	25,830	1,216	27,046	6,838	3,340	10,178	32,668	4,556	37,224
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
1987-88									
July-January	17,326	170	17,496	3,694	1,122	4,816	21,020	1,292	22,312
1988-89									
July-January	21,721	285	22,006	7,847	956	8,803	29,568	1,241	30,809
1987-									
November	3,100	74	3,174	717	180	897	3,817	254	4,071
December	2,452	12	2,464	487	152	639	2,939	164	3,103
1988-									
January	2,374	4	2,378	521	40	570	2,895	53	2,948
February	2,612	13	2,625	985	270	1,255	3,597	283	3,880
March	3,046	90	3,136	829	91	920	3,875	181	4,056
April	2,659	79	2,738	932	51	983	3,591	130	3,721
May	3,415	89	3,504	997	207	1,204	4,412	296	4,708
June	3,550	129	3,679	877	178	1,055	4,427	307	4,734
July	3,022	73	3,095	1,127	162	1,289	4,149	235	4,384
August	3,762	71	3,833	1,125	397	1,522	4,887	468	5,355
September	3,140	73	3,213	1,341	78	1,419	4,481	151	4,632
October	2,692	18	2,710	937	45	982	3,629	63	3,692
November	3,517	14	3,531	1,238	137	1,375	4,755	151	4,906
December	2,761	11	2,772	1,003	75	1,078	3,764	86	3,850
1989-									
January	2,827	25	2,852	1,076	62	1,138	3,903	87	3,990

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 69 such dwelling units approved in January 1989.

TABLE 2. VALUE OF BUILDING APPROVED
(\$ million)

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
	SYDNEY STATISTICAL DIVISION													
1985-86	815.1	14.3	829.4	221.2	128.2	349.4	1,036.3	142.5	1,178.9	341.2	1,374.5	2,199.4	952.2	3,719.5
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
1987-88 July-January	763.1	4.4	767.6	150.8	50.3	201.2	913.9	54.8	968.7	295.0	1,211.4	1,473.6	2,406.7	2,737.2
1988-89 July-January	968.2	6.4	974.6	266.8	85.9	352.7	1,235.0	92.3	1,327.3	409.1	2,076.5	2,527.0	3,717.5	4,263.4
1987. November	136.3	2.4	138.7	34.8	6.8	41.5	171.0	9.2	180.3	49.4	119.5	143.8	337.1	373.5
December	104.6	0.2	104.8	16.2	7.1	23.3	120.8	7.3	128.1	39.8	116.9	133.8	276.6	301.7
1988. January	113.2	-	113.2	19.1	2.4	21.5	132.2	2.4	134.7	37.0	149.0	179.6	318.0	351.2
February	117.5	0.4	118.0	40.4	19.2	59.6	157.9	19.7	177.6	38.1	201.5	259.7	396.2	475.3
March	135.0	2.7	137.7	35.5	3.0	38.5	170.4	5.7	176.2	48.6	172.8	195.4	390.1	420.1
April	128.1	2.0	130.0	40.0	1.6	41.6	168.1	3.6	171.7	44.1	318.2	401.8	528.5	617.5
May	152.7	2.7	155.4	45.7	6.8	52.5	198.3	9.6	207.9	51.4	230.6	282.1	473.5	541.4
June	168.5	2.6	171.1	29.6	11.9	41.5	198.1	14.5	212.6	57.6	165.8	267.9	416.5	538.1
July	134.3	1.6	135.9	41.3	5.0	46.3	175.6	6.6	182.2	55.4	316.6	365.9	546.9	603.5
August	176.1	0.7	176.8	32.9	58.4	91.4	209.0	59.1	268.2	58.9	261.0	286.1	528.5	613.1
September	134.3	2.4	136.7	46.4	1.4	47.7	180.6	3.8	184.5	66.3	321.7	374.0	568.5	624.8
October	120.3	-	120.3	28.8	5.6	34.4	149.1	5.6	154.7	52.6	275.3	304.4	477.0	511.8
November	166.0	0.7	166.8	43.8	4.4	48.2	209.9	5.1	215.0	69.7	196.4	248.9	476.0	533.5
December	121.2	0.1	121.3	33.2	6.5	39.6	154.4	6.6	161.0	47.4	166.3	370.7	368.1	539.1
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
NEW SOUTH WALES														
1985-86	1,527.9	49.5	1,577.4	303.1	168.6	471.7	1,831.0	218.1	2,049.1	434.9	1,756.4	2,783.7	4,012.0	5,267.7
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
1987-88 July-January	1,197.8	8.7	1,206.5	205.4	56.0	261.5	1,403.3	64.7	1,468.0	350.9	1,585.5	1,934.3	3,325.9	3,753.2
1988-89 July-January	1,771.0	21.1	1,792.1	428.8	97.9	526.7	2,199.8	119.0	2,318.8	493.4	2,367.4	2,919.7	5,057.0	5,731.9
1987. November	208.1	3.5	211.6	40.0	9.0	49.1	248.2	12.5	260.7	58.2	155.4	184.9	459.0	503.8
December	175.0	0.8	175.8	27.0	7.5	34.5	202.1	8.3	210.4	47.0	195.4	225.3	443.6	482.6
1988. January	171.3	0.2	171.5	27.4	2.5	29.9	198.7	2.8	201.4	44.1	231.5	270.2	474.1	515.7
February	182.9	0.7	183.6	51.9	23.0	74.9	234.8	23.7	258.5	46.8	280.0	355.0	560.4	660.3
March	214.1	4.9	218.9	45.3	4.1	49.4	259.3	9.0	268.3	57.8	205.8	249.0	521.0	575.1
April	201.8	4.2	206.0	50.4	3.0	53.4	252.2	7.2	259.4	53.0	346.3	346.9	649.6	749.3
May	254.5	5.6	260.1	59.9	13.4	73.4	314.4	19.1	333.5	63.2	259.7	326.4	632.6	723.1
June	267.9	7.3	275.2	47.3	13.8	61.1	315.2	21.1	336.3	67.7	207.2	335.7	585.0	739.7
July	240.0	4.6	244.6	59.6	9.7	69.4	299.6	14.3	314.0	65.4	349.4	416.7	713.8	796.1
August	296.3	4.7	301.0	51.3	60.0	111.3	347.6	64.7	412.3	71.3	299.9	331.8	718.3	815.4
September	251.2	6.7	257.9	74.9	5.1	80.0	326.1	11.8	337.9	70.4	380.0	451.0	794.2	868.2
October	222.5	1.4	223.9	50.7	5.6	56.3	273.3	7.0	280.3	64.0	309.2	357.8	646.4	702.1
November	298.7	0.8	299.5	70.7	6.1	76.9	360.5	6.9	367.4	83.3	251.2	314.3	704.0	774.0
December	229.0	0.8	229.8	58.2	6.5	64.8	287.2	7.3	294.5	57.3	204.2	374.8	548.6	726.7
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

