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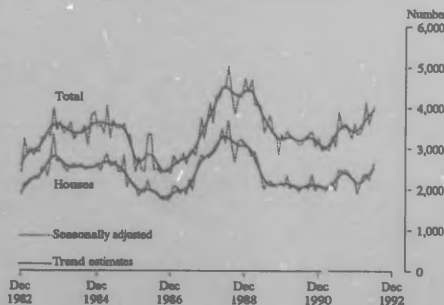
BUILDING APPROVALS, NEW SOUTH WALES, JULY 1992**MAIN FEATURES****NUMBER OF NEW DWELLING UNITS APPROVED**

	July 1991	June 1992	July 1992	July 1991 to July 1992 change	June 1992 to July 1992 change
Original estimate	3,958	4,036	4,088	3%	1%
Seasonally adjusted	3,899	3,642	4,024	3%	4%
Trend estimate	3,471	3,898	3,971	14%	2%

Trend estimates of the number of dwelling units approved in July 1992 in New South Wales (3,971) showed an increase of 2 per cent over the previous month and 14 per cent over the figure for July 1991. In original terms the number of dwelling units approved (4,088) was 1 per cent higher than in the previous month and 3 per cent higher than in July 1991.

The 2,639 private sector houses approved in July 1992 was the highest monthly figure since May 1989.

The value of building jobs approved in New South Wales in July 1992 (\$661.4m) was slightly lower than the previous month but 2 per cent higher than July 1991.

TOTAL DWELLING UNITS APPROVED, NSW**INQUIRIES**

- for further information about statistics in this publication and the availability of unpublished statistics contact Matthew Strange on Sydney (02) 268 4610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

NOTES

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

From July 1990, the statistics relate to 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.

DENIS FARPELL

Deputy Commonwealth Statistician

Unpublished data

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

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

A charge may be made for providing unpublished information in these forms.

For further details please telephone Matthew Strange on (02) 268 4610.

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

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
SYDNEY STATISTICAL DIVISION									
1989-90	10,125	140	10,265	7,538	1,444	8,982	17,663	1,584	19,247
1990-91	10,179	242	10,421	6,428	1,411	7,839	16,607	1,653	18,260
1991-92	11,416	636	12,052	6,832	2,320	9,152	18,248	2,956	21,204
1991—									
May	1,030	34	1,064	728	120	848	1,758	154	1,912
June	780	5	785	579	68	647	1,359	73	1,432
July	1,052	19	1,071	787	33	820	1,839	52	1,891
August	1,012	13	1,025	446	106	552	1,458	119	1,577
September	1,147	75	1,222	638	89	727	1,785	164	1,949
October	964	188	1,152	543	72	615	1,507	260	1,767
November	1,037	99	1,136	569	181	750	1,606	280	1,886
December	712	49	761	434	361	795	1,146	410	1,556
1992—									
January	840	12	852	530	176	706	1,370	188	1,558
February	748	6	754	420	262	682	1,168	268	1,436
March	1,002	61	1,063	624	213	837	1,626	274	1,900
April	906	14	920	573	240	813	1,479	254	1,733
May	913	43	956	766	304	1,070	1,679	347	2,026
June	1,083	57	1,140	502	283	785	1,585	340	1,925
July	1,240	20	1,260	672	201	873	1,912	221	2,133
NEW SOUTH WALES									
1989-90	25,086	435	25,521	12,465	2,249	14,714	37,551	2,684	40,235
1990-91	24,361	545	24,906	11,020	1,942	12,962	35,381	2,487	37,868
1991-92	26,940	1,057	27,997	12,193	3,146	15,339	39,133	4,203	43,336
1991—									
May	2,354	37	2,391	1,138	189	1,327	3,492	226	3,718
June	1,850	36	1,886	907	106	1,013	2,857	142	2,999
July	2,484	72	2,556	1,231	171	1,402	3,715	243	3,958
August	2,422	88	2,510	971	159	1,130	3,593	247	3,840
September	2,505	93	2,598	1,061	168	1,229	3,566	261	3,827
October	2,360	221	2,581	956	86	1,042	3,316	307	3,623
November	2,293	130	2,423	896	205	1,101	3,189	335	3,524
December	1,861	59	1,920	871	422	1,293	2,732	481	3,213
1992—									
January	1,746	29	1,775	927	239	1,166	2,673	268	2,941
February	1,853	14	1,867	850	333	1,183	2,703	347	3,050
March	2,406	111	2,517	1,149	245	1,394	3,555	356	3,911
April	2,267	84	2,351	1,017	381	1,398	3,284	465	3,749
May	2,244	59	2,303	1,198	363	1,561	3,442	422	3,864
June	2,499	97	2,596	1,066	574	1,440	3,565	471	4,036
July	2,639	54	2,693	1,109	286	1,395	3,748	340	4,088

