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BUILDING APPROVALS, NEW SOUTH WALES APRIL 1990

INQUIRIES: *If you would like to obtain further information about these statistics, please ring Peter Samson on (02) 268 4484; contact ABS Information Services on (02) 268 4611, at level 3, St. Andrew's House, Sydney Square, Sydney; or write to Information Services, Australian Bureau of Statistics, Box 796 GPO, Sydney 2001.*

MAIN FEATURES

Number of new dwelling units approved

	April 1989	March 1990	April 1990	April 1989 to April 1990 change	March 1990 to April 1990 change
Original series	3,884	3,670	2,898	-25%	-21%
Seasonally adjusted	4,144	3,517	3,376	-19%	-4%
Trend estimate	4,283	3,276	3,349	-22%	+2%

The seasonally adjusted number of dwelling units approved in April 1990 (3,376) was 4% lower than the previous month and 19% lower than April 1989.

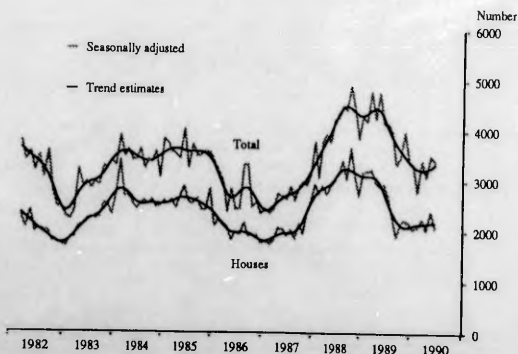
In the first ten months of this financial year the number of dwelling units approved in NSW was 10,015 (or 23%) lower than in the corresponding period of 1988-89.

Value of building jobs approved

The value of building jobs approved in April 1990 (\$709.7m) was 5% below the previous month and 16% lower than April 1989. The value of non-residential building approvals (\$391.6m) accounted for 55% of the total.

The value of alterations and additions to residential buildings in April 1990 (\$57.1m) is the lowest figure since April 1988.

TOTAL DWELLING UNITS APPROVED



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NOTES

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

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

Explanatory notes are provided at the back of this publication.

JOHN WILSON
Deputy Commonwealth Statistician

UNPUBLISHED DATA

The ABS can make available certain building approvals data which are not published. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms: photocopy, microfiche, computer printout and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

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

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

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
SYDNEY STATISTICAL DIVISION									
1986-87	11,588	268	11,856	3,941	2,425	6,366	15,529	2,693	18,222
1987-88	19,270	303	19,573	5,593	1,580	7,173	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
1988-89									
July-April	14,076	109	14,185	6,772	1,054	7,826	20,848	1,163	22,011
1989-90									
July-April	8,265	88	8,353	6,545	899	7,444	14,810	987	15,797
1989.									
February	1,132	—	1,132	767	125	892	1,899	125	2,024
March	1,217	15	1,232	854	102	956	2,071	117	2,188
April	1,121	7	1,128	649	112	761	1,770	119	1,889
May	1,261	19	1,280	849	203	1,052	2,110	222	2,332
June	858	—	858	697	1,044	1,555	1,555	428	1,983
July	731	36	767	655	90	745	1,386	126	1,512
August	883	22	905	741	90	831	1,624	112	1,736
September	820	—	820	808	188	996	1,528	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
NEW SOUTH WALES									
1986-87	21,978	936	22,914	5,783	3,084	8,867	27,761	4,020	31,781
1987-88	32,608	570	33,178	8,314	1,919	10,233	40,922	2,449	43,411
1988-89	35,252	581	35,833	14,116	2,152	16,268	49,368	2,733	52,101
1988-89									
July-April	29,955	374	30,329	11,517	1,418	12,935	41,472	1,792	43,264
1989-90									
July-April	20,686	357	21,043	10,671	1,535	12,206	31,357	1,852	33,249
1989.									
February	2,645	14	2,659	1,227	132	1,359	3,872	146	4,018
March	2,946	43	2,989	1,379	185	1,564	4,325	228	4,553
April	2,643	32	2,675	1,064	145	1,209	3,707	177	3,884
May	2,967	46	3,013	1,332	261	1,593	4,299	307	4,606
June	2,330	161	2,491	1,267	473	1,740	3,597	634	4,231
July	1,963	62	2,025	1,050	177	1,227	3,013	239	3,252
August	2,227	68	2,295	1,398	215	1,613	3,625	283	3,908
September	2,152	34	2,186	1,416	346	1,762	3,568	380	3,948
October	2,204	21	2,225	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	1,796	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

