

CATALOGUE NO. 8731.1

E110 ARGOED UNTIL 11.30 a.m. 8 FEBRUARY 1992

BUILDING APPROVALS, NEW SOUTH WALES, DECEMBER 1992

NOTE: The data for Non-residential building for November 1992 have been revised to account for a reclassification of a \$15m approval of a religious building from Public Sector to Private Sector.

MAIN FEATURES

NUMBER OF NEW DWELLING UNITS APPROVED

	December 1991	November 1992	December 1992	December 1991 to December 1992 change	November 1992 to December 1992 change
Original series	3,213	4,578	4,089	27%	-11%
Seasonally adjusted	3,592	4,188	4,423	23%	6%
Trend estimate	3,417	4,132	4,230	24%	2%

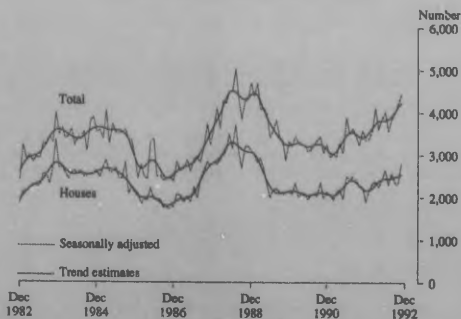
December 1992

Trend estimates of the total number of dwelling units approved in December 1992 (4,230) in New South Wales showed a 2% increase over the figure for November 1992 (4,132) and showed a 24% increase over the figure for December 1991 (3,417). The corresponding trend increases for houses approved in December 1992 (2,535) were 1% and 15% respectively.

In original terms the number of dwelling units approved in December 1992 (4,089) was 11% lower than in the previous month and 27% higher than December 1991 (3,213).

The value of building jobs approved in New South Wales in December 1992 (\$770.3m) was 6% lower than November 1992 (\$816.6m) but 45% higher than December 1991 (\$531.8m).

TOTAL DWELLING UNITS APPROVED, NSW



INQUIRIES

- for further information about statistics in this publication and the availability of unpublished statistics contact Geoff Howat on Sydney (02) 268 4610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

NOTES

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

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

Explanatory notes are provided at the back of this publication.

DENIS FARRELL
Deputy Commonwealth Statistician

Unpublished data

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

- photocopy;
- microfiche;
- computer printout; 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									
1989-90	10,125	140	10,265	7,538	1,444	8,982	17,663	1,584	19,247
1990-91	10,179	242	10,421	6,428	1,411	7,839	16,607	1,633	18,260
1991-92	11,416	636	12,052	6,832	2,320	9,152	18,248	2,936	21,204
July-December—									
1991-92	5,924	443	6,367	3,417	842	4,259	9,341	1,285	10,626
1992-93	6,700	153	6,853	5,218	897	6,115	11,918	1,050	12,968
1991—									
October	964	188	1,152	543	72	615	1,507	260	1,767
November	1,037	99	1,136	369	181	550	1,606	280	1,886
December	712	49	761	434	361	795	1,146	410	1,556
1992—									
January	840	12	852	530	176	706	1,370	188	1,558
February	748	6	754	420	262	682	1,168	268	1,436
March	1,002	61	1,063	624	213	837	1,626	274	1,900
April	906	14	920	573	240	813	1,479	254	1,733
May	913	43	956	766	304	1,070	1,679	347	2,026
June	1,083	57	1,140	502	283	785	1,585	340	1,925
July	1,240	20	1,260	672	201	873	1,912	221	2,133
August	1,020	24	1,044	582	161	743	1,602	185	1,787
September	1,233	11	1,244	927	113	1,040	2,160	124	2,284
October	984	20	1,004	904	82	986	1,888	102	1,990
November	1,136	31	1,167	1,149	208	1,357	2,285	259	2,544
December	1,087	27	1,114	984	132	1,116	2,071	159	2,230
NEW SOUTH WALES									
1989-90	25,086	435	25,521	12,465	2,249	14,714	37,551	2,684	40,235
1990-91	24,361	545	24,906	11,020	1,942	12,962	35,381	2,487	37,868
1991-92	26,940	1,057	27,997	12,193	3,146	15,339	39,133	4,203	43,336
July-December—									
1991-92	13,925	663	14,588	5,986	1,211	7,197	19,911	1,874	21,785
1992-93	14,858	264	15,122	7,990	1,443	9,433	22,848	1,707	24,555
1991—									
October	2,360	221	2,581	956	86	1,042	3,316	307	3,623
November	2,293	130	2,423	896	205	1,101	3,189	335	3,524
December	1,861	59	1,920	871	422	1,293	2,732	481	3,213
1992—									
January	1,746	29	1,775	927	239	1,166	2,673	268	2,941
February	1,853	14	1,867	850	333	1,183	2,703	347	3,050
March	2,408	111	2,517	1,149	245	1,394	3,555	356	3,911
April	2,267	84	2,351	1,017	381	1,398	3,284	465	3,749
May	2,244	59	2,303	1,198	363	1,561	3,442	422	3,864
June	2,499	97	2,596	1,066	374	1,440	3,565	471	4,036
July	2,639	54	2,693	1,109	286	1,395	3,748	340	4,088
August	2,290	30	2,320	1,020	216	1,236	3,310	246	3,556
September	2,635	22	2,657	1,439	199	1,638	4,074	221	4,295
October	2,426	31	2,457	1,368	124	1,492	3,794	155	3,949
November	2,496	63	2,559	1,664	355	2,019	4,160	418	4,578
December	2,372	64	2,436	1,390	263	1,653	3,762	327	4,089

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 82 such dwelling units approved in December 1992.

