

CATALOGUE NO. 8731.1
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BUILDING APPROVALS, NEW SOUTH WALES, JULY 1991

MAIN FEATURES

NUMBER OF NEW DWELLING UNITS APPROVED

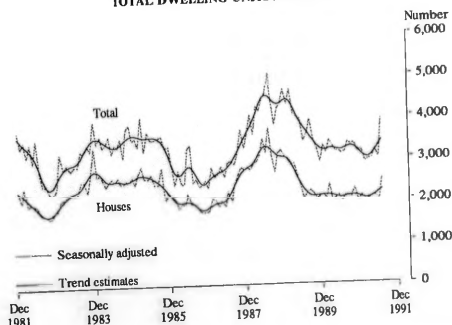
	July 1990	June 1991	July 1991	July 1990 to July 1991 change	June 1991 to July 1991 change
Original series	3,128	2,999	3,958	27%	32%
Seasonally adjusted	3,134	3,020	3,938	26%	30%
Trend estimate	3,218	3,304	3,436	7%	4%

The seasonally adjusted number of dwelling units approved in July 1991 (3,938) was 30% higher than the previous month and 26% higher than July 1990. The number of seasonally adjusted private sector houses approved (2,618) is the highest figure since April 1989. In original terms the number of public sector Other residential dwelling units approved in Sydney SD (33) is the lowest figure since September 1988, while the number of private sector approvals (787) is the highest since November 1989. The total number of dwelling units approved (3,958) is the highest figure since June 1989.

Value of building jobs approved

The value of building jobs approved in July 1991 (\$647.8m) was 8% below the previous month and 1% lower than July 1990. The value of all Non-residential approvals (\$215.5m) is the lowest figure since November 1987. The value of private sector Non-residential approvals in Sydney SD (\$72.2m) is the lowest figure since February 1985. The value of private sector approvals for Shops (\$13.5m) is the lowest figure since February 1987.

TOTAL DWELLING UNITS APPROVED



INQUIRIES:

- for further information about statistics in this publication and the availability of unpublished statistics, contact Geoff Howat on Sydney (02) 268 4610
- for information about other ABS statistics and services please see paragraph 28 of the Explanatory Notes.

NOTES

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

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

Explanatory notes are provided at the back of this publication.

JOHN WILSON
Deputy Commonwealth Statistician

Unpublished data

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

- photocopy;
- microfiche;
- computer printout; and
- clerically extracted tabulation.

A charge may be made for providing unpublished information in these forms.

For further details please telephone Geoff Howat on (02) 268 4610.

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

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
SYDNEY STATISTICAL DIVISION									
1988-89	16,195	209	16,404	8,318	1,604	9,922	24,513	1,813	26,326
1989-90	10,125	140	10,265	7,538	1,444	8,982	17,663	1,584	19,247
1990-91	10,179	242	10,421	6,428	1,411	7,839	16,607	1,653	18,260
1990--									
May	978	—	978	711	124	835	1,689	124	1,813
June	882	52	934	282	421	703	1,164	473	1,637
July	730	40	770	419	175	594	1,149	215	1,364
August	837	55	892	696	130	826	1,533	185	1,718
September	781	33	814	633	136	769	1,414	169	1,583
October	855	—	855	516	304	820	1,371	304	1,675
November	1,278	30	1,308	707	117	824	1,985	147	2,132
December	612	—	612	275	124	399	887	124	1,011
1991--									
January	932	—	932	412	97	509	1,344	97	1,441
February	740	3	743	494	45	539	1,234	48	1,282
March	738	6	744	619	49	668	1,357	55	1,412
April	866	36	902	350	46	396	1,216	82	1,298
May	1,030	34	1,064	728	120	848	1,758	154	1,912
June	780	5	785	579	68	647	1,359	73	1,432
July	1,052	19	1,071	787	33	820	1,839	52	1,891
NEW SOUTH WALES									
1988-89	35,252	581	35,833	14,116	2,152	16,268	49,368	2,733	52,101
1989-90	25,086	435	25,521	12,465	2,249	14,714	37,551	2,684	40,235
1990-91	24,361	545	24,906	11,020	1,942	12,962	35,381	2,487	37,868
1990--									
May	2,377	13	2,390	1,182	184	1,366	3,559	197	3,756
June	2,023	65	2,088	612	530	1,142	2,635	595	3,230
July	1,931	88	2,019	885	224	1,109	2,816	312	3,128
August	2,055	65	2,120	1,102	130	1,232	3,157	195	3,352
September	2,001	59	2,060	1,099	169	1,268	3,100	228	3,328
October	2,114	20	2,134	914	386	1,300	3,028	406	3,434
November	2,619	65	2,684	1,110	133	1,243	3,729	198	3,927
December	1,641	15	1,656	696	226	922	2,337	241	2,578
1991--									
January	1,998	23	2,021	775	99	874	2,773	122	2,895
February	1,727	45	1,772	788	140	928	2,515	185	2,700
March	1,951	17	1,968	909	71	980	2,860	88	2,948
April	2,020	75	2,095	697	69	766	2,717	144	2,861
May	2,354	37	2,391	1,138	189	1,327	3,492	226	3,718
June	1,950	36	1,986	907	106	1,013	2,857	142	2,999
July	2,484	72	2,556	1,231	171	1,402	3,715	243	3,958

NOTE: The number of self-contained dwelling units approved as part of the construction of non-residential buildings and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were 67 such dwelling units approved in July 1991.

