

CATALOGUE NO. 8731.1
6 JULY 1989

BUILDING APPROVALS, NEW SOUTH WALES MAY 1989

INQUIRIES: If you would like to obtain further information about these statistics, please ring Kevin Johnston on (02) 268 4610; contact ABS Information Services on (02) 268 4611, at level 3, St. Andrew's House, Sydney Square, Sydney; or write to Information Services, Australian Bureau of Statistics, Box 796 GPO, Sydney 2001.

MAIN FEATURES

Number of new dwelling units approved

	May 1988	April 1989	May 1989	Apr. 89 - May. 89 change
Original series	4,708	3,884	4,606	+19%
Seasonally adjusted	4,266	4,040	4,141	+3%
Trend estimate	4,351	4,382	4,296	-2%

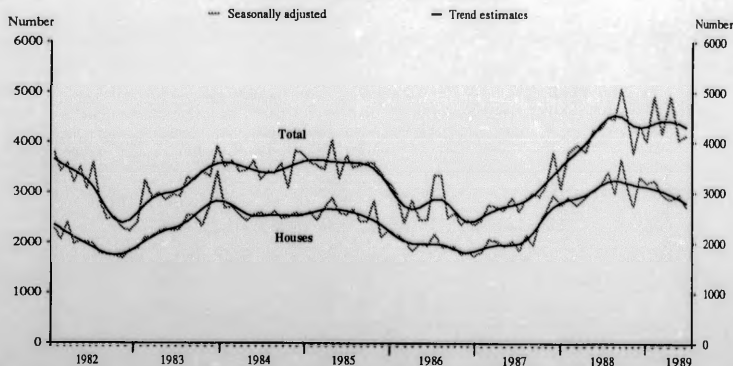
The seasonally adjusted number of dwelling units approved in May 1989 (4,141) is 3% higher than the previous month and 3% lower than May 1988. Data for May have caused the trend estimate for new dwelling approvals to start to decline, from a most recent peak in February this year. The trend estimate for house approvals has been declining since July 1988.

Value of building jobs approved

The value of building jobs approved in May was \$841.4m, 2% below the previous month. The value of non-residential building approvals (\$361.7m) accounted for 43% of this, with offices (\$85.7m), hotels (\$67.6m) and factories (\$64.3m) being the largest contributors.

For the 11 months ended May 1989 the value of all building jobs approved increased by 44% (to \$9,284m) compared with the corresponding period in the previous financial year. These approvals included new residential buildings, \$3,708m (an increase of 43%) and non-residential building jobs, \$4,768m (an increase of 44%).

TOTAL DWELLING UNITS APPROVED



CONTENTS

<i>Table</i>	<i>Page</i>
1. Number of dwelling units approved in new residential buildings in Sydney (SD) and New South Wales	3
2. Value of building approved in Sydney (SD) and New South Wales	4
3. Number and value of building approved, seasonally adjusted and trend estimates	5
4. Value of building approved at average 1984-85 prices	6
5. Value of building approved, by class of building and ownership	7
6. Number and value of non-residential building jobs approved, by class of building and value size group	8
7. Number and value of dwellings units (with houses classified by material of outer walls) approved in areas of New South Wales	9
8. Building approved in Statistical Local Areas	10
Explanatory Notes	17
<i>Map: Statistical Divisions and selected Statistical Subdivisions, N.S.W.</i>	20

NOTES

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

The statistics relate to all approved new residential building jobs valued at \$5,000 or more; approved alterations and additions to residential buildings valued at \$10,000 or more; and approved non-residential building jobs valued at \$30,000 or more.

Explanatory notes are provided at the back of this publication.

JOHN WILSON
Deputy Commonwealth Statistician

UNPUBLISHED DATA

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.

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

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

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
SYDNEY STATISTICAL DIVISION									
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	15,329	2,693	18,222
1987-88	19,270	303	19,573	5,593	1,580	7,173	24,863	1,883	26,746
1987-88									
July-May	17,199	254	17,453	5,131	1,434	6,565	22,330	1,688	24,018
1988-89									
July-May	15,337	128	15,465	7,621	1,257	8,878	22,958	1,385	24,343
1988.									
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	65	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	2,273	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
February	1,132	—	1,132	767	125	892	1,899	125	2,024
March	1,217	15	1,232	854	102	956	2,071	117	2,188
April	1,121	7	1,128	649	112	761	1,770	119	1,889
May	1,261	19	1,280	849	203	1,052	2,110	222	2,332
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-May	29,058	441	29,499	7,437	1,741	9,178	36,495	2,182	38,677
1988-89									
July-May	32,922	420	33,342	12,849	1,679	14,528	45,771	2,099	47,870
1988.									
March	3,046	90	3,136	829	91	920	3,875	181	4,056
April	2,659	89	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	77	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	131	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
February	2,645	14	2,659	1,227	132	1,359	3,872	146	4,018
March	2,946	43	2,989	1,379	185	1,564	4,325	228	4,553
April	2,643	32	2,675	1,064	145	1,209	3,707	177	3,884
May	2,967	46	3,013	1,332	261	1,593	4,299	307	4,606

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 81 such dwelling units approved in May 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-May	1,296.3	12.3	1,308.6	312.3	81.1	393.4	1,608.6	93.4	1,702.0	477.1	2,134.4	2,612.5	4,197.1	4,791.5	
1988-89															
July-May	1,474.9	9.4	1,484.2	475.5	129.7	605.2	1,950.3	139.1	2,089.5	667.9	3,264.8	4,141.8	5,873.2	6,899.2	
1988-															
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	475.5	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	330.7	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	
February	120.4	—	120.4	56.2	8.7	64.9	176.6	8.7	185.3	55.4	134.3	199.0	365.6	439.8	
March	129.0	1.2	130.1	57.8	8.9	66.7	186.7	10.1	196.8	64.1	512.5	688.1	762.9	949.1	
April	119.7	0.5	120.2	39.5	9.9	49.4	159.2	10.3	169.6	54.7	278.1	414.9	492.0	639.2	
May	137.7	1.3	139.0	55.2	16.3	71.5	192.9	17.6	210.5	84.6	263.4	312.7	537.2	607.8	
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-May	2,051.1	24.1	2,075.2	412.9	99.6	512.6	2,464.0	123.7	2,587.7	571.7	2,677.3	3,301.5	5,689.4	6,461.0	
1988-89															
July-May	2,783.2	30.5	2,813.6	742.3	152.0	894.3	3,525.5	182.4	3,707.9	807.9	3,710.8	4,768.1	8,035.6	9,284.0	
1988-															
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	436.9	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	340.4	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	79.4	389.0	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	369.5	6.9	376.4	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	
February	236.6	1.0	237.6	81.9	9.2	91.1	318.5	10.2	328.7	67.4	160.3	257.7	545.4	653.8	
March	263.5	2.9	266.4	86.7	13.2	99.9	350.2	16.1	366.3	78.9	562.8	750.2	991.4	1,195.4	
April	237.5	2.2	239.8	62.8	11.5	74.3	300.3	13.8	314.1	68.4	317.9	478.8	686.6	861.4	
May	274.6	3.1	277.8	82.1	20.2	102.2	356.7	23.3	380.0	90.7	302.4	361.7	753.2	841.4	