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 70 such dwelling units approved in April 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	Private sector	Public sector	Total	Private sector	Public sector	Total						
SYDNEY STATISTICAL DIVISION														
1986-87	840.0	11.8	851.8	201.3	135.5	336.8	1,041.3	147.3	1,188.6	373.7	1,489.5	2,164.8	2,889.5	3,727.0
1987-88	1,464.9	14.8	1,479.7	341.8	93.0	434.8	1,806.7	107.8	1,914.6	534.7	2,300.3	2,880.4	4,613.6	5,329.6
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
1988-89														
July-April 1989-90	1,337.2	8.1	1,345.3	420.3	113.4	533.7	1,757.5	121.5	1,879.0	583.3	3,001.4	3,829.1	5,338.0	6,291.4
July-April	860.7	5.8	866.5	533.8	70.6	604.4	1,394.5	76.4	1,470.9	555.5	2,988.8	3,777.9	4,925.3	5,804.3
1989-														
February	120.4	—	120.4	56.2	8.7	64.9	176.6	8.7	185.3	55.4	134.3	199.0	365.6	439.8
March	129.0	1.2	130.1	57.8	8.9	66.7	186.7	10.1	196.8	64.1	512.5	688.1	762.9	949.1
April	119.7	0.5	120.2	39.5	9.9	49.4	159.2	10.3	169.6	54.7	278.1	414.9	492.0	639.2
May	137.7	1.3	139.0	55.2	16.3	71.5	192.9	17.6	210.5	84.6	263.4	312.7	537.2	607.8
June	96.9	5.6	102.5	52.0	29.7	81.7	148.9	35.3	184.3	61.5	466.3	522.4	656.7	788.1
July	79.3	2.3	81.6	40.8	7.4	48.2	120.0	9.7	129.7	55.9	299.3	329.8	474.3	515.5
August	93.2	1.6	94.8	58.7	6.1	64.7	151.8	7.7	159.5	65.2	367.2	433.7	581.9	658.4
September	88.7	—	88.7	61.3	15.2	76.5	150.0	15.2	165.3	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	511.2
November	101.0	—	101.0	58.5	3.7	62.2	159.5	3.7	163.2	62.7	162.9	234.7	384.9	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	293.1	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
NEW SOUTH WALES														
1986-87	1,452.6	41.1	1,493.6	274.3	167.0	441.3	1,726.8	208.1	1,934.9	463.2	1,906.3	2,859.5	4,080.4	5,257.6
1987-88	2,319.0	31.3	2,350.4	460.2	113.5	573.7	2,779.3	144.8	2,924.1	639.4	2,884.4	3,637.2	6,274.5	7,200.7
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
1988-89														
July-April 1989-90	2,508.6	27.3	2,535.9	660.3	131.8	792.1	3,168.8	159.1	3,327.9	708.2	3,408.4	4,406.4	7,280.4	8,442.5
July-April	1,883.6	28.4	1,911.9	772.5	108.8	881.3	2,656.1	137.1	2,793.2	721.9	3,409.1	4,446.9	6,773.1	7,962.1
1989-														
February	236.6	1.0	237.6	81.9	9.2	91.1	318.5	10.2	328.7	67.4	160.3	257.7	545.4	653.8
March	263.5	2.9	266.4	86.7	13.2	99.9	350.2	16.1	366.3	78.9	562.8	750.2	991.4	1,195.4
April	237.5	2.2	239.8	62.8	11.5	74.3	300.3	13.8	314.1	68.4	317.9	478.8	686.6	861.4
May	274.6	3.1	277.8	82.1	20.2	102.2	356.7	23.3	380.0	99.7	302.4	361.7	755.2	841.4
June	215.2	12.4	227.5	84.1	38.9	123.0	299.3	51.3	350.6	77.7	512.7	613.7	889.7	1,042.0
July	181.5	4.2	185.7	63.8	13.7	77.4	245.2	17.9	263.1	71.0	343.3	386.8	658.5	721.0
August	202.4	6.1	208.5	93.8	13.5	107.4	296.2	19.6	315.8	81.1	421.8	502.5	796.6	899.4
September	194.3	2.8	197.1	46.2	24.2	120.4	290.5	27.0	317.5	78.5	289.5	511.5	658.5	907.5
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	212.3	1.0	213.3	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	5.5	237.4	60.2	161.6	265.8	453.5	563.4
1990-														
January	175.1	2.1	177.2	58.8	4.6	63.4	234.0	6.7	240.7	66.0	807.6	923.5	1,107.5	1,230.1
February	165.8	0.9	166.7	93.8	5.5	99.3	259.6	6.4	266.0	64.4	236.8	336.9	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	303.1	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	649.0	709.7

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

Period	Number of dwelling units				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
1989:						
February	2,929	2,996	4,200	4,252	341.2	77.6
March	2,868	2,900	4,148	4,770	374.1	77.1
April	2,908	2,958	4,033	4,144	353.2	80.4
May	2,707	2,712	3,806	4,153	347.1	87.7
June	2,127	2,313	3,384	3,996	333.0	80.0
July	1,897	1,907	2,897	3,334	251.8	67.9
August	2,058	2,154	3,312	3,483	284.5	75.2
September	2,206	2,238	3,623	3,998	328.3	72.4
October	2,158	2,173	3,271	3,440	254.6	72.7
November	2,080	2,067	3,344	3,357	274.0	72.2
December	2,061	2,098	2,907	2,789	277.3	71.6
1990:						
January	2,235	2,249	3,194	3,412	296.6	76.3
February	1,990	2,034	3,079	3,094	275.5	74.2
March	2,361	2,407	3,350	3,517	316.6	82.1
April	2,028	2,073	2,969	3,376	293.5	66.0
TREND ESTIMATES						
1989:						
February	3,040	3,074	4,289	4,474	356.7	79.3
March	2,922	2,969	4,147	4,431	358.8	81.1
April	2,727	2,786	3,919	4,283	350.5	81.4
May	2,907	2,575	3,671	4,081	335.5	80.1
June	2,313	2,385	3,479	3,899	318.6	78.2
July	2,164	2,233	3,356	3,744	302.1	75.9
August	2,081	2,139	3,296	3,622	289.3	73.9
September	2,056	2,097	3,269	3,509	280.9	72.3
October r	2,077	2,103	3,259	3,406	277.9	72.0
November r	2,115	2,132	3,241	3,316	278.9	72.8
December r	2,133	2,153	3,199	3,256	282.1	73.9
1990:						
January r	2,135	2,161	3,150	3,226	285.5	74.4
February r	2,139	2,172	3,122	3,240	290.2	74.6
March r	2,142	2,183	3,104	3,276	294.9	74.5
April	2,147	2,194	3,107	3,349	302.2	74.0

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

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

Period	New residential building			Alterations and additions to residential buildings	Non-residential building		Total building		
	Houses		Other residential buildings		Private sector	Total	Private sector	Total	
	Private sector	Total							
1986-87	1,244.9	1,280.2	374.1	1,654.3	397.2	1,595.1	2,398.6	3,451.1	4,450.1
1987-88	1,809.3	1,833.1	431.8	2,264.9	500.8	2,200.2	2,772.7	4,825.9	5,538.4
1988-89	1,894.9	1,921.8	689.8	2,611.6	557.7	2,990.3	3,808.0	6,037.9	6,977.3
1988- Dec. qtr	481.6	483.4	136.0	619.4	131.3	548.0	750.5	1,291.8	1,501.2
1989- Mar. qtr	448.4	452.2	173.5	625.7	133.9	903.6	1,179.8	1,651.2	1,939.4
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	713.0	947.2	1,360.1	1,623.0
Dec. qtr	329.2	331.5	156.9	488.4	129.2	442.0	689.8	1,045.9	1,307.4
1990- Mar. qtr	321.4	325.2	155.1	480.3	121.5	882.4	1,059.0	1,475.7	1,660.8