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

(\$ 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														
1988-89	1,571.8	15.0	1,586.8	527.5	159.5	687.0	2,099.3	174.4	2,273.7	729.4	3,711.1	4,664.2	6,531.9	7,667.3
1989-90	1,061.9	9.8	1,071.8	640.7	116.5	757.2	1,702.6	126.4	1,828.9	665.9	3,328.7	4,534.5	5,682.0	7,029.3
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	2,155.9	2,898.7	4,516.0	5,378.8
1990—														
May	108.9	—	108.9	66.9	11.0	77.9	175.8	11.0	186.8	60.5	230.6	295.2	467.0	542.5
June	92.3	4.1	96.4	39.9	34.9	74.9	132.3	39.0	171.3	49.9	109.2	461.3	289.8	682.5
July	90.6	2.9	93.5	33.4	14.5	47.8	128.0	17.4	145.4	57.5	174.6	229.7	356.1	428.6
August	96.2	4.3	100.4	45.6	9.5	55.1	141.7	13.8	155.5	65.6	226.4	280.9	432.6	502.0
September	81.3	2.3	83.7	57.2	10.0	67.1	138.5	12.3	150.8	53.1	301.9	346.4	491.6	550.3
October	94.6	—	94.6	39.9	28.7	68.6	134.5	28.7	163.2	59.0	150.5	178.3	344.0	400.5
November	121.3	2.2	123.4	56.4	10.2	66.6	177.7	12.4	190.0	62.6	151.0	226.5	389.1	479.2
December	68.2	—	68.2	26.1	12.3	38.4	94.3	12.3	106.6	41.8	80.1	174.6	216.2	322.9
1991—														
January	98.3	—	98.3	58.7	11.7	70.4	157.0	11.7	168.7	56.1	109.7	184.1	321.9	409.0
February	82.4	0.3	82.6	36.5	4.4	40.9	118.9	4.6	123.5	41.7	322.0	336.5	481.3	501.6
March	79.9	0.5	80.4	62.6	5.7	68.3	142.5	6.2	148.6	46.7	113.2	152.2	302.4	347.6
April	86.2	3.9	90.2	24.7	2.6	27.4	110.9	6.6	117.5	46.0	191.8	218.3	348.5	381.8
May	112.8	2.5	115.2	75.8	8.1	83.8	188.6	10.5	199.1	65.7	196.4	316.7	449.1	581.5
June	85.0	0.5	85.5	79.7	3.7	83.4	164.7	4.2	168.9	50.5	168.2	254.4	383.3	473.8
July	110.1	1.9	112.0	71.2	2.4	73.6	181.3	4.3	185.6	57.0	72.2	123.4	308.7	366.0
NEW SOUTH WALES														
1988-89	2,998.3	42.8	3,041.1	826.5	190.9	1,017.4	3,824.8	233.7	4,058.5	885.7	4,223.5	5,381.9	8,925.3	10,326.0
1989-90	2,307.0	34.7	2,341.7	933.2	167.8	1,101.1	3,240.2	202.6	3,442.8	873.4	3,848.1	5,368.4	7,945.8	9,884.6
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
1990—														
May	230.6	1.1	231.7	101.7	15.3	117.0	332.3	16.4	348.7	82.5	272.4	378.8	686.9	810.0
June	192.8	5.3	198.1	59.0	43.8	102.8	251.8	49.1	300.9	69.0	166.7	542.6	485.8	912.5
July	192.0	7.6	199.6	61.1	17.7	78.8	253.1	25.3	278.4	74.2	209.9	302.3	536.8	654.8
August	205.7	5.3	211.0	69.8	9.5	79.4	275.5	14.8	290.3	87.9	299.5	369.9	661.7	748.1
September	186.7	4.6	191.3	84.6	12.4	97.0	271.3	17.0	288.3	74.5	354.9	417.5	698.9	780.4
October	203.2	2.1	205.2	63.3	36.4	99.7	266.5	38.5	305.0	82.4	204.8	257.4	553.6	644.9
November	238.4	5.0	243.3	79.7	11.4	91.1	318.1	16.3	334.4	86.7	198.6	296.9	601.2	718.0
December	157.8	1.1	158.9	50.3	21.1	71.4	208.1	22.2	230.3	59.0	132.0	233.4	399.1	522.7
1991—														
January	193.0	2.4	195.4	80.3	11.9	92.3	273.3	14.3	287.6	73.4	134.3	258.0	480.1	619.0
February	168.7	3.9	172.7	53.1	10.9	64.1	221.9	14.9	236.8	59.3	358.5	386.1	638.4	682.1
March	187.0	1.7	188.7	78.4	7.2	85.7	265.5	8.9	274.4	68.5	146.3	222.0	479.8	564.9
April	188.8	6.7	195.6	43.7	4.6	48.4	232.6	11.4	243.9	70.9	224.6	271.5	527.9	586.3
May	228.1	2.6	230.8	99.5	12.2	111.7	327.7	14.8	342.4	94.1	243.1	393.7	663.1	830.2
June	187.3	2.9	190.2	99.7	5.9	105.5	287.0	8.8	295.8	69.5	245.7	341.5	602.0	706.8
July	236.0	5.9	241.9	98.2	10.9	109.1	334.2	16.7	350.9	81.4	112.7	215.5	526.5	647.8

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

Period	Number of dwelling units				Value (\$m)		Alterations and additions to residential buildings
	Houses		Total		New residential building		
	Private sector	Total	Private sector	Total			
SEASONALLY ADJUSTED							
1990—r							
May	2,014	2,046	2,987	3,192	284.8		69.1
June	2,068	2,117	2,714	3,190	287.3		71.0
July	2,002	1,990	2,745	3,134	276.2		72.4
August	2,047	2,105	2,985	3,164	282.9		81.9
September	2,053	2,117	3,091	3,386	298.9		71.9
October	2,045	2,070	3,011	3,340	303.6		74.4
November	2,191	2,288	3,232	3,367	292.6		74.6
December	1,943	1,968	2,913	3,141	280.4		74.6
1991—r							
January	2,055	2,104	3,019	3,228	319.9		76.3
February	1,956	2,032	2,743	2,924	255.0		69.3
March	1,981	2,025	2,828	2,991	269.4		72.1
April	2,032	2,088	2,812	2,985	258.7		77.8
May	2,051	2,102	3,031	3,215	290.7		80.6
June	1,989	2,015	2,975	3,020	280.0		73.8
July (c)	2,618	2,531	3,625	3,938	358.7		79.2
TREND ESTIMATES							
1990—r							
May	2,058	2,094	2,935	3,241	286.2		72.2
June	2,039	2,073	2,887	3,221	285.5		72.4
July	2,034	2,069	2,882	3,218	285.9		73.1
August	2,043	2,082	2,929	3,246	288.4		74.2
September	2,058	2,103	2,999	3,281	292.3		75.2
October	2,066	2,117	3,051	3,301	295.7		75.3
November	2,055	2,110	3,051	3,275	295.5		74.5
December	2,039	2,095	3,004	3,211	291.4		73.8
1991—r							
January	2,009	2,068	2,922	3,117	283.2		73.5
February	1,986	2,045	2,861	3,040	275.6		73.8
March	1,992	2,047	2,856	3,025	273.2		74.6
April	2,032	2,077	2,911	3,077	277.2		75.5
May	2,101	2,128	3,009	3,176	286.3		76.5
June	2,186	2,193	3,131	3,304	298.5		77.4
July (c)	2,270	2,253	3,251	3,436	310.9		78.2