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	Private	Public	Total	Private	Public							
SYDNEY STATISTICAL DIVISION														
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
1990-91	1,096.8	19.3	1,116.0	596.5	121.3	717.9	1,693.3	140.6	1,833.9	646.2	2,185.9	2,898.7	4,516.0	5,378.8
1991-92	1,245.6	53.0	1,298.6	536.2	198.6	734.8	1,781.8	251.6	2,033.3	648.8	1,188.2	1,908.8	3,614.1	4,590.9
<i>July-December--</i>														
1991-92	638.6	35.5	674.2	264.8	71.4	336.2	903.4	106.9	1,010.4	335.3	576.3	752.2	1,811.6	2,097.9
1992-93	726.1	15.1	741.1	407.2	66.1	473.3	1,133.2	81.2	1,214.4	369.3	815.5	1,307.5	2,317.8	2,891.2
<i>1991--</i>														
October	111.2	14.7	125.9	47.2	5.8	53.0	158.5	20.4	178.9	61.0	87.9	105.4	306.2	345.3
November	112.7	7.5	120.2	46.4	15.7	62.1	159.1	23.2	182.3	57.2	84.1	121.6	300.4	361.1
December	77.1	3.8	80.9	29.9	35.4	65.2	107.0	39.2	146.1	47.3	72.5	105.2	226.3	298.6
<i>1992--</i>														
January	94.1	1.2	95.2	40.9	15.4	56.3	134.9	16.6	151.5	52.2	93.9	293.7	280.7	497.5
February	81.2	0.5	81.7	37.4	23.4	60.9	118.6	23.9	142.6	42.8	115.4	151.0	276.3	336.3
March	115.7	5.3	121.0	51.9	19.8	71.7	167.6	25.0	192.6	53.8	103.8	122.6	325.2	369.1
April	99.5	1.1	100.6	34.9	22.2	57.1	134.4	23.2	157.7	56.8	103.0	158.6	294.3	373.1
May	98.0	4.5	102.4	69.7	26.1	95.8	167.7	30.6	198.3	49.9	105.0	258.3	322.5	506.4
June	118.5	5.0	123.5	36.6	20.2	56.8	155.1	25.2	180.3	57.9	90.7	172.5	303.6	410.7
July	131.4	2.1	133.5	52.0	15.3	67.2	183.3	17.4	200.7	69.8	84.7	134.7	337.8	465.2
August	112.2	2.7	114.9	44.1	13.3	57.4	156.3	16.0	172.3	55.5	70.4	80.7	282.2	308.5
September	137.1	1.2	138.3	77.1	8.8	85.9	214.2	10.0	224.3	71.6	153.1	183.1	438.9	478.9
October	105.0	2.0	107.0	64.4	4.9	69.3	169.3	6.9	176.2	55.6	72.2	406.8	297.1	638.7
November	122.5	4.6	127.0	97.7	13.1	110.8	220.2	17.7	237.9	61.5	170.1	218.8	451.8	518.1
December	117.9	2.5	120.4	71.9	10.7	82.6	189.8	13.2	203.0	53.4	265.0	283.4	510.1	541.7
NEW SOUTH WALES														
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
1990-91	2,336.7	45.9	2,382.5	863.8	161.3	1,025.1	3,200.4	207.2	3,407.7	900.4	2,752.2	3,750.2	6,842.7	8,058.2
1991-92	2,654.6	86.8	2,741.4	890.6	258.3	1,148.8	3,545.2	345.0	3,890.2	902.2	1,695.5	2,633.7	6,137.9	7,445.8
<i>July-December--</i>														
1991-92	1,362.5	52.6	1,415.0	432.6	94.9	527.5	1,795.1	147.5	1,942.6	469.7	875.8	1,200.8	3,136.7	3,613.0
1992-93	1,483.4	24.9	1,510.3	588.6	102.9	691.5	2,074.0	127.8	2,201.8	505.1	1,069.8	1,728.9	3,648.2	4,435.9
<i>1991--</i>														
October	240.4	17.9	258.3	77.8	7.0	84.8	318.3	24.9	343.1	84.7	122.6	150.6	524.3	578.4
November	227.8	10.0	237.7	66.3	17.1	83.5	294.1	27.1	321.2	78.6	134.0	198.7	506.7	598.5
December	181.9	4.6	186.5	58.8	39.6	98.5	240.7	44.2	284.9	67.6	129.9	179.3	431.6	513.8
<i>1992--</i>														
January	176.5	2.7	179.2	66.1	19.8	85.9	242.7	22.5	265.1	67.1	131.7	338.4	441.1	670.7
February	178.9	1.2	180.0	68.4	29.1	97.5	247.3	30.3	277.5	60.4	139.7	196.4	446.7	534.2
March	243.1	9.8	252.8	87.9	22.6	110.5	331.0	32.4	363.3	76.4	148.0	180.1	555.3	619.8
April	223.2	6.7	229.9	62.3	32.4	94.6	285.5	39.0	324.5	77.1	131.8	205.0	494.4	606.3
May	220.7	5.7	226.4	98.3	31.0	129.3	319.0	36.7	355.7	72.4	138.7	310.1	530.1	738.2
June	249.7	8.2	257.9	74.9	28.6	103.5	324.7	36.8	361.4	79.1	129.8	223.0	533.5	663.5
July	263.2	4.7	267.9	79.8	21.0	100.8	342.9	25.7	368.6	92.5	128.1	200.3	563.5	661.4
August	231.6	3.5	235.0	73.8	17.2	91.0	305.4	20.6	326.0	78.1	107.1	140.0	490.5	544.1
September	266.0	2.2	268.3	113.2	14.3	127.5	379.2	16.5	395.7	96.0	177.4	232.6	652.4	724.3
October	238.2	3.0	241.2	94.8	8.1	102.8	333.0	11.1	344.1	81.6	119.3	493.5	537.3	919.1
November	248.9	5.6	254.5	129.0	22.0	150.9	377.9	27.6	405.5	83.1	241.3	328.1	702.5	816.6
December	237.5	5.8	243.4	98.0	20.5	118.5	335.6	26.3	361.9	73.9	296.5	334.5	705.9	770.3

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						
1991—						
October	2,209	2,420	3,197	3,459	321.5	74.7
November	2,071	2,272	2,948	3,243	301.4	71.4
December	2,144	2,255	3,200	3,592	321.5	78.8
1992—						
January	1,890	1,908	3,035	3,363	311.9	71.8
February	2,106	2,160	2,988	3,390	307.0	70.5
March	2,218	2,331	3,304	3,583	333.2	75.7
April	2,299	2,381	3,419	4,119	347.5	86.7
May	2,137	2,240	3,217	3,617	315.1	66.3
June	2,386	2,415	3,557	3,862	332.3	78.1
July	2,796	2,682	3,600	4,024	373.2	89.5
August	2,287	2,302	3,248	3,573	334.2	78.5
September	2,528	2,566	3,675	3,859	375.5	84.6
October	2,336	2,362	3,864	3,984	336.3	74.2
November	2,172	2,309	3,802	4,188	378.8	77.9
December	2,686	2,813	4,263	4,423	398.4	83.3
TREND ESTIMATES						
1991—						
October	2,242	2,368	3,201	3,496	318.8	74.3
November	2,153	2,289	3,130	3,438	315.1	74.2
December	2,085	2,211	3,085	3,417	314.0	74.3
1992—						
January	2,055	2,162	3,083	3,448	315.1	74.1
February	2,082	2,171	3,135	3,538	319.0	74.4
March	2,146	2,221	3,214	3,646	323.6	75.0
April	2,238	2,297	3,296	3,743	329.9	76.5
May	2,337	2,376	3,366	3,801	336.0	78.2
June r	2,410	2,426	3,420	3,820	341.0	79.7
July r	2,444	2,442	3,476	3,827	343.9	80.6
August r	2,445	2,445	3,549	3,848	351.2	80.7
September r	2,435	2,436	3,655	3,913	358.0	80.6
October r	2,424	2,476	3,781	4,014	365.6	80.3
November r	2,423	2,507	3,914	4,132	373.8	80.2
December	2,417	2,535	4,024	4,230	380.3	79.4

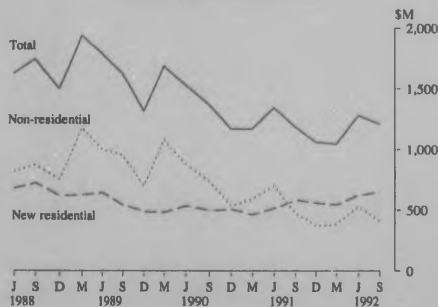
(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average - see paragraphs 20-26 of the Explanatory Notes for a more detailed explanation.

