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BUILDING APPROVALS, NEW SOUTH WALES, NOVEMBER 1990**INQUIRIES:** *If you would like to obtain further information about these statistics:*

- ring Geoff Howat on (02) 268 4610;
- call at the Australian Bureau of Statistics, St. Andrew's House, Sydney Square, Sydney;
- ring Information Services on (02) 268 4611; or
- write to Information Services, Australian Bureau of Statistics, Box 796 GPO, Sydney 2001.

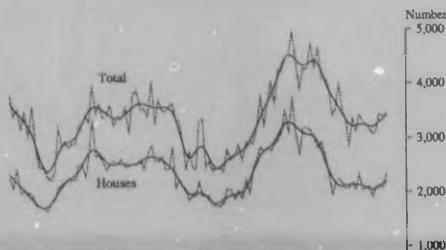
MAIN FEATURES*Number of new dwelling units approved*

	November 1989	October 1990	November 1990	November 1989 to November 1990 change	October 1990 to November 1990 change
Original series	3,784	3,434	3,927	4%	14%
Seasonally adjusted	3,344	3,400	3,442	3%	1%
Trend estimate	3,337	3,350	3,411	2%	2%

The seasonally adjusted number of dwelling units approved in November 1990 (3,442) was 1% higher than the previous month and 3% higher than November 1989. In original terms the number of dwelling units approved (3,927) was 14% higher than the previous month, and is the highest figure since September 1989. The number of private sector houses approved in Sydney SD (1,278) is the highest figure since January 1989.

Value of building jobs approved

The value of building jobs approved in November 1990 (\$718m) was 11% higher than the previous month and 5% higher than November 1989. The value of private sector houses approved (\$238.4m) is the highest figure since May 1989. For the five months ended November 1990, the value of all jobs approved decreased by 12% (to \$3,546.2m) compared with the corresponding period in the previous financial year. These approvals included new residential building jobs \$1,496.4m (an increase of 1%), and non-residential building jobs \$1,644m (a decrease of 24%).

TOTAL DWELLING UNITS APPROVED

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

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

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
SYDNEY STATISTICAL DIVISION									
1987-88	19,270	303	19,573	5,593	1,580	7,173	24,863	1,883	26,746
1988-89	16,195	209	16,404	8,318	1,604	9,922	24,513	1,813	26,326
1989-90	10,125	140	10,265	7,518	1,444	8,962	17,663	1,584	19,247
July-November—									
1989-90	4,184	61	4,245	3,825	529	4,354	8,009	590	8,599
1990-91	4,481	158	4,639	2,971	862	3,833	7,452	1,020	8,472
1989—									
September	820	—	820	808	188	996	1,628	188	1,816
October	791	3	794	769	121	890	1,560	124	1,684
November	959	—	959	852	40	892	1,811	40	1,851
December	561	—	561	381	44	425	942	44	986
1990—									
January	910	6	916	424	48	472	1,334	54	1,388
February	735	1	736	745	68	813	1,480	69	1,549
March	1,038	2	1,040	610	152	762	1,648	154	1,802
April	837	18	855	560	58	618	1,397	76	1,473
May	978	—	978	711	128	839	1,589	124	1,713
June	882	52	934	282	421	703	1,164	473	1,637
July	730	40	770	419	175	594	1,139	215	1,354
August	837	55	892	696	130	826	1,533	185	1,718
September	781	33	814	633	186	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
NEW SOUTH WALES									
1987-88	32,608	570	33,178	8,314	1,999	10,313	40,922	2,489	43,411
1988-89	35,252	581	35,833	14,116	2,152	16,268	49,368	2,733	52,101
1989-90	25,066	435	25,521	12,465	2,249	14,714	37,551	2,664	40,235
July-November—									
1989-90	10,910	197	11,107	6,240	1,030	7,290	17,150	1,247	18,397
1990-91	10,720	297	11,017	5,110	1,042	6,152	15,830	1,339	17,169
1989—									
September	2,152	34	2,186	1,416	346	1,762	3,568	380	3,948
October	2,304	31	2,335	1,088	192	1,280	3,292	213	3,505
November	2,364	12	2,376	1,288	120	1,408	3,652	132	3,784
December	1,688	14	1,702	714	64	778	2,402	78	2,480
1990—									
January	1,960	31	1,991	798	88	886	2,758	119	2,877
February	1,706	10	1,806	1,046	75	1,121	2,842	85	2,927
March	2,437	52	2,489	1,007	174	1,181	3,444	226	3,670
April	1,895	53	1,948	866	84	950	2,761	137	2,898
May	2,377	13	2,390	1,182	184	1,366	3,559	197	3,756
June	2,023	65	2,088	612	530	1,142	2,635	545	3,230
July	1,931	88	2,019	885	234	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	3,078	406	3,484
November	2,619	65	2,684	1,110	133	1,243	3,729	198	3,927

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 49 such dwelling units approved in November 1990.