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

Period	Number of dwelling units				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
1987- November	2,819	2,939	3,538	3,792	239.5	56.0
December	2,788	2,749	3,283	3,063	210.5	51.4
1988- January	2,947	2,910	3,622	3,798	258.0	54.4
February	2,668	2,751	3,772	3,940	266.0	52.2
March	2,930	2,913	3,656	3,791	267.8	56.6
April	2,956	3,029	3,911	4,235	289.1	58.1
May	3,081	3,157	3,969	4,266	305.3	59.0
June	3,156	3,413	3,881	4,482	325.8	67.3
July	2,969	2,980	4,012	4,466	292.1	59.8
August	3,546	3,669	4,654	5,065	394.4	66.8
September	3,036	3,096	4,391	4,492	332.8	73.2
October	2,694	2,724	3,756	3,779	280.6	59.8
November	3,317	3,310	4,358	4,331	331.9	75.7
December	3,213	3,181	4,453	4,014	308.8	64.5
1989- January	3,253	3,252	4,606	4,914	370.4	88.1
TREND ESTIMATES						
1987- November	2,706	2,718	3,302	3,357	230.3	50.9
December	2,799	2,807	3,471	3,511	233.6	52.2
1988- January	2,851	2,862	3,597	3,664	247.8	53.5
February	2,877	2,900	3,688	3,814	261.2	54.9
March	2,908	2,953	3,756	3,972	274.5	56.2
April	2,977	3,050	3,845	4,161	290.1	58.1
May	3,054	3,154	3,956	4,351	306.1	60.3
June	3,112	3,227	4,059	4,497	319.8	62.6
July	3,137	3,247	4,138	4,544	327.7	64.3
August	3,132	3,222	4,198	4,509	330.0	65.5
September	3,118	3,178	4,239	4,421	338.3	66.9
October	3,116	3,147	4,279	4,340	336.3	68.7
November	3,131	3,138	4,327	4,301	336.4	71.1
December	3,159	3,146	4,387	4,307	328.9	73.9
1989- January	3,194	3,176	4,439	4,345	333.8	77.0

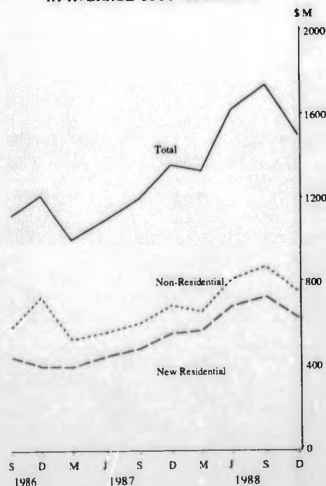
(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average - see paragraphs 16-22 of the Explanatory Notes for a more detailed explanation.

TABLE 4. VALUE OF BUILDING APPROVED AT AVERAGE 1984-85 PRICES (a)
(\$ million)

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1985-86	1,403.4	1,449.0	431.6	1,880.6	399.1	1,584.6	2,513.6	3,650.9	4,793.3
1986-87	1,244.9	1,280.2	372.3	1,652.5	397.2	1,579.5	2,375.7	3,433.7	4,425.4
1987-88	1,809.3	1,833.1	429.2	2,262.3	500.8	2,172.0	2,737.4	4,792.7	5,500.5
1987:									
Sept. qtr.	380.8	383.9	91.9	475.8	123.7	471.2	596.7	1,030.3	1,196.2
Dec. qtr.	457.2	460.9	86.9	547.8	127.1	568.8	682.0	1,216.4	1,356.9
1988:									
Mar. qtr.	442.2	446.7	114.4	561.1	115.7	534.9	651.8	1,180.1	1,328.6
June qtr.	529.1	541.6	136.0	677.6	134.3	597.1	806.9	1,365.9	1,618.8
Sept. qtr.	528.9	539.6	183.9	723.3	145.1	751.3	867.9	1,562.3	1,736.5
Dec. qtr.	481.6	483.4	136.0	619.4	131.3	544.1	745.1	1,287.4	1,495.8

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

VALUE OF BUILDING APPROVED
AT AVERAGE 1984-85 PRICES



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

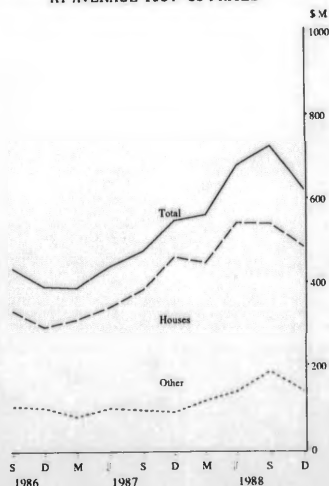


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING
AND OWNERSHIP
(\$ million)