TABLE 4. VALUE OF BUILDING APPROVED AT AVERAGE 1984-85 PRICES (\$ 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							
1989-90	1,328.2	1,348.3	697.9	2,046.2	503.2	2,588.8	3,611.2	5,053.4	6,160.6
1990-91	1,308.8	1,334.5	650.8	1,985.3	504.4	1,873.8	2,554.0	4,288.4	5,043.7
1991-92	1,476.3	1,524.6	779.5	2,304.1	501.7	1,203.8	1,764.6	3,845.9	4,370.4
1991—									
June qtr	336.1	342.9	171.9	514.8	130.4	494.4	697.6	1,134.8	1,342.8
Sept. qtr	395.9	407.2	172.7	579.9	132.7	347.8	472.1	1,043.7	1,184.7
Dec. qtr	360.2	378.1	180.4	558.5	127.9	269.9	374.9	909.6	1,061.3
1992—									
Mar. qtr	334.0	341.6	201.1	542.7	113.8	299.4	388.9	914.0	1,045.4
June qtr	386.2	397.7	225.3	623.0	127.3	286.7	528.7	978.8	1,279.0
Sept. qtr	425.0	430.8	220.7	651.5	148.9	296.1	411.0	1,073.2	1,211.4

(a) See paragraphs 23-25 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

VALUE OF BUILDING APPROVED
AT AVERAGE 1984-85 PRICES



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

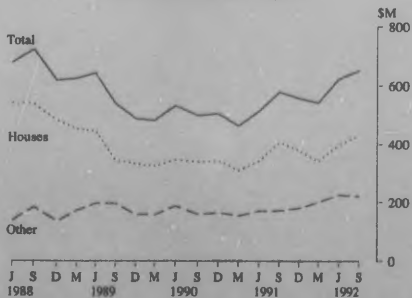


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
 (\$ million)

Class of building	1990-91	1991-92	July-December		1992		
			1991-92	1992-93	October	November	December
PRIVATE SECTOR							
New houses	2,336.7	2,654.6	1,362.5	1,485.4	238.2	248.9	237.5
New other residential buildings	863.8	890.6	432.6	588.6	94.8	129.0	98.0
Total new residential building	3,200.4	3,545.2	1,795.1	2,074.0	333.0	377.9	335.6
Alterations and additions to residential buildings	890.0	897.1	465.7	504.5	81.4	83.1	73.8
Hotels, etc.	303.9	76.2	45.7	87.2	2.9	70.0	3.9
Shops	600.1	273.6	104.6	206.8	20.5	37.0	23.4
Factories	455.3	262.8	155.6	123.3	31.9	17.6	23.4
Offices	548.8	461.6	244.4	334.4	32.1	39.3	190.7
Other business premises	381.0	189.7	95.1	106.2	11.1	32.2	17.0
Educational	117.4	71.9	35.5	64.6	4.5	5.6	18.9
Religious	28.4	28.0	10.9	r 26.8	0.7	r 18.9	1.8
Health	50.7	69.8	43.4	35.5	7.0	7.5	3.3
Entertainment and recreational	161.2	198.0	113.8	61.3	5.7	11.4	10.6
Miscellaneous	105.5	63.9	26.8	23.7	2.8	2.0	1.6
Total non-residential building	2,752.2	1,695.3	875.8	r 1,069.8	119.3	r 241.3	296.5
Total	6,842.7	6,137.9	3,136.7	r 3,648.2	833.7	r 762.3	768.9
PUBLIC SECTOR							
New houses	45.9	86.8	52.6	24.9	3.0	5.6	5.8
New other residential buildings	161.3	258.3	94.9	102.9	8.1	22.0	20.5
Total new residential building	207.2	345.0	147.5	127.8	11.1	27.6	26.3
Alterations and additions to residential buildings	10.4	5.1	4.0	0.7	0.2	—	0.1
Hotels, etc.	0.3	0.8	—	0.3	—	0.2	—
Shops	5.6	75.4	8.4	8.3	0.2	2.1	1.5
Factories	13.2	12.3	8.5	1.5	0.7	0.1	—
Offices	337.6	280.3	80.1	41.8	3.7	4.0	8.0
Other business premises	103.5	42.1	30.3	31.7	18.5	1.9	0.4
Educational	224.5	219.6	110.3	166.4	22.2	36.5	19.1
Religious	—	—	—	—	—	—	—
Health	145.5	67.0	43.4	344.9	304.6	27.2	5.3
Entertainment and recreational	40.1	210.2	20.8	40.1	16.7	13.6	1.3
Miscellaneous	127.7	50.2	23.2	24.2	7.7	1.3	2.5
Total non-residential building	998.0	937.9	325.0	r 659.1	374.2	r 86.8	38.0
Total	1,215.6	1,380.0	476.4	r 787.6	388.4	r 114.4	64.4
TOTAL							
New houses	2,382.5	2,741.4	1,415.0	1,510.3	241.2	254.5	243.4
New other residential buildings	1,025.1	1,148.8	527.5	691.5	102.8	180.9	118.5
Total new residential building	3,407.7	3,890.2	1,942.6	2,201.8	344.1	405.5	361.9
Alterations and additions to residential buildings	900.4	902.2	469.7	505.1	81.6	83.1	73.9
Hotels, etc.	304.2	77.0	45.7	87.5	2.9	70.1	3.9
Shops	605.7	349.0	112.9	215.1	20.7	39.0	24.0
Factories	468.5	275.1	164.2	124.8	32.5	17.7	25.4
Offices	886.5	741.9	324.5	376.2	35.8	43.2	198.6
Other business premises	484.5	231.8	123.4	137.9	29.6	34.1	17.4
Educational	341.8	291.5	145.8	231.0	26.7	42.2	38.0
Religious	28.4	28.0	10.9	26.8	0.7	18.9	1.8
Health	196.1	136.8	86.7	88.4	311.6	34.7	8.6
Entertainment and recreational	201.2	408.1	134.5	101.4	72.4	25.0	11.8
Miscellaneous	233.1	114.1	50.1	47.9	10.4	3.3	4.1
Total non-residential building	3,750.2	2,653.7	1,200.8	1,728.9	493.5	328.1	334.5
Total	8,858.2	7,448.8	3,613.8	4,438.9	919.1	816.6	778.3