**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						
1988-						
March	2,912	2,913	3,661	3,791	267.8	56.6
April	2,946	3,029	3,934	4,235	289.1	58.1
May	3,068	3,157	3,953	4,266	305.3	59.0
June	3,168	3,413	3,985	4,482	325.8	67.3
July	3,012	2,980	3,669	4,466	292.1	59.8
August	1,587	3,096	4,514	5,065	394.4	66.8
September	3,039	2,724	4,370	4,492	332.8	73.2
October	2,729	3,310	3,769	3,779	280.6	59.8
November	3,191	3,181	4,363	4,331	331.9	75.7
December	3,202	3,181	4,391	4,014	308.8	64.5
1989-						
January	3,195	3,252	4,552	4,914	370.4	88.1
February	2,934	2,958	4,246	4,169	342.8	77.3
March	2,903	2,857	4,159	4,912	382.3	76.8
April	2,899	2,960	4,053	4,040	349.3	79.2
May	2,698	2,716	3,800	4,141	356.0	90.5
TREND ESTIMATES						
1988-						
March	2,907	2,953	3,762	3,972	274.5	56.2
April	2,982	3,050	3,866	4,161	290.1	58.1
May	3,068	3,154	3,982	4,351	306.1	60.3
June	3,133	3,227	4,081	4,497	319.8	62.6
July	3,159	3,247	4,149	4,544	327.7	64.3
August	3,156	3,229	4,199	4,517	330.2	65.5
September	3,138	3,194	4,239	4,424	327.9	66.9
October	3,118	3,161	4,274	4,334	325.3	68.9
November	3,102	3,138	4,311	4,301	326.3	71.0
December	3,086	3,118	4,328	4,323	332.0	73.5
1989-						
January	3,058	3,084	4,315	4,380	341.2	76.0
February	3,014	3,034	4,269	4,428	351.8	78.4
March	2,945	2,962	4,183	4,422	359.2	80.8
April	2,870	2,886	4,083	4,382	363.6	83.1
May	2,779	2,791	3,953	4,296	363.6	84.5

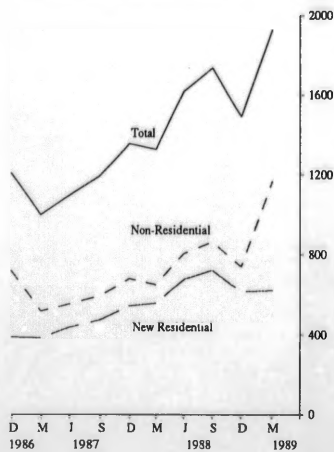
(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average - see paragraphs 16-22 of the Explanatory Notes for a more detailed explanation.

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	2,172.4	2,737.9	4,792.7	5,501.0
1987- 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	535.3	652.3	1,180.1	1,329.1
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	183.5	723.1	145.1	749.7	866.0	1,560.1	1,734.2
Dec. qtr.	481.6	483.4	135.1	618.5	131.3	541.8	742.0	1,283.9	1,491.8
1989- Mar. qtr.	448.4	452.2	171.2	623.4	133.9	895.5	1,169.1	1,640.2	1,926.4

(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

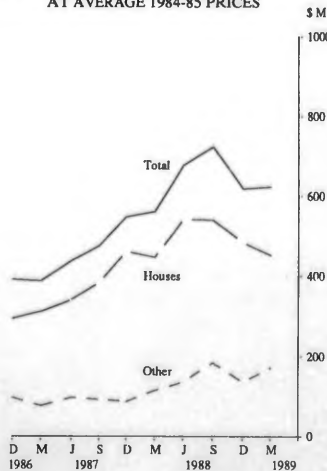


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
(\$ million)