Class of building	July-January					1986		1989
	1986-87	1987-88	1987-88	1988-89	November	December	January	
PRIVATE SECTOR								
New houses	1,452.6	2,319.0	1,197.8	1,771.0	298.7	229.0	233.2	
New other residential buildings	274.3	460.2	205.4	438.8	70.7	58.2	63.2	
Total new residential building	1,726.8	2,779.3	1,403.3	2,209.8	369.5	287.2	296.5	
Alterations and additions to residential buildings	447.2	610.8	337.2	489.7	83.3	57.2	70.7	
Hotels, etc.	127.2	503.2	248.1	303.1	18.6	14.5	162.0	
Shops	312.4	355.9	212.8	218.6	18.6	20.7	21.5	
Factories	247.3	329.9	188.2	359.9	58.1	58.8	43.0	
Offices	724.3	963.1	538.4	1,089.1	99.3	66.6	298.3	
Other business premises	212.7	356.3	195.4	185.2	19.9	31.9	21.2	
Educational	74.6	92.8	49.7	47.6	11.0	3.8	2.8	
Religious	17.9	19.8	14.5	11.1	1.3	1.6	2.0	
Health	40.2	65.4	29.4	45.4	5.1	0.4	0.4	
Entertainment and recreational	88.3	109.1	55.7	75.9	12.1	2.3	7.5	
Miscellaneous	61.5	88.9	53.4	51.5	7.3	3.6	5.9	
Total non-residential building	1,906.3	2,884.4	1,585.5	2,267.4	251.2	204.2	564.6	
Total	4,080.4	6,274.5	3,325.9	5,857.8	704.0	548.6	931.8	
PUBLIC SECTOR								
New houses	41.1	31.3	8.7	21.1	0.8	0.8	2.2	
New other residential buildings	167.0	113.5	56.0	97.9	6.1	6.5	4.8	
Total new residential building	208.1	144.8	64.7	119.0	6.9	7.3	7.0	
Alterations and additions to residential buildings	15.9	28.6	13.8	3.6	+	0.1	2.0	
Hotels, etc.	0.9	2.5	2.5	0.7	+	0.2	+	
Shops	25.8	17.6	14.1	10.7	0.8	2.3	0.4	
Factories	16.9	14.0	11.0	4.7	+	0.8	2.5	
Offices	286.3	210.6	76.8	150.3	43.3	28.2	22.0	
Other business premises	114.6	129.4	53.4	163.3	5.3	110.6	13.1	
Educational	221.5	192.1	128.1	123.8	9.4	8.7	40.9	
Religious	+	+	+	+	+	+	+	
Health	156.9	44.7	18.4	8.7	0.6	1.5	3.0	
Entertainment and recreational	36.1	35.9	27.0	33.2	0.7	13.8	13.5	
Miscellaneous	94.0	105.9	17.4	59.0	2.9	4.7	13.3	
Total non-residential building	953.2	752.8	348.8	552.3	63.1	170.6	108.7	
Total	1,177.2	926.2	427.3	674.9	70.0	178.1	117.7	
TOTAL								
New houses	1,493.6	2,350.4	1,206.5	1,792.1	299.5	229.8	235.4	
New other residential buildings	441.3	573.7	261.5	526.7	76.9	64.8	68.0	
Total new residential building	1,934.9	2,924.1	1,468.0	2,318.8	376.4	294.5	303.4	
Alterations and additions to residential buildings	463.2	639.4	350.9	493.4	83.3	57.3	72.7	
Hotels, etc.	128.0	505.7	250.6	303.7	18.6	14.6	162.0	
Shops	338.2	373.5	226.9	229.3	19.5	23.0	21.9	
Factories	264.2	343.9	199.1	364.6	58.1	59.6	45.5	
Offices	1,010.6	1,173.7	615.3	1,239.3	142.5	94.8	320.3	
Other business premises	327.3	485.7	248.8	248.4	25.3	142.5	34.4	
Educational	296.1	284.9	177.8	171.5	20.4	12.5	43.6	
Religious	17.9	19.8	14.5	11.1	1.3	1.6	2.0	
Health	197.1	110.2	47.7	52.1	5.7	1.8	3.4	
Entertainment and recreational	124.4	145.0	82.7	109.1	12.9	16.2	21.0	
Miscellaneous	155.5	194.8	70.9	90.5	10.2	8.3	19.2	
Total non-residential building	2,859.5	3,637.2	1,914.3	2,919.7	314.3	374.8	673.3	
Total	5,257.6	7,288.7	3,753.2	5,731.9	774.0	726.7	1,049.4	

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

Period	\$10,000 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.												
1988 November	14	1.4	6	1.7	7	5.1	2	2.8	1	7.6	30	18.6
December	13	1.0	3	1.0	3	2.1	3	5.6	1	5.0	23	14.6
1989 January	4	0.4	5	1.2	3	1.9	-	-	3	158.5	15	162.0
SHOPS												
1988 November	157	9.5	9	2.2	5	3.8	3	4.0	-	-	174	19.5
December	83	5.0	7	2.3	8	5.3	7	10.5	-	-	105	23.0
1989 January	97	6.3	8	2.2	3	2.2	6	11.2	-	-	114	21.9
FACTORIES												
1988 November	85	6.9	33	9.6	14	9.3	11	27.3	1	5.0	144	58.1
December	77	7.1	36	10.5	13	9.1	11	20.8	2	12.0	139	59.6
1989 January	65	6.1	23	7.0	9	6.0	7	20.5	1	6.0	105	45.5
OFFICES												
1988 November	110	8.2	21	6.2	12	8.2	5	10.4	7	109.6	155	142.5
December	73	5.9	15	4.4	7	5.0	2	2.5	4	77.0	101	94.8
1989 January	111	8.4	21	5.8	9	6.0	10	25.7	5	274.3	156	320.3
OTHER BUSINESS PREMISES												
1988 November	59	4.6	18	5.0	7	5.0	6	10.7	-	-	90	25.3
December	52	3.9	14	4.8	9	6.1	3	3.6	4	124.0	82	142.5
1989 January	45	3.3	24	7.4	3	1.7	5	12.2	1	9.9	78	34.4
EDUCATIONAL												
1988 November	16	1.2	9	2.6	5	3.7	6	12.8	-	-	36	20.4
December	32	2.6	4	1.1	3	1.8	3	7.0	-	-	42	12.5
1989 January	44	3.0	5	2.0	5	3.3	11	27.0	1	8.3	66	43.6
RELIGIOUS												
1988 November	7	0.3	1	0.3	1	0.6	-	-	-	-	9	1.3
December	3	0.3	2	0.6	1	0.7	-	-	-	-	6	1.6
1989 January	8	0.6	5	1.4	-	-	-	-	-	-	13	2.0
HEALTH												
1988 November	5	0.4	4	1.1	2	1.3	2	2.9	-	-	13	5.7
December	5	0.4	-	-	2	1.4	-	-	-	-	7	1.8
1989 January	7	0.5	3	0.8	-	-	1	2.1	-	-	11	3.4
ENTERTAINMENT AND RECREATIONAL												
1988 November	17	1.6	4	1.3	1	0.7	3	9.3	-	-	25	12.9
December	19	1.4	4	1.3	-	-	2	5.8	1	7.6	26	16.2
1989 January	22	2.0	9	2.6	4	3.1	2	4.3	1	9.0	38	21.0
MISCELLANEOUS												
1988 November	30	2.1	13	3.9	-	-	3	4.2	-	-	46	10.2
December	28	2.3	5	1.5	-	-	2	4.4	-	-	35	8.3
1989 January	18	1.3	11	3.5	2	1.1	3	6.4	1	7.0	35	19.2
TOTAL NON-RESIDENTIAL BUILDING												
1988 November	500	36.1	118	34.0	54	37.8	41	84.3	9	122.1	722	314.3
December	385	30.0	90	27.5	46	31.5	33	60.2	12	225.6	566	374.8
1989 January	421	31.7	114	33.9	38	25.3	45	109.4	13	472.9	631	673.3