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.												
1992—												
October	9	0.9	2	0.5	2	1.6	—	—	—	—	13	2.9
November	5	0.6	2	0.5	2	1.0	2	3.0	1	65.0	12	70.1
December	8	0.6	4	1.0	2	1.3	1	1.0	—	—	15	3.9
SHOPS												
1992—												
October	86	7.5	13	3.6	6	3.6	3	6.0	—	—	108	20.7
November	77	7.0	15	4.0	4	2.5	6	10.0	2	15.5	104	39.0
December	62	5.0	20	5.7	5	3.6	1	4.5	1	6.1	89	24.9
FACTORIES												
1992—												
October	26	2.6	16	4.8	6	4.2	4	8.9	1	12.0	53	32.5
November	28	3.0	7	2.1	7	4.6	3	8.0	—	—	45	17.7
December	18	1.7	12	3.6	4	2.4	5	9.2	1	8.6	40	25.4
OFFICES												
1992—												
October	62	6.2	29	9.5	4	2.8	6	17.2	—	—	101	35.8
November	56	5.3	33	9.9	11	6.9	4	10.6	1	10.6	105	43.2
December	45	4.3	14	3.9	7	4.5	2	4.7	2	181.2	70	198.6
OTHER BUSINESS PREMISES												
1992—												
October	42	3.9	12	3.0	4	2.6	2	2.6	1	17.5	61	29.6
November	40	4.1	15	4.1	5	3.4	1	1.6	3	20.9	64	34.1
December	28	2.5	12	3.4	3	1.8	3	3.0	1	6.7	47	17.4
EDUCATIONAL												
1992—												
October	10	1.3	3	1.2	4	2.7	10	21.6	—	—	27	26.7
November	19	2.2	8	2.5	10	7.3	11	21.9	1	8.3	49	42.2
December	10	0.9	7	2.2	5	3.3	7	16.9	2	14.7	31	38.0

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

Period	continued											
	\$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												
1992—												
October	5	0.7	—	—	—	—	—	—	—	—	5	0.7
November	1	0.1	8	2.2	3	1.7	—	—	1	15.0	13	18.9
December	4	0.5	—	—	2	1.3	—	—	—	—	6	1.8
HEALTH												
1992—												
October	11	1.1	8	2.5	—	—	2	3.9	2	304.0	23	311.6
November	13	1.2	5	1.3	4	2.6	4	6.1	1	23.5	27	34.7
December	10	1.1	3	1.0	3	2.0	2	4.5	—	—	18	8.6
ENTERTAINMENT AND RECREATIONAL												
1992—												
October	19	1.9	5	1.3	3	1.9	2	2.3	1	15.0	30	22.4
November	19	1.5	5	1.5	2	1.1	7	13.9	1	7.0	34	25.0
December	11	0.9	10	2.7	4	2.7	4	5.5	—	—	29	11.8
MISCELLANEOUS												
1992—												
October	19	1.7	3	0.9	—	—	2	2.9	1	5.0	25	10.5
November	16	1.6	2	0.6	2	1.1	—	—	—	—	20	3.3
December	16	1.7	3	0.7	2	1.6	—	—	—	—	21	4.1
TOTAL NON-RESIDENTIAL BUILDING												
1992—												
October	289	27.8	91	27.3	29	19.4	31	65.5	6	353.5	446	493.5
November	274	26.6	100	28.6	50	32.1	38	75.1	11	165.8	473	328.1
December	212	19.2	85	24.2	37	24.4	25	49.3	7	217.3	366	334.5

TABLE 7. NUMBER AND VALUE OF DWELLING UNITS (a) APPROVED IN AREAS OF NSW, DECEMBER 1992

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
SYDNEY STATISTICAL DIVISION						
Houses	1,087	117,899	27	2,467	1,114	120,361
Brick, stone, or concrete	145	23,337	1	150	146	23,487
Brick-veneer	857	87,782	26	2,312	883	90,094
Timber	65	5,261	—	—	65	5,261
Fibre cement	19	1,504	—	—	19	1,504
Other materials	1	16	—	—	1	16
Other residential buildings	984	71,877	132	10,726	1,116	82,603
Total residential buildings	2,871	189,776	199	13,187	2,230	282,964
HUNTER STATISTICAL DIVISION						
Houses	224	20,091	17	1,605	241	21,698
Brick, stone, or concrete	39	3,545	—	—	39	3,545
Brick-veneer	159	15,026	17	1,605	176	16,631
Timber	13	741	—	—	13	741
Fibre cement	11	660	—	—	11	660
Other materials	2	120	—	—	2	120
Other residential buildings	102	6,019	31	2,939	133	8,958
Total residential buildings	326	26,112	48	4,544	374	30,656
ILLAWARRA STATISTICAL DIVISION						
Houses	190	19,751	6	521	196	20,272
Brick, stone, or concrete	10	1,929	—	—	10	1,929
Brick-veneer	150	15,597	6	521	156	16,118
Timber	15	1,302	—	—	15	1,302
Fibre cement	11	517	—	—	11	517
Other materials	4	406	—	—	4	406
Other residential buildings	87	4,968	54	3,564	141	8,532
Total residential buildings	277	24,719	60	4,085	337	28,804
BALANCE OF NEW SOUTH WALES						
Houses	871	79,785	14	1,255	885	81,040
Brick, stone, or concrete	141	13,978	3	305	144	14,283
Brick-veneer	516	52,427	10	914	526	53,341
Timber	113	7,105	—	—	113	7,105
Fibre cement	70	4,241	—	—	70	4,241
Other materials	31	2,032	1	37	32	2,069
Other residential buildings	217	15,183	46	3,233	263	18,416
Total residential buildings	1,988	94,968	60	4,488	1,148	99,456
NEW SOUTH WALES						
Houses	2,372	237,527	64	5,843	2,436	243,371
Brick, stone, or concrete	335	42,789	4	455	339	43,243
Brick-veneer	1,682	170,832	59	5,352	1,741	176,184
Timber	206	14,409	—	—	206	14,409
Fibre cement	111	6,924	—	—	111	6,924
Other materials	38	2,574	1	37	39	2,611
Other residential buildings	1,390	98,048	263	20,461	1,653	118,509
Total residential buildings	3,762	335,575	327	26,305	4,089	361,880