NOTE: The number of self-contained dwelling units approved as part of the construction of non-residential buildings and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were 58 such dwelling units approved in July 1992.

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
SYDNEY STATISTICAL DIVISION														
1989-90	1,061.9	9.8	1,071.8	640.7	116.5	757.2	1,702.6	126.4	1,828.9	665.9	3,328.7	4,534.5	5,682.0	7,029.3
1990-91	1,096.8	19.3	1,116.0	596.5	121.3	717.9	1,693.3	140.6	1,833.9	646.2	2,183.9	2,898.7	4,516.0	5,378.8
1991-92	1,245.6	53.0	1,298.6	536.2	198.6	734.8	1,781.8	251.6	2,033.3	648.8	1,188.2	1,738.8	3,614.1	4,420.9
1991--														
May	112.8	2.5	115.2	75.8	8.1	83.8	188.6	10.5	199.1	65.7	196.4	316.7	449.1	581.5
June	85.0	0.5	85.5	79.7	3.7	83.4	164.7	4.2	168.9	90.5	168.2	254.4	383.3	473.8
July	110.1	1.9	112.0	71.2	2.4	73.6	181.3	4.3	185.6	57.0	72.2	123.4	308.7	366.0
August	103.3	1.3	104.7	29.1	6.0	35.1	132.4	7.3	139.8	50.6	149.5	171.8	332.4	362.2
September	124.2	6.2	130.5	41.0	6.3	47.3	165.2	12.5	177.7	62.2	110.1	124.7	337.5	364.7
October	111.2	14.7	125.9	47.2	5.8	53.0	158.5	20.4	178.9	61.0	87.9	105.4	306.2	345.3
November	112.7	7.5	120.2	46.4	15.7	62.1	159.1	23.2	182.3	57.2	84.1	121.6	300.4	361.1
December	77.1	3.8	80.9	29.9	35.4	65.2	107.0	39.2	146.1	47.3	72.5	105.2	226.3	298.6
1992--														
January	94.1	1.2	95.2	40.9	15.4	56.3	134.9	16.6	151.5	52.2	93.9	123.7	280.7	327.5
February	81.2	0.5	81.7	37.4	23.4	60.9	118.6	23.9	142.6	42.8	115.4	151.0	276.3	336.3
March	115.7	5.3	121.0	51.9	19.8	71.7	167.6	25.0	192.6	53.8	103.8	122.6	325.2	369.1
April	99.5	1.1	100.6	34.9	22.2	57.1	134.4	23.2	157.7	56.8	103.0	158.6	294.3	373.1
May	98.0	4.5	102.4	69.7	26.1	95.8	167.7	30.6	198.3	49.9	105.0	251.3	322.5	306.4
June	118.5	5.0	123.5	36.6	20.2	56.8	155.1	25.2	180.3	57.9	90.7	172.5	303.6	410.7
July	131.4	2.1	133.5	52.0	15.3	67.2	183.3	17.4	200.7	69.8	84.7	134.7	337.8	405.2
NEW SOUTH WALES														
1989-90	2,307.0	34.7	2,341.7	933.2	167.8	1,101.1	3,240.2	202.6	3,442.8	873.4	3,848.1	5,368.4	7,945.8	9,684.6
1990-91	2,336.7	45.9	2,382.5	863.8	161.3	1,025.1	3,200.4	207.2	3,407.7	900.4	2,752.2	3,750.2	6,842.7	8,058.2
1991-92	2,654.6	86.8	2,741.4	890.6	258.3	1,148.8	3,545.2	345.0	3,890.2	902.2	1,695.5	2,483.7	6,137.9	7,275.8
1991--														
May	228.1	2.6	230.8	99.5	12.2	111.7	327.7	14.8	342.4	94.1	243.1	393.7	663.1	830.2
June	187.3	2.9	190.2	99.7	5.9	105.5	287.0	8.8	295.8	69.5	245.7	341.5	602.0	706.8
July	236.0	5.9	241.9	98.2	10.9	109.1	334.2	16.7	350.9	81.4	112.7	215.5	526.5	647.8
August	229.3	6.6	235.9	65.0	8.9	74.0	294.3	15.5	309.9	71.7	208.7	259.6	574.5	641.2
September	247.0	7.7	254.7	66.4	11.3	77.7	313.4	19.0	332.5	85.8	173.9	197.1	573.1	615.3
October	240.4	17.9	258.3	77.8	7.0	84.8	318.3	24.9	343.1	84.7	122.6	150.6	524.3	578.4
November	227.8	10.0	237.7	66.3	17.1	83.5	294.1	27.1	321.2	78.6	134.0	191.7	506.7	598.5
December	181.9	4.6	186.5	58.8	39.6	98.5	240.7	44.2	284.9	67.6	123.9	179.3	431.6	531.8
1992--														
January	176.5	2.7	179.2	66.1	19.8	85.9	242.7	22.5	265.1	67.1	131.7	168.4	441.1	500.7
February	178.9	1.2	180.0	68.4	29.1	97.5	247.3	30.3	277.5	60.4	139.7	196.4	446.7	534.2
March	243.1	9.8	252.8	87.9	22.6	110.5	331.0	32.4	363.3	76.4	148.0	180.1	553.3	619.8
April	223.2	6.7	229.9	62.3	32.4	94.6	283.5	39.0	324.5	77.1	131.8	203.0	494.4	606.3
May	220.7	5.7	226.4	98.3	31.0	129.3	319.0	36.7	357.7	72.4	138.7	310.1	530.1	738.2
June	249.7	8.2	257.9	74.9	28.6	103.5	324.7	36.8	361.4	79.1	129.8	223.0	533.5	663.5
July	263.2	4.7	267.9	79.8	21.0	100.8	342.9	25.7	368.6	92.5	128.1	200.3	563.5	661.4