TABLE 7. NUMBER AND VALUE OF DWELLING UNITS (a) APPROVED IN AREAS OF N.S.W., JANUARY 1989

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	165	26,043	-	-	165	26,043
Brick-veneer	1,023	83,992	9	873	1,032	84,865
Timber	42	3,464	-	-	42	3,464
Fibre cement	48	2,288	-	-	48	2,288
Other materials	6	160	-	-	6	160
Total houses	1,284	115,947	9	873	1,293	116,820
Other residential buildings	608	40,397	27	1,606	635	42,004
Total residential buildings	1,892	156,344	36	2,479	1,928	158,823
HUNTER STATISTICAL DIVISION						
Houses - Brick, stone, or concrete	44	3,422	-	-	44	3,422
Brick-veneer	253	21,629	-	-	253	21,629
Timber	26	1,186	-	-	26	1,186
Fibre cement	26	1,165	-	-	26	1,165
Other materials	3	225	-	-	3	225
Total houses	352	27,627	-	-	352	27,627
Other residential buildings	108	4,641	-	-	108	4,641
Total residential buildings	460	32,267	-	-	460	32,267
ILLAWARRA STATISTICAL DIVISION						
Houses - Brick, stone, or concrete	42	4,324	-	-	42	4,324
Brick-veneer	251	21,174	-	-	251	21,174
Timber	19	1,230	-	-	19	1,230
Fibre cement	30	1,355	-	-	30	1,355
Other materials	7	557	-	-	7	557
Total houses	349	28,639	-	-	349	28,639
Other residential buildings	88	4,587	-	-	88	4,587
Total residential buildings	437	33,227	-	-	437	33,227
BALANCE OF NEW SOUTH WALES						
Houses - Brick, stone, or concrete	128	11,314	-	-	128	11,314
Brick-veneer	563	42,274	16	1,328	579	43,602
Timber	70	3,562	-	-	70	3,562
Fibre cement	59	2,810	-	-	59	2,810
Other materials	22	1,056	-	-	22	1,056
Total houses	842	61,016	16	1,328	858	62,345
Other residential buildings	272	13,622	4	118	276	13,740
Total residential buildings	1,114	74,638	20	1,447	1,134	76,085
NEW SOUTH WALES						
Houses - Brick, stone, or concrete	379	45,103	-	-	379	45,103
Brick-veneer	2,090	169,069	25	2,201	2,115	171,270
Timber	137	9,441	-	-	137	9,441
Fibre cement	163	7,618	-	-	163	7,618
Other materials	38	1,998	-	-	38	1,998
Total houses	2,827	233,239	25	2,201	2,852	235,440
Other residential buildings	1,076	63,247	31	1,725	1,107	64,971
Total residential buildings	3,903	296,476	56	3,926	3,959	300,412