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

TABLE 8. NEW DWELLING UNITS APPROVED, BY TYPE AND STATISTICAL DIVISION, NSW
DECEMBER 1992

Statistical division	Other residential building								Total residential building	
	Houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of					
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Sydney	1,114	341	117	458	334	200	124	658	1,116	2,230
Hunter	241	45	—	45	88	—	—	88	133	374
Illawarra	196	40	26	66	75	—	—	75	141	337
Richmond-Tweed	112	22	—	22	56	—	—	56	78	190
Mid North Coast	227	25	5	30	25	—	—	25	55	282
Northern	86	4	—	4	5	—	—	5	9	95
North Western	79	10	—	10	8	—	—	8	18	97
Central West	83	—	10	10	30	—	—	30	40	123
South Eastern	185	8	—	8	32	—	—	32	40	225
Murrumbidgee	68	2	—	2	17	—	—	17	19	87
Murray	45	2	—	2	2	—	—	2	4	49
Far West	—	—	—	—	—	—	—	—	—	—
New South Wales	2,436	499	158	657	672	280	124	996	1,653	4,089
VALUE (\$'000)										
Sydney	120,361	25,303	9,670	34,973	24,454	14,676	8,500	47,630	82,603	202,964
Hunter	21,698	3,827	—	3,827	5,131	—	—	5,131	8,958	30,656
Illawarra	20,272	2,804	1,268	4,072	4,460	—	—	4,460	8,532	28,804
Richmond-Tweed	9,083	1,528	—	1,528	4,078	—	—	4,078	5,606	14,689
Mid North Coast	20,503	2,149	250	2,399	1,724	—	—	1,724	4,123	24,626
Northern	7,174	386	—	386	356	—	—	356	742	7,916
North Western	6,887	777	—	777	572	—	—	572	1,349	8,236
Central West	7,873	—	650	650	1,434	—	—	1,434	2,084	9,956
South Eastern	18,913	558	—	558	2,389	—	—	2,389	2,946	21,859
Murrumbidgee	6,015	100	—	100	1,308	—	—	1,308	1,408	7,423
Murray	4,592	98	—	98	60	—	—	60	158	4,750
Far West	—	—	—	—	—	—	—	—	—	—
New South Wales	243,371	37,529	11,858	49,368	45,966	14,676	8,500	69,142	118,509	361,888

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, DECEMBER 1992

Statistical area	New residential building						Non-residential building			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	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	—	180	—	—	—	268	6,980	7,125	7,573
Leichhardt (M)	2	—	170	28	—	2,900	2,084	1,360	1,557	6,712
Marrickville (M)	5	—	425	2	12	1,340	856	7,020	7,020	9,641
South Sydney (C)	—	—	—	—	41	1,241	1,928	2,655	7,547	10,716
Sydney (C) — Inner & Remainder	—	—	—	—	—	—	—	8,645	10,013	10,013
Inner Sydney (SSD)	8	—	775	30	53	5,481	5,136	26,660	33,263	44,655
Randwick (C)	15	—	2,692	24	—	2,319	1,607	285	845	7,462
Waverley (M)	2	—	320	10	—	1,115	3,314	295	295	5,044
Woolahra (M)	2	—	770	—	—	—	1,995	142	142	2,906
Eastern Suburbs (SSD)	19	—	3,782	34	—	3,434	6,915	722	1,282	15,412
Hurstville (C)	8	—	1,161	126	—	8,620	1,084	70	130	10,995
Kogarah (M)	9	—	2,025	17	—	1,535	702	—	130	4,392
Rockdale (M)	3	—	331	—	—	—	1,150	579	579	2,060
Sutherland (S)	37	—	5,020	106	8	9,426	2,828	1,335	1,793	19,067
St George — Sutherland (SSD)	57	—	8,537	249	8	19,581	5,764	1,984	2,632	36,514
Bankstown (C)	25	—	2,859	34	22	4,139	1,549	3,705	3,705	12,252
Canterbury (M)	7	—	985	21	—	1,505	1,173	1,050	1,710	5,373
Canterbury — Bankstown (SSD)	32	—	3,843	55	22	5,644	2,722	4,753	5,415	17,625
Fairfield (C)	36	1	4,351	40	—	2,629	725	2,850	6,249	13,934
Liverpool (C)	97	15	11,220	76	17	5,639	505	770	1,420	18,783
Fairfield — Liverpool (SSD)	133	16	15,530	116	17	8,268	1,230	3,620	7,669	32,717
Camden (M)	32	—	3,003	2	—	48	121	—	—	3,172
Campbelltown (C)	42	—	3,713	10	—	625	714	1,487	1,487	6,538
Wollindilly (S)	22	—	2,111	2	—	110	485	—	—	2,707
Outer South Western Sydney (SSD)	96	—	8,827	14	—	783	1,320	1,487	1,487	12,417
Ashfield (M)	1	—	169	19	10	2,258	429	—	—	2,857
Burwood (M)	—	—	—	5	—	325	654	2,105	2,105	3,084
Concord (M)	2	—	135	35	—	5,050	656	—	—	5,841
Drunanymye (M)	5	—	1,146	—	—	—	873	—	—	2,019
Strathfield (M)	—	—	—	24	—	1,600	763	1,350	1,350	3,713
Inner Western Sydney (SSD)	8	—	1,450	83	10	9,233	3,376	3,453	3,453	17,514

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, DECEMBER 1992—continued

Statistical area	New residential building					Alterations and additions to residential buildings (\$'000)	Non-residential building			
	Houses		Other residential buildings				Private sector (\$'000)	Total building (\$'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)	1	—	80	6	—	350	218	150	150	798
Holroyd (C)	3	—	392	—	—	—	213	500	555	1,160
Parramatta (C)	7	—	753	13	22	2,710	1,632	12,340	12,520	17,615
Central Western Sydney (SSD)	11	—	1,225	19	22	3,060	2,062	12,990	13,225	19,573
Blue Mountains (C)	37	—	3,678	5	—	310	1,230	735	735	5,953
Hawkesbury (C)	176	6	18,509	94	—	5,875	2,760	2,652	2,752	29,895
Penrith (C)	133	2	11,360	61	—	4,386	1,838	3,087	7,707	25,290
Outer Western Sydney (SSD)	346	8	33,546	160	—	10,571	5,828	6,474	11,193	61,138
Baulkham Hills (S)	37	—	5,720	10	—	989	1,187	840	920	8,816
Blacktown (C)	57	—	4,129	4	—	371	805	79	79	5,384
Blacktown — Baulkham Hills (SSD)	94	—	9,848	14	—	1,360	1,992	919	999	14,200
Hunter's Hill (M)	4	—	1,216	—	—	—	608	—	—	1,824
Lane Cove (M)	2	—	447	2	—	150	805	810	810	2,212
Mosman (M)	1	—	385	2	—	90	731	—	—	1,206
North Sydney (M)	4	—	530	—	—	—	1,314	970	970	2,814
Ryde (C)	17	1	2,344	35	—	2,860	1,158	1,510	2,120	8,482
Willoughby (C)	4	—	753	12	—	990	961	179,385	179,385	182,089
Lower Northern Sydney (SSD)	32	1	5,674	51	—	4,090	5,376	182,675	183,285	198,625
Homebby (S)	29	—	3,590	44	—	3,784	1,199	4,600	4,600	13,173
Ku-ring-gai (M)	14	—	3,443	—	—	—	5,046	6,820	6,870	15,359
Homebby — Ku-ring-gai (SSD)	43	—	7,033	44	—	3,784	6,243	11,420	11,470	28,531
Manly (M)	2	—	172	—	—	—	662	750	750	1,584
Pittwater (M)	5	—	890	—	—	—	947	2,450	2,450	4,287
Warringah (S)	16	—	2,581	6	—	517	2,288	1,260	1,260	6,646
Northern Beaches (SSD)	23	—	3,643	6	—	517	3,897	4,460	4,460	12,517
Gosford (C)	86	—	8,136	91	—	5,498	1,901	1,700	1,885	17,421
Wyong (S)	99	2	8,491	18	—	1,299	1,418	1,665	1,665	12,872
Gosford — Wyong (SSD)	185	2	16,627	109	—	6,797	3,320	3,363	3,550	30,293
Sydney (SD)	1,067	27	138,361	964	132	82,683	55,383	264,986	283,385	541,732