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														
1987-88	1,464.9	14.8	1,479.7	341.8	93.0	434.8	1,806.7	107.8	1,914.6	534.7	2,300.3	2,880.4	4,613.6	5,329.6
1988-89	1,571.8	15.0	1,586.8	527.5	159.5	687.0	2,099.3	174.4	2,273.7	729.4	3,711.1	4,664.2	6,531.9	7,667.3
1989-90	1,061.9	9.8	1,071.8	640.7	116.5	757.2	1,702.6	126.4	1,828.9	665.9	3,328.7	4,534.5	5,682.0	7,029.3
July-November—														
1989-90	443.2	4.1	447.2	266.4	41.6	308.0	709.5	45.7	755.2	310.1	1,325.2	1,772.4	2,333.4	2,837.7
1990-91	484.0	11.7	495.7	232.4	72.9	305.3	716.4	84.5	800.9	297.7	1,004.5	1,361.9	2,013.4	2,460.5
1989—														
September	88.7	—	88.7	61.3	15.2	76.5	190.0	15.2	205.3	62.2	252.0	444.4	464.2	671.9
October	81.0	0.2	81.2	47.2	9.1	56.3	128.2	9.4	137.5	63.9	243.8	329.7	428.1	531.2
November	101.0	—	101.0	58.5	3.7	62.2	159.5	3.7	163.2	62.7	162.9	234.7	304.9	460.7
December	63.1	—	63.1	55.5	3.2	58.7	118.6	3.2	121.8	46.2	128.2	226.1	291.1	394.2
1990—														
January	85.5	0.3	85.8	32.3	2.5	34.8	117.8	2.8	120.6	52.1	780.1	868.4	949.9	1,041.1
February	78.3	0.1	78.4	76.6	5.0	81.6	155.0	5.1	160.0	48.7	183.8	271.1	385.7	479.8
March	103.1	0.1	103.2	48.8	12.9	61.7	151.9	13.0	164.9	57.7	259.6	287.0	469.0	509.6
April	87.5	1.2	88.7	54.2	5.4	59.6	141.7	6.6	148.3	40.8	311.9	352.9	494.2	542.0
May	108.9	—	108.9	66.9	11.0	77.9	175.8	11.0	186.8	60.5	240.6	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	588.8	682.5
July	90.6	2.9	93.5	13.4	14.3	27.8	124.0	17.4	141.4	57.5	174.6	229.7	356.1	428.6
August	96.2	4.3	100.5	45.6	9.3	54.9	141.7	13.8	155.5	65.6	236.4	280.9	412.8	502.0
September	81.3	2.3	83.7	17.2	10.0	27.2	138.5	12.3	150.8	53.1	401.9	346.4	491.6	580.3
October	94.6	—	94.6	39.9	38.7	78.6	144.5	28.7	173.2	59.0	150.5	178.3	344.0	400.5
November	121.3	2.2	123.5	56.4	10.2	66.6	177.7	12.4	190.0	62.6	151.0	226.8	389.1	479.2

NEW SOUTH WALES

1987-88	2,319.0	31.3	2,350.4	460.2	111.5	571.7	2,779.3	144.8	2,924.1	619.4	2,884.4	3,637.2	6,274.5	7,200.7
1988-89	2,998.3	42.8	3,041.1	826.5	190.9	1,017.4	3,824.8	233.7	4,058.5	885.7	4,223.5	5,361.9	8,925.3	10,126.0
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	3,648.1	5,368.4	7,945.8	9,684.6
July-November—														
1989-90	986.4	15.8	1,002.2	401.9	73.8	475.7	1,388.3	89.5	1,477.9	392.7	1,557.9	2,172.8	3,327.3	4,043.0
1990-91	1,025.9	24.5	1,050.3	358.6	87.5	446.1	1,384.5	112.0	1,496.4	405.7	1,267.6	1,644.0	3,052.2	3,546.2
1989—														
September	194.3	2.8	197.1	96.2	24.2	120.4	290.5	27.0	317.5	78.5	289.5	511.5	658.5	807.5
October	196.1	1.7	197.7	63.8	12.8	76.6	259.8	14.5	274.3	81.6	304.3	477.7	637.8	833.6
November	212.8	1.0	213.8	84.3	9.6	93.9	296.6	10.6	307.1	80.5	199.0	294.0	575.8	681.6
December	157.9	1.3	159.2	74.0	4.2	78.2	231.9	3.5	235.4	60.2	161.6	265.8	453.5	563.4
1990—														
January	175.1	3.1	177.2	58.8	4.6	63.4	234.0	6.7	240.7	66.0	307.6	923.5	1,107.5	1,230.1
February	165.8	0.9	166.7	93.8	5.3	99.1	259.6	6.4	266.0	64.4	236.8	316.9	559.1	667.3
March	220.0	3.4	223.5	72.3	14.5	86.8	292.3	18.0	310.3	81.6	403.1	356.7	676.8	748.6
April	178.3	4.8	183.1	71.7	6.2	77.9	250.0	11.0	261.0	57.1	342.2	391.6	688.0	799.7
May	230.6	1.1	231.7	101.7	15.3	117.0	332.3	16.4	348.7	82.5	273.4	378.8	649.9	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	553.5	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

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

		Number of dwelling units		Value (\$m)		
		Houses		Total		
Period	Private sector	Total	Private sector	Total	New residential building	Alterations and additions to residential buildings
SEASONALLY ADJUSTED						
1989—						
September	2,219	2,249	3,603	3,999	334.9	73.4
October	2,132	2,162	3,270	3,494	267.7	73.7
November	2,056	2,070	3,298	3,344	274.9	71.3
December	2,041	2,093	2,947	2,848	282.5	73.7
1990—						
January	2,149	2,177	3,157	3,359	289.7	74.1
February	2,001	2,050	3,069	3,117	277.6	74.1
March	2,114	2,144	3,276	3,424	303.9	79.4
April	1,995	2,048	2,952	3,318	287.6	66.7
May	2,048	2,080	3,014	3,256	294.5	72.6
June	2,067	2,109	2,699	3,178	292.0	68.4
July	1,874	1,911	2,619	3,090	254.8	71.3
August	2,024	2,093	2,940	3,093	279.1	83.0
September	2,053	2,171	3,139	3,430	301.7	71.8
October	2,070	2,072	3,002	3,400	305.5	74.2
November	2,254	2,334	3,358	3,442	291.0	75.0
TREND ESTIMATES						
1989—						
September	2,082	2,122	3,382	3,551	287.8	72.9
October	2,074	2,112	3,257	3,444	285.1	72.6
November	2,093	2,134	3,227	3,337	281.9	73.1
December	2,102	2,135	3,189	3,257	283.8	73.9
1990—						
January	2,105	2,142	3,148	3,216	285.1	74.1
February	2,106	2,144	3,103	3,217	287.7	73.7
March	2,101	2,140	3,051	3,244	290.2	73.0
April	2,081	2,122	2,986	3,256	289.7	72.3
May	2,045	2,087	2,904	3,235	286.4	71.9
June	2,011	2,057	2,858	3,207	283.8	72.2
July	2,002	2,048	2,860	3,202	283.4	73.0
August	2,017	2,065	2,918	3,213	285.5	74.1
September	2,052	2,102	3,007	3,287	289.5	74.9
October	2,097	2,149	3,106	3,350	294.1	75.5
November	2,138	2,192	3,196	3,411	297.8	75.5

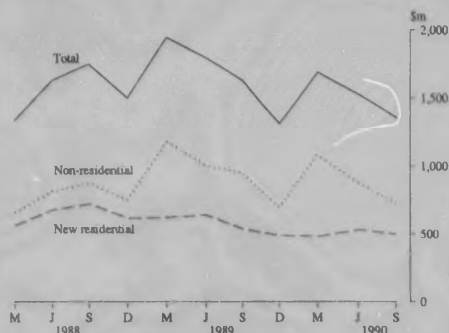
(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average — see paragraphs 16-22 of the Explanatory Notes for a more detailed explanation.