Class of building	1989						
	1986-87	1987-88	July-May 1987-88	1988-89	March	April	May
PRIVATE SECTOR							
New houses	1,452.6	2,319.0	2,051.1	2,783.2	263.5	237.5	274.6
New other residential buildings	274.3	460.2	412.9	742.3	86.7	62.8	82.1
<i>Total new residential building</i>	<i>1,726.8</i>	<i>2,779.3</i>	<i>2,464.0</i>	<i>3,525.5</i>	<i>350.2</i>	<i>300.3</i>	<i>356.7</i>
Alterations and additions to residential buildings	447.2	610.8	548.1	799.3	78.4	68.4	96.2
Hotels, etc.	127.2	503.2	471.2	476.5	63.1	27.3	67.6
Shops	312.4	355.9	331.6	349.1	37.5	22.6	46.2
Factories	247.3	329.9	300.7	573.3	42.7	68.6	50.1
Offices	724.3	963.1	889.1	1,649.3	343.5	118.5	72.3
Other business premises	212.7	356.3	338.2	324.0	32.4	42.6	35.8
Educational	74.6	92.8	83.5	67.2	4.4	3.5	10.2
Religious	17.9	19.8	19.1	20.8	2.1	2.8	1.0
Health	40.2	65.4	59.4	59.6	5.7	4.8	1.0
Entertainment and recreational	88.3	109.1	100.0	137.5	22.2	22.1	11.9
Miscellaneous	61.5	88.9	84.4	53.5	9.2	5.1	6.2
<i>Total non-residential building</i>	<i>1,906.3</i>	<i>2,884.4</i>	<i>2,677.3</i>	<i>3,710.8</i>	<i>562.8</i>	<i>317.9</i>	<i>302.4</i>
Total	4,664.4	6,274.5	5,689.4	8,035.6	991.4	686.6	755.2
PUBLIC SECTOR							
New houses	41.1	31.3	24.1	30.5	2.9	2.2	3.1
New other residential buildings	167.0	113.5	99.6	152.0	13.2	11.5	20.2
<i>Total new residential building</i>	<i>208.1</i>	<i>144.8</i>	<i>123.7</i>	<i>182.4</i>	<i>16.1</i>	<i>13.8</i>	<i>23.3</i>
Alterations and additions to residential buildings	15.9	28.6	23.6	8.6	0.5	0.1	3.6
Hotels, etc.	0.9	2.5	2.5	0.7	—	—	—
Shops	25.8	17.6	16.9	13.9	0.4	0.6	1.2
Factories	16.9	14.0	13.0	48.4	—	11.8	14.3
Offices	286.3	210.6	205.3	449.8	163.6	97.0	13.3
Other business premises	114.6	129.4	121.6	200.1	3.1	11.4	9.5
Educational	221.5	192.1	163.7	205.8	10.0	28.9	13.9
Religious	—	—	—	—	—	—	—
Health	156.9	44.7	35.1	11.6	2.9	1.0	0.1
Entertainment and recreational	36.1	35.9	35.1	46.6	2.4	3.4	1.7
Miscellaneous	94.0	105.9	31.0	80.4	5.1	6.9	5.3
<i>Total non-residential building</i>	<i>953.2</i>	<i>752.8</i>	<i>624.2</i>	<i>1,057.4</i>	<i>187.4</i>	<i>160.9</i>	<i>59.3</i>
Total	1,177.3	926.2	771.5	1,248.4	204.0	174.7	86.2
TOTAL							
New houses	1,493.6	2,350.4	2,075.2	2,813.6	266.4	239.8	277.8
New other residential buildings	441.3	573.7	512.6	894.3	99.9	74.3	102.2
<i>Total new residential building</i>	<i>1,934.9</i>	<i>2,924.1</i>	<i>2,587.7</i>	<i>3,707.9</i>	<i>366.3</i>	<i>314.1</i>	<i>380.0</i>
Alterations and additions to residential buildings	463.2	639.4	571.7	807.9	78.9	68.4	99.7
Hotels, etc.	128.0	505.7	473.7	477.1	63.1	27.3	67.6
Shops	338.2	373.5	348.5	363.0	37.9	23.2	47.4
Factories	264.2	343.9	313.7	621.8	42.7	80.3	64.3
Offices	1,010.6	1,173.7	1,094.4	2,099.1	507.1	215.5	85.7
Other business premises	327.3	485.7	459.8	524.1	35.5	54.0	45.4
Educational	296.1	284.9	247.2	273.0	14.4	32.4	24.1
Religious	17.9	19.8	19.1	20.8	2.1	2.8	1.0
Health	197.1	110.2	94.6	71.2	8.6	5.8	1.1
Entertainment and recreational	124.4	145.0	135.1	184.1	24.6	25.5	13.6
Miscellaneous	155.5	194.8	115.5	133.9	14.3	11.9	11.5
<i>Total non-residential building</i>	<i>2,859.3</i>	<i>3,637.2</i>	<i>3,301.5</i>	<i>4,768.1</i>	<i>750.2</i>	<i>478.8</i>	<i>361.7</i>
Total	5,257.6	7,200.7	6,461.0	9,284.4	1,195.4	861.4	841.4

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

Period	\$30,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1989 March	8	0.6	5	1.4	3	1.9	3	5.8	5	53.3	24	63.1
April	14	1.0	7	2.1	4	2.7	—	—	2	21.5	27	27.3
May	12	1.0	7	2.1	—	—	2	2.6	2	62.0	23	67.6
SHOPS												
1989 March	89	6.4	14	4.2	6	3.9	2	4.2	2	19.2	113	37.9
April	88	6.4	12	3.5	3	2.0	5	11.3	—	—	108	23.2
May	170	11.8	28	8.1	4	2.6	4	6.4	1	18.4	207	47.4
FACTORIES												
1989 March	67	6.9	33	9.7	12	8.2	11	17.9	—	—	123	42.7
April	66	5.5	30	9.3	12	8.9	10	15.1	5	41.6	123	80.3
May	73	6.3	32	9.8	18	11.7	11	23.7	1	12.7	135	64.3
OFFICES												
1989 March	105	7.9	28	8.2	6	4.4	7	13.1	4	473.5	150	507.1
April	99	6.5	19	5.6	7	4.6	15	36.9	8	161.9	148	215.5
May	136	9.6	28	9.0	6	3.8	6	11.8	4	51.5	180	85.7
OTHER BUSINESS PREMISES												
1989 March	60	4.2	20	6.0	5	3.4	6	15.9	1	6.0	92	35.5
April	62	4.5	11	3.1	7	4.5	9	21.1	3	20.8	92	54.0
May	66	4.8	22	6.7	6	4.4	11	18.4	2	11.1	107	45.4
EDUCATIONAL												
1989 March	32	2.1	3	1.1	4	2.7	4	8.4	—	—	43	14.4
April	35	2.3	4	1.1	2	1.6	9	21.9	1	5.5	51	32.4
May	30	2.3	7	1.7	7	5.1	5	9.2	1	5.8	50	24.1
RELIGIOUS												
1989 March	7	0.6	2	0.8	1	0.7	—	—	—	—	10	2.1
April	8	0.5	3	0.7	—	—	1	1.6	—	—	12	2.8
May	7	0.7	1	0.2	—	—	—	—	—	—	8	1.0
HEALTH												
1989 March	13	1.4	3	1.1	3	2.0	1	4.0	—	—	20	8.6
April	8	0.7	1	0.2	3	1.8	1	3.1	—	—	13	5.8
May	13	0.9	1	0.2	—	—	—	—	—	—	14	1.1
ENTERTAINMENT AND RECREATIONAL												
1989 March	18	1.5	6	1.7	4	2.4	7	13.9	1	5.0	36	24.6
April	16	1.3	8	2.4	6	4.5	3	4.9	2	12.4	35	25.5
May	23	1.5	8	2.8	2	1.4	1	2.6	1	5.4	35	13.6
MISCELLANEOUS												
1989 March	30	1.7	4	1.0	3	1.7	4	9.9	—	—	40	14.3
April	27	2.5	12	3.3	4	2.4	2	3.7	—	—	45	11.9
May	37	2.3	7	2.0	2	1.6	2	5.6	—	—	48	11.5
TOTAL NON-RESIDENTIAL BUILDING												
1989 March	429	33.3	118	35.3	46	31.5	45	130.0	13	557.0	651	750.2
April	423	31.0	107	31.4	48	33.0	55	119.7	21	263.7	654	478.8
May	567	41.3	141	42.6	45	30.5	42	80.3	12	167.0	807	361.7