(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 N.S.W., JANUARY 1989

Statistical area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SYDNEY STATISTICAL DIVISION										
Botany (M)	1	-	75	-	-	-	412	535	3,546	4,033
Leichhardt (M)	2	-	260	-	-	-	1,846	340	792	2,898
Marrickville (M)	-	-	-	-	-	-	615	4,957	5,075	5,690
South Sydney (C)	-	-	-	-	31	3,048	20	3,600	3,739	6,806
Sydney (C) - Inner	1	-	60	3	-	190	1,720	404,105	426,844	428,814
Sydney (C) - Remainder	-	-	-	-	-	-	-	-	-	-
Inner Sydney (SSD)	4	-	395	3	31	3,238	4,612	413,537	439,995	448,241
Randwick (M)	8	-	1,172	25	18	2,406	2,487	780	10,937	17,003
Waverley (M)	3	-	555	-	-	-	1,283	195	195	2,033
Woolahine (M)	6	-	2,200	12	-	3,900	5,436	26,405	26,593	38,139
Eastern Suburbs (SSD)	17	-	3,927	37	18	6,306	9,206	27,380	37,726	57,165
Hurstville (C)	7	-	828	-	-	-	784	1,050	1,050	2,662
Kogarah (M)	9	-	1,334	23	-	1,532	475	-	185	3,527
Rockdale (M)	6	-	848	-	-	-	605	-	-	1,453
Sutherland (S)	48	-	5,283	14	-	980	2,336	979	979	9,578
St George-Sutherland (SSD)	70	-	8,293	37	-	2,512	4,201	2,029	2,214	17,220
Bankstown (C)	22	-	1,831	-	9	810	1,610	5,717	6,047	10,298
Canterbury (M)	7	-	952	20	-	1,120	967	1,829	2,916	5,955
Canterbury-Bankstown (SSD)	29	-	2,783	20	9	1,930	2,577	7,546	8,963	16,253
Fairfield (C)	109	9	10,023	-	-	-	607	11,309	11,309	21,939
Liverpool (C)	1	-	130	-	-	-	-	600	635	785
Fairfield-Liverpool (SSD)	110	9	10,153	-	-	-	607	11,909	11,944	22,704
Camden (M)	10	-	700	-	-	-	171	633	633	1,504
Campheltown (C)	57	-	5,065	8	-	250	705	1,435	1,435	7,455
Wollondilly (S)	59	-	4,650	2	-	219	116	163	203	5,188
Oxley South	-	-	-	-	-	-	-	-	-	-
Western Sydney (SSD)	126	-	10,415	10	-	469	992	2,231	2,271	14,147
Ashfield (M)	-	-	-	-	-	-	553	55	55	608
Burwood (M)	3	-	394	-	-	-	322	885	885	1,600
Concord (M)	3	-	401	-	-	-	150	3,900	3,900	4,451
Drummoyle (M)	4	-	660	24	-	2,140	1,062	1,038	1,596	5,457
Strathfield (M)	1	-	63	-	-	-	1,023	430	492	1,578
Inner Western Sydney (SSD)	11	-	1,517	24	-	2,140	3,109	6,308	6,928	13,694

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF N.S.W., JANUARY 1989 (continued)

Statistical area	New residential buildings						Alterations and additions to residential building (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SYDNEY STATISTICAL DIVISION (continued)										
Auburn (M)	6	-	489	-	-	-	213	1,375	5,175	5,877
Holroyd (M)	9	-	652	16	-	740	726	2,306	2,607	4,725
Parramatta (C)	15	-	1,369	106	-	4,226	1,605	25,829	27,540	34,740
Central Western Sydney (SSD)	30	-	2,510	122	-	4,966	2,545	29,510	35,322	45,342
Blue Mountains (C)	56	-	4,282	2	-	97	1,117	3,726	3,945	9,442
Hawkesbury (S)	37	-	3,318	13	-	570	980	1,190	8,699	13,568
Perruth (C)	142	-	9,071	-	-	-	1,020	1,795	6,416	16,508
Outer Western Sydney (SSD)	235	-	16,671	15	-	667	3,118	6,710	19,061	39,517
Baulkham Hills (S)	77	-	10,548	-	-	-	3,146	2,870	2,870	16,564
Blacktown (C)	274	-	16,811	155	-	6,000	1,531	8,911	9,106	33,468
Blacktown-Baulkham Hills (SSD)	351	-	27,359	155	-	6,000	4,697	11,781	11,976	50,832
Hunter's Hill (M)	2	-	586	-	-	-	401	-	-	987
Lane Cove (M)	1	-	166	12	-	1,200	298	485	605	2,769
Mosman (M)	1	-	117	-	-	-	1,934	155	155	2,306
North Sydney (M)	1	-	71	-	-	-	2,122	1,937	3,587	5,780
Ryde (M)	10	-	1,815	16	-	1,210	1,879	2,341	2,881	7,785
Willoughby (M)	3	-	685	14	-	1,500	1,317	1,063	1,063	4,565
Lower Northern Sydney (SSD)	18	-	3,440	42	-	3,910	7,950	5,980	8,291	23,591
Hornsby (S)	34	-	4,132	12	-	996	1,279	1,275	2,957	9,365
Ku-ring-gai (M)	17	-	3,917	-	-	-	4,975	5,910	6,427	15,319
Hornsby-Ku-ring-gai (SSD)	51	-	8,049	12	-	996	6,254	7,185	9,385	24,684
Manly (M)	2	-	330	54	-	6,300	2,425	410	410	9,465
Warringah (S)	27	-	4,399	-	-	-	4,375	3,212	12,499	21,273
Manly-Warringah (SSD)	29	-	4,729	54	-	6,300	6,800	3,622	12,909	30,738
Gosford (C)	105	-	9,010	65	-	5,022	1,189	1,070	2,304	17,536
Wyong (S)	98	-	7,568	12	-	595	803	2,393	7,730	16,696
Gosford-Wyong (SSD)	203	-	16,578	77	-	5,617	1,992	3,463	10,034	34,221
Sydney (SD)	1,284	9	116,820	608	58	45,052	58,659	539,191	617,818	837,549

8,37,549

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF N.S.W., JANUARY 1989 (continued)