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

Period	Number of dwelling units				Value (\$m)	
	House		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
1991—r						
May	2,128	2,185	3,108	3,285	296.1	83.5
June	1,967	1,979	3,002	3,057	283.9	72.7
July	2,624	2,496	3,535	3,899	354.9	78.4
August	2,358	2,443	3,218	3,504	303.5	68.1
September	2,596	2,484	3,383	3,628	328.9	80.4
October	2,209	2,420	3,197	3,459	321.5	74.7
November	2,071	2,272	2,948	3,243	301.4	71.4
December	2,144	2,253	3,300	3,592	321.5	78.8
1992—r						
January	1,890	1,908	3,035	3,363	311.9	71.8
February	2,106	2,160	2,988	3,390	307.0	70.5
March	2,218	2,331	3,304	3,583	333.2	75.7
April	2,289	2,381	3,419	4,119	347.5	86.7
May	2,137	2,340	3,217	3,617	315.1	66.3
June	2,386	2,415	3,557	3,862	332.3	78.1
July	2,796	2,662	3,600	4,024	373.2	89.5
TREND ESTIMATES						
1991—r						
May	2,124	2,140	3,030	3,211	287.2	76.2
June	2,226	2,235	3,154	3,352	300.2	76.4
July	2,309	2,332	3,247	3,471	312.5	76.1
August	2,347	2,404	3,291	3,542	320.7	75.6
September	3,320	2,417	3,269	3,547	322.0	75.0
October	2,242	2,368	3,201	3,496	318.8	74.3
November	2,153	2,289	3,130	3,438	315.1	74.2
December	2,085	2,211	3,085	3,417	314.0	74.3
1992—r						
January	2,055	2,162	3,083	3,448	315.1	74.1
February	2,080	2,169	3,132	3,532	318.8	74.3
March	2,144	2,221	3,212	3,633	323.8	75.1
April	2,233	2,298	3,304	3,735	330.0	76.4
May	2,333	2,377	3,392	3,824	336.6	78.0
June	2,437	2,453	3,473	3,898	343.3	79.8
July	2,547	2,533	3,554	3,971	350.5	82.1