TABLE 7. NUMBER AND VALUE OF DWELLING UNITS (a) APPROVED IN AREAS OF N.S.W., MAY 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	217	44,705	—	—	217	44,705
Brick-veneer	933	85,184	19	1,314	952	86,498
Timber	54	4,061	—	—	54	4,061
Fibre cement	43	3,075	—	—	43	3,075
Other materials	14	641	—	—	14	641
Total houses	1,261	137,667	19	1,314	1,280	138,980
Other residential buildings	849	55,195	203	16,321	1,052	71,516
Total residential buildings	2,110	192,862	222	17,635	2,332	210,496
HUNTER STATISTICAL DIVISION						
Houses - Brick, stone, or concrete	29	3,223	—	—	29	3,223
Brick-veneer	246	20,999	1	85	247	21,084
Timber	23	1,194	—	—	23	1,194
Fibre cement	27	1,331	—	—	27	1,331
Other materials	9	430	—	—	9	430
Total houses	334	27,177	1	85	335	27,261
Other residential buildings	72	5,039	50	3,242	122	8,281
Total residential buildings	406	32,215	51	3,327	457	35,542
ILLAWARRA STATISTICAL DIVISION						
Houses - Brick, stone, or concrete	28	5,098	—	—	28	5,098
Brick-veneer	255	22,819	11	784	266	23,603
Timber	18	1,107	—	—	18	1,107
Fibre cement	33	1,590	—	—	33	1,590
Other materials	4	187	—	—	4	187
Total houses	338	30,802	11	784	349	31,586
Other residential buildings	91	5,463	—	—	91	5,463
Total residential buildings	429	36,265	11	784	440	37,049
BALANCE OF NEW SOUTH WALES						
Houses - Brick, stone, or concrete	146	15,275	—	—	146	15,275
Brick-veneer	676	53,068	14	832	690	53,900
Timber	96	4,847	—	—	96	4,847
Fibre cement	89	4,707	1	133	90	4,840
Other materials	27	1,078	—	—	27	1,078
Total houses	1,034	78,975	15	965	1,049	79,940
Other residential buildings	320	16,367	8	599	328	16,966
Total residential buildings	1,354	95,342	23	1,564	1,377	96,906
NEW SOUTH WALES						
Houses - Brick, stone, or concrete	420	68,301	—	—	420	68,301
Brick-veneer	2,110	182,071	45	3,014	2,155	185,085
Timber	191	11,209	—	—	191	11,209
Fibre cement	192	10,702	1	133	193	10,836
Other materials	54	2,336	—	—	54	2,336
Total houses	2,967	274,620	46	3,148	3,013	277,767
Other residential buildings	1,332	82,064	261	20,162	1,593	102,226
Total residential buildings	4,299	356,684	307	23,310	4,606	379,993

(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., MAY 1989

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)				
SYDNEY STATISTICAL DIVISION										
Botany (M)	1	1	168	—	17	1,066	966	1,591	1,992	4,193
Leichhardt (M)	4	—	305	—	—	—	2,149	3,103	3,103	5,537
Marrickville (M)	—	—	—	—	—	—	341	870	945	1,286
South Sydney (C)	—	—	—	—	57	5,384	551	15,345	16,122	22,057
Sydney (C) - Inner	—	—	—	—	—	—	2,810	28,012	49,649	52,459
Sydney (C) - Remainder	—	—	—	—	—	—	—	—	—	—
Inner Sydney (SSD)	5	1	473	—	74	6,451	6,818	48,921	71,810	85,552
Randwick (M)	9	—	1,356	14	—	1,100	2,124	500	1,367	5,947
Waverley (M)	—	—	—	—	—	—	2,456	468	564	3,021
Woolahra (M)	26	—	11,082	4	—	600	12,890	4,194	4,308	28,879
Eastern Suburbs (SSD)	35	—	12,437	18	—	1,700	17,470	5,162	6,239	37,846
Hurstville (C)	8	—	1,091	38	—	2,140	1,052	1,661	1,707	5,990
Kogarah (M)	5	—	893	—	—	—	819	119	119	1,831
Rockdale (M)	7	—	970	6	—	480	912	44,550	44,550	46,912
Sutherland (S)	81	—	9,798	102	—	7,130	3,962	2,082	2,349	23,239
St George-Sutherland (SSD)	101	—	12,751	146	—	9,750	6,745	48,412	48,726	77,972
Bankstown (C)	23	—	2,628	10	—	450	1,872	25,654	28,547	33,497
Canterbury (M)	32	—	4,452	2	—	83	2,817	2,521	2,521	9,873
Canterbury-Bankstown (SSD)	55	—	7,080	12	—	533	4,689	29,175	31,068	43,370
Fairfield (C)	59	4	6,717	—	—	—	1,031	8,196	8,244	15,992
Liverpool (C)	95	—	8,171	29	21	2,323	771	3,807	4,029	15,294
Fairfield-Liverpool (SSD)	154	4	14,888	29	21	2,323	1,802	12,003	12,274	31,287
Camden (M)	18	—	1,767	—	—	—	327	318	318	2,412
Campbelltown (C)	82	4	7,221	46	—	2,182	1,265	3,394	3,541	14,209
Wollondilly (S)	57	—	4,668	—	—	—	510	270	270	5,448
Outer South Western Sydney (SSD)	157	4	13,656	46	—	2,182	2,102	3,982	4,129	22,069
Ashfield (M)	1	—	107	—	—	—	553	410	410	1,070
Burwood (M)	—	—	—	9	—	909	481	195	195	1,585
Concord (M)	1	—	112	—	12	618	446	80	115	1,291
Drummoyne (M)	—	—	—	23	—	1,680	1,210	668	816	3,706
Strathfield (M)	8	—	1,447	20	—	1,800	605	4,850	4,944	8,796
Inner Western Sydney (SSD)	10	—	1,666	52	12	5,007	3,295	6,203	6,180	16,449