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

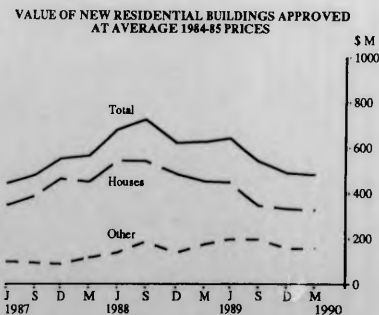
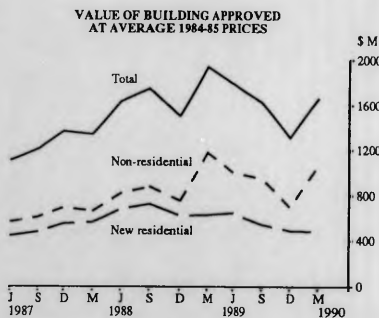


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
 (\$ million)

Class of building	1987-88	1988-89	1988-89		1990		
			July-April	1989-90	February	March	April
PRIVATE SECTOR							
New houses	2,319.0	2,998.3	2,508.6	1,883.6	165.8	220.0	178.3
New other residential buildings	460.2	826.5	660.3	772.5	93.8	72.3	71.7
<i>Total new residential building</i>	<i>2,779.2</i>	<i>3,824.8</i>	<i>3,168.8</i>	<i>2,656.1</i>	<i>259.6</i>	<i>292.3</i>	<i>250.0</i>
Alterations and additions to residential buildings	610.8	877.0	703.2	707.9	62.7	81.3	56.9
Hotels, etc.	503.2	641.1	408.8	584.4	14.4	5.7	74.9
Shops	355.9	370.5	302.9	329.6	33.0	29.3	14.1
Factories	329.9	617.6	523.3	464.8	48.7	53.1	37.6
Offices	963.1	1,809.9	1,577.0	1,323.8	69.0	138.1	164.8
Other business premises	356.3	350.0	288.2	399.8	27.7	49.0	32.2
Educational	92.8	73.0	57.0	53.4	7.1	1.7	3.8
Religious	19.8	22.5	19.8	17.3	1.1	3.1	0.1
Health	65.4	72.7	58.6	41.0	2.3	2.5	1.3
Entertainment and recreational	109.1	206.4	125.6	128.0	20.3	14.5	10.1
Miscellaneous	88.9	59.8	47.3	66.8	13.2	6.2	3.3
<i>Total non-residential building</i>	<i>2,884.4</i>	<i>4,223.5</i>	<i>3,408.4</i>	<i>3,409.1</i>	<i>236.8</i>	<i>303.1</i>	<i>342.2</i>
Total	6,274.5	8,925.3	7,280.4	6,773.1	559.1	676.8	649.0
PUBLIC SECTOR							
New houses	31.3	42.8	27.3	28.4	0.9	3.4	4.8
New other residential buildings	113.5	190.9	131.8	108.8	5.5	14.5	6.2
<i>Total new residential building</i>	<i>144.8</i>	<i>233.7</i>	<i>159.1</i>	<i>137.1</i>	<i>6.4</i>	<i>18.0</i>	<i>11.0</i>
Alterations and additions to residential buildings	28.6	8.7	5.0	14.0	1.7	0.3	0.2
Hotels, etc.	2.5	2.1	0.7	4.1	—	—	—
Shops	17.6	20.0	12.7	23.5	0.4	3.4	0.7
Factories	14.0	50.1	34.2	13.4	—	2.2	0.2
Offices	210.6	458.6	436.5	178.3	12.1	10.9	6.1
Other business premises	129.4	216.2	190.6	286.6	36.0	3.8	15.4
Educational	192.1	231.5	191.9	233.6	19.3	23.7	17.3
Religious	—	—	—	0.5	—	—	—
Health	44.7	46.4	11.5	76.7	10.4	2.9	3.8
Entertainment and recreational	35.9	48.6	44.9	28.3	2.4	1.1	1.4
Miscellaneous	105.9	84.9	75.1	192.9	19.6	5.8	4.4
<i>Total non-residential building</i>	<i>752.8</i>	<i>1,158.4</i>	<i>908.0</i>	<i>1,037.9</i>	<i>100.1</i>	<i>53.7</i>	<i>49.4</i>
Total	926.2	1,400.7	1,162.1	1,189.0	108.2	71.9	68.6
TOTAL							
New houses	2,350.4	3,041.1	2,535.9	1,911.9	166.7	223.5	183.1
New other residential buildings	573.7	1,017.4	792.1	881.3	99.3	86.8	77.9
<i>Total new residential building</i>	<i>2,924.1</i>	<i>4,058.5</i>	<i>3,327.9</i>	<i>2,793.2</i>	<i>266.0</i>	<i>310.3</i>	<i>261.0</i>
Alterations and additions to residential buildings	639.4	885.7	708.2	721.9	64.4	81.6	57.1
Hotels, etc.	505.7	643.2	409.5	588.6	14.4	5.7	74.9
Shops	373.5	390.5	315.6	353.1	33.4	32.7	14.8
Factories	343.9	667.7	557.4	478.2	48.7	55.2	37.8
Offices	1,173.7	2,268.5	2,013.5	1,502.1	81.1	148.9	170.9
Other business premises	485.7	566.2	478.7	686.4	63.7	52.8	47.6
Educational	284.9	304.6	248.9	287.0	26.4	25.5	21.2
Religious	19.8	22.5	19.8	17.8	1.1	3.1	0.1
Health	110.2	119.0	70.1	117.7	12.7	5.4	5.0
Entertainment and recreational	145.0	254.9	170.5	156.4	22.7	15.5	11.5
Miscellaneous	194.8	144.7	122.4	259.7	32.8	11.9	7.7
<i>Total non-residential building</i>	<i>3,637.2</i>	<i>5,381.9</i>	<i>4,406.4</i>	<i>4,446.9</i>	<i>336.9</i>	<i>356.7</i>	<i>391.6</i>
Total	7,200.7	10,326.0	8,442.5	7,962.1	667.3	748.6	709.7