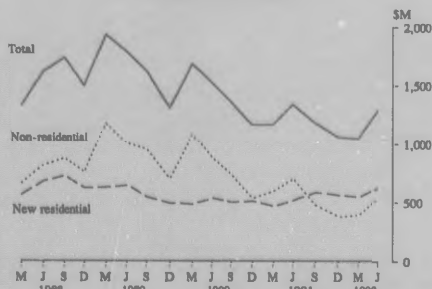
(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average—see paragraphs 20–26 of the Explanatory Notes for a more detailed explanation. (b) Series have been revised due to annual re-analysis of seasonal adjustment factors.

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1989-90	1,328.2	1,548.3	697.9	2,046.2	503.2	2,588.8	3,611.2	5,053.4	6,160.6
1990-91	1,308.8	1,334.3	650.8	1,985.3	504.4	1,873.8	2,354.0	4,288.4	5,043.7
1991-92	1,476.3	1,524.6	783.5	2,306.1	501.7	1,211.9	1,777.9	3,859.2	4,587.7
1991—									
Mar. qtr	305.7	310.1	153.9	464.0	112.1	436.9	592.0	1,001.4	1,158.1
June qtr	336.1	342.9	171.9	514.8	130.4	494.4	697.6	1,134.8	1,342.8
Sept. qtr	395.9	407.2	172.7	579.9	132.7	547.8	472.1	1,043.7	1,184.7
Dec. qtr	360.2	378.1	180.4	538.5	127.9	270.6	376.0	910.7	1,062.4
1992—									
Mar. qtr	334.0	341.6	202.1	543.7	113.8	301.9	392.3	918.1	1,049.8
June qtr	386.2	397.7	228.3	626.0	127.3	291.6	537.3	986.7	1,290.8

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

VALUE OF BUILDING APPROVED, NSW
AT AVERAGE 1984-85 PRICES



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

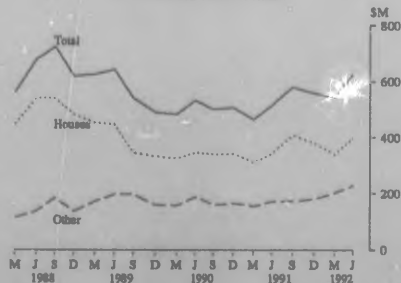


TABLE 1. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
(In millions)