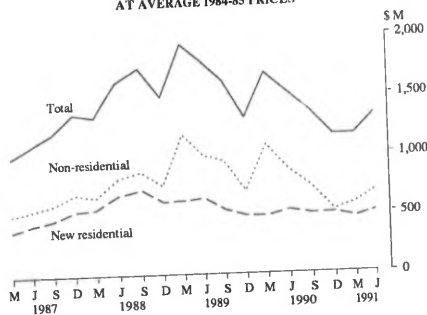
(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average - see paragraphs 16-22 of the Explanatory Notes for a more detailed explanation. (b) Series have been revised due to annual re-analysis of seasonal adjustment factors. (c) Private sector houses Seasonally adjusted value is higher than the total due to the volatility of public sector houses. See also paragraphs 17-20 of the Explanatory Notes.

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

TABLE 4. VALUE OF BUILDING AND ALTERATIONS (\$ 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							
1988-89	1,894.9	1,921.8	689.8	2,611.6	557.7	2,990.3	3,808.0	6,037.9	6,977.3
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	1,306.4	1,332.0	647.4	1,979.4	503.5	1,863.0	2,539.1	4,269.8	5,022.0
1990—									
Mar. qtr	321.4	325.2	157.2	482.4	121.5	902.5	1,083.1	1,500.3	1,687.0
June qtr	340.1	346.5	186.9	533.4	117.9	523.2	879.4	1,137.9	1,530.7
Sept. qtr	329.6	339.4	160.0	499.4	133.4	580.1	731.3	1,191.1	1,364.1
Dec. qtr	334.6	339.2	164.9	504.1	127.4	361.0	531.2	956.2	1,162.7
1991—									
Mar. qtr	305.9	310.3	153.2	463.5	112.2	433.9	588.0	997.7	1,163.7
June qtr	336.3	343.1	169.3	512.4	130.5	488.0	688.6	1,124.8	1,331.5

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

VALUE OF BUILDING APPROVED
AT AVERAGE 1984-85 PRICES



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

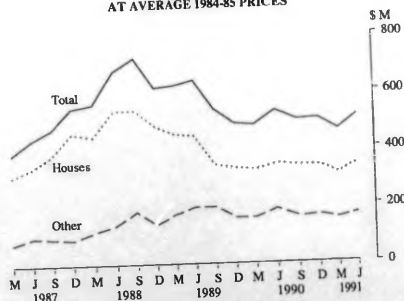


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
(\$ million)

Class of building	Twelve months ended June			1991			
	1988-89	1989-90	1990-91	April	May	June	July
PRIVATE SECTOR							
New houses	2,998.3	2,307.0	2,336.7	188.8	228.1	187.3	236.0
New other residential buildings	826.5	933.2	863.8	43.7	99.5	99.7	98.2
Total new residential building	3,824.8	3,240.2	3,200.4	232.6	327.7	287.0	334.2
Alterations and additions to residential buildings	877.0	857.5	890.0	70.7	92.4	69.3	79.6
Hotels, etc.	641.1	599.9	303.9	1.2	53.5	2.5	2.5
Shops	370.5	406.3	600.1	102.0	64.9	14.0	13.5
Factories	617.6	569.9	455.3	26.1	24.9	71.9	22.9
Offices	1,809.9	1,395.0	548.8	60.1	33.0	54.3	23.5
Other business premises	350.0	456.4	381.0	14.6	15.4	57.4	12.9
Educational	73.0	81.0	117.4	3.5	16.2	8.7	5.9
Religious	22.5	21.9	28.4	0.2	1.8	2.1	3.2
Health	72.7	48.8	50.7	1.4	3.6	3.8	12.2
Entertainment and recreational	206.4	183.5	161.2	11.6	24.9	12.7	12.7
Miscellaneous	59.8	85.3	105.5	3.8	4.8	18.5	3.4
Total non-residential building	4,223.5	3,848.1	2,752.2	224.6	243.1	245.7	112.7
Total	8,925.3	7,945.8	6,442.7	527.9	663.1	602.0	526.5
PUBLIC SECTOR							
New houses	42.8	34.7	45.9	6.7	2.6	2.9	5.9
New other residential buildings	190.9	167.8	161.3	4.6	12.2	5.9	10.9
Total new residential building	233.7	202.6	207.2	11.4	14.8	8.8	16.7
Alterations and additions to residential buildings	8.7	15.9	10.4	0.2	1.7	0.1	1.8
Hotels, etc.	2.1	4.1	0.3	—	—	—	—
Shops	20.0	25.0	5.6	1.1	0.9	—	0.3
Factories	50.1	13.9	13.2	—	0.3	—	5.6
Offices	458.6	429.3	337.6	18.4	60.6	70.3	14.2
Other business premises	216.2	297.0	103.5	1.3	10.8	9.4	13.8
Educational	231.5	316.4	224.5	5.8	28.2	9.3	16.5
Religious	—	0.5	—	—	—	—	—
Health	46.4	194.4	145.5	14.5	22.2	0.3	33.4
Entertainment and recreational	48.6	40.3	40.1	1.8	2.1	2.1	6.7
Miscellaneous	84.9	199.5	127.7	4.0	25.5	4.3	12.3
Total non-residential building	1,158.4	1,520.3	998.0	46.9	150.7	95.8	102.8
Total	1,406.7	1,738.8	1,215.6	58.5	167.1	104.7	121.3
TOTAL							
New houses	3,041.1	2,341.7	2,382.5	195.6	230.8	190.2	241.9
New other residential buildings	1,017.4	1,101.1	1,025.1	48.4	111.7	105.5	109.1
Total new residential building	4,058.5	3,442.8	3,407.7	243.9	342.4	295.8	350.9
Alterations and additions to residential buildings	885.7	873.4	900.4	70.9	94.1	69.5	81.4
Hotels, etc.	643.2	604.0	304.2	1.2	53.5	2.5	2.5
Shops	390.5	431.4	605.7	103.1	65.7	14.0	13.8
Factories	667.7	583.8	468.5	26.1	25.3	71.9	28.6
Offices	2,268.5	1,824.2	886.5	78.5	93.7	124.5	37.7
Other business premises	566.2	753.5	484.5	15.9	26.2	66.9	26.7
Educational	304.6	397.4	341.8	9.3	44.4	18.0	22.4
Religious	22.5	22.4	28.4	0.2	1.8	2.1	3.2
Health	119.0	243.2	196.1	15.9	25.8	4.1	45.6
Entertainment and recreational	254.9	223.7	201.2	13.5	27.0	14.8	19.4
Miscellaneous	144.7	284.8	233.1	7.8	30.4	22.8	15.6
Total non-residential building	5,381.9	5,368.4	3,750.2	271.5	393.7	341.5	215.5
Total	10,326.0	9,684.6	8,658.2	586.3	830.2	706.8	647.8