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

Period	\$30,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1990 February	11	1.3	5	1.6	4	2.6	5	9.0	—	—	25	14.4
March	9	0.9	7	2.0	5	2.8	—	—	—	—	21	5.7
April	7	0.6	6	1.7	1	0.5	5	9.9	2	62.2	21	74.9
SHOPS												
1990 February	93	6.6	14	4.0	10	6.4	6	11.5	1	5.0	124	33.4
March	119	7.2	16	4.8	5	3.2	8	17.6	—	—	148	32.7
April	84	5.6	11	3.4	2	1.2	3	4.4	—	—	100	14.8
FACTORIES												
1990 February	55	4.3	24	7.6	10	6.3	12	23.5	1	7.0	102	48.7
March	58	5.0	39	12.2	10	6.5	12	24.6	1	6.8	120	55.2
April	48	4.1	21	5.6	9	5.5	7	10.8	1	11.9	86	37.8
OFFICES												
1990 February	104	7.4	26	7.7	13	8.3	14	24.7	3	33.0	160	81.1
March	127	9.2	28	8.3	14	10.0	12	26.4	4	95.0	185	148.9
April	58	3.9	24	7.2	9	5.7	2	3.7	9	150.4	102	170.9
OTHER BUSINESS PREMISES												
1990 February	33	2.4	9	2.4	2	1.2	5	8.6	2	49.0	51	63.7
March	51	4.3	19	5.4	2	1.2	7	9.7	2	32.1	81	52.8
April	46	3.3	9	3.0	8	6.1	9	17.6	2	17.6	74	47.6
EDUCATIONAL												
1990 February	13	1.4	8	2.5	5	3.5	5	11.1	1	7.8	32	26.4
March	37	2.3	4	1.2	4	2.8	3	4.8	1	14.4	49	25.5
April	30	2.2	11	3.8	3	2.0	3	6.7	1	6.5	48	21.2
RELIGIOUS												
1990 February	5	0.5	—	—	1	0.6	—	—	—	—	6	1.1
March	8	0.8	2	0.6	1	0.5	1	1.2	—	—	12	3.1
April	2	0.1	—	—	—	—	—	—	—	—	2	0.1
HEALTH												
1990 February	14	1.0	4	1.3	2	1.3	1	1.6	1	7.5	22	12.7
March	9	0.9	3	1.1	2	1.6	1	1.8	—	—	15	5.4
April	15	1.6	4	1.3	3	2.1	—	—	—	—	22	5.0
ENTERTAINMENT AND RECREATIONAL												
1990 February	22	1.8	6	2.2	4	2.9	6	15.8	—	—	38	22.7
March	20	1.4	8	2.5	4	2.4	2	3.2	1	6.0	35	15.5
April	24	1.9	2	0.5	2	1.2	2	8.0	—	—	30	11.5
MISCELLANEOUS												
1990 February	22	1.3	3	0.9	4	2.4	8	17.4	1	10.8	38	32.8
March	19	1.4	5	1.8	4	2.8	3	5.9	—	—	31	11.9
April	28	2.3	2	0.7	3	1.9	2	2.8	—	—	35	7.7
TOTAL NON-RESIDENTIAL BUILDING												
1990 February	372	28.0	99	30.2	55	35.5	62	123.1	10	120.1	598	336.9
March	457	33.4	131	39.9	51	33.8	49	95.2	9	154.4	697	356.7
April	342	25.7	90	27.1	40	26.2	33	64.0	15	248.6	520	391.6

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

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
SYDNEY STATISTICAL DIVISION						
Houses - Brick, stone, or concrete	127	19,809	—	—	127	19,809
Brick-veneer	658	64,008	18	1,181	676	65,189
Timber	26	2,155	—	—	26	2,155
Fibre cement	25	1,472	—	—	25	1,472
Other materials	1	28	—	—	1	28
Total houses	837	87,472	18	1,181	855	88,652
Other residential buildings	560	54,222	58	5,390	618	59,611
Total residential buildings	1,397	141,693	76	6,570	1,473	148,264
HUNTER STATISTICAL DIVISION						
Houses - Brick, stone, or concrete	14	1,325	—	—	14	1,325
Brick-veneer	157	15,664	3	431	160	16,095
Timber	13	967	—	—	13	967
Fibre cement	21	1,171	—	—	21	1,171
Other materials	2	99	—	—	2	99
Total houses	207	19,226	3	431	210	19,657
Other residential buildings	87	5,132	20	450	107	5,582
Total residential buildings	294	24,357	23	881	317	25,238
ILLAWARRA STATISTICAL DIVISION						
Houses - Brick, stone, or concrete	16	1,770	—	—	16	1,770
Brick-veneer	115	10,937	4	268	119	11,205
Timber	12	736	—	—	12	736
Fibre cement	14	714	—	—	14	714
Other materials	1	52	—	—	1	52
Total houses	158	14,209	4	268	162	14,477
Other residential buildings	35	1,992	—	—	35	1,992
Total residential buildings	193	16,202	4	268	197	16,469
BALANCE OF NEW SOUTH WALES						
Houses - Brick, stone, or concrete	189	17,095	—	—	189	17,095
Brick-veneer	355	31,211	27	2,853	382	34,065
Timber	75	4,601	1	70	76	4,671
Fibre cement	55	3,047	—	—	55	3,047
Other materials	19	1,428	—	—	19	1,428
Total houses	693	57,383	28	2,923	721	60,306
Other residential buildings	184	10,365	6	360	190	10,725
Total residential buildings	877	67,748	34	3,283	911	71,031
NEW SOUTH WALES						
Houses - Brick, stone, or concrete	346	39,998	—	—	346	39,998
Brick-veneer	1,285	121,821	52	4,733	1,337	126,554
Timber	126	8,458	1	70	127	8,528
Fibre cement	115	6,405	—	—	115	6,405
Other materials	23	1,607	—	—	23	1,607
Total houses	1,895	178,290	53	4,803	1,948	183,092
Other residential buildings	866	71,710	84	6,200	950	77,910
Total residential buildings	2,761	250,000	137	11,002	2,898	261,002