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, DECEMBER 1992—continued

Statistical area	New residential building						Non-residential building			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	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)				
HUNTER STATISTICAL DIVISION										
Ceanock (C)	16	—	1,330	—	—	—	357	140	140	1,827
Lake Macquarie (C)	57	—	5,645	32	—	1,695	1,404	1,690	1,690	10,434
Maitland (C)	40	—	3,350	4	—	200	490	198	198	4,239
Newcastle (C) — Inner & Remainder	15	—	1,480	29	19	3,627	1,825	1,296	1,687	8,618
Port Stephens (S)	51	14	5,608	16	—	1,220	563	1,403	1,403	8,794
Newcastle (SSD)	179	15	17,413	81	19	6,742	4,639	4,727	5,118	33,912
Dungog (S)	—	—	—	—	—	—	—	—	—	—
Gloucester (S)	2	—	190	3	—	144	—	300	300	634
Great Lakes (S)	26	—	2,337	16	12	1,949	241	525	525	5,052
Merrima (S)	—	—	—	—	—	—	—	—	—	—
Murrumbidgee (S)	2	—	90	—	—	—	—	—	—	90
Muswellbrook (S)	5	—	452	2	—	123	47	—	—	622
Scone (S)	2	—	170	—	—	—	68	—	—	238
Singlton (S)	8	3	1,046	—	—	—	213	1,104	1,229	2,488
Hunter SD Balance (SSD)	45	3	4,285	21	12	2,216	569	1,929	2,054	9,124
Hunter (SD)	234	17	21,698	102	31	8,958	5,208	6,656	7,172	43,836
ILLAWARRA STATISTICAL DIVISION										
Kiama (M)	10	—	970	2	—	150	351	—	—	1,470
Shellharbour (M)	26	—	2,769	9	19	1,645	303	—	—	4,717
Wollongong (C)	47	—	5,664	30	35	3,982	1,659	704	794	12,099
Wollongong (SSD)	83	—	9,403	41	54	5,777	2,313	704	794	18,286
Shoalhaven (C)	72	6	6,883	40	—	2,275	1,269	2,441	2,441	12,668
Wingecarribe (S)	35	—	3,986	6	—	480	529	200	200	5,195
Illawarra SD Balance (SSD)	107	6	10,869	46	—	2,755	1,598	2,641	2,641	17,863
Illawarra (SD)	196	6	20,272	87	54	8,532	3,910	3,343	3,435	36,149
RICHMOND TWEED STATISTICAL DIVISION										
Tweed (S) Pt A	22	—	1,921	26	—	2,102	186	845	845	5,054
Tweed Heads (SSD)	22	—	1,921	26	—	2,102	186	845	845	5,054
Balina (S)	12	—	1,094	13	12	1,573	110	—	7,992	10,769
Byron (S)	24	—	2,295	9	—	584	189	1,520	1,520	4,588
Casino (M)	1	—	90	6	—	600	—	—	—	690
Kyogle (S)	5	—	201	—	—	—	30	—	—	231
Lismore (C)	24	—	1,596	12	—	746	287	90	7,283	9,913
Richmond River (S)	6	—	455	—	—	—	240	—	—	695
Tweed (S) Pt B	18	—	1,432	—	—	—	140	240	240	1,812
Richmond — Tweed SD Balance (SSD)	90	—	7,162	40	12	3,503	996	1,850	17,035	28,697
Richmond — Tweed (SD)	112	—	9,883	66	12	5,646	1,182	2,695	17,880	33,751

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, DECEMBER 1992—continued

Statistical area	New residential building						Non-residential building			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)		Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
MID NORTH COAST STATISTICAL DIVISION										
Bellingen (S)	9	—	788	5	—	250	72	—	—	1,109
Coffs Harbour (C)	42	2	4,236	—	15	1,319	248	702	802	6,605
Copmanhurst (S)	5	—	595	—	—	—	—	—	—	595
Grafton (C)	3	—	342	2	—	65	64	—	674	1,145
Maclean (S)	11	—	780	7	—	490	50	—	154	1,473
Nambucca (S)	37	—	2,756	8	—	500	244	—	743	4,243
Nymboida (S)	8	—	807	—	—	—	—	—	—	807
Ulmara (S)	5	—	271	—	—	—	20	—	—	291
Clarence (SSD)	120	2	10,573	22	15	2,624	698	702	2,372	16,268
Greater Taree (C)	27	—	2,878	6	—	598	297	1,203	1,203	4,975
Hastings (M)	52	—	4,821	12	—	901	602	558	818	7,143
Kempsey (S)	26	—	2,230	—	—	—	135	431	431	2,796
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	105	—	9,929	18	—	1,499	1,034	2,192	2,652	14,914
Mid-North Coast (SD)	225	2	20,503	40	15	4,123	1,732	2,894	4,824	31,182
NORTHERN STATISTICAL DIVISION										
Barraba (S)	—	—	—	—	—	—	—	—	—	—
Bingara (S)	1	—	45	—	—	—	—	—	—	45
Gunnedah (S)	1	—	95	—	—	—	47	54	54	196
Inverell (S) Pt A	2	3	597	—	—	—	40	—	—	637
Manilla (S)	1	—	96	—	—	—	13	—	—	109
Nandaly (S)	8	—	349	—	—	—	—	—	—	349
Parry (S)	14	—	1,101	—	—	—	60	—	—	1,161
Quirindi (S)	2	—	154	—	—	—	28	364	364	546
Tamworth (C)	18	—	1,716	—	2	120	167	110	190	2,193
Yallaroi (S)	—	—	—	—	—	—	—	—	—	—
Northern Slopes (SSD)	47	3	4,153	—	2	120	355	528	608	5,236
Armidale (C)	9	—	1,028	5	2	622	296	549	549	2,495
Dumaresq (S)	3	—	283	—	—	—	—	—	—	283
Glen Innes (M)	—	—	—	—	—	—	40	—	—	40
Guyra (S)	1	1	77	—	—	—	20	140	140	237
Inverell (S) Pt B	5	—	377	—	—	—	14	—	—	391
Severn (S)	2	—	93	—	—	—	59	—	—	152
Tenterfield (S)	4	—	172	—	—	—	40	—	—	212
Uralla (S)	1	—	80	—	—	—	70	—	—	150
Walcha (S)	1	—	90	—	—	—	—	—	—	90
Northern Tablelands (SSD)	26	1	2,199	5	2	622	538	689	689	4,048
Moree Plain (S)	5	—	519	—	—	—	84	250	650	1,253
Narrabri (S)	4	—	303	—	—	—	10	—	—	313
North Central Plain (SSD)	9	—	822	—	—	—	94	250	650	1,566
Northern (SD)	82	4	7,174	5	4	742	987	1,467	1,947	10,850