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1991—												
May	4	0.4	—	—	2	1.1	2	2.0	1	50.0	9	53.5
June	5	0.5	4	1.1	1	0.9	—	—	—	—	10	2.5
July	8	1.0	5	1.5	—	—	—	—	—	—	13	2.5
SHOPS												
1991—												
May	61	5.6	15	4.1	5	3.2	5	8.6	2	44.2	88	65.7
June	44	4.2	9	3.0	4	3.3	2	3.5	—	—	59	14.0
July	72	6.4	10	2.8	4	2.6	1	2.0	—	—	87	13.8
FACTORIES												
1991—												
May	28	2.8	17	5.8	9	5.5	4	11.2	—	—	58	25.3
June	21	2.2	13	3.6	5	3.1	1	1.3	3	61.6	43	71.9
July	29	2.9	27	7.8	6	3.9	6	13.9	—	—	68	28.6
OFFICES												
1991—												
May	58	5.7	23	6.9	10	7.1	11	17.5	2	56.4	104	93.7
June	43	4.4	21	5.4	8	5.5	5	7.6	5	101.6	82	124.5
July	59	5.5	21	5.5	7	4.9	12	21.8	—	—	99	37.7
OTHER BUSINESS PREMISES												
1991—												
May	18	1.7	14	4.3	4	2.3	6	11.7	1	6.2	43	26.2
June	25	2.4	8	2.6	4	3.0	4	10.1	2	48.7	43	66.9
July	40	3.5	7	1.9	8	5.0	2	3.3	2	13.0	59	26.7
EDUCATIONAL												
1991—												
May	10	1.2	3	0.7	4	2.8	10	22.0	3	17.8	30	44.4
June	9	0.9	8	2.3	3	1.8	7	13.0	—	—	27	18.0
July	14	1.2	11	3.6	4	2.8	1	4.1	1	10.6	31	22.4

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
RELIGIOUS												
1991—												
May	4	0.4	1	0.3	—	—	1	1.2	—	—	6	1.8
June	6	0.6	3	0.8	1	0.8	—	—	—	—	10	2.1
July	4	0.4	4	1.4	2	1.4	—	—	—	—	10	3.2
HEALTH												
1991—												
May	4	0.4	2	0.4	3	1.9	8	16.2	1	6.8	18	25.8
June	6	0.6	—	—	—	—	1	3.5	—	—	7	4.1
July	12	1.3	3	0.9	3	2.2	3	6.7	2	34.5	23	45.6
ENTERTAINMENT AND RECREATIONAL												
1991—												
May	13	1.3	7	2.4	1	0.6	7	10.2	1	12.5	29	27.0
June	16	1.4	6	1.7	2	1.5	3	4.2	1	6.0	28	14.8
July	20	2.0	5	1.8	6	3.9	5	11.7	—	—	36	19.4
MISCELLANEOUS												
1991—												
May	19	2.0	8	2.2	4	3.0	2	2.9	1	20.3	34	30.4
June	11	1.2	2	0.8	2	1.5	9	19.3	—	—	24	22.8
July	16	1.4	—	—	2	1.5	2	5.9	1	6.8	21	15.6
TOTAL NON-RESIDENTIAL BUILDING												
1991—												
May	219	21.4	90	27.0	42	27.6	56	103.6	12	214.1	419	393.7
June	186	18.5	74	21.2	30	21.2	32	62.6	11	217.9	333	341.5
July	274	25.7	93	27.1	42	28.2	32	69.5	6	64.9	447	215.5

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

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
SYDNEY STATISTICAL DIVISION						
<i>Houses</i>	1,052	110,090	19	1,907	1,071	111,996
Brick, stone, or concrete	70	14,653	—	—	70	14,653
Brick-veneer	917	90,067	19	1,907	936	91,973
Timber	49	4,332	—	—	49	4,332
Fibre cement	13	894	—	—	13	894
Other materials	3	144	—	—	3	144
Other residential buildings	787	71,177	33	2,385	820	73,562
Total residential buildings	1,839	181,267	52	4,292	1,891	185,558
HUNTER STATISTICAL DIVISION						
<i>Houses</i>	286	26,327	16	1,055	302	27,382
Brick, stone, or concrete	30	2,992	—	—	30	2,992
Brick-veneer	222	21,227	16	1,055	238	22,283
Timber	12	821	—	—	12	821
Fibre cement	21	1,237	—	—	21	1,237
Other materials	1	50	—	—	1	50
Other residential buildings	104	7,774	43	2,302	147	10,076
Total residential buildings	390	34,101	59	3,357	449	37,458
ILLAWARRA STATISTICAL DIVISION						
<i>Houses</i>	252	23,679	—	—	252	23,679
Brick, stone, or concrete	12	1,218	—	—	12	1,218
Brick-veneer	212	20,925	—	—	212	20,925
Timber	8	444	—	—	8	444
Fibre cement	19	1,036	—	—	19	1,036
Other materials	1	57	—	—	1	57
Other residential buildings	49	2,883	50	2,978	99	5,861
Total residential buildings	301	26,562	50	2,978	351	29,540
BALANCE OF NEW SOUTH WALES						
<i>Houses</i>	894	75,920	37	2,894	931	78,814
Brick, stone, or concrete	134	12,935	1	213	135	13,148
Brick-veneer	589	52,865	36	2,681	625	55,546
Timber	84	5,296	—	—	84	5,296
Fibre cement	69	3,821	—	—	69	3,821
Other materials	18	1,003	—	—	18	1,003
Other residential buildings	291	16,382	45	3,191	336	19,574
Total residential buildings	1,185	92,302	82	6,086	1,267	98,388
NEW SOUTH WALES						
<i>Houses</i>	2,484	235,015	72	5,856	2,556	241,871
Brick, stone, or concrete	246	31,797	1	213	247	32,010
Brick-veneer	1,940	185,084	71	5,643	2,011	190,727
Timber	153	10,894	—	—	153	10,894
Fibre cement	122	6,986	—	—	122	6,986
Other materials	23	1,254	—	—	23	1,254
Other residential buildings	1,231	98,216	171	10,857	1,402	109,073
Total residential buildings	3,715	334,231	243	16,713	3,958	350,944