Class of building	1989-90	1990-91	1991-92	1992			
				April	May	June	July
PRIVATE SECTOR							
New houses	2,307.0	2,336.7	2,654.6	223.2	220.7	249.7	263.2
New other residential buildings	933.2	863.8	890.6	62.3	98.3	74.9	79.8
Total new residential building	3,240.2	3,200.4	3,545.2	285.5	319.0	324.7	342.9
Alterations and additions to residential buildings	857.5	890.0	897.1	77.1	72.3	79.1	92.4
Hotels, etc.	599.9	303.9	76.2	2.3	3.0	2.9	2.8
Shops	406.3	600.1	273.6	21.3	47.5	19.8	27.4
Factories	569.9	453.3	262.8	14.9	18.1	16.8	19.8
Offices	1,395.0	348.8	461.6	41.5	21.6	50.8	23.9
Other business premises	456.4	381.0	189.7	9.1	15.4	19.6	19.4
Educational	11.0	117.4	71.9	7.5	3.2	4.8	8.5
Religious	21.9	28.4	28.0	2.0	4.1	1.9	2.0
Health	48.8	50.7	69.8	0.5	2.2	3.6	6.8
Entertainment and recreational	183.5	161.2	198.0	16.6	20.5	6.4	6.9
Miscellaneous	83.3	105.5	63.9	16.1	3.0	3.3	10.5
Total non-residential building	3,048.1	2,732.2	1,895.5	131.8	138.7	129.8	128.1
Total	7,048.8	6,942.7	6,137.9	494.4	538.1	533.5	563.5
PUBLIC SECTOR							
New houses	34.7	45.9	86.8	6.7	5.7	8.2	4.7
New other residential buildings	167.8	161.3	258.3	32.4	31.0	28.6	21.0
Total new residential building	202.6	207.2	345.0	39.0	36.7	36.8	25.7
Alterations and additions to residential buildings	13.9	10.4	5.1	—	0.1	—	0.1
Hotels, etc.	4.1	0.3	0.8	0.1	—	—	—
Shops	25.0	5.6	73.4	0.2	0.2	64.5	1.1
Factories	13.9	13.2	12.3	—	0.9	0.2	0.2
Offices	429.3	337.6	280.3	33.5	128.7	12.6	7.2
Other business premises	297.0	103.5	42.1	2.0	6.8	0.4	2.1
Educational	316.4	224.5	219.6	6.3	29.6	6.4	46.4
Religious	0.5	—	—	—	—	—	—
Health	194.4	143.5	67.0	6.9	1.8	6.2	5.8
Entertainment and recreational	40.3	40.1	40.2	7.9	2.1	1.3	3.1
Miscellaneous	199.5	127.7	50.2	16.0	1.2	1.7	6.4
Total non-residential building	1,320.3	998.0	787.9	72.9	171.3	93.2	72.2
Total	1,726.8	1,215.6	1,138.8	111.9	208.1	130.0	97.9
TOTAL							
New houses	2,341.7	2,382.5	2,741.4	229.9	226.4	257.9	267.9
New other residential buildings	1,101.1	1,025.1	1,148.8	94.6	129.3	103.5	100.8
Total new residential building	3,442.8	3,407.7	3,890.2	324.5	355.7	361.4	368.6
Alterations and additions to residential buildings	873.4	900.4	902.2	77.1	72.4	79.1	92.5
Hotels, etc.	604.0	304.2	77.0	2.4	3.0	2.9	2.8
Shops	431.4	605.7	349.0	21.3	47.7	19.8	28.5
Factories	583.8	468.5	273.1	14.9	19.1	16.9	20.0
Offices	1,624.2	886.5	741.9	73.0	150.3	63.4	31.1
Other business premises	753.5	484.5	231.8	11.1	22.2	19.9	21.5
Educational	397.4	341.8	291.5	13.8	32.8	11.2	54.9
Religious	22.4	28.4	28.0	2.0	4.1	1.9	2.0
Health	243.2	196.1	136.8	7.4	4.0	9.7	12.3
Entertainment and recreational	223.7	201.2	238.1	24.4	22.5	7.7	10.0
Miscellaneous	284.8	233.1	114.1	32.1	4.2	4.9	16.9
Total non-residential building	3,368.4	3,250.2	2,483.7	205.0	310.1	221.8	200.3
Total	9,484.6	8,888.2	7,379.8	686.3	738.3	663.5	661.4