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF N.S.W., MAY 1989 —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)				
SYDNEY STATISTICAL DIVISION (continued)										
Auburn (M)	5	—	460	10	—	550	427	2,893	5,568	7,005
Holroyd (M)	4	—	317	—	41	3,533	666	1,470	1,525	6,041
Parramatta (C)	8	—	830	23	—	860	1,788	38,140	39,711	43,190
<i>Central Western Sydney (SSD)</i>	<i>17</i>	<i>—</i>	<i>1,608</i>	<i>33</i>	<i>41</i>	<i>4,943</i>	<i>2,882</i>	<i>42,502</i>	<i>46,804</i>	<i>56,236</i>
Blue Mountains (C)	65	—	5,271	4	—	237	1,492	1,888	4,188	11,188
Hawkesbury (S)	53	—	5,345	16	—	839	712	2,811	3,123	10,019
Penrith (C)	94	—	6,826	38	51	6,220	1,735	2,757	2,757	17,537
<i>Outer Western Sydney (SSD)</i>	<i>212</i>	<i>—</i>	<i>17,442</i>	<i>58</i>	<i>51</i>	<i>7,296</i>	<i>3,938</i>	<i>7,456</i>	<i>10,068</i>	<i>38,744</i>
Baulkham Hills (S)	44	—	6,623	2	—	180	1,744	4,635	4,635	13,182
Blacktown (C)	139	—	9,493	297	4	16,876	1,768	10,347	12,654	40,791
<i>Blacktown-Baulkham Hills (SSD)</i>	<i>183</i>	<i>—</i>	<i>16,116</i>	<i>299</i>	<i>4</i>	<i>17,056</i>	<i>3,512</i>	<i>14,982</i>	<i>17,289</i>	<i>53,973</i>
Hunter's Hill (M)	2	—	800	—	—	—	195	—	—	995
Lane Cove (M)	1	—	500	—	—	—	1,516	609	609	2,625
Mosman (M)	2	—	2,250	—	—	—	3,992	80	80	6,322
North Sydney (M)	4	—	504	13	—	2,200	1,359	10,111	16,835	20,898
Ryde (M)	5	—	772	32	—	2,200	1,088	3,468	4,298	8,358
Willoughby (M)	3	—	265	—	—	—	2,269	10,270	12,026	14,560
<i>Lower Northern Sydney (SSD)</i>	<i>17</i>	<i>—</i>	<i>5,091</i>	<i>45</i>	<i>—</i>	<i>4,400</i>	<i>10,419</i>	<i>24,538</i>	<i>33,848</i>	<i>53,758</i>
Hornsby (S)	49	—	5,828	10	—	700	1,855	2,648	3,817	12,200
Ku-ring-gai (M)	18	—	5,083	10	—	1,250	6,880	729	846	14,060
<i>Hornsby-Ku-ring-gai (SSD)</i>	<i>67</i>	<i>—</i>	<i>10,911</i>	<i>20</i>	<i>—</i>	<i>1,950</i>	<i>8,735</i>	<i>3,377</i>	<i>4,664</i>	<i>26,260</i>
Manly (M)	7	—	1,670	18	—	3,222	2,818	2,630	2,630	10,340
Warringah (S)	29	—	4,594	4	—	675	6,452	3,872	6,397	18,118
<i>Manly-Warringah (SSD)</i>	<i>36</i>	<i>—</i>	<i>6,264</i>	<i>22</i>	<i>—</i>	<i>3,897</i>	<i>9,270</i>	<i>6,502</i>	<i>9,027</i>	<i>28,458</i>
Gosford (C)	115	—	10,185	29	—	2,245	2,157	9,742	9,903	24,490
Wyong (S)	97	10	8,412	40	—	1,783	757	395	395	11,346
<i>Gosford-Wyong (SSD)</i>	<i>212</i>	<i>10</i>	<i>18,596</i>	<i>69</i>	<i>—</i>	<i>4,028</i>	<i>2,914</i>	<i>10,137</i>	<i>10,298</i>	<i>35,836</i>
Sydney (SD)	1,261	19	138,900	849	203	71,516	84,591	263,352	312,724	607,811