(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, APRIL 1990

Statistical area	New residential building						Non-residential building			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SYDNEY STATISTICAL DIVISION										
Botany (M)	2	—	280	—	—	—	225	101,833	104,533	105,038
Leichhardt (M)	—	—	—	20	—	2,300	1,410	900	900	4,610
Marrickville (M)	1	—	150	—	—	—	526	170	985	1,661
South Sydney (C)	1	—	85	14	7	2,910	752	13,305	14,266	18,012
Sydney (C) - Inner & Remainder	—	—	—	—	—	—	15	68,213	75,465	75,480
Inner Sydney (SSD)	4	—	515	34	7	5,210	2,927	184,421	196,149	204,800
Randwick (M)	7	—	1,428	2	—	200	867	2,099	2,139	4,633
Waverley (M)	2	—	550	27	—	2,000	1,783	—	—	4,333
Woolahra (M)	4	—	1,320	2	—	1,000	2,584	170	170	5,074
Eastern Suburbs (SSD)	13	—	3,298	31	—	3,200	5,234	2,269	2,309	14,040
Hurstville (C)	3	—	385	7	—	420	587	1,095	1,563	2,955
Kogarah (M)	4	—	591	13	—	900	579	35	662	2,732
Rockdale (M)	10	—	1,467	—	—	—	656	—	363	2,487
Sutherland (S)	29	—	4,103	24	—	1,906	2,253	11,099	11,749	20,102
St George-Sutherland (SSD)	46	—	6,547	44	—	3,316	4,075	12,229	14,337	28,276
Bankstown (C)	17	—	1,848	79	32	7,069	1,006	10,870	11,659	21,582
Canterbury (M)	3	—	582	—	—	—	995	4,922	5,267	6,845
Canterbury-Bankstown (SSD)	20	—	2,430	79	32	7,069	2,001	15,792	16,926	28,426
Fairfield (C)	37	13	5,761	—	—	—	946	6,948	7,669	14,375
Liverpool (C)	56	—	5,129	16	—	718	231	2,249	4,306	10,384
Fairfield-Liverpool (SSD)	93	13	10,890	16	—	718	1,177	9,197	11,975	24,759
Camden (M)	16	1	1,446	—	—	—	130	892	892	2,469
Campbelltown (C)	64	—	4,908	50	—	3,063	1,112	2,438	3,459	12,542
Wollondilly (S)	27	—	2,493	—	—	—	147	4,775	4,775	7,415
Outer South Western Sydney (SSD)	107	1	8,848	50	—	3,063	1,389	8,105	9,127	22,426
Ashfield (M)	—	—	—	—	—	—	217	—	34	251
Burwood (M)	1	—	195	—	—	—	140	—	454	789
Concord (M)	2	—	175	—	—	—	376	40	40	591
Drumoyne (M)	1	—	250	4	—	300	611	300	300	1,461
Strathfield (M)	2	—	505	—	—	—	225	150	150	880
Inner Western Sydney (SSD)	6	—	1,125	4	—	300	1,569	490	978	3,072

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		Total building (\$'000)
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SYDNEY STATISTICAL DIVISION (continued)										
Auburn (M)	6	—	537	32	—	1,660	590	358	10,358	13,145
Holroyd (M)	8	—	705	27	—	1,250	413	2,141	2,141	4,509
Parramatta (C)	3	—	595	39	—	2,700	750	2,382	2,740	6,785
<i>Central</i>										
<i>Western Sydney (SSD)</i>	17	—	1,837	98	—	5,610	1,753	4,881	15,239	24,438
Blue Mountains (C)	32	—	2,925	—	—	—	842	3,190	3,269	7,036
Hawkesbury (S)	53	—	4,097	12	—	613	1,008	550	8,893	14,611
Penrith (C)	68	—	5,809	30	—	1,827	1,501	4,337	4,884	14,021
<i>Outer Western Sydney (SSD)</i>	153	—	12,832	42	—	2,440	3,351	8,077	17,046	35,668
Baulkham Hills (S)	28	—	4,332	12	—	850	1,234	12,445	12,445	18,861
Blacktown (C)	111	4	8,454	24	—	1,601	689	1,163	1,419	12,162
<i>Blacktown-</i>										
<i>Baulkham Hills (SSD)</i>	139	4	12,786	36	—	2,451	1,922	13,608	13,664	31,023
Hunter's Hill (M)	1	—	350	—	—	—	367	—	—	717
Lane Cove (M)	1	—	260	—	—	—	757	—	—	1,017
Mosman (M)	—	—	—	2	—	328	1,310	992	992	2,630
North Sydney (M)	—	—	—	—	—	—	263	935	935	1,198
Ryde (M)	2	—	218	11	—	1,000	414	20,130	20,726	22,358
Willoughby (M)	2	—	183	—	—	—	1,063	3,481	3,481	4,727
<i>Lower Northern Sydney (SSD)</i>	6	—	1,011	13	—	1,328	4,174	25,538	26,134	32,647
Hornsby (S)	98	—	11,258	4	9	1,208	2,008	17,739	18,728	33,202
Ku-ring-gai (M)	8	—	1,628	—	—	—	3,002	1,510	1,510	6,140
<i>Hornsby-Ku-ring-gai (SSD)</i>	106	—	12,886	4	9	1,208	5,010	19,249	20,238	39,342
Manly (M)	4	—	1,220	21	—	14,500	540	60	60	16,320
Warringah (S)	10	—	1,629	—	—	—	4,038	6,350	6,350	12,018
<i>Manly-Warringah (SSD)</i>	14	—	2,849	21	—	14,500	4,578	6,410	6,410	28,338
Gosford (C)	54	—	5,805	80	10	8,840	836	1,161	1,266	16,747
Wyong (S)	59	—	4,995	8	—	359	817	487	941	7,112
<i>Gosford-Wyong (SSD)</i>	113	—	10,800	88	10	9,199	1,653	1,648	2,207	24,859
Sydney (SD)	837	18	88,652	560	58	59,611	40,812	311,914	352,938	542,014