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, DECEMBER 1992—continued

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		Total building (\$'000)
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'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)	—	—	—	—	—	—	36	—	—	36
Coonamberran (S)	4	—	174	—	—	—	—	—	—	174
Dubbo (C)	29	—	2,743	14	—	1,039	207	6,539	6,789	10,778
Gulgandra (S)	5	—	395	—	—	—	14	—	—	409
Mudgee (S)	18	—	1,923	2	—	170	163	—	—	2,256
Narromine (S)	9	—	712	2	—	140	15	50	50	917
Wellington (S)	5	—	271	—	—	—	17	200	200	488
Central Macquarie (SSD)	70	—	6,217	18	—	1,349	451	6,789	7,039	15,057
Bogan (S)	—	—	—	—	—	—	—	—	—	—
Coonamble (S)	—	—	—	—	—	—	14	—	—	14
Walgett (S)	2	—	109	—	—	—	86	1,400	1,400	1,595
Warren (S)	3	—	270	—	—	—	—	—	—	270
Macquarie—Barwon (SSD)	5	—	379	—	—	—	100	1,400	1,400	1,880
Bourke (S)	3	—	228	—	—	—	10	—	—	238
Brewarrina (S)	—	—	—	—	—	—	—	—	—	—
Cobar (S)	1	—	63	—	—	—	12	—	—	75
Upper Darling (SSD)	4	—	291	—	—	—	22	—	—	313
North Western (SD)	79	—	6,887	18	—	1,349	574	8,189	8,439	17,249
CENTRAL WEST STATISTICAL DIVISION										
Bathurst (C)	9	6	1,349	—	—	—	246	56	56	1,652
Blayney (S) Pt A	2	—	138	—	—	—	—	—	—	138
Cabonne (S) Pt A	4	—	257	—	—	—	25	—	—	282
Evans (S) Pt A	—	—	—	—	—	—	—	—	—	—
Orange (C)	25	—	2,714	12	—	750	431	130	130	4,026
Bathurst—Orange (SSD)	40	6	4,458	12	—	750	702	186	186	6,097
Blayney (S) Pt B	1	—	51	—	—	—	—	—	—	51
Cabonne (S) Pt B	2	—	172	—	—	—	—	—	—	172
Evans (S) Pt B	2	—	230	—	—	—	32	—	—	262
Greater Lithgow (C)	9	—	857	13	—	670	113	970	970	2,610
Oberon (S)	—	—	—	—	—	—	95	—	—	95
Rylstone (S)	—	—	—	—	—	—	33	—	—	33
Central Tablelands (excl. Bathurst—Orange) (SSD)	14	—	1,310	13	—	670	273	970	970	3,223
Bland (S)	—	—	—	—	—	—	24	400	400	424
Cabonne (S) Pt C	6	—	387	—	—	—	40	—	—	427
Cowsa (S)	7	—	792	2	—	50	94	309	309	1,264
Forbes (S)	3	2	432	—	13	614	169	—	—	1,215
Lachlan (S)	1	—	95	—	—	—	—	—	—	95
Parkeas (S)	4	—	399	—	—	—	211	160	160	770
Wodden (S)	—	—	—	—	—	—	—	—	—	—
Lachlan (SSD)	21	2	2,105	2	13	664	537	869	869	4,174
Central West (SD)	78	8	7,873	27	13	2,084	1,513	2,825	2,825	13,494

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, DECEMBER 1992—continued

Statistical area	New residential building						Non-residential building			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Private sector (\$'000)	Total (\$'000)	Total buildings (\$'000)
	Private sector (number)	Public (number)	Total value (\$'000)	Private sector (number)	Public (number)	Total value (\$'000)				
SOUTH EASTERN STATISTICAL DIVISION										
Queanbeyan (C)	38	—	5,161	23	—	1,804	193	860	1,110	8,268
Queanbeyan (SSD)	38	—	5,161	23	—	1,804	193	860	1,110	8,268
Boorowa (S)	1	—	74	—	—	—	—	—	—	74
Crookwell (S)	2	—	114	—	—	—	71	—	—	185
Goulburn (C)	1	—	105	—	—	—	107	110	635	847
Gunning (S)	4	—	361	—	—	—	—	40	—	361
Harden (S)	4	—	299	—	—	—	—	—	—	339
Mulwaree (S)	12	—	985	2	—	124	223	—	—	1,332
Tallaganda (S)	2	—	190	—	—	—	—	—	—	190
Yarrowlumla (S)	18	—	2,644	—	—	—	164	167	167	2,975
Yass (S)	7	—	887	—	—	—	10	700	700	1,597
Young (S)	2	—	166	4	—	230	62	—	—	478
Southern Tablelands (excl. Queanbeyan) (SSD)	33	—	5,825	6	—	374	677	977	1,502	8,377
Bega Valley (S)	30	—	2,576	2	—	140	129	180	423	3,268
Eurobodalla (S)	58	—	4,914	9	—	629	364	—	—	5,907
Lower South Coast (SSD)	88	—	7,490	11	—	769	493	180	423	9,175
Bombala (S)	—	—	—	—	—	—	—	—	—	—
Cooma-Monaro (S)	1	—	70	—	—	—	61	—	—	131
Snowy River (S)	5	—	366	—	—	—	310	80	80	756
Snowy (SSD)	6	—	436	—	—	—	372	80	80	888
South Eastern (SD)	185	—	18,913	40	—	2,946	1,734	2,097	3,114	26,788
MURRUMBIDGEE STATISTICAL DIVISION										
Coolamon (S)	—	—	—	—	—	—	—	—	—	—
Cootamundra (S)	3	—	471	—	—	—	75	—	—	546
Gundagai (S)	1	—	92	—	—	—	—	—	—	92
Junee (S)	3	—	295	—	—	—	18	—	—	313
Lockhart (S)	3	—	213	—	—	—	—	—	—	213
Narrandera (S)	—	—	—	—	—	—	10	—	112	122
Temora (S)	1	—	80	3	—	270	—	—	—	350
Turnut (S)	2	—	280	2	—	100	62	—	—	442
Wagga Wagga (C)	46	—	3,747	2	—	118	502	626	626	4,992
Central Murrumbidgee (SSD)	59	—	5,377	7	—	488	667	626	738	7,069
Carrathool (S)	1	—	92	—	2	170	—	220	220	482
Griffith (C)	3	—	389	10	—	750	13	—	—	1,152
Hay (S)	1	—	60	—	—	—	15	—	—	75
Leeton (S)	2	—	135	—	—	—	83	250	250	468
Murrumbidgee (S)	2	—	162	—	—	—	—	—	—	162
Lower Murrumbidgee (SSD)	9	—	838	10	2	920	111	470	470	2,339
Murrumbidgee (SD)	68	—	6,015	17	2	1,408	777	1,096	1,208	9,408