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF N.S.W., MAY 1989—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)				
HUNTER STATISTICAL DIVISION										
Cessnock (C)	33	—	2,074	—	—	—	420	32	32	2,526
Lake Macquarie (C)	86	—	8,005	10	—	397	1,549	1,306	1,454	11,406
Maitland (C)	26	—	2,120	—	—	—	200	577	577	2,896
Newcastle (C) - Inner	15	—	1,319	30	50	5,098	875	6,245	6,390	13,682
Newcastle (C) - Remainder	—	—	—	—	—	—	—	—	—	—
Port Stephens (S)	81	—	6,105	6	—	472	234	812	5,951	12,762
Newcastle (SSD)	241	—	19,624	46	50	5,967	3,278	8,972	14,404	41,273
Dungog (S)	16	—	1,175	—	—	—	136	120	120	1,431
Gloucester (S)	9	—	974	—	—	—	114	—	—	1,088
Great Lakes (S)	37	1	3,034	24	—	2,249	294	544	584	6,161
Merriwa (S)	—	—	—	—	—	—	—	—	—	—
Murrurundi (S)	—	—	—	—	—	—	—	—	—	—
Muswellbrook (S)	6	—	620	—	—	—	27	—	—	647
Someo (S)	7	—	561	2	—	65	—	—	—	626
Singlinton (S)	18	—	1,274	—	—	—	113	750	893	2,280
Hunter SD Balance (SSD)	93	1	7,638	26	—	2,314	684	1,414	1,597	12,233
Hunter (SD)	334	1	27,261	72	50	8,281	3,962	10,386	16,001	55,585
ILLAWARRA STATISTICAL DIVISION										
Kiama (M)	19	—	1,955	3	—	170	311	80	80	2,516
Shellharbour (M)	23	—	1,984	3	—	150	432	554	554	3,119
Wollongong (C)	79	11	8,765	62	—	3,993	1,720	7,967	8,204	22,682
Wollongong (SSD)	121	11	12,704	68	—	4,313	2,464	8,601	8,837	28,318
Shoalhaven (C)	151	—	11,062	23	—	1,150	545	1,304	1,366	14,123
Wingecarribee (S)	66	—	7,820	—	—	—	241	430	430	8,490
Illawarra SD Balance (SSD)	217	—	18,882	23	—	1,150	785	1,734	1,796	22,612
Illawarra (SD)	338	11	31,586	91	—	5,463	3,249	10,334	10,633	50,930
RICHMOND TWEED STATISTICAL DIVISION										
Tweed (S) Pt A	28	—	2,615	33	—	1,400	109	410	470	4,594
Tweed Heads (SSD)	28	—	2,615	33	—	1,400	109	410	470	4,594
Bellina (S)	21	—	1,799	26	—	1,410	165	697	697	4,071
Byron (S)	48	—	3,346	10	—	704	62	2,745	2,745	6,857
Casino (M)	6	—	476	7	—	282	78	—	—	836
Kyogle (S)	10	—	252	—	—	—	18	—	61	331
Lismore (C)	23	—	1,326	6	—	284	55	456	456	2,121
Richmond River (S)	11	—	673	—	—	—	239	30	30	943
Tweed (S) Pt B	19	—	1,107	26	—	1,320	125	75	75	2,627
Richmond-Tweed SD Balance (SSD)	138	—	8,979	75	—	4,000	742	4,003	4,064	17,785
Richmond-Tweed (SD)	166	—	11,594	108	—	5,400	851	4,413	4,534	22,379

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF N.S.W., MAY 1989—continued

Statistical area	New residential building						Non-residential building			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Private sector		Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)		Private sector (\$'000)	Total (\$'000)	
MID NORTH COAST STATISTICAL DIVISION										
Bellingen (S)	14	—	904	—	—	—	191	80	80	1,175
Coffs Harbour (C)	75	—	5,748	27	—	1,550	366	834	834	8,498
Copmanhurst (S)	1	—	40	—	—	—	—	—	—	40
Crafton (C)	5	—	396	—	—	—	90	80	115	601
Mackean (S)	38	—	2,953	7	—	545	158	120	120	3,776
Nambucca (S)	16	—	1,062	4	—	280	301	—	102	1,745
Nymboida (S)	7	—	344	—	—	—	—	35	35	379
Ulmara (S)	4	—	196	—	—	—	35	—	—	231
Clarence (SSD)	160	—	11,643	38	—	2,375	1,141	1,149	1,286	16,446
Greater Taree (C)	44	—	3,944	4	—	210	161	333	410	4,725
Hastings (M)	56	—	4,563	17	—	751	343	1,195	1,195	6,851
Kempsey (S)	25	—	1,603	6	—	200	210	615	655	2,667
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hamngy (SSD)	125	—	10,110	27	—	1,161	713	2,143	2,259	14,243
M4-North Coast (SD)	285	—	21,753	65	—	3,536	1,854	3,292	3,546	30,689
NORTHERN STATISTICAL DIVISION										
Barraba (S)	2	—	128	—	—	—	—	—	—	128
Bingara (S)	—	—	—	—	—	—	—	—	—	—
Gunnedah (S)	2	—	190	—	—	—	25	250	473	688
Inverell (S) Pt A	—	—	—	—	—	—	—	—	—	—
Mazilla (S)	—	—	—	—	—	—	—	—	—	—
Nandia (S)	—	—	—	—	—	—	—	—	—	—
Parr (S)	11	—	760	—	—	—	55	50	252	1,067
Quirindi (S)	1	—	53	—	—	—	—	—	—	53
Tamworth (C)	22	9	2,181	4	—	203	325	1,433	1,983	4,692
Yalleroi (S)	—	—	—	—	—	—	16	—	—	16
Northern Slopes (SSD)	38	9	3,312	4	—	203	421	1,733	2,708	6,643
Armistide (C)	9	—	870	2	—	112	64	510	799	1,845
Dumaresq (S)	—	—	—	—	—	—	—	70	70	70
Glen Innes (M)	5	—	408	2	—	65	50	—	42	565
Guyra (S)	4	—	296	—	—	—	25	—	—	321
Inverell (S) Pt B	5	—	338	8	—	315	47	—	—	700
Severn (S)	3	—	213	—	—	—	147	—	—	360
Tenterfield (S)	8	—	521	—	—	—	—	200	200	721
Uralla (S)	4	—	155	—	—	—	91	77	77	323
Walcha (S)	2	—	156	—	—	—	48	—	—	204
Northern Tablelands (SSD)	40	—	2,957	12	—	492	472	857	1,188	5,109
Moree Plains (S)	2	1	273	—	—	—	32	129	164	470
Nervert (S)	—	—	—	10	—	200	33	—	—	233
North Central Plain (SSD)	2	1	273	10	—	200	65	129	164	703
Northern (SD)	80	10	6,542	26	—	895	957	2,719	4,060	12,485

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF N.S.W., MAY 1989—continued