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

(3) (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							
1987-88	1,809.3	1,833.1	431.8	2,264.9	500.8	2,300.2	2,772.7	4,825.9	5,538.4
1988-89	1,894.9	1,921.8	689.8	2,611.6	557.7	2,940.3	3,800.0	6,037.9	6,977.3
1989-90	1,328.2	1,348.3	697.8	2,046.1	503.2	2,586.2	3,607.2	5,050.2	6,156.5
1989- June qtr	436.0	446.6	196.2	642.8	147.4	780.3	1,001.6	1,524.9	1,791.8
Sept. qtr	337.5	345.1	196.1	541.2	134.6	716.0	951.1	1,362.7	1,626.9
Dec. qtr	329.2	331.5	157.7	486.9	129.2	646.8	697.2	1,051.8	1,315.6
1990- Mar. qtr	331.4	325.2	157.2	482.4	121.5	601.9	1,082.4	1,499.3	1,686.3
June qtr	340.1	346.5	186.8	531.3	117.9	521.5	876.3	1,136.4	1,323.7
Sept. qtr	329.6	339.4	159.3	498.7	133.4	575.0	725.0	1,185.1	1,357.7

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

VALUE OF BUILDING APPROVED AT AVERAGE 1984-85 PRICES



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

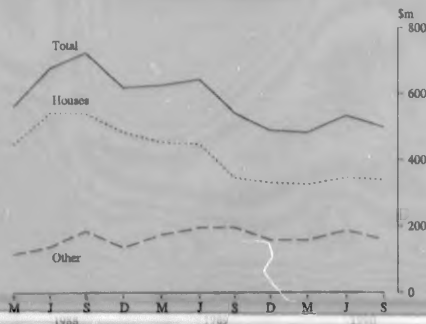


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
(\$ millions)

Class of building	1988-89	1989-90	July-November		1990		
			1989-90	1990-91	September	October	November
	PRIVATE SECTOR						
New houses	2,908.3	2,307.0	986.4	1,025.9	186.7	203.2	238.4
New other residential buildings	826.5	933.2	401.9	358.6	64.6	63.3	79.7
Total new residential building	3,734.8	3,240.2	1,388.3	1,384.5	251.3	266.5	318.1
Alterations and additions to residential buildings	877.0	857.5	381.1	400.2	72.7	82.4	84.5
Hotels, etc.	641.1	599.9	292.5	49.0	11.8	6.8	7.3
Shops	170.5	406.3	117.8	104.7	202.9	17.0	29.1
Factories	617.6	569.9	259.5	235.9	42.7	34.4	43.8
Offices	1,809.9	1,395.0	496.2	278.2	13.7	38.1	53.6
Other business premises	150.0	456.4	236.1	179.6	46.0	51.2	19.0
Educational	73.0	81.0	30.6	55.8	2.3	19.4	11.6
Religious	22.5	21.9	10.7	15.2	5.7	5.0	1.9
Health	72.7	48.8	28.6	33.0	7.5	11.5	3.6
Entertainment and recreational	206.4	183.5	58.4	73.5	7.3	9.5	18.7
Miscellaneous	50.8	85.3	27.4	42.7	7.0	11.9	9.8
Total non-residential building	4,528.5	5,848.1	1,557.9	1,267.6	354.9	204.8	198.6
Total	8,263.3	7,948.8	3,327.3	3,652.1	606.2	551.6	616.7
PUBLIC SECTOR							
New houses	42.8	34.7	15.8	34.5	4.6	2.1	5.0
New other residential buildings	190.9	167.8	73.8	87.5	12.4	36.4	11.4
Total new residential building	233.7	202.6	89.5	122.0	17.0	38.5	16.3
Alterations and additions to residential buildings	8.7	15.9	11.6	5.6	1.9	0.1	2.2
Hotels, etc.	2.1	4.1	3.5	0.3	0.1	—	0.2
Shops	20.0	25.0	18.4	3.3	0.1	1.0	1.5
Factories	50.1	13.9	10.4	12.4	0.8	0.5	1.6
Offices	458.6	429.3	131.6	104.6	11.5	9.4	32.9
Other business premises	216.2	297.0	209.8	49.9	26.0	4.1	6.2
Educational	231.5	116.4	92.5	107.4	6.1	9.2	31.6
Religious	—	0.5	0.5	—	—	—	—
Health	46.4	194.4	28.2	56.4	10.8	21.1	16.6
Entertainment and recreational	38.6	40.3	14.6	21.6	3.6	2.8	4.8
Miscellaneous	84.9	190.5	105.1	20.5	3.3	4.8	3.0
Total non-residential building	1,158.4	1,520.3	614.6	476.4	62.8	82.7	98.2
Total	1,392.1	1,723.8	714.1	598.4	79.8	121.2	114.5
TOTAL							
New houses	3,041.1	2,341.7	1,002.2	1,060.3	191.3	205.2	243.3
New other residential buildings	1,017.4	1,101.1	475.7	446.1	77.0	99.7	91.1
Total new residential building	4,058.5	3,442.8	1,477.9	1,506.4	268.3	305.0	334.4
Alterations and additions to residential buildings	885.7	873.4	392.7	405.7	74.5	82.4	86.7
Hotels, etc.	643.2	604.0	296.1	49.3	11.9	6.8	7.5
Shops	190.5	431.4	136.3	308.1	203.0	18.0	30.6
Factories	667.7	583.8	269.8	248.3	43.5	34.9	45.4
Offices	2,268.5	1,824.2	627.8	382.8	15.1	47.5	86.5
Other business premises	566.2	753.5	445.9	229.5	60.0	55.3	25.1
Educational	304.6	397.4	123.1	163.2	8.6	28.6	43.2
Religious	22.5	22.4	11.1	15.2	5.7	5.0	1.9
Health	119.0	243.2	56.9	89.4	18.3	32.7	20.2
Entertainment and recreational	254.9	223.7	73.0	95.1	10.9	11.9	23.6
Miscellaneous	144.7	284.8	132.6	63.2	10.5	16.8	12.8
Total non-residential building	5,381.9	5,368.4	2,172.3	1,644.0	417.5	257.4	296.9
Total	10,320.4	9,684.6	4,644.4	4,144.2	785.8	642.4	711.3