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, DECEMBER 1992—continued

Statistical area	New residential building						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)	10	—	1,469	2	—	60	265	280	280	2,074
Hume (S)	6	—	535	—	—	—	158	—	—	693
Albury (SSD)	16	—	2,004	2	—	60	423	280	280	2,767
Corowa (S)	8	—	639	2	—	98	106	85	85	928
Culcairn (S)	—	—	—	—	—	—	—	—	—	—
Holbrook (S)	2	—	258	—	—	—	19	135	135	412
Turnbarumba (S)	2	—	109	—	—	—	15	—	—	124
Urana (S)	—	—	—	—	—	—	—	—	—	—
Upper Murray (excl. Albury) (SSD)	12	—	1,006	2	—	98	140	220	220	1,464
Berrigan (S)	3	—	169	—	—	—	—	—	—	169
Conargo (S)	—	—	—	—	—	—	—	—	—	—
Deniliquin (M)	1	—	60	—	—	—	—	—	—	60
Jerilderie (S)	—	—	—	—	—	—	23	—	—	23
Murray (S)	2	—	230	—	—	—	—	400	400	630
Wakool (S)	4	—	425	—	—	—	—	—	—	425
Windouran (S)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	10	—	884	—	—	—	23	400	400	1,307
Bairnsdale (S)	4	—	425	—	—	—	37	150	150	612
Wentworth (S)	3	—	272	—	—	—	169	—	—	441
Murray—Darling (SSD)	7	—	697	—	—	—	206	150	150	1,053
Murray (SD)	45	—	4,992	4	—	158	791	1,050	1,050	6,592
FAR WEST STATISTICAL DIVISION										
Broken Hill (C)	—	—	—	—	—	—	101	—	—	101
Central Darling (S)	—	—	—	—	—	—	—	—	—	—
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
Far West (SD)	—	—	—	—	—	—	101	—	—	101
NEW SOUTH WALES										
New South Wales	2,372	64	243,371	1,390	263	118,509	73,892	296,497	334,478	770,250

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

2. Statistics of building work approved are compiled from:
 - (a) permits issued by local government authorities in areas subject to building control by those authorities; and
 - (b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities.

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

Scope and coverage

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

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

5. From July 1990, the statistics cover:

- (a) all approved new residential building jobs valued at \$10,000 or more (previously \$5,000 or more).
- (b) approved alterations and additions to residential buildings valued at \$10,000 or more.
- (c) all approved non-residential building jobs valued at \$50,000 or more (previously \$30,000 or more).

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

Definitions

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

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

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

- (a) A *house* is defined as a detached building predominantly used for long-term residential purposes and consisting of only one dwelling unit. Detached dwelling units associated with non-residential buildings are defined as houses for the purpose of these statistics.
- (b) An *other residential building* is defined as a building which is predominantly used for long-term residential purposes and which contains (or has attached to it) more than one dwelling unit.

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

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

Building classification

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

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

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

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

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

- (a) Semi-detached, row or terrace houses, townhouses, etc. (dwellings having their own private grounds and no other dwellings above or below) with:
 - (i) one storey;
 - (ii) two or more storeys.
- (b) Flats, units or apartments, etc. (dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell) in a building of:
 - (i) one or two storeys;
 - (ii) three storeys;
 - (iii) four or more storeys.

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

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

- (a) *Houses*—includes cottages, bungalows, detached caretakers'/managers' cottages and granny flats, rectories;
- (b) *Other residential buildings*—includes blocks of flats, home units, attached townhouses, duplexes, villa units, terrace houses, apartment buildings, semi-detached houses, maisonettes;
- (c) *Hotels etc.*—includes motels, hostels, boarding houses, guest houses, holiday apartment buildings;
- (d) *Shops*—includes retail shops, restaurants, cafes, taverns, dry cleaners, laundromats, hair salons, shopping arcades;
- (e) *Factories*—includes paper mills, oil refinery buildings, brickworks, foundries, power-houses, manufacturing laboratories, workshops as part of a manufacturing process;
- (f) *Offices*—includes banks, post offices, council chambers, head and regional offices;

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

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

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

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

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

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

Statistical areas of New South Wales

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

- (a) *Statistical Local Areas (SLAs)*. These geographical areas are in most cases either identical with, or have been aggregated to, the previously published whole or part of legal Local Government Areas (LGAs) as defined under the (State) *Local Government Act 1919* and comprising cities (C), municipalities (M) and shires (S). In other cases, they are identical to each previously published unincorporated area. In aggregate, SLAs cover the whole of the State without gaps or overlaps. In some cases legal LGAs overlap Statistical Subdivision boundaries and therefore comprise two SLAs (Part A and Part B) or three SLAs in the case of Cabonne (S) (Part A, Part B and Part C).
- (b) *Statistical Subdivisions (SSDs)*. These consist of one or more SLAs and form the intermediate size spatial unit for the presentation of regional data.
- (c) *Statistical Divisions (SDs)*. These consist of one or more Statistical Subdivisions (SSDs). Where SSDs are not shown for statistical purposes, statistical local areas are shown ordered alphabetically within statistical divisions. The divisions are designed to be relatively homogeneous regions characterised by identifiable social and economic units within the region, under the unifying influence of one or more major towns or cities.
- (d) *Statistical Districts*. To provide comparable statistics over a period of time, statistical districts have been defined around selected urban centres, with a population

of 25,000 or more, experiencing urban growth beyond the legal local government area boundaries. Those districts are intended to contain the anticipated urban spread over the next 20 years. In some cases, Statistical District boundaries are identical to those of particular Statistical Subdivisions (e.g. Newcastle SSD and Wollongong SSD included in Table 8 of this publication).

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

General

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

Seasonal adjustment

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

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

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

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

25. The seasonally adjusted series can, however, be smoothed to reduce the impact of the irregular component in

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

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

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

Estimates at constant prices

28. 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.

29. 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'.

30. 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

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

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

Building Approvals, Australia (monthly) (8731.0)

Building Activity, Australia (quarterly) (8752.0)

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

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

Engineering Construction Survey (quarterly) (8762.0)

Symbols and other usages

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

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



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