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, APRIL 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	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
HUNTER STATISTICAL DIVISION										
Cessnock (C)	28	—	1,797	—	—	—	221	190	342	2,360
Lake Macquarie (C)	51	1	6,052	10	—	616	1,307	2,168	2,272	10,247
Maitland (C)	11	—	1,187	16	—	700	218	504	504	2,608
Newcastle (C) - Inner & Remainder	27	—	2,180	16	—	950	4,585	4,563	5,832	13,547
Port Stephens (S)	33	2	3,364	19	20	1,854	286	318	318	5,822
Newcastle (SSD)	150	3	14,579	61	20	4,120	6,616	7,743	9,267	34,583
Dungog (S)	4	—	492	—	—	—	50	170	170	712
Gloucester (S)	8	—	655	—	—	—	—	—	—	655
Great Lakes (S)	33	—	2,985	26	—	1,461	102	125	125	4,674
Merriwa (S)	—	—	—	—	—	—	—	—	—	—
Murrumbidgee (S)	—	—	—	—	—	—	—	—	—	—
Muswellbrook (S)	3	—	241	—	—	—	16	38	38	295
Scone (S)	2	—	97	—	—	—	15	—	—	113
Singleton (S)	7	—	607	—	—	—	24	600	600	1,231
Hunter SD Balance (SSD)	57	—	5,078	26	—	1,461	207	933	933	7,680
Hunter (SD)	207	3	19,657	87	20	5,582	6,824	8,676	10,200	42,262
ILLAWARRA STATISTICAL DIVISION										
Kiama (M)	22	—	2,094	5	—	310	139	60	60	2,603
Shellharbour (M)	13	—	1,159	4	—	230	326	315	315	2,030
Wollongong (C)	21	3	2,241	2	—	150	1,157	4,157	4,397	7,945
Wollongong (SSD)	56	3	5,494	11	—	690	1,622	4,532	4,772	12,578
Shoalhaven (C)	71	1	5,905	17	—	1,042	391	940	1,035	8,373
Wingecambe (S)	31	—	3,078	7	—	260	471	1,323	2,648	6,456
Illawarra SD Balance (SSD)	102	1	8,983	24	—	1,302	862	2,262	3,682	14,829
Illawarra (SD)	158	4	14,477	35	—	1,992	2,494	6,794	8,454	27,408
RICHMOND TWEED STATISTICAL DIVISION										
Tweed (S) Pt A	14	—	1,328	—	—	—	74	333	333	1,734
Tweed Heads (SSD)	14	—	1,328	—	—	—	74	333	333	1,734
Ballina (S)	19	—	1,551	13	—	844	63	385	385	2,843
Byron (S)	20	—	1,529	11	—	670	242	342	512	2,953
Casino (M)	3	—	252	—	—	—	10	—	—	262
Kyogle (S)	6	—	185	—	—	—	19	—	—	204
Lismore (C)	35	—	2,584	10	—	547	276	489	781	4,188
Richmond River (S)	4	—	266	—	—	—	94	—	—	360
Tweed (S) Pt B	14	—	1,087	10	—	510	45	—	37	1,679
Richmond-Tweed SD Balance (SSD)	101	—	7,454	44	—	2,571	749	1,216	1,715	12,489
Richmond-Tweed (SD)	115	—	8,782	44	—	2,571	823	1,549	2,048	14,224

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, APRIL 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)				
MID NORTH COAST STATISTICAL DIVISION										
Bellingen (S)	13	—	888	—	—	—	31	—	—	919
Coffs Harbour (C)	32	—	2,763	20	—	1,217	302	810	899	5,181
Copmanhurst (S)	1	—	38	—	—	—	14	—	—	52
Grafton (C)	4	—	575	—	—	—	106	—	—	681
Maclean (S)	9	—	785	4	—	248	—	50	50	1,083
Nambucca (S)	8	—	540	—	—	—	52	—	—	592
Nymboida (S)	2	—	127	—	—	—	58	—	—	185
Ulmara (S)	6	—	436	—	—	—	—	—	—	426
Clarence (SSD)	75	—	6,141	24	—	1,465	562	860	949	9,117
Greater Taree (C)	36	—	2,864	—	—	—	207	45	94	3,166
Hastings (M)	74	—	6,597	17	—	995	716	1,199	1,300	9,607
Kempsey (S)	9	—	529	5	—	204	95	290	290	1,118
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	119	—	9,990	22	—	1,199	1,018	1,534	1,684	13,891
Mid-North Coast (SD)	194	—	16,132	46	—	2,664	1,580	2,394	2,634	23,009
NORTHERN STATISTICAL DIVISION										
Barraba (S)	—	—	—	—	—	—	—	—	—	—
Bingara (S)	3	—	142	—	—	—	—	—	—	142
Condamine (S)	2	—	220	6	—	305	20	35	35	580
Inverell (S) Pt A	—	—	—	—	—	—	—	—	—	—
Manilla (S)	2	—	124	—	—	—	34	30	30	188
Nundle (S)	—	—	—	—	—	—	—	—	—	—
Perry (S)	12	—	844	—	—	—	30	30	30	904
Quirindi (S)	2	1	379	—	—	—	—	—	—	379
Ternworth (C)	15	—	1,278	2	—	95	36	145	145	1,554
Yallaroi (S)	1	—	90	—	—	—	—	—	800	890
Northern Slopes (SSD)	37	1	3,076	8	—	400	120	240	1,040	4,635
Armidale (C)	7	—	575	2	—	120	135	35	35	865
Dumaresq (S)	2	—	170	—	—	—	—	—	—	170
Glen Innes (M)	2	—	238	2	—	75	88	70	70	471
Guyra (S)	—	—	—	—	—	—	10	—	—	10
Inverell (S) Pt B	6	—	437	—	—	—	—	—	—	437
Severn (S)	—	—	—	—	—	—	—	—	—	—
Tenterfield (S)	2	—	152	—	—	—	56	—	—	208
Uralla (S)	5	—	360	—	—	—	85	—	—	445
Walcha (S)	1	—	154	—	—	—	—	—	225	379
Northern Tablelands (SSD)	25	—	2,086	4	—	195	373	105	330	2,984
Moorc Plains (S)	1	—	62	—	—	—	101	77	77	239
Narrabri (S)	1	—	55	—	—	—	39	—	—	94
North Central Plain (SSD)	2	—	117	—	—	—	140	77	77	333
Northern (SD)	64	1	5,278	12	—	595	632	422	1,447	7,953