TABLE 4. NON-RESIDENTIAL BUILDING JOBS APPROVED, BY CLASS OF BUILDING AND VALUE SIZE GROUPS

Period	\$50,000 or less than \$200,000 (a)		\$200,000 or less than \$500,000		\$500,000 or less than \$1 m		\$1 m or less than \$5 m		\$5 m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1900—												
September	9	0.9	2	0.5	3	1.7	1	3.4	1	5.5	16	11.9
October	10	1.1	5	2.0	3	2.7	1	1.0	—	—	19	6.8
November	8	0.9	7	2.1	—	—	2	4.5	—	—	17	7.5
SHOPS												
1900—												
September	72	6.1	21	5.6	6	4.2	3	5.7	1	181.3	103	203.0
October	79	7.4	20	5.6	2	1.5	3	3.4	—	—	104	34.9
November	104	8.7	19	5.4	11	7.5	5	9.0	—	—	139	30.6
FACTORIES												
1900—												
September	46	5.1	22	6.7	9	5.7	8	16.4	1	9.6	86	43.5
October	34	3.9	28	8.4	10	6.6	8	16.0	—	—	80	34.9
November	46	5.2	26	8.3	11	7.4	6	9.0	2	15.5	91	45.4
OFFICES												
1900—												
September	62	6.1	29	8.5	8	5.6	1	3.7	3	21.2	103	45.1
October	77	7.9	29	8.5	5	3.0	8	20.1	1	8.0	120	47.5
November	102	8.8	28	8.7	15	9.9	16	25.7	3	13.4	166	86.5
OTHER BUSINESS PREMISES												
1900—												
September	31	3.1	13	4.3	10	6.7	7	11.9	3	34.0	64	60.0
October	31	3.1	13	4.4	5	3.3	5	7.6	1	36.9	55	55.3
November	32	3.2	13	4.4	10	3.7	5	11.8	—	—	60	23.1
EDUCATIONAL												
1900—												
September	14	1.3	4	0.9	3	1.6	3	4.7	2	15.0	24	8.6
October	7	0.7	6	2.2	5	3.6	11	22.1	—	—	29	26.6
November	18	2.2	6	2.0	5	3.7	13	29.0	1	6.4	43	43.2
RELIGIOUS												
1900—												
September	4	0.4	2	0.8	1	0.5	2	4.0	—	—	9	5.7
October	4	0.8	5	1.5	—	—	2	2.7	—	—	15	5.0
November	6	0.4	2	0.7	1	0.4	—	—	—	—	9	1.9
HEALTH												
1900—												
September	11	0.9	11	4.0	2	1.2	1	1.2	2	10.9	27	18.3
October	10	1.0	4	1.3	2	1.6	9	22.3	1	6.4	26	32.3
November	7	0.6	3	1.6	4	2.9	3	5.1	1	10.0	20	20.2

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

Period	\$50,000 to less than \$200,000 (a)		\$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)
ENTERTAINMENT AND RECREATIONAL												
1990—												
September	15	1.6	6	2.0	3	2.1	4	5.2	1	6.0	28	10.9
October	13	1.1	8	2.4	6	4.1	3	4.3	—	—	30	11.9
November	23	2.3	9	2.6	2	1.4	7	11.2	1	6.0	42	23.6
MISCELLANEOUS												
1990—												
September	18	1.6	5	1.6	3	2.2	4	5.0	—	—	30	10.5
October	13	1.1	5	1.9	1	0.7	6	12.5	—	—	27	16.8
November	15	1.3	1	0.3	1	0.6	5	10.4	—	—	22	12.8
TOTAL NON-RESIDENTIAL BUILDING												
1990—												
September	282	27.2	115	34.9	48	31.5	34	61.3	11	262.6	490	417.5
October	284	28.7	123	38.2	59	27.1	50	112.1	3	51.4	505	257.4
November	361	33.9	116	36.1	60	39.9	62	115.7	10	71.3	609	296.9

(a) Prior to July 1990, includes jobs valued at \$50,000 to \$199,999.

TABLE 7. NUMBER AND VALUE OF DWELLING UNITS (a) APPROVED IN AREAS OF NSW, NOVEMBER 1990

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
SYDNEY STATISTICAL DIVISION						
Houses—	1,278	121,282	30	2,153	1,308	123,437
Brick, stone, or concrete	130	24,682	—	—	130	24,682
Brick-veneer	1,073	91,578	30	2,153	1,103	93,731
Timber	46	3,102	—	—	46	3,102
Fibre cement	33	1,505	—	—	33	1,505
Other materials	8	185	—	—	8	185
Other residential buildings	707	56,411	117	10,223	824	66,634
Total residential buildings	1,985	177,663	147	12,376	2,132	190,041
HUNTER STATISTICAL DIVISION						
Houses—	232	20,993	20	1,434	252	22,427
Brick, stone, or concrete	20	2,085	1	38	21	2,123
Brick-veneer	156	15,413	19	1,397	175	16,810
Timber	21	1,325	—	—	21	1,325
Fibre cement	25	1,360	—	—	25	1,360
Other materials	10	809	—	—	10	809
Other residential buildings	160	9,558	12	999	172	10,557
Total residential buildings	392	30,551	32	2,433	424	32,985
ILLAWARRA STATISTICAL DIVISION						
Houses—	233	22,332	—	—	233	22,332
Brick, stone, or concrete	11	1,421	—	—	11	1,421
Brick-veneer	188	18,700	—	—	188	18,700
Timber	17	1,044	—	—	17	1,044
Fibre cement	19	1,018	—	—	19	1,018
Other materials	2	150	—	—	2	150
Other residential buildings	35	2,256	—	—	35	2,256
Total residential buildings	272	24,589	—	—	272	24,589
BALANCE OF NEW SOUTH WALES						
Houses—	871	73,661	18	1,361	889	75,024
Brick, stone, or concrete	144	13,174	—	—	144	13,174
Brick-veneer	507	47,142	18	1,361	525	48,503
Timber	113	7,057	—	—	113	7,057
Fibre cement	82	4,595	—	—	82	4,595
Other materials	25	1,692	—	—	25	1,692
Other residential buildings	208	11,506	4	175	212	11,681
Total residential buildings	1,080	85,279	19	1,536	1,099	86,815
NEW SOUTH WALES						
Houses—	2,618	218,341	65	4,950	2,683	223,191
Brick, stone, or concrete	306	41,465	1	38	306	41,403
Brick-veneer	1,924	172,833	64	4,913	1,988	177,746
Timber	187	12,529	—	—	187	12,529
Fibre cement	159	8,478	—	—	159	8,478
Other materials	43	3,036	—	—	43	3,036
Other residential buildings	1,110	79,732	133	11,397	1,243	91,128
Total residential buildings	3,729	318,063	198	16,347	3,927	334,410