Statistical area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
HUNTER STATISTICAL DIVISION										
Cessnock (C)	15	-	1,031	-	-	-	15	100	675	1,721
Lake Macquarie (C)	180	-	15,635	32	-	1,240	2,708	3,524	4,595	24,177
Maitland (C)	21	-	1,479	-	-	-	186	633	862	2,527
Newcastle (C) - Inner	30	-	2,144	24	-	950	867	3,745	6,195	10,155
Newcastle (C) - Remainder	-	-	-	-	-	-	-	-	-	-
Port Stephens (S)	40	-	2,939	23	-	1,206	395	500	1,348	5,888
Newcastle (SSD)	386	-	23,227	79	-	3,196	4,171	8,502	13,675	44,468
Dungog (S)	5	-	287	-	-	-	70	-	-	357
Gloucester (S)	1	-	62	-	-	-	-	-	-	62
Great Lakes (S)	51	-	3,373	29	-	1,245	178	530	530	5,326
Merriwa (S)	-	-	-	-	-	-	10	-	-	10
Murrumbidgee (S)	-	-	-	-	-	-	-	-	-	-
Muswellbrook (S)	3	-	265	-	-	-	40	50	50	355
Soome (S)	-	-	-	-	-	-	-	-	-	-
Singleton (S)	6	-	414	-	-	-	12	43	43	469
Hunter SD Balance (SSD)	66	-	4,400	29	-	1,245	310	623	623	6,578
Hunter (SD)	352	-	27,627	108	-	4,641	4,481	9,125	14,298	51,046
ILLAWARRA STATISTICAL DIVISION										
Kiama (M)	22	-	2,145	-	-	-	111	30	30	2,286
Shellharbour (M)	25	-	1,725	15	-	540	193	300	300	2,758
Wollongong (C)	83	-	8,394	41	-	2,378	1,912	2,974	5,803	18,488
Wollongong (SSD)	130	-	12,264	56	-	2,918	2,216	3,304	6,133	23,532
Shoalhaven (C)	147	-	10,076	30	-	1,371	584	1,002	1,340	13,371
Wingecarribee (S)	72	-	6,299	2	-	298	556	555	555	7,707
Illawarra SD Balance (SSD)	219	-	16,375	32	-	1,669	1,140	1,557	1,895	21,078
Illawarra (SD)	349	-	28,639	88	-	4,587	3,356	4,861	8,028	44,610
RICHMOND TWEED STATISTICAL DIVISION										
Tweed (S) Pt A	25	-	2,117	23	-	1,448	175	180	180	3,920
Tweed Heads (SSD)	25	-	2,117	23	-	1,448	175	180	180	3,920
Ballina (S)	10	-	896	-	-	-	89	35	35	1,020
Byron (S)	27	-	1,912	-	-	-	309	60	60	2,281
Casino (M)	8	-	548	15	-	663	15	-	-	1,225
Kyogle (S)	4	-	171	-	-	-	-	78	78	249
Lismore (C)	19	-	1,123	2	-	96	94	-	41	1,355
Richmond River (S)	4	-	295	2	-	96	33	-	-	424
Tweed (S) Pt B	20	-	1,318	4	-	171	65	150	150	1,704
Richmond-Tweed SD Balance (SSD)	92	-	6,265	23	-	1,026	604	323	364	8,259
Richmond-Tweed (SD)	117	-	8,382	46	-	2,474	779	503	544	12,179

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF N.S.W., JANUARY 1989 (continued)

Statistical area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MID NORTH COAST STATISTICAL DIVISION										
Bellingen (S)	13	-	784	5	-	180	71	85	131	1,166
Coffs Harbour (C)	58	-	3,957	32	-	1,787	218	529	1,964	7,926
Copmanhurst (S)	2	-	139	-	-	-	38	-	-	177
Grafton (C)	2	-	174	-	-	-	42	40	78	294
Macleay (S)	21	-	1,471	6	-	235	13	100	2,754	4,473
Nambucca (S)	9	-	574	-	-	-	29	-	-	603
Nymboida (S)	4	-	305	-	-	-	-	-	-	305
Ullmarra (S)	6	-	286	-	-	-	-	-	-	286
Clarence (SSD)	115	-	7,690	43	-	2,202	411	754	4,927	15,229
Greater Taree (C)	37	-	2,718	6	-	240	105	223	223	3,286
Hastings (M)	99	-	7,379	10	-	774	334	-	30	8,517
Kempsey (S)	26	-	1,713	16	-	565	215	-	-	2,494
Lord Howe Island	-	-	-	-	-	-	-	-	-	-
Hastings (SSD)	162	-	11,811	32	-	1,579	654	223	253	14,296
Mid-North Coast (SD)	277	-	19,500	75	-	3,781	1,065	977	5,180	29,525
NORTHERN STATISTICAL DIVISION										
Barraba (S)	-	-	-	-	-	-	-	-	-	-
Bingara (S)	1	-	55	-	-	-	-	-	-	55
Gunnedah (S)	3	-	246	-	-	-	10	-	83	339
Inverell (S) Pt A	1	-	20	-	-	-	-	-	-	20
Manilla (S)	-	-	-	-	-	-	-	-	-	-
Mundle (S)	-	-	-	-	-	-	-	-	-	-
Perry (S)	5	-	298	-	-	-	15	-	-	313
Quirindi (S)	-	-	-	-	-	-	-	-	77	77
Tamworth (C)	16	-	1,078	10	-	516	63	490	2,808	4,464
Yallaro (S)	-	-	-	-	-	-	30	-	-	30
Northern Slopes (SSD)	26	-	1,697	10	-	516	118	490	2,068	5,298
Armidale (C)	9	-	639	4	-	185	53	215	310	1,187
Dumaresq (S)	-	-	-	-	-	-	-	-	-	-
Glen Innes (M)	-	-	-	-	-	-	-	-	-	-
Guyra (S)	1	-	170	-	-	-	200	-	-	370
Inverell (S) Pt B	5	-	351	-	-	-	25	46	125	501
Severn (S)	2	-	109	-	-	-	145	-	-	254
Tenterfield (S)	-	-	-	-	-	-	-	-	30	30
Uralla (S)	3	-	180	-	-	-	30	-	-	210
Walcha (S)	1	-	45	-	-	-	100	-	-	145
Northern Tablelands (SSD)	21	-	1,495	4	-	185	553	261	465	2,698
Moree Plains (S)	4	2	558	-	-	-	-	142	142	700
Narrabri (S)	2	-	120	-	-	-	-	-	-	120
North Central Plain (SSD)	6	2	678	-	-	-	-	142	142	820
Northern (SD)	53	2	3,870	14	-	701	671	893	3,574	8,816

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF N.S.W., JANUARY 1989 (continued)