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

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, JULY 1991

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)				
	SYDNEY STATISTICAL DIVISION									
Bolton (M)	—	—	—	—	—	—	235	2,450	2,450	2,685
Leichhardt (M)	4	—	682	5	—	700	1,637	350	590	3,609
Marrickville (M)	—	—	—	6	—	198	610	672	672	1,480
South Sydney (C)	—	—	—	108	—	11,455	1,063	3,114	9,398	21,916
Sydney (C) — Inner & Remainder	—	—	—	—	—	—	—	7,172	11,221	11,221
Inner Sydney (SSD)	4	—	682	119	—	12,353	3,545	13,758	24,331	40,911
Randwick (M)	6	14	2,502	11	—	1,250	2,095	1,845	5,484	11,332
Waverley (M)	3	—	560	52	—	10,000	2,044	429	1,009	13,613
Woolahra (M)	2	—	2,075	13	—	8,000	3,448	135	135	13,658
Eastern Suburbs (SSD)	11	14	5,137	76	—	19,250	7,587	2,409	6,628	38,603
Hurstville (C)	10	—	971	10	18	1,686	1,701	3,266	3,266	7,624
Kogarah (M)	6	—	1,263	6	—	500	959	2,760	2,817	5,539
Rockdale (M)	2	1	439	—	—	—	1,381	530	530	2,350
Sutherland (S)	35	—	4,548	87	—	8,876	3,174	2,635	2,689	19,287
St George — Sutherland (SSD)	53	1	7,220	103	18	11,062	7,215	9,191	9,302	34,800
Bankstown (C)	14	—	1,616	24	—	1,350	1,385	2,205	2,431	6,782
Canterbury (M)	1	—	67	8	15	1,833	1,089	385	385	3,374
Canterbury — Bankstown (SSD)	15	—	1,683	32	15	3,183	2,475	2,590	2,816	10,156
Fairfield (C)	51	—	5,911	6	—	325	1,251	2,256	2,256	9,743
Liverpool (C)	50	4	5,043	128	—	6,572	511	437	771	12,897
Fairfield — Liverpool (SSD)	101	4	10,954	134	—	6,897	1,762	2,693	3,027	22,640
Camden (M)	57	—	4,657	—	—	—	213	—	—	4,869
Campbelltown (C)	47	—	4,237	96	—	4,002	839	8,813	8,915	17,993
Wollondilly (S)	14	—	1,145	—	—	—	130	250	250	1,524
Outer South Western Sydney (SSD)	118	—	10,038	96	—	4,002	1,182	9,063	9,165	24,387
Ashfield (M)	2	—	400	4	—	480	510	—	—	1,390
Burwood (M)	2	—	445	—	—	—	202	114	114	761
Concord (M)	2	—	245	5	—	318	546	—	—	1,109
Drummoyle (M)	—	—	—	—	—	—	527	2,970	2,970	3,497
Strathfield (M)	7	—	1,431	—	—	—	473	600	720	2,624
Inner Western Sydney (SSD)	13	—	2,521	9	—	798	2,259	3,684	3,804	9,382

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, JULY 1991—continued

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, JULY 1994 - 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)				
SYDNEY STATISTICAL DIVISION—continued										
Auburn (M)	4	—	410	—	—	—	463	2,710	14,613	15,486
Holroyd (C)	12	—	1,567	—	—	—	883	260	260	2,709
Paramatta (C)	5	—	505	8	—	585	986	380	10,980	13,056
Central Western Sydney (SSD)	21	—	2,481	8	—	585	2,332	3,350	25,853	31,251
Blue Mountains (C)	32	—	2,658	2	—	195	984	365	465	4,303
Hawkesbury (C)	53	—	5,819	10	—	535	662	2,495	2,665	9,680
Pennith (C)	110	—	9,266	9	—	496	1,890	860	2,043	13,695
Outer Western Sydney (SSD)	195	—	17,743	21	—	1,226	3,535	3,720	5,173	27,678
Baulkham Hills (S)	48	—	8,456	10	—	626	1,886	270	344	11,312
Blacktown (C)	193	—	13,616	91	—	6,403	1,926	3,106	3,161	25,105
Blacktown — Baulkham Hills (SSD)	241	—	22,072	101	—	7,029	3,811	3,376	3,505	36,417
Hunter's Hill (M)	—	—	—	—	—	—	1,773	400	400	2,173
Lane Cove (M)	—	—	—	—	—	—	461	495	495	956
Mosman (M)	—	—	—	—	—	—	1,016	—	—	1,016
North Sydney (M)	1	—	125	2	—	850	2,200	1,158	1,158	4,333
Ryde (M)	10	—	1,751	—	—	—	871	5,445	9,306	11,928
Willoughby (C)	2	—	315	6	—	750	1,847	1,425	6,625	9,536
Lower Northern Sydney (SSD)	13	—	2,191	8	—	1,600	8,167	8,923	17,984	29,942
Hornsby (S)	50	—	5,971	14	—	1,270	2,078	1,601	2,907	12,226
Ku-ring-gai (M)	14	—	3,762	2	—	185	3,653	900	1,801	9,401
Hornsby — Ku-ring-gai (SSD)	64	—	9,733	16	—	1,455	5,731	2,501	4,708	21,627
Manly (M)	1	—	160	—	—	—	1,206	—	95	1,461
Warringah (S)	20	—	3,979	—	—	—	3,888	2,570	2,570	10,437
Manly — Warringah (SSD)	21	—	4,139	—	—	—	5,094	2,570	2,665	11,898
Gosford (C)	81	—	7,988	52	—	3,255	1,226	643	743	13,212
Wyong (S)	101	—	7,413	12	—	867	1,113	3,709	3,709	13,101
Gosford — Wyong (SSD)	182	—	15,401	64	—	4,122	2,339	4,352	4,452	26,314
Sydney (SD)	1,052	19	111,996	787	33	73,562	57,035	72,179	123,413	366,006