(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, NOVEMBER 1990

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										
Botany (M)	1	—	155	—	—	—	671	966	1,042	1,868
Leichhardt (M)	3	—	315	18	—	2,274	3,087	1,230	1,230	6,906
Marrickville (M)	1	—	100	—	32	1,980	627	840	840	3,547
South Sydney (C)	2	—	150	—	—	—	789	4,615	7,975	8,825
Sydney (C) — Inner & Remainder	—	—	—	—	—	—	—	27,076	54,288	54,288
Inner Sydney (SSD)	7	—	720	18	32	4,254	5,085	14,747	65,374	75,414
Bendrook (M)	5	—	914	38	—	3,080	1,802	4,450	4,450	10,246
Waverley (M)	3	—	745	—	—	—	1,189	200	285	2,219
Woolahra (M)	4	—	2,110	—	—	—	3,033	2,508	2,508	7,651
Eastern Suburbs (SSD)	12	—	1,769	38	—	3,100	6,024	7,158	7,243	20,117
Hurstville (C)	17	—	2,586	35	—	2,480	2,022	10,943	11,440	18,528
Kogarah (M)	5	—	760	4	—	300	1,063	1,050	1,050	3,173
Rockdale (M)	6	—	815	—	—	—	1,231	60	60	2,106
Sutherland (S)	18	—	3,489	14	40	5,290	2,449	1,706	1,915	13,143
St George — Sutherland (SSD)	56	—	7,649	38	40	8,070	6,766	15,849	14,465	56,551
Bass Point (C)	22	—	2,179	10	—	780	1,706	3,495	7,548	12,414
Canterbury (M)	15	—	2,213	48	—	2,821	1,837	11,490	11,490	18,383
Canterbury — Bankstown (SSD)	37	—	4,613	58	—	4,613	3,543	15,365	19,018	40,597
Fairfield (C)	52	—	5,821	14	—	1,200	909	8,215	8,215	15,945
Liverpool (C)	84	—	7,083	7	—	470	867	7,285	19,030	27,440
Fairfield — Liverpool (SSD)	136	—	12,704	21	—	1,670	1,776	15,500	27,245	43,185
Camden (M)	46	—	3,836	—	—	—	693	471	531	4,960
Campbelltown (C)	79	—	5,453	—	—	—	864	2,741	2,741	9,058
Wollondilly (S)	21	—	2,537	2	—	130	258	163	163	3,075
Outer South Western Sydney (SSD)	148	—	11,616	2	—	130	1,411	3,375	3,435	16,993
Ashfield (M)	1	—	224	—	—	—	644	250	250	1,118
Barwood (M)	3	—	655	—	—	—	612	80	1,093	2,360
Concord (M)	—	—	—	—	—	—	425	303	303	728
Drummond (M)	1	—	150	—	—	—	481	100	100	731
Smithfield (M)	4	—	970	22	—	1,576	662	1,535	1,905	8,113
Inner Western Sydney (SSD)	9	—	1,999	22	—	1,576	2,025	2,268	3,651	10,051

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, NOVEMBER 1990 — continued

Statistical areas	New residential building						Non-residential building		
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)		
	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)
SYDNEY STATISTICAL DIVISION (continued)									
Auburn (M)	2	—	188	7	—	260	396	2,246	2,246
Holroyd (M)	8	—	905	93	41	9,331	454	850	11,541
Parramatta (C)	3	—	291	19	—	1,200	1,925	11,234	14,649
Central Western Sydney (SSD)	13	—	1,581	119	41	10,791	2,775	14,330	29,481
Blue Mountains (C)	29	—	2,661	32	—	1,848	956	240	5,705
Hawkesbury (S)	88	—	7,237	46	—	2,584	1,033	3,394	15,124
Pennith (C)	85	—	6,293	2	—	171	1,487	622	19,275
Outer Western Sydney (SSD)	202	—	16,191	80	—	4,601	3,476	4,256	81,105
Baulkham Hills (S)	38	—	6,787	—	—	—	1,815	200	8,892
Blacktown (C)	185	30	27,370	84	—	4,218	3,908	15,859	51,944
Blacktown — Baulkham Hills (SSD)	423	30	34,157	84	—	4,218	5,413	16,149	60,817
Hunter's Hill (M)	1	—	270	6	—	5,200	956	—	6,426
Lane Cove (M)	—	—	—	—	—	—	579	—	752
Moosman (M)	2	—	1,040	4	—	1,000	3,047	100	6,737
North Sydney (M)	3	—	510	17	—	1,750	2,924	5,219	12,483
Pyde (M)	5	—	744	—	—	—	1,587	2,440	13,405
Willoughby (M)	3	—	484	—	—	—	1,700	737	5,731
Lower Northern Sydney (SSD)	14	—	1,098	27	—	9,951	10,493	8,456	45,413
Hornsby (S)	58	—	7,376	43	—	3,530	2,087	710	13,703
Ku-ring-gai (M)	8	—	1,979	28	—	3,100	3,280	5,250	14,776
Hornsby — Ku-ring-gai (SSD)	66	—	9,355	71	—	6,630	5,367	5,960	28,479
Manly (M)	2	—	445	—	—	—	1,304	—	1,735
Warringah (S)	14	—	3,385	4	—	121	4,577	6,335	13,865
Manly — Warringah (SSD)	16	—	3,830	4	—	121	4,691	6,335	15,600
Gosford (C)	64	—	6,360	108	4	7,306	1,646	2,649	17,860
Wyong (S)	75	—	5,561	8	—	529	986	562	7,638
Gosford — Wyong (SSD)	139	—	11,921	116	4	7,735	2,632	3,211	25,498
Sydney (SD)	1,278	36	113,487	787	117	66,834	62,646	158,998	226,474