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1 m		\$1 m to 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.												
1990—												
May	6	0.7	3	1.2	—	—	1	1.1	—	—	10	3.0
June	10	1.1	2	0.9	—	—	1	1.0	—	—	13	2.9
July	7	0.7	5	1.6	1	0.6	—	—	—	—	13	2.8
SHOPS												
1992—												
May	50	4.7	20	6.4	9	5.8	3	7.8	3	23.0	85	47.7
June	56	5.4	27	8.8	3	2.3	3	4.6	2	63.2	91	84.3
July	98	8.7	22	6.7	6	4.4	2	2.6	1	6.0	129	28.5
FACTORIES												
1990—												
May	37	3.6	7	1.8	4	2.3	5	11.3	—	—	53	19.1
June	29	3.1	20	5.8	6	4.3	3	3.7	—	—	58	16.9
July	37	3.8	14	4.0	3	2.1	4	10.1	—	—	58	20.0
OFFICES												
1992—												
May	53	5.1	23	6.9	9	5.4	6	7.9	1	125.0	92	150.3
June	63	6.6	23	6.8	10	7.7	10	15.6	2	26.7	108	63.4
July	64	5.9	19	5.5	4	2.7	5	10.5	1	6.3	93	31.1
OTHER BUSINESS PREMISES												
1992—												
May	26	2.7	14	4.6	5	3.2	4	5.7	1	6.0	50	22.2
June	25	2.5	11	3.0	7	4.2	1	3.3	1	7.0	45	19.9
July	34	3.1	12	3.3	6	3.8	7	11.2	1	6.0	59	21.5
EDUCATIONAL												
1992—												
May	13	1.3	4	1.3	3	2.1	2	4.9	3	23.3	25	32.8
June	18	1.9	5	1.5	5	3.4	3	4.4	—	—	31	11.2
July	11	1.3	11	5.6	6	4.0	9	21.0	1	25.0	38	54.9

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

continued												
Period	\$50,000 to less than \$100,000		\$100,000 to less than \$200,000		\$200,000 to less than \$500,000		\$1 m to 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)
RELIGIOUS												
1992—												
May	6	0.8	1	0.3	3	2.1	1	1.0	—	—	11	4.1
June	2	0.2	3	0.7	—	—	1	1.0	—	—	6	1.9
July	2	0.2	4	1.2	1	0.6	—	—	—	—	7	2.0
HEALTH												
1992—												
May	5	0.5	2	0.6	2	1.4	1	1.4	—	—	10	4.0
June	6	0.6	4	1.1	2	1.4	4	6.7	—	—	16	9.7
July	5	0.4	5	1.8	3	1.9	2	8.5	—	—	15	12.5
ENTERTAINMENT AND RECREATIONAL												
1992—												
May	12	1.5	6	2.0	3	2.0	5	10.0	1	7.0	27	22.5
June	16	1.4	11	3.5	4	2.8	—	—	—	—	31	7.7
July	12	1.2	3	1.1	4	2.3	2	5.5	—	—	21	10.0
MISCELLANEOUS												
1992—												
May	15	1.3	4	1.0	1	0.7	1	1.2	—	—	21	4.2
June	13	1.0	5	1.8	—	—	1	2.2	—	—	19	4.9
July	14	1.4	10	2.5	3	2.0	6	11.0	—	—	33	16.9
TOTAL NON-RESIDENTIAL BUILDING												
1992—												
May	223	22.1	84	26.2	39	25.0	29	52.4	9	184.3	384	310.1
June	238	23.7	111	33.9	37	26.1	27	42.5	5	96.8	418	223.0
July	284	26.7	105	31.4	37	24.2	37	80.6	3	37.5	466	200.3