Statistical area	New residential building						Non-residential building		
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Total building (\$'000)	
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)		Private sector (\$'000)	Total building (\$'000)
NORTH WESTERN STATISTICAL DIVISION									
Coolah (S)	1	—	45	—	—	—	—	—	45
Coonabarabran (S)	7	—	594	—	—	—	20	—	614
Dubbo (C)	26	1	2,194	—	—	—	440	120	2,754
Gilgandra (S)	2	—	184	—	—	—	26	60	181
Mudgee (S)	14	—	876	6	—	275	147	413	1,711
Narromine (S)	2	—	85	—	—	—	—	—	85
Wellington (S)	3	—	215	—	—	—	55	—	270
Central Macquarie (SSD)	55	1	4,193	6	—	275	687	593	714
Bogan (S)	—	—	—	—	—	—	14	—	14
Coonamble (S)	—	—	—	—	—	—	—	—	—
Walgett (S)	2	—	66	—	5	478	—	—	543
Warren (S)	—	—	—	—	—	—	—	130	130
Macquarie-Barwon (SSD)	2	—	66	—	5	478	14	130	687
Bourke (S)	1	—	25	—	—	—	—	—	25
Brewarrina (S)	—	—	—	—	—	—	—	—	—
Cobar (S)	2	—	133	6	—	300	—	—	86
Upper Darling (SSD)	3	—	158	6	—	300	—	—	86
North Western (SD)	68	1	4,417	12	5	1,053	701	723	929
CENTRAL WEST STATISTICAL DIVISION									
Bathurst (C)	23	1	1,690	—	—	—	183	212	272
Blayney (S) Pt A	6	—	505	—	—	—	77	40	40
Cabonne (S) Pt A	2	—	114	—	—	—	—	—	114
Evans (S) Pt A	2	—	220	—	—	—	—	—	220
Orange (C)	25	—	2,504	7	—	330	254	120	360
Bathurst-Orange (SSD)	58	1	5,034	7	—	330	514	372	672
Blayney (S) Pt B	1	—	91	—	—	—	—	150	150
Cabonne (S) Pt B	1	—	55	—	—	—	—	—	55
Evans (S) Pt B	1	—	87	—	—	—	18	—	105
Greater Lithgow (C)	11	—	688	—	—	—	55	275	275
Oberon (S)	5	—	276	—	—	—	—	—	276
Rylance (S)	—	—	—	—	—	—	30	—	30
Central Tablelands (excl. Bathurst-Orange) (SSD)	19	—	1,197	—	—	—	103	425	425
Bland (S)	—	1	82	—	—	—	12	43	43
Cabonne (S) Pt C	1	—	44	—	—	—	—	38	38
Cowsa (S)	4	—	276	—	—	—	18	—	294
Forbes (S)	4	—	356	—	—	—	50	—	199
Lachlan (S)	—	—	—	—	—	—	—	70	70
Parkes (S)	3	—	292	2	—	60	10	126	163
Weddin (S)	2	—	148	—	—	—	20	—	168
Lachlan (SSD)	14	1	1,190	2	—	60	110	277	514
Central West (SD)	91	2	7,429	9	—	390	726	1,074	1,611

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF N.S.W., MAY 1989—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)				
SOUTH EASTERN STATISTICAL DIVISION										
Queanbeyan (C)	32	—	3,371	—	—	—	48	40	40	3,459
Queanbeyan (SSD)	32	—	3,371	—	—	—	48	40	40	3,459
Boorowa (S)	—	—	—	—	—	—	—	—	—	—
Crookwell (S)	2	—	162	—	—	—	—	31	31	193
Goulburn (C)	3	—	199	—	—	—	123	270	270	592
Gunning (S)	1	—	120	—	—	—	—	—	—	120
Harden (S)	2	—	122	—	—	—	13	—	—	135
Mulwarrac (S)	4	—	265	—	—	—	45	90	135	446
Tallanganda (S)	4	—	258	—	—	—	10	70	150	418
Yarrowlumla (S)	11	—	973	—	—	—	148	—	—	1,120
Yass (S)	8	—	744	4	—	200	37	—	—	981
Young (S)	9	—	674	2	—	80	15	—	—	769
Southern Tablelands (excl. Queanbeyan) (SSD)	44	—	3,516	6	—	280	390	461	587	4,774
Bega Valley (S)	45	—	3,373	15	—	866	384	229	529	5,152
Eurobodalla (S)	65	—	4,796	—	—	—	522	60	110	5,429
Lower South Coast (SSD)	110	—	8,169	15	—	866	906	289	639	10,580
Bombala (S)	1	—	42	—	—	—	22	—	—	64
Cooma-Monaro (S)	9	—	812	12	—	450	66	30	506	1,834
Snowy River (S)	12	—	1,115	—	—	—	76	260	460	1,651
Snowy (SSD)	22	—	1,969	12	—	450	164	290	966	3,549
South Eastern (SD)	208	—	17,026	33	—	1,596	1,599	1,800	2,232	22,362
MURRUMBIDGEE STATISTICAL DIVISION										
Coolamon (S)	1	—	54	—	—	—	—	—	—	54
Cootamundra (S)	3	—	274	—	—	—	62	—	—	337
Gundagai (S)	—	—	—	—	—	—	—	—	—	—
Juree (S)	—	—	—	—	—	—	30	—	—	30
Lockhart (S)	2	—	103	—	—	—	14	—	—	117
Narrandera (S)	1	—	34	—	—	—	—	—	32	66
Temora (S)	1	—	85	—	—	—	—	—	—	85
Turmut (S)	4	—	292	—	—	—	83	—	—	375
Wagga Wagga (C)	51	—	3,530	—	—	—	269	370	370	4,170
Central Murrumbidgee (SSD)	63	—	4,373	—	—	—	458	370	402	5,233
Carrathool (S)	—	—	—	—	—	—	—	—	—	—
Griffith (C)	6	—	515	6	—	240	252	1,190	1,324	2,331
Hay (S)	1	—	54	—	—	—	60	—	—	114
Leeton (S)	2	—	161	—	—	—	66	40	40	267
Murrumbidgee (S)	—	—	—	—	—	—	—	—	—	—
Lower Murrumbidgee (SSD)	9	—	730	6	—	240	379	1,230	1,364	2,713
Murrumbidgee (SD)	72	—	5,103	6	—	240	837	1,600	1,766	7,946