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, APRIL 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)				
NORTH WESTERN STATISTICAL DIVISION										
Coolah (S)	3	—	212	—	—	—	25	31	31	268
Coonabarabran (S)	3	—	260	—	—	—	—	—	—	260
Dubbo (C)	19	—	1,668	2	—	140	282	276	276	2,365
Gulgandra (S)	1	—	60	—	—	360	—	—	—	420
Mudgee (S)	7	—	699	3	—	160	10	—	61	930
Narramine (S)	5	—	244	—	—	—	—	—	—	244
Wellington (S)	1	—	49	—	—	—	12	—	—	61
Central Macquarie (SSD)	39	—	3,193	5	6	660	329	307	368	4,549
Bogan (S)	—	—	—	—	—	—	—	—	—	—
Coonamble (S)	—	—	—	—	—	—	—	—	—	—
Walgett (S)	—	—	—	—	—	—	—	—	—	—
Warren (S)	1	—	50	—	—	—	—	—	—	50
Macquarie-Barwon (SSD)	1	—	50	—	—	—	—	—	—	50
Bourke (S)	—	—	—	—	—	—	—	—	—	—
Brewarrina (S)	—	—	—	—	—	—	—	—	—	—
Cobar (S)	—	—	—	—	—	—	—	—	—	—
Upper Darling (SSD)	—	—	—	—	—	—	—	—	—	—
North Western (SD)	40	—	3,243	5	6	660	329	367	368	4,599
CENTRAL WEST STATISTICAL DIVISION										
Bathurst (C)	10	2	988	—	—	—	91	500	1,280	2,359
Blayney (S) Pt A	2	—	182	—	—	—	18	1,099	1,099	1,399
Cahonne (S) Pt A	3	—	281	—	—	—	148	—	—	429
Evans (S) Pt A	1	—	70	—	—	—	19	—	—	89
Orange (C)	13	—	1,263	—	—	—	127	360	1,360	2,750
Bathurst-Orange (SSD)	29	2	2,784	—	—	—	404	1,959	1,739	6,927
Blayney (S) Pt B	3	—	359	—	—	—	28	55	55	442
Cahonne (S) Pt B	1	—	80	—	—	—	—	—	—	80
Evans (S) Pt B	6	—	402	—	—	—	30	—	—	432
Greater Lithgow (C)	6	—	406	—	—	—	15	—	—	421
Oberon (S)	14	—	1,004	—	—	—	81	30	30	1,115
Rylstone (S)	—	—	—	—	—	—	—	—	—	—
Central Tablelands (excl. Bathurst-Orange) (SSD)	30	—	2,251	—	—	—	154	85	85	2,490
Bloud (S)	—	—	—	—	—	—	26	—	166	192
Cahonne (S) Pt C	5	—	259	—	—	—	47	—	—	306
Cuarna (S)	5	—	559	—	—	—	70	—	175	804
Forbes (S)	1	—	89	6	—	350	104	—	—	542
Lachlan (S)	—	—	—	—	—	—	20	—	—	20
Parkes (S)	5	—	367	—	—	—	38	—	300	705
Weddin (S)	1	—	120	—	—	—	—	—	60	180
Lachlan (SSD)	17	—	1,394	6	—	350	304	—	701	2,749
Central West (SD)	76	2	6,430	6	—	350	862	2,044	4,525	12,166

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, APRIL 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)	8	—	712	—	—	—	90	—	—	801
Queanbeyan (SSD)	8	—	712	—	—	—	90	—	—	801
Boorowa (S)	2	—	150	—	—	—	—	70	70	220
Crookwell (S)	2	—	168	—	—	—	—	43	43	211
Goulburn (C)	5	—	434	—	—	—	125	151	186	744
Gunning (S)	3	—	356	—	—	—	—	—	—	356
Harden (S)	—	—	—	—	—	—	—	40	40	40
Mulwaree (S)	4	—	396	—	—	—	—	76	—	472
Tallaganda (S)	3	—	379	—	—	—	—	11	—	390
Yarrowlumla (S)	4	—	273	—	—	—	125	—	—	398
Yass (S)	1	—	112	2	—	140	277	538	538	1,067
Young (S)	6	—	556	—	—	—	89	—	236	881
Southern Tablelands (excl. Queanbeyan) (SSD)	30	—	2,823	2	—	140	702	842	1,113	4,779
Bega Valley (S)	15	6	1,767	11	—	590	70	125	125	2,551
Eurobodalla (S)	42	6	4,110	12	—	717	223	—	—	5,030
Lower South Coast (SSD)	57	12	5,876	23	—	1,307	293	125	125	7,601
Bombala (S)	—	—	—	—	—	—	41	—	—	41
Cooma-Monaro (S)	2	—	155	2	—	100	99	130	130	484
Snowy River (S)	8	—	849	—	—	—	107	1,980	1,980	2,936
Snowy (SSD)	10	—	1,004	2	—	100	247	2,110	2,110	3,461
South Eastern (SD)	105	12	10,415	27	—	1,547	1,332	3,077	3,348	16,643
MURRUMBIDGE STATISTICAL DIVISION										
Coolamon (S)	2	—	128	—	—	—	49	—	—	177
Cootamundra (S)	2	—	186	—	—	—	96	62	62	344
Gundagai (S)	1	—	40	—	—	—	—	—	—	40
Junee (S)	1	—	50	—	—	—	—	—	—	50
Lockhart (S)	—	—	—	—	—	—	31	—	—	31
Narrandera (S)	1	—	80	—	—	—	—	—	—	80
Temora (S)	2	—	115	—	—	—	20	—	—	135
Tumut (S)	3	—	234	—	—	—	40	—	—	274
Wagga Wagga (C)	27	—	2,126	—	—	—	276	1,449	1,862	4,264
Central Murrumbidgee (SSD)	39	—	2,959	—	—	—	511	1,511	1,924	5,394
Carrathool (S)	1	—	116	—	—	—	—	—	—	116
Griffith (C)	1	—	180	—	—	—	172	50	50	402
Hay (S)	3	—	342	—	—	—	23	—	—	365
Leeton (S)	1	—	80	—	—	—	10	—	—	90
Murrumbidgee (S)	—	—	—	—	—	—	—	—	—	—
Lower Murrumbidgee (SSD)	6	—	718	—	—	—	205	50	50	973
Murrumbidgee (SD)	45	—	3,677	—	—	—	716	1,561	1,974	6,367