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, NOVEMBER 1990—continued

Statistical area	New residential building						Non-residential building			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
HUNTER STATISTICAL DIVISION										
Cessnock (C)	17	—	1,406	—	—	—	206	85	194	1,806
Lake Macquarie (C)	71	—	7,124	97	—	5,451	2,725	4,392	4,392	19,691
Matildra (C)	20	—	1,849	—	—	—	1,075	842	842	3,765
Newcastle (C) — Inner & Remainder	22	1	2,209	35	—	2,165	5,846	8,779	16,701	26,921
Port Stephens (S)	37	19	4,818	14	—	1,102	646	846	991	7,576
Newcastle (SSD)	167	20	17,426	146	—	8,718	10,497	14,964	23,119	59,760
Dungog (S)	15	—	785	—	—	—	320	—	—	1,105
Glenore (S)	4	—	395	—	—	—	—	—	—	395
Great Lakes (S)	17	—	1,279	4	12	1,259	152	110	110	2,780
Merriwa (S)	—	—	—	—	—	—	19	—	—	19
Murrumbidgee (S)	—	—	—	—	—	—	83	—	—	83
Muswellbrook (S)	5	—	382	—	—	—	73	130	130	873
Scott (S)	1	—	80	10	—	600	180	1,354	1,354	3,614
Singleton (S)	23	—	2,080	—	—	—	428	1,584	1,584	9,252
Hunter SD Balance (SSD)	65	—	5,001	14	12	1,819	11,325	16,578	24,761	69,812
Hunter (SD)	232	20	22,417	160	12	16,557	11,325	16,578	24,761	69,812
ILLAWARRA STATISTICAL DIVISION										
Kiama (M)	19	—	1,781	3	—	180	321	278	278	2,562
Shellharbour (M)	35	—	2,874	—	—	—	293	215	798	3,985
Wollongong (C)	42	—	4,916	14	—	961	1,381	5,282	5,457	12,716
Wollongong (SSD)	96	—	9,572	17	—	1,141	1,997	5,775	6,533	19,241
Shoalhaven (C)	98	—	7,915	16	—	1,005	973	1,490	3,103	13,036
Wingecarribee (S)	43	—	4,805	2	—	110	561	662	662	6,138
Illawarra SD Balance (SSD)	141	—	12,791	18	—	1,115	1,534	2,152	3,765	19,174
Illawarra (SD)	237	—	22,332	35	—	2,256	3,531	7,927	16,298	38,417
RICHMOND TWEED STATISTICAL DIVISION										
Tweed (S) Pt A	41	—	3,699	36	—	1,971	215	6,175	6,175	12,060
Tweed Heads (SSD)	41	—	3,699	36	—	1,971	215	6,175	6,175	12,060
Bellina (S)	20	—	1,541	13	—	749	264	305	1,705	4,259
Byron (S)	31	—	2,838	—	—	—	348	—	—	3,086
Casino (M)	3	5	633	10	—	430	25	149	199	1,587
Kyogle (S)	5	—	279	—	—	—	15	—	—	294
Lismore (C)	25	—	1,691	6	—	365	273	230	515	2,743
Richmond River (S)	7	—	576	2	—	135	155	—	—	866
Tweed (S) Pt B	20	—	1,512	4	—	245	134	365	365	2,336
Richmond — Tweed SD Balance (SSD)	113	5	9,069	35	—	1,824	1,214	1,069	2,784	14,791
Richmond — Tweed (SD)	154	5	12,768	61	—	3,795	1,329	7,244	8,999	26,851

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, NOVEMBER 1990—continued

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)	18	—	1,442	—	—	—	84	280	280	1,806
Coffs Harbour (C)	45	—	3,928	—	—	—	348	1,813	1,873	6,149
Copmanhurst (S)	1	—	55	—	4	175	—	—	—	230
Grafton (C)	3	—	288	—	—	—	69	50	217	574
Maclean (S)	24	—	1,756	2	—	120	91	400	400	2,367
Nambucca (S)	18	—	1,355	4	—	200	206	—	—	1,761
Nymboida (S)	7	—	498	—	—	—	—	—	—	498
Nymboida (S)	3	—	107	—	—	—	13	—	—	119
Ullmarra (S)	119	—	9,410	6	4	495	811	2,543	2,770	13,506
Clarence (SSD)										
Greater Taree (C)	26	—	2,295	5	—	273	441	57	1,067	4,076
Hastings (M)	44	—	4,358	4	—	545	274	560	560	5,486
Kempsey (S)	13	—	879	7	—	180	148	140	140	1,347
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	83	—	7,532	16	—	798	812	757	1,767	10,909
Mid-North Coast (SD)	202	—	16,961	22	4	1,293	1,623	3,366	4,537	24,414
NORTHERN STATISTICAL DIVISION										
Barraba (S)	—	—	—	—	—	—	53	—	—	53
Bingara (S)	—	—	—	—	—	—	10	—	—	10
Gunnedah (S)	4	—	288	—	—	—	10	—	—	298
Inverell (S) Pt A	2	—	169	—	—	—	14	247	247	169
Manilla (S)	3	—	182	—	—	—	—	—	—	443
Nundle (S)	—	—	—	—	—	—	—	—	—	—
Perry (S)	8	—	763	—	—	—	155	66	69	966
Quirindi (S)	5	—	801	—	—	—	100	50	50	451
Turnerworth (C)	28	—	2,524	6	—	340	282	152	152	3,248
Yallaro (S)	3	—	255	—	—	—	—	120	680	935
Northern Slopes (SSD)	58	—	4,482	6	—	340	623	618	1,288	6,644
Armidale (C)	14	—	1,306	4	—	208	64	—	—	1,578
Dumaresq (S)	2	—	200	—	—	—	30	—	—	230
Oxen Innes (M)	2	—	310	—	—	—	—	—	—	310
Uyana (S)	3	—	247	—	—	—	50	—	—	297
Inverell (S) Pt B	2	—	241	5	—	120	63	—	—	424
Severn (S)	3	—	275	—	—	—	20	—	—	295
Tenterfield (S)	6	—	372	—	—	—	32	—	—	304
Uralla (S)	6	—	317	—	—	—	10	—	—	327
Walcha (S)	1	—	60	—	—	—	—	359	359	419
Northern Tablelands (SSD)	41	—	3,228	9	—	328	269	259	359	4,184
Moree Plains (S)	3	—	187	9	—	397	23	140	140	747
Narrabri (S)	1	—	65	—	—	—	25	60	60	150
North Central Plains (SSD)	4	—	252	9	—	397	48	200	200	697
Northern (SD)	98	—	7,962	24	—	1,065	946	1,197	1,787	11,724