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

Dwelling unit classification	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
SYDNEY STATISTICAL DIVISION						
<i>Houses</i>	1,339	131,253	20	2,107	1,359	133,360
Brick, stone, or concrete	110	19,406	1	140	111	19,546
Brick-veneer	1,060	107,047	19	1,967	1,079	109,015
Timber	54	4,601	—	—	54	4,601
Fibre cement	12	874	—	—	12	874
Other materials	3	324	—	—	3	324
Other residential buildings	672	51,965	201	15,278	873	67,243
Total residential buildings	1,912	183,343	221	17,385	2,133	200,728
HUNTER STATISTICAL DIVISION						
<i>Houses</i>	327	31,860	—	—	327	31,860
Brick, stone, or concrete	19	2,011	—	—	19	2,011
Brick-veneer	274	27,891	—	—	274	27,891
Timber	10	763	—	—	10	763
Fibre cement	16	786	—	—	16	786
Other materials	8	609	—	—	8	609
Other residential buildings	131	8,267	—	—	131	8,267
Total residential buildings	488	40,127	—	—	488	40,127
ILLAWARRA STATISTICAL DIVISION						
<i>Houses</i>	227	22,860	—	—	227	22,860
Brick, stone, or concrete	17	1,685	—	—	17	1,685
Brick-veneer	185	19,382	—	—	185	19,382
Timber	9	750	—	—	9	750
Fibre cement	12	697	—	—	12	697
Other materials	4	346	—	—	4	346
Other residential buildings	54	3,170	29	1,784	83	4,954
Total residential buildings	281	24,830	29	1,784	310	27,614
BALANCE OF NEW SOUTH WALES						
<i>Houses</i>	844	76,958	34	2,813	878	79,772
Brick, stone, or concrete	163	16,271	1	75	164	16,346
Brick-veneer	546	51,654	33	2,538	579	54,192
Timber	63	4,611	—	—	63	4,611
Fibre cement	47	2,898	—	—	47	2,898
Other materials	25	1,524	—	—	25	1,524
Other residential buildings	252	16,387	56	3,902	308	20,289
Total residential buildings	1,897	93,445	90	6,815	1,987	99,960
NEW SOUTH WALES						
<i>Houses</i>	2,637	262,891	34	4,721	2,691	267,612
Brick, stone, or concrete	309	38,573	2	215	311	38,588
Brick-veneer	2,085	203,774	52	4,506	2,117	210,279
Timber	136	10,726	—	—	136	10,726
Fibre cement	87	5,255	—	—	87	5,255
Other materials	40	2,803	—	—	40	2,803
Other residential buildings	1,109	79,789	286	20,965	1,395	100,752
Total residential buildings	3,740	343,846	340	25,684	4,080	369,429