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF N.S.W., MAY 1989—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)	28	2	2,462	11	—	521	296	1,789	1,789	5,068
Hume (S)	6	—	607	—	—	—	43	120	120	770
Albury (SSD)	34	2	3,070	11	—	521	338	1,909	1,909	5,838
Corowa (S)	1	—	58	35	—	2,410	30	105	105	2,603
Cookam (S)	7	—	514	—	—	—	—	—	—	514
Hollbrook (S)	—	—	—	—	3	121	—	—	—	121
Timbarumba (S)	—	—	—	—	—	—	—	150	150	150
Urana (S)	—	—	—	—	—	—	—	—	—	—
Upper Murray (excl. Albury) (SSD)	8	—	572	35	—	2,531	30	255	255	3,388
Berrigan (S)	9	—	657	7	—	393	38	595	630	1,718
Conargo (S)	—	—	—	—	—	—	—	—	—	—
Deniliquin (M)	8	—	698	—	—	—	32	—	—	730
Jenilderie (S)	1	—	58	—	—	—	—	65	65	123
Murray (S)	2	—	135	5	—	216	—	—	—	351
Wakool (S)	2	—	152	3	—	195	12	30	30	389
Windouran (S)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	22	—	1,700	15	—	804	82	690	725	3,311
Balmoral (S)	1	—	45	—	—	—	—	100	100	145
Westworth (S)	4	—	460	—	—	—	—	210	461	921
Murray-Darling (SSD)	5	—	505	—	—	—	—	310	561	1,006
Murray (SD)	69	2	5,847	61	3	3,856	458	3,164	3,450	13,643
FAR WEST STATISTICAL DIVISION										
Broken Hill (C)	3	—	230	—	—	—	56	225	225	511
Central Darling (S)	—	—	—	—	—	—	—	—	—	—
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
Far West (SD)	3	—	230	—	—	—	56	225	225	511
NEW SOUTH WALES										
New South Wales	2,967	46	277,767	1,332	261	102,226	99,742	302,363	361,711	841,447

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. These districts are intended to contain the anticipated urban spread over the next 20 years. In some cases, Statistical District boundaries are identical to those of particular Statistical Subdivisions (e.g. Newcastle SSD and Wollongong SSD included in Table 8 of this publication).

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

General

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

Seasonal adjustment

16. Seasonally adjusted building statistics are shown in Table 3. In these series, account has been taken of normal seasonal factors and 'trading day' effects (arising from the varying numbers of Sundays, Mondays, Tuesdays etc. in the month) and the effect of movement in the date of Easter which may, in successive years, affect figures for different months. In this publication the seasonally adjusted series have been revised. The revision is the result of the annual re-analysis, details of which, together with information regarding the methods used in seasonally adjusting the series, are available on request.

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

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

19. Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series may be more clearly recognised. Seasonal adjustment

procedures do not aim to remove the irregular or non-seasonal influences which may be present in any particular month, such as the effect of the approval of large projects or as a consequence of the administrative arrangements of approving authorities. Irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal variation.

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

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

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

Estimates at constant prices

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

24. Periodic rebasing of constant price estimates is necessary to take account of changed price relativities and structural relationships in the economy. The choice of base year influences the movements in the constant price series, and the usefulness of such series is diminished if the relative price weights of the base year differ significantly from the price relationships in other periods included in

this series. The more remote a base year is from the current period, the less likely that its relative prices will reflect the current situation.

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

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

27. Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates in this publication are derived from the same price data underlying the deflators compiled for the dwellings and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

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

Related publications

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

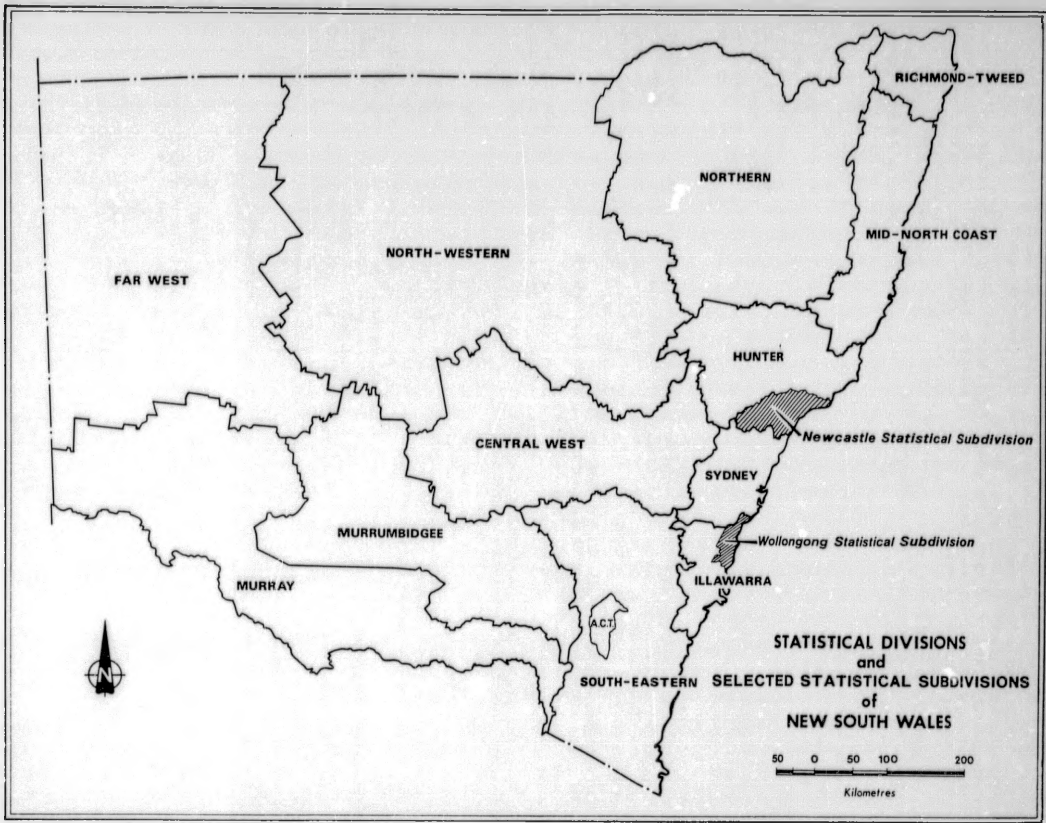
- Building Activity* (quarterly) (8752.1)
- Dwelling Unit Commencements Reported by Approving Authorities* (monthly) (8741.1)
- Building Approvals in Statistical Local Areas* (annual) (8733.1)

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

Symbols and other usages

- Nil or rounded to zero
- r Revised

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



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