Statistical area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
NORTH WESTERN STATISTICAL DIVISION										
Coolah (S)	4	-	211	-	-	-	43	-	-	254
Coonabarabran (S)	2	-	115	-	-	-	25	70	70	210
Dubbo (C)	19	1	1,462	10	-	550	134	84	1,176	3,322
Gilgandra (S)	1	1	104	-	4	118	30	-	-	252
Mudgee (S)	10	-	677	-	-	-	49	236	486	1,212
Narromine (S)	-	-	-	-	-	-	61	-	-	452
Wellington (S)	6	-	391	-	-	-	142	390	1,732	5,701
Central Macquarie (SSD)	42	2	2,959	10	4	668	-	-	-	-
Bogan (S)	-	-	-	-	-	-	-	128	128	128
Coonamble (S)	-	-	-	-	-	-	-	-	-	-
Walgett (S)	1	-	60	-	-	-	-	-	305	365
Warren (S)	-	-	-	-	-	-	-	-	-	-
Macquarie-Barwon (SSD)	1	-	60	-	-	-	-	128	433	493
Bourke (S)	-	7	621	-	-	-	-	-	-	621
Brewarrina (S)	-	-	-	-	-	-	-	-	-	-
Cobar (S)	1	-	72	-	-	-	44	-	73	189
Upper Darling (SSD)	1	7	694	-	-	-	44	-	73	810
North Western (SD)	44	9	3,713	10	4	668	386	518	2,237	7,004
CENTRAL WEST STATISTICAL DIVISION										
Bathurst (C)	15	-	1,101	-	-	-	192	1,005	3,921	5,215
Blayney (S) Pt A	1	-	90	-	-	-	85	-	-	175
Cabonne (S) Pt A	1	-	127	-	-	-	41	-	-	168
Evans (S) Pt A	-	-	-	-	-	-	30	-	-	30
Orange (C)	20	-	1,647	-	-	-	92	250	250	1,989
Bathurst-Orange (SSD)	37	-	2,965	-	-	-	440	1,255	4,171	7,576
Blayney (S) Pt B	-	-	-	-	-	-	-	-	-	-
Cabonne (S) Pt B	-	-	-	-	-	-	-	-	-	-
Evans (S) Pt B	1	-	64	-	-	-	116	-	-	180
Greater Lithgow (C)	3	-	300	-	-	-	41	-	-	341
Oberon (S)	7	-	389	-	-	-	61	140	140	590
Rylstone (S)	-	-	-	-	-	-	-	-	-	-
Central Tablelands (excl. Bathurst-Orange) (SSD)	11	-	753	-	-	-	218	140	140	1,111
Bland (S)	-	-	-	-	-	-	30	-	40	70
Cabonne (S) Pt C	4	-	263	-	-	-	-	200	200	463
Cowra (S)	16	-	1,016	-	-	-	174	228	228	1,418
Forbes (S)	3	-	182	-	-	-	15	90	130	327
Lachlan (S)	1	-	95	-	-	-	-	-	-	95
Parkes (S)	9	-	628	-	-	-	64	-	-	692
Weddin (S)	3	-	130	-	-	-	-	-	-	130
Lachlan (SSD)	36	-	2,314	-	-	-	283	518	597	3,195
Central West (SD)	84	-	6,032	-	-	-	942	1,913	4,909	11,882

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF N.S.W., JANUARY 1989 (continued)

Statistical area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SOUTH EASTERN STATISTICAL DIVISION										
Queanbeyan (C)	25	-	2,124	29	-	1,433	193	1,980	2,206	5,956
Queanbeyan (SSD)	25	-	2,124	29	-	1,433	193	1,980	2,206	5,956
Boorowa (S)	-	-	-	-	-	-	24	-	-	24
Cookswell (S)	5	-	240	-	-	-	368	46	46	654
Goulburn (C)	1	-	90	-	-	-	-	-	6,981	7,071
Gunning (S)	3	-	138	-	-	-	15	-	-	153
Harden (S)	1	-	58	-	-	-	15	-	-	73
Mulwaree (S)	4	-	287	-	-	-	12	-	-	299
Tallaganda (S)	2	-	76	-	-	-	-	-	-	76
Yarrowlumla (S)	18	-	1,775	-	-	-	135	-	-	1,910
Yass (S)	8	-	578	4	-	309	200	-	40	1,127
Young (S)	6	-	348	-	-	-	25	-	-	372
Southern Tablelands (excl. Queanbeyan) (SSD)	48	-	3,591	4	-	309	793	46	7,066	11,759
Bega Valley (S)	23	-	1,959	14	-	849	55	1,221	1,221	4,084
Eurobodalla (S)	43	-	3,361	12	-	610	118	239	239	4,327
Lower South Coast (SSD)	66	-	5,320	26	-	1,459	173	1,460	1,460	8,411
Bombala (S)	3	5	472	-	-	-	50	-	-	522
Cooma-Monaro (S)	2	-	165	2	-	110	100	100	100	475
Snowy River (S)	13	-	1,047	-	-	-	308	60	60	1,415
Snowy (SSD)	18	5	1,684	2	-	110	458	160	160	2,412
South Eastern (SD)	157	5	12,718	61	-	3,311	1,616	3,646	10,892	28,538
MURRUMBIDGEE STATISTICAL DIVISION										
Coolamon (S)	2	-	81	-	-	-	-	-	-	81
Cootamundra (S)	3	-	325	4	-	207	52	-	-	584
Gundagai (S)	4	-	224	-	-	-	19	-	-	243
June (S)	1	-	97	-	-	-	-	-	-	97
Lockhart (S)	-	-	-	-	-	-	-	-	-	-
Narrandera (S)	-	-	-	-	-	-	-	-	-	-
Temora (S)	-	-	-	-	-	-	10	-	200	210
Tumut (S)	-	-	-	-	-	-	40	-	-	40
Wagga Wagga (C)	14	-	1,031	40	-	1,500	36	270	983	3,549
Central Murrumbidgee (SSD)	24	-	1,758	44	-	1,707	157	270	1,183	4,804
Carrahollo (S)	-	-	-	-	-	-	-	-	-	-
Griffith (C)	8	-	636	-	-	-	75	580	1,238	1,949
Hay (S)	-	-	-	-	-	-	20	-	659	679
Lecton (S)	2	-	124	-	-	-	15	40	92	231
Murrumbidgee (S)	-	-	-	-	-	-	-	-	-	-
Lower Murrumbidgee (SSD)	10	-	760	-	-	-	110	620	1,988	2,858
Murrumbidgee (SD)	34	-	2,518	44	-	1,707	267	898	3,171	7,662