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, JULY 1991—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)				
HUNTER STATISTICAL DIVISION										
Cessnock (C)	12	—	835	—	—	—	348	120	1,303	
Lake Macquarie (C)	58	—	5,879	16	—	680	1,904	1,678	10,141	
Maitland (C)	35	12	3,817	—	14	609	528	574	5,528	
Newcastle (C) — Inner & Remainder	28	—	2,749	50	19	4,185	4,686	7,050	18,730	
Port Stephens (S)	33	—	2,769	8	—	583	451	2,244	6,419	
Newcastle (SSD)	166	12	16,049	74	33	6,057	7,916	11,666	42,121	
Dungog (S)	11	—	1,005	—	—	—	102	—	1,107	
Gloucester (S)	3	2	464	—	—	—	30	—	494	
Great Lakes (S)	42	2	4,126	26	—	3,145	434	445	8,151	
Merrima (S)	1	—	80	—	—	—	12	—	12	
Murrumbidgee (S)	1	—	80	—	—	—	13	800	893	
Muswellbrook (S)	17	—	1,492	—	—	—	125	1,680	8,505	
Scots (S)	6	—	408	4	—	174	287	683	1,551	
Singleton (S)	40	—	3,759	—	10	700	376	274	5,289	
Hunter SD Balance (SSD)	120	4	11,333	30	10	4,019	1,379	3,882	10,887	
Hunter (SD)	286	16	27,382	104	43	10,076	9,295	15,548	22,986	
ILLAWARRA STATISTICAL DIVISION										
Kiama (M)	14	—	1,440	—	—	—	296	—	1,735	
Shellharbour (M)	47	—	4,630	6	—	315	796	160	5,901	
Wollongong (C)	42	—	4,255	10	29	2,311	2,192	1,092	30,122	
Wollongong (SSD)	103	—	10,325	16	29	2,626	3,283	1,252	30,282	
Shoalhaven (C)	118	—	10,087	33	21	3,235	837	5,293	19,451	
Wingecarribee (S)	31	—	3,268	—	—	—	1,224	430	4,922	
Illawarra SD Balance (SSD)	149	—	13,354	33	21	3,235	2,061	5,723	24,774	
Illawarra (SD)	252	—	23,679	49	50	5,861	5,344	6,975	36,005	
RICHMOND TWEED STATISTICAL DIVISION										
Tweed (S) Pt A	24	—	1,915	84	—	4,312	87	186	6,499	
Tweed Heads (SSD)	24	—	1,915	84	—	4,312	87	186	6,499	
Ballina (S)	40	—	4,018	8	14	1,800	301	200	6,318	
Byron (S)	32	—	2,616	13	—	800	254	274	3,944	
Casino (M)	6	—	373	—	—	—	58	95	526	
Kyogle (S)	6	—	342	—	—	—	20	—	362	
Lismore (C)	38	—	3,112	8	—	510	331	425	4,379	
Richmond River (S)	5	—	500	4	—	330	77	55	962	
Tweed (S) Pt B	24	—	1,624	2	—	130	154	—	1,907	
Richmond — Tweed SD Balance (SSD)	151	—	12,585	35	14	3,570	1,194	1,049	18,397	
Richmond — Tweed (SD)	175	—	14,500	119	14	7,881	1,280	1,235	24,897	

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, JULY 1991—continued

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, JULY 1991—MINUTES										
Statistical area	New residential building						Non-residential building			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	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)				
MID NORTH COAST STATISTICAL DIVISION										
Bellingen (S)	8	5	952	—	—	—	180	—	—	1,132
Coffs Harbour (C)	38	1	3,540	8	7	1,102	616	61	61	5,319
Copmanhurst (S)	1	—	115	—	—	—	—	—	—	115
Grafton (C)	11	3	1,291	7	15	1,419	161	65	65	2,935
Maclean (S)	20	—	1,432	6	—	295	99	64	64	1,889
Nambucca (S)	29	—	2,032	12	—	510	117	100	100	2,759
Nymboida (S)	2	—	116	—	—	—	22	—	—	138
Nymboida (S)	13	—	1,041	—	—	—	10	—	—	1,051
Ulmara (S)	122	9	10,519	33	22	3,326	1,204	290	290	15,339
Clarence (SSD)	—	—	—	—	—	—	—	—	—	—
Greater Taree (C)	35	17	4,472	12	—	628	139	1,035	1,635	6,874
Hastings (M)	53	—	5,040	—	—	—	769	4,488	4,961	10,710
Kempsey (S)	20	—	1,479	7	—	333	65	60	60	1,936
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	108	17	10,991	19	—	961	973	5,583	6,656	19,581
Mid-North Coast (SD)	230	26	21,510	52	22	4,286	2,177	5,873	6,946	34,919
NORTHERN STATISTICAL DIVISION										
Barraba (S)	—	—	—	—	—	—	—	—	—	—
Bingara (S)	—	—	—	—	—	—	—	—	—	—
Cummedah (S)	7	—	591	—	9	492	67	—	—	1,150
Inverell (S) Pt A	5	—	501	2	—	84	35	—	—	620
Manilla (S)	3	—	177	—	—	—	—	64	64	241
Nundle (S)	—	—	—	—	—	—	81	130	130	772
Parry (S)	7	—	561	—	—	—	—	—	—	289
Quintini (S)	3	—	289	—	—	—	260	851	4,451	8,058
Tamworth (C)	28	2	2,869	9	—	478	—	—	—	—
Yallara (S)	—	—	—	—	—	—	444	1,044	4,644	11,131
Northern Slopes (SSD)	53	2	4,989	11	9	1,054	—	—	—	—
Armidale (C)	11	—	1,294	4	—	278	217	—	—	1,788
Dumaresq (S)	3	—	482	—	—	—	112	—	—	594
Glen Innes (M)	4	—	389	—	—	—	71	—	—	589
Guyra (S)	—	—	—	—	—	—	115	1,728	1,728	2,474
Inverell (S) Pt B	6	—	500	4	—	131	—	—	—	60
Severn (S)	1	—	60	—	—	—	—	—	—	112
Tenterfield (S)	2	—	112	—	—	—	55	236	236	575
Uralla (S)	3	—	284	—	—	—	—	74	74	74
Walcha (S)	—	—	—	—	—	—	569	2,038	2,238	6,336
Northern Tablelands (SSD)	30	—	3,120	8	—	409	—	—	—	—
Moree Plains (S)	1	—	130	4	—	235	73	85	85	523
Narrabri (S)	1	—	85	—	—	—	—	—	—	85
North Central Plain (SSD)	2	—	215	4	—	235	73	85	85	608
Northern (SD)	85	2	8,324	23	9	1,498	1,085	3,167	6,947	18,975