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, NOVEMBER 1990—continued

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private (\$'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)	—	—	—	—	—	—	79	—	—	79
Coonahbarra (S)	1	—	52	—	—	—	—	255	255	307
Dubbo (C)	27	—	2,316	6	—	311	149	80	290	3,066
Gilgandra (S)	1	—	150	—	—	—	—	—	—	150
Mudgee (S)	7	—	614	9	—	735	110	—	—	1,459
Narromine (S)	3	—	204	4	—	120	—	—	300	624
Wellington (S)	8	—	632	—	—	—	48	—	—	680
Central Macquarie (SSD)	47	—	3,908	19	—	1,166	383	335	845	6,365
Bogan (S)	1	—	80	—	—	—	—	—	—	80
Coonamble (S)	5	—	240	—	—	—	—	—	190	430
Walgett (S)	4	—	196	2	—	80	—	—	—	235
Warren (S)	1	—	95	—	—	—	—	—	—	95
Macquarie — Baronne (SSD)	9	—	611	2	—	81	—	—	190	840
Bourke (S)	—	—	—	—	—	—	—	61	61	61
Brewarrina (S)	—	—	—	—	—	—	—	—	—	—
Cobar (S)	12	—	984	—	—	—	—	—	—	984
Upper Darling (SSD)	12	—	984	—	—	—	—	61	61	1,045
North Western (SD)	68	—	5,562	21	—	1,246	385	396	1,896	8,249
CENTRAL WEST STATISTICAL DIVISION										
Bathurst (C)	16	1	1,751	2	—	120	397	540	540	2,808
Blayney (S) Pt A	—	—	—	—	—	—	—	—	—	—
Cabonne (S) Pt A	—	—	—	—	—	—	—	—	—	—
Evans (S) Pt A	—	—	—	—	—	—	—	—	—	—
Orange (C)	26	—	1,995	20	—	985	564	1,493	2,739	6,283
Bathurst — Orange (SSD)	42	1	1,746	22	—	1,105	960	2,033	3,279	9,090
Blayney (S) Pt B	—	—	—	—	—	—	—	—	—	—
Cabonne (S) Pt B	—	—	—	—	—	—	—	—	—	—
Evans (S) Pt B	—	—	—	—	—	—	10	—	—	10
Greater Lithgow (C)	6	—	480	2	—	100	143	—	—	723
Oberon (S)	7	—	485	—	—	—	120	103	103	708
Rylstone (S)	—	—	—	—	—	—	33	—	—	33
Central Tablelands (excl Bathurst — Orange) (SSD)	13	—	965	2	—	100	396	103	103	1,474
Bland (S)	—	—	—	—	—	—	—	—	—	—
Cabonne (S) Pt C	4	—	296	—	—	—	—	—	—	296
Cowra (S)	6	—	544	2	—	104	66	—	—	714
Forbes (S)	—	—	—	—	—	—	515	110	110	625
Lachlan (S)	1	—	132	—	—	—	10	97	97	239
Parkes (S)	9	—	930	—	—	—	97	70	70	1,097
Waddell (S)	2	—	151	—	—	—	28	—	—	179
Lockhart (SSD)	22	—	2,053	2	—	104	716	277	277	3,150
Central West (SD)	77	1	6,764	26	—	1,309	1,982	2,413	3,699	13,714

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, NOVEMBER 1990—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)	17	—	1,723	7	—	322	123	—	—	2,167
Queanbeyan (SSD)	17	—	1,723	7	—	322	123	—	—	2,167
Boorowa (S)	—	—	—	—	—	—	—	330	330	330
Crookwell (S)	2	—	91	—	—	—	19	—	—	110
Goulburn (C)	4	—	397	—	—	—	44	885	885	1,326
Gunning (S)	3	—	251	—	—	—	42	—	—	293
Harden (S)	1	—	48	—	—	—	—	—	—	48
Mulwasee (S)	8	—	672	—	—	—	73	440	440	1,185
Tallaganda (S)	4	—	186	—	—	—	10	—	—	196
Yarrowlumbe (S)	13	—	1,277	—	—	—	126	—	—	1,403
Yass (S)	9	—	864	14	—	740	48	—	—	1,652
Young (S)	3	—	667	—	—	—	—	110	110	777
Southern Tablelands (excl. Queanbeyan) (SSD)	49	—	4,454	14	—	740	462	1,765	1,765	7,320
Bega Valley (S)	18	—	1,358	3	—	240	173	452	452	2,183
Eurobodalla (S)	51	—	4,541	2	—	140	620	528	528	5,829
Lower South Coast (SSD)	69	—	5,899	5	—	340	793	980	980	8,012
Bombala (S)	—	—	—	—	—	—	46	499	499	545
Cooma-Monaro (S)	6	—	408	—	—	—	95	—	—	503
Snowy River (S)	4	—	538	4	—	283	—	—	—	821
Snowy (SSD)	10	—	946	4	—	283	141	499	499	1,869
South Eastern (SD)	145	—	13,022	36	—	1,685	1,118	3,244	3,244	19,368
MURRUMBIDGEE STATISTICAL DIVISION										
Coolamon (S)	—	—	—	—	—	—	—	50	50	50
Cootamundra (S)	4	—	441	—	—	—	118	110	110	669
Orandaga (S)	1	—	106	—	—	—	—	—	—	106
Junee (S)	—	—	—	—	—	—	40	—	—	40
Lockhart (S)	2	—	130	—	—	—	21	—	—	151
Narrandera (S)	—	—	—	—	—	—	—	186	186	186
Ternora (S)	—	—	—	—	—	—	11	—	—	11
Tumut (S)	2	1	255	3	—	150	40	120	120	565
Wagga Wagga (C)	28	6	2,827	—	—	—	119	920	2,544	5,490
Central Murrumbidgee (SSD)	37	7	3,760	3	—	150	149	1,386	3,010	7,269
Carrathool (S)	—	2	155	—	—	—	44	—	—	198
Griffith (C)	6	—	577	7	—	380	73	140	140	1,169
Hay (S)	6	—	427	—	—	—	—	—	50	477
Leeton (S)	2	—	195	—	—	—	100	300	300	595
Murrumbidgee (S)	—	—	—	—	—	—	21	—	—	21
Lower Murrumbidgee (SSD)	14	2	1,353	7	—	380	217	440	440	2,460
Murrumbidgee (SD)	51	9	5,113	10	—	530	586	1,826	3,500	9,729