TABLE 8. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, APRIL 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)
MURRAY STATISTICAL DIVISION										
Albury (C)	15	—	1,199	40	—	2,120	278	467	603	4,199
Hume (S)	5	—	393	—	—	—	16	—	—	409
Albury (SSD)	20	—	1,591	40	—	2,120	294	467	603	4,608
Corowa (S)	4	—	392	4	—	218	30	2,465	2,465	3,105
Culcairn (S)	6	—	437	—	—	—	—	—	—	437
Holbrook (S)	1	—	101	—	—	—	—	—	—	101
Tumbarumba (S)	3	—	157	—	—	—	49	—	—	206
Urana (S)	—	—	—	—	—	—	—	—	—	—
Upper Murray (excl. Albury) (SSD)	14	—	1,087	4	—	218	70	2,465	2,465	3,849
Berrigan (S)	11	—	1,096	—	—	—	70	—	75	1,241
Conargo (S)	—	—	—	—	—	—	—	78	78	399
Deniliquin (M)	3	—	321	—	—	—	—	—	—	—
Jerrilderie (S)	—	—	—	—	—	—	30	—	—	311
Murray (S)	3	—	281	—	—	—	—	68	68	68
Wakool (S)	—	—	—	—	—	—	—	—	—	—
Windouran (S)	—	—	—	—	—	—	100	146	221	2,019
Central Murray (SSD)	17	—	1,698	—	—	—	—	—	—	—
Bairnald (S)	—	—	—	—	—	—	—	—	—	—
Wentworth (S)	2	13	1,844	—	—	—	138	—	—	1,982
Murray-Darling (SSD)	2	13	1,844	—	—	—	138	—	—	1,982
Murray (SD)	53	13	6,220	44	—	2,338	611	3,078	3,289	12,588
FAR WEST STATISTICAL DIVISION										
Broken Hill (C)	1	—	130	—	—	—	54	340	340	524
Central Darling (S)	—	—	—	—	—	—	29	—	—	29
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
Far West (SD)	1	—	130	—	—	—	83	340	340	553
NEW SOUTH WALES										
New South Wales	1,895	53	183,892	866	84	77,910	57,889	342,156	391,564	789,655

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

2. Statistics of building work approved are compiled from:

(a) permits issued by local government authorities in areas subject to building control by those authorities; and

(b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities.

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

Scope and coverage

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

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

5. From July 1988, the statistics cover:

(a) all approved new residential building jobs valued at \$5,000 or more (previously all new residential building jobs were included regardless of value);

(b) approved alterations and additions to residential buildings valued at \$10,000 or more; and

(c) all approved non-residential building jobs valued at \$30,000 or more (previously \$10,000 or more).

These changes in coverage do not have a statistically significant effect on broad building approvals aggregate data. However, care should be taken in interpreting data for specific classes of non-residential building.

Definitions

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

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

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

(a) A *house* is defined as a detached building predominantly used for long-term residential purposes and consisting of only one dwelling unit. Thus, detached 'granny flats' and detached dwelling units (such as caretakers' residences) associated with 'non-residential buildings' are defined as houses for the purpose of these statistics.

(b) An *other residential building* is defined as a building which is predominantly used for long-term residential purposes and which contains (or has attached to it) more than one dwelling unit (eg. a block of townhouses, a duplex, an apartment building).

9. The *number* of dwelling units created by alterations and additions to existing buildings and through the construction of new 'non-residential buildings' is not included in the tables.

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

Building classification

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

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

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

(a) *Houses*. Includes cottages, bungalows, detached caretakers'/managers' cottages, rectories;

(b) *Other residential buildings.* Includes blocks of flats, home units, attached townhouses, villa units, terrace houses, semi-detached houses, maisonettes;

(c) *Hotels etc.* Includes motels, hostels, boarding houses, guest houses, holiday apartment buildings;

(d) *Shops.* Includes retail shops, restaurants, cafes, taverns, dry cleaners, laundromats, hair salons, shopping arcades;

(e) *Factories.* Includes paper mills, oil refinery buildings, brickworks, foundries, power-houses, manufacturing laboratories, workshops as part of a manufacturing process;

(f) *Offices.* Includes banks, post offices, council chambers, head and regional offices;

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

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

(i) *Religious.* Includes churches, chapels, temples;

(j) *Health.* Includes hospitals, nursing homes, surgeries, clinics, medical centres;

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

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

Statistical areas of New South Wales

14. This bulletin contains data presented according to the Australian Standard Geographical Classification (ASGC), Edition 4. Under this classification, statistical areas are defined as follows:

STATISTICAL LOCAL AREAS (SLA's). These geographical areas are in most cases either identical with, or have been aggregated to, the previously published whole or part of legal Local Government Areas (LGA's) as defined under the (State) Local Government Act 1919 and comprising cities (C), municipalities (M) and shires (S). In other cases, they are identical to each previously published unincorporated area. In aggregate, SLA's cover the whole of the State without gaps or overlaps. In some cases legal LGA's overlap Statistical Subdivision boundaries and therefore comprise 2 SLA's (Part A and Part B) or 3 SLA's in the case of Cabonne (S) (Part A, Part B and Part C).

STATISTICAL SUBDIVISIONS (SSD's). These consist of one or more SLA's and form the intermediate size spatial unit for the presentation of regional data.

STATISTICAL DIVISIONS (SD's). These consist of one or more Statistical Subdivisions (SSD's). Where SSD's are not shown for statistical purposes, statistical local areas

are shown ordered alphabetically within statistical divisions. The divisions are designed to be relatively homogeneous regions characterised by identifiable social and economic units within the region, under the unifying influence of one or more major towns or cities.

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

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

General

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

Seasonal adjustment

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

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

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

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

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

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

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

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

Estimates at constant prices

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

24. Periodic rebasing of constant price estimates is necessary to take account of changed price relativities and structural relationships in the economy. The choice of base year influences the movements in the constant price series, and the usefulness of such series is diminished if the relative price weights of the base year differ significantly from the price relationships in other periods included in this series. The more remote a base year is from the current period, the less likely that its relative prices will reflect the current situation.

25. A more detailed discussion of the need for rebasing constant price estimates and factors affecting the choice of

base year are contained in the information paper *Change in Base Year of Constant Price Estimates from 1979-80 to 1984-85* (5227.0) released on 6 June 1988.

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

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

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

Related publications

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

Building Approvals in Statistical Local Areas, NSW (annual) (8733.1)

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)

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

Symbols and other usages

- Nil or rounded to zero
r Revised

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