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, JULY 1991—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)				
NORTH WESTERN STATISTICAL DIVISION										
Coolah (S)	—	—	—	—	—	—	80	—	—	80
Coonabarabran (S)	4	—	194	—	—	—	—	—	—	194
Dubbo (C)	30	2	2,374	8	—	472	259	119	251	3,356
Gulgandra (S)	2	1	158	—	—	—	—	195	195	353
Mudgee (S)	17	—	1,461	—	—	—	138	—	—	1,598
Narromine (S)	4	—	400	—	—	—	35	—	—	435
Willington (S)	7	2	651	—	—	—	37	—	—	688
Central Macquarie (SSD)	64	5	5,238	8	—	472	549	314	446	6,705
Bogan (S)	—	—	—	—	—	—	—	—	—	—
Coonamble (S)	—	—	—	—	—	—	47	—	—	47
Walgett (S)	3	—	245	—	—	—	—	—	—	245
Warren (S)	1	—	150	—	—	—	25	—	—	175
Macquarie — Barwon (SSD)	4	—	395	—	—	—	72	—	—	467
Bourke (S)	—	—	—	—	—	—	10	—	—	10
Brewarrina (S)	—	—	—	—	—	—	—	—	—	—
Cobar (S)	—	—	—	—	—	—	46	110	110	156
Upper Darling (SSD)	—	—	—	—	—	—	56	110	110	166
North Western (SD)	68	5	5,633	8	—	472	676	424	556	7,338
CENTRAL WEST STATISTICAL DIVISION										
Bathurst (C)	31	1	2,669	—	—	—	10	195	265	2,944
Blayney (S) Pt A	2	—	115	—	—	—	53	—	—	168
Cabonne (S) Pt A	1	—	85	—	—	—	—	—	—	85
Evans (S) Pt A	—	—	—	—	—	—	71	—	—	71
Orange (C)	21	—	1,733	3	—	234	177	2,076	2,146	4,289
Bathurst — Orange (SSD)	55	1	4,602	3	—	234	312	2,271	2,411	7,558
Blayney (S) Pt B	—	—	—	—	—	—	—	—	—	—
Cabonne (S) Pt B	—	—	—	—	—	—	35	—	—	35
Evans (S) Pt B	—	—	—	—	—	—	38	—	—	38
Greater Lithgow (C)	12	—	1,054	—	—	—	178	—	8,610	9,843
Oberon (S)	1	—	90	—	—	—	25	—	50	165
Rylstone (S)	1	—	79	—	—	—	—	—	—	79
Central Tablelands (excl. Bathurst — Orange) (SSD)	14	—	1,223	—	—	—	276	—	8,660	10,159
Bland (S)	1	—	48	—	—	—	18	—	—	66
Cabonne (S) Pt C	2	—	91	—	—	—	48	50	50	189
Cowra (S)	3	—	282	—	—	—	73	—	—	355
Forbes (S)	—	—	—	—	—	—	257	—	—	257
Lachlan (S)	2	—	162	3	—	120	25	—	—	307
Parkes (S)	3	—	257	—	—	—	45	340	340	642
Weddin (S)	1	—	59	—	—	—	23	—	—	82
Lachlan (SSD)	12	—	899	3	—	120	488	390	390	1,897
Central West (SD)	81	1	6,724	6	—	354	1,075	2,661	11,461	19,614

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, JULY 1991—continued

Statistical area	New residential building						Non-residential building			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Private sector		
	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)
SOUTH EASTERN STATISTICAL DIVISION										
Queanbeyan (C)	15	—	1,576	33	—	1,887	56	360	360	3,879
Queanbeyan (SSD)	15	—	1,576	33	—	1,887	56	360	360	3,879
Boortwa (S)	1	—	55	—	—	—	12	—	—	67
Crookwell (S)	2	—	200	—	—	—	—	—	—	200
Goulburn (C)	9	2	997	—	—	—	204	352	352	1,553
Gunning (S)	3	—	194	—	—	—	—	36	—	194
Harden (S)	3	—	212	—	—	—	—	75	75	248
Mulwarr (S)	8	—	605	—	—	—	36	—	—	716
Tallaganda (S)	2	—	166	—	—	—	45	—	—	211
Yarrowlumla (S)	6	—	720	—	—	—	20	—	—	740
Yass (S)	8	—	590	—	—	—	192	—	—	782
Young (S)	4	—	334	—	—	—	60	50	132	525
Southern Tablelands (excl. Queanbeyan) (SSD)	46	2	4,073	—	—	—	605	477	559	5,236
Bega Valley (S)	34	—	2,986	4	—	295	692	77	77	4,050
Eurobodulla (S)	42	—	4,240	20	—	1,439	399	185	185	6,263
Lower South Coast (SSD)	76	—	7,226	24	—	1,734	1,091	262	262	10,313
Bombala (S)	—	—	—	—	—	—	47	—	—	47
Cooma-Monaro (S)	3	—	313	—	—	—	119	491	491	923
Snowy River (S)	2	—	111	6	—	368	190	—	—	669
Snowy (SSD)	5	—	424	6	—	368	356	491	491	1,639
South Eastern (SD)	142	2	13,299	63	—	3,989	2,108	1,590	1,672	21,067
MURRUMBIDGE STATISTICAL DIVISION										
Coolamon (S)	1	—	58	—	—	—	—	—	—	58
Cootamundra (S)	1	—	125	—	—	—	—	60	60	185
Gundagai (S)	—	—	—	—	—	—	—	—	—	—
Junee (S)	5	—	325	—	—	—	—	—	—	325
Lockhart (S)	—	—	—	—	—	—	—	—	—	—
Narrandera (S)	2	—	113	—	—	—	—	—	—	113
Temora (S)	2	—	194	3	—	160	16	—	—	370
Tumut (S)	4	—	315	—	—	—	86	—	—	401
Wagga Wagga (C)	48	—	3,739	—	—	—	213	292	992	4,944
Central Murrumbidgee (SSD)	63	—	4,868	3	—	160	314	352	1,052	6,395
Carrathool (S)	—	—	—	—	—	—	—	—	—	—
Griffith (C)	7	—	656	—	—	—	203	75	545	1,405
Hay (S)	2	—	196	3	—	97	—	—	—	293
Leeton (S)	—	—	—	—	—	—	54	86	86	140
Murrumbidgee (S)	—	—	—	—	—	—	—	—	—	—
Lower Murrumbidgee (SSD)	9	—	852	3	—	97	257	161	631	1,837
Murrumbidgee (SD)	72	—	5,721	6	—	257	571	513	1,683	8,232