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, NOVEMBER 1990—continued

Statistical area	New residential building						Non-residential building			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)		Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
MURRAY STATISTICAL DIVISION										
Albury (C)	33	—	2,841	12	—	699	421	80	80	4,061
Hume (S)	6	—	674	—	—	—	120	—	—	794
Albury (SSD)	39	—	1,515	12	—	699	541	90	80	4,815
Corowa (S)	15	—	1,421	—	—	—	105	2,777	7,901	9,428
Culcarn (S)	4	—	323	—	—	—	10	237	237	370
Holbrook (S)	1	—	80	—	—	—	—	150	150	230
Tumbarumba (S)	—	—	—	—	—	—	—	—	—	—
Urana (S)	—	—	—	—	—	—	—	—	—	—
Upper Murray (excl. Albury) (SSD)	20	—	1,824	—	—	—	115	3,164	8,290	10,229
Berrigan (S)	5	—	545	2	—	100	42	94	84	771
Conargo (S)	—	—	—	—	—	—	—	—	—	—
Deniliquin (M)	3	—	204	—	—	—	20	—	—	224
Jerilderie (S)	1	—	78	—	—	—	—	—	—	78
Murray (S)	2	—	148	—	—	—	10	—	—	158
Wadool (S)	—	—	—	—	—	—	—	—	—	—
Windsor (S)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	11	—	979	2	—	100	72	94	84	1,210
Belconn (S)	—	—	—	—	—	—	49	—	—	49
Wentworth (S)	2	—	248	—	—	—	146	—	—	414
Murray — Darling (SSD)	2	—	248	—	—	—	194	—	—	465
Murray (SD)	72	—	4,582	14	—	799	923	3,328	8,454	16,757
FAR WEST STATISTICAL DIVISION										
Broken Hill (C)	2	—	180	—	—	—	16	180	180	386
Central Darling (S)	3	—	210	—	—	—	—	—	—	210
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
Far West (SD)	5	—	400	—	—	—	16	180	180	596
NEW SOUTH WALES										
New South Wales	2,619	65	241,501	1,110	133	91,128	86,704	198,612	290,860	717,993

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

Statistical areas of New South Wales

14. This bulletin contains data presented according to the *Australian Standard Geographical Classification (ASGC), Edition 4* (Catalogue No. 1304.1). Under this classification, statistical areas are defined as follows:

Statistical Local Areas (SLAs)

These geographical areas are in most cases either identical with, or have been aggregated to, the previously published whole or part of legal Local Government Areas (LGAs) as defined under the (State) Local Government Act 1919 and comprising cities (C), municipalities (M) and shires (S). In other cases, they are identical to each previously published

unincorporated area. In aggregate, SLAs cover the whole of the State without gaps or overlaps. In some cases legal LGAs overlap Statistical Subdivision boundaries and therefore comprise two SLAs (Part A and Part B) or three SLAs in the case of Cabonne (S) (Part A, Part B and Part C).

Statistical Subdivisions (SSDs)

These consist of one or more SLAs and form the intermediate size spatial unit for the presentation of regional data.

Statistical Divisions (SDs)

These consist of one or more Statistical Subdivisions (SSDs). Where SSDs are not shown for statistical purposes, statistical local areas are shown ordered alphabetically within statistical divisions. The divisions are designed to be relatively homogeneous regions characterised by identifiable social and economic units within the region, under the unifying influence of one or more major towns or cities.

Statistical Districts

To provide comparable statistics over a period of time, statistical districts have been defined around selected urban centres, with a population of 25,000 or more, experiencing urban growth beyond the legal local government area boundaries. Those districts are intended to contain the anticipated urban spread over the next 20 years. In some cases, Statistical District boundaries are identical to those of particular Statistical Subdivisions (e.g. Newcastle SSD and Wollongong SSD included in Table 8 of this publication).

General

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

Seasonal adjustment

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

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

18. Seasonal adjustments may be carried out by various methods and the results may vary slightly according to the

procedure adopted. Accordingly, seasonally adjusted statistics should not be regarded as in any way definitive. In interpreting particular seasonally adjusted statistics it is important to bear in mind the methods by which they have been derived and the limitations to which the methods used are subject.

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

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

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

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

Estimates at constant prices

23. Estimates of the quarterly value of building approvals at average 1984-85 prices are presented for New South

Wales in Table 4. Monthly value data at constant prices are not available.

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

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

Related publications

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

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

Building Approvals, Australia (monthly) (8731.0)

Building Activity, Australia (quarterly) (8752.0)

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

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

Engineering Construction Survey (quarterly) (8762.0)

27. A list of the complete range of publications available from the ABS can be obtained from any ABS Office. Access to a wide range of ABS statistics is also available through DISCOVERY *656# and on AUSSTATS, ABS on-line service through PAXUS COMNET. 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
- # 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

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