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF N.S.W., JANUARY 1989 (continued)

Statistical area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MURRAY STATISTICAL DIVISION										
Albury (C)	18	-	1,492	14	-	679	295	1,379	1,379	3,844
Hume (S)	19	-	1,512	2	-	185	20	-	-	1,717
Athury (SSD)	37	-	3,004	16	-	864	315	1,379	1,379	5,561
Corowa (S)	11	-	665	-	-	-	65	164	164	894
Culcairn (S)	1	-	51	-	-	-	-	-	-	51
Holbrook (S)	1	-	37	-	-	-	22	120	120	179
Tumbarumba (S)	2	-	139	-	-	-	-	-	-	139
Urana (S)	-	-	-	-	-	-	-	-	-	-
Upper Murray (excl. Albury) (SSD)	15	-	892	-	-	-	87	284	284	1,263
Berrigan (S)	4	-	209	-	-	-	10	-	-	220
Conargo (S)	-	-	-	-	-	-	-	-	-	-
Deniliquin (M)	8	-	435	4	-	120	-	48	1,091	1,646
Jenilderie (S)	-	-	-	-	-	-	-	-	-	-
Murray (S)	6	-	608	2	-	114	-	30	30	752
Wakool (S)	1	-	63	-	-	-	14	-	-	77
Windouran (S)	-	-	-	-	-	-	-	-	-	-
Central Murray (SSD)	19	-	1,315	6	-	234	24	78	1,121	2,695
Bairnsdale (S)	-	-	-	-	-	-	-	-	-	-
Wentworth (S)	4	-	355	-	-	-	23	325	325	703
Murray-Darling (SSD)	4	-	355	-	-	-	23	325	325	703
Murray (SD)	75	-	5,565	22	-	1,098	449	2,966	3,109	10,221
FAR WEST STATISTICAL DIVISION										
Broken Hill (C)	1	-	46	-	-	-	-	-	358	404
Centra. Darling (S)	-	-	-	-	-	-	-	-	-	-
Unincorp. Far West	-	-	-	-	-	-	-	-	-	-
Far West (SD)	1	-	46	-	-	-	-	-	358	404
NEW SOUTH WALES										
New South Wales	2,827	25	235,430	1,076	62	68,019	72,670	564,583	673,319	1,849,438

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 relationships 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).

Unpublished data

29. The ABS can also 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: microfiche, photocopy, computer printout and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

Related publications

30. Users may also wish to refer to the following building publications for New South Wales which are available on request:

Building Activity (quarterly) (8752.1)
Dwelling Unit Commencements Reported by Approving Authorities (monthly) (8741.1)
Building Approvals in Statistical Local Areas (annual) (8733.1)

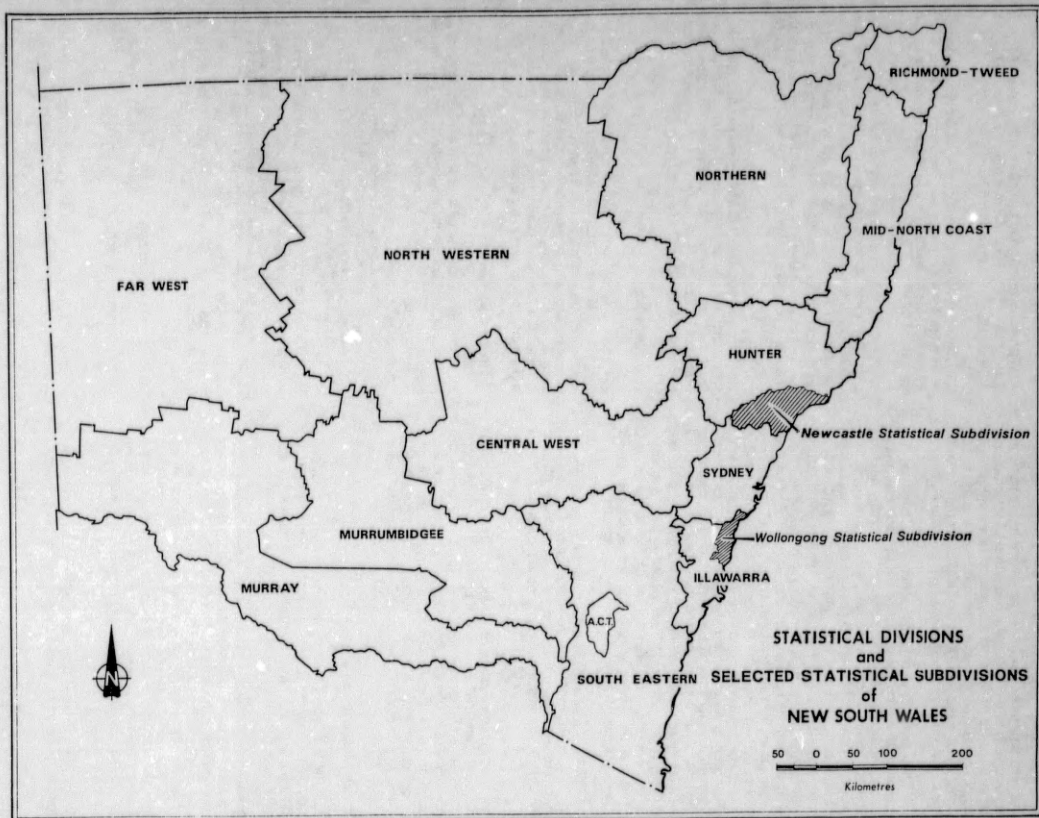
31. A list of the complete range of publications available from the ABS can be obtained from any ABS Office. Access to a wide range of ABS statistics is also available through the VIATEL vidcotex system and on AUSSTATS, ABS' on-line service through CSIRONET. Further information about these services can 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

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

JOHN WILSON
 Deputy Commonwealth Statistician



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Recommended retail price: \$8.00



2087311001894

ISSN 0158-3283