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, JULY 1991—continued

TABLE 8. BUILDING APPROVED UNDER LOCAL RESIDENTIAL RATES										
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)	13	—	1,124	7	—	385	388	2,220	2,220	4,117
Ilume (S)	1	—	60	—	—	—	77	—	—	137
Albury (SSD)	14	—	1,185	7	—	385	465	2,220	2,220	4,254
Corowa (S)	7	—	434	2	—	110	119	—	—	663
Culcairn (S)	1	—	75	—	—	—	48	—	—	123
Holtbrook (S)	2	—	124	—	—	—	—	—	—	124
Tumbarumba (S)	1	—	30	—	—	—	—	—	—	30
Urana (S)	11	—	663	2	—	110	167	—	—	940
Upper Murray (excl. Albury) (SSD)	—	—	—	—	—	—	—	—	—	—
Berrigan (S)	3	—	264	—	—	—	28	239	239	531
Conargo (S)	—	—	—	—	—	—	—	—	—	—
Deniliquin (M)	8	1	590	5	—	141	—	70	70	800
Jerilderie (S)	—	—	—	—	—	—	—	—	—	—
Murray (S)	—	—	—	—	—	—	—	—	—	—
Wakool (S)	1	—	75	—	—	—	—	—	—	75
Windouran (S)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	12	1	929	5	—	141	28	309	309	1,407
Bairnsdale (S)	1	—	65	—	—	—	15	—	—	80
Wentworth (S)	3	—	263	—	—	—	40	—	—	303
Murray — Darling (SSD)	4	—	328	—	—	—	55	—	—	383
Murray (SD)	41	1	3,104	14	—	636	715	2,529	2,529	6,984
FAR WEST STATISTICAL DIVISION										
Broken Hill (C)	—	—	—	—	—	—	10	—	—	10
Central Darling (S)	—	—	—	—	—	—	—	—	—	—
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
Far West (SD)	—	—	—	—	—	—	10	—	—	10
NEW SOUTH WALES										
New South Wales	2,484	72	241,871	1,231	171	109,073	81,372	112,694	215,453	647,768

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

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

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

Scope and coverage

3. The statistics relate to *building* activity which includes construction of new buildings and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks) is excluded.
4. In relation to work carried out on existing buildings, the statistics include details of non-structural renovation and refurbishment work and the installation of integral building fixtures, for which building approval was obtained.
5. From July 1990, the statistics cover:
 - (a) all approved new residential building jobs valued at \$10,000 or more (previously \$5,000 or more).
 - (b) approved alterations and additions to residential buildings valued at \$10,000 or more.
 - (c) all approved non-residential building jobs valued at \$50,000 or more (previously \$30,000 or more).

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

Definitions

6. A building is defined as a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by persons.
7. A *dwelling unit* is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Units (whether self-contained or not) within buildings offering either institutional care (such as hospitals) or temporary accommodation (such as motels, hostels and holiday apartments) are not defined as dwelling units. The value of units of this type is included in the appropriate category of non-residential building approved.

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

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

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

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

Building classification

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

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

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

- (a) *Houses* — includes cottages, bungalows, detached caretakers'/managers' cottages and granny flats, rectories;
- (b) *Other residential buildings* — includes blocks of flats, home units, attached townhouses, duplexes, villa units, terrace houses, apartment buildings, semi-detached houses, maisonettes;
- (c) *Hotels etc.* — includes motels, hostels, boarding houses, guest houses, holiday apartment buildings;
- (d) *Shops* — includes retail shops, restaurants, cafes, taverns, dry cleaners, laundromats, hair salons, shopping arcades;
- (e) *Factories* — includes paper mills, oil refinery buildings, brickworks, foundries, power-houses, manufacturing laboratories, workshops as part of a manufacturing process;
- (f) *Offices* — includes banks, post offices, council chambers, head and regional offices;
- (g) *Other business premises* — includes warehouses, storage depots, service stations, transport depots and terminals, electricity sub-station buildings, telephone exchanges, mail sorting centres, broadcasting stations, film studios;
- (h) *Educational* — includes schools, colleges, kindergartens, libraries, museums, art galleries, research and teaching laboratories, theological colleges;
- (i) *Religious* — includes churches, chapels, temples;
- (j) *Health* — includes hospitals, nursing homes, surgeries, clinics, medical centres;
- (k) *Entertainment and recreational* — includes clubs, theatres, cinemas, public halls, gymnasiums, grandstands, squash courts, recreation centres;
- (l) *Miscellaneous* — includes law courts, homes for the aged (where medical care is not provided as a normal service), orphanages, gaols, barracks, mine buildings, glass houses, livestock sheds, shearing sheds, fruit and skin drying sheds, public toilets, and ambulance, fire and police stations.

Statistical areas of New South Wales

14. This bulletin contains data presented according to the Australian Standard Geographical Classification (ASGC). 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).

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

General

16. 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

17. 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.

18. 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.

19. 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.

20. 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.

21. 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.

22. 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.

23. 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

24. 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.

25. 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'.

26. 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

27. 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)

28. A list of the complete range of publications available from the ABS can be obtained from any ABS Office. Access to a wide range of ABS statistics is also available through **DISCOVERY** *656# and on **AUSSTATS**, ABS on-line service. Further information about these services can be obtained from the Sydney ABS Information Service on (02) 268 4611, or from any ABS Office.

Symbols and other usages

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

29. Where figures have been rounded, discrepancies may