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

TABLE 8. NEW RESIDENTIAL DWELLINGS APPROVED, BY TYPE AND STATISTICAL DIVISION, NSW
JULY 1992

Other residential building										
Statistical division	Houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total residential buildings	
		1 storey	2 or more storeys	Total	1-3 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Sydney	1,260	204	37	241	389	105	138	632	873	2,133
Hunter	327	44	21	65	66	—	—	66	131	458
Illawarra	227	41	9	46	37	—	—	37	83	310
Richmond-Tweed	148	32	—	32	60	14	—	74	106	254
Mid-North Coast	201	43	—	43	67	—	—	67	110	311
Northern	74	—	—	—	12	—	—	12	12	86
North Western	44	—	—	—	13	—	—	13	13	57
Central West	94	—	—	—	7	—	—	7	7	101
South Eastern	189	—	—	—	47	—	—	47	47	236
Murrumbidgee	84	—	—	—	5	—	—	5	5	89
Murray	44	—	—	—	8	—	—	8	8	52
Far West	1	—	—	—	—	—	—	—	—	1
New South Wales	2,493	364	63	427	711	119	138	948	1,399	4,888
VALUE (\$'000)										
Sydney	133,484.8	14,338.2	3,020.0	17,358.2	28,994.5	5,795.0	15,195.0	49,884.5	67,242.7	200,727.5
Hunter	31,859.9	2,862.4	1,402.0	4,264.4	4,002.7	—	—	4,002.7	8,267.0	40,126.9
Illawarra	22,860.3	2,309.6	490.0	2,799.6	2,154.0	—	—	2,154.0	4,953.6	27,813.9
Richmond-Tweed	12,033.8	1,505.0	—	1,505.0	3,920.6	1,130.0	—	5,050.6	6,555.6	18,589.4
Mid-North Coast	18,679.2	3,474.4	—	3,474.4	4,331.4	—	—	4,331.4	7,826.0	26,505.2
Northern	7,257.5	—	—	—	680.0	—	—	680.0	680.0	7,927.5
North Western	3,924.1	—	—	—	550.8	—	—	550.8	550.8	4,474.9
Central West	8,379.6	—	—	—	380.0	—	—	380.0	380.0	8,759.6
South Eastern	17,814.7	—	—	—	3,596.3	—	—	3,596.3	3,596.3	21,411.0
Murrumbidgee	7,323.6	—	—	—	325.0	—	—	325.0	325.0	7,648.6
Murray	4,209.1	—	—	—	375.0	—	—	375.0	375.0	4,584.1
Far West	50.0	—	—	—	—	—	—	—	—	50.0
New South Wales	247,876.5	24,489.5	4,912.0	29,401.5	49,238.4	6,928.8	18,195.0	71,388.4	100,782.1	248,628.7

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

Statistical area	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										
Botany (M)	3	—	356	—	—	—	612	3,981	4,373	5,340
Lakshburn (M)	10	—	898	8	—	640	2,040	4,310	4,660	8,238
Mazraatville (M)	—	—	—	—	—	—	218	1,700	1,700	1,918
South Sydney (C)	1	—	150	52	—	8,000	989	1,912	1,912	11,051
Sydney (C) — Inner & Remainder	—	—	—	—	—	—	445	9,012	16,302	16,747
Inner Sydney (SSD)	14	—	1,404	60	—	8,640	4,303	20,915	28,947	43,294
Randwick (C)	6	—	931	26	—	1,895	1,805	879	28,436	33,087
Waverley (M)	1	—	450	13	—	1,375	3,131	155	285	5,241
Woolahra (M)	2	—	675	—	—	—	2,752	604	604	4,031
Eastern Suburbs (SSD)	9	—	2,056	39	—	3,270	7,688	1,638	29,323	42,339
Huntville (C)	15	—	1,584	29	88	8,305	1,279	680	680	11,848
Kogarah (M)	6	—	1,025	2	—	300	740	—	193	2,259
Rookdale (M)	7	—	958	9	—	600	1,417	267	267	3,242
Rothland (B)	86	—	10,971	98	—	7,753	4,168	1,725	1,725	24,617
St George-Sutherland (SSD)	114	—	14,538	138	88	16,958	7,806	2,672	2,865	41,967
Bankstown (C)	30	—	2,661	13	55	5,204	1,353	3,000	3,555	12,773
Canterbury (M)	7	—	977	15	—	1,144	1,254	1,873	2,341	5,715
Canterbury-Bankstown (SSD)	37	—	3,638	28	55	6,347	2,807	4,873	5,896	18,488
Fairfield (C)	36	—	4,596	7	—	450	1,643	788	788	7,477
Liverpool (C)	100	15	10,638	45	17	3,615	248	521	1,251	15,752
Fairfield-Liverpool (SSD)	156	15	15,234	52	17	4,065	1,891	1,309	2,039	23,229
Camden (M)	61	—	5,563	2	—	170	133	4,241	4,549	10,414
Campbelltown (C)	91	—	6,817	27	—	1,450	1,012	2,400	9,187	18,465
Wollondilly (B)	33	—	2,809	—	—	—	355	120	120	3,284
Outer South Western Sydney (SSD)	183	—	15,189	29	—	1,620	1,499	6,761	13,856	32,164
Artfield (M)	—	—	—	—	—	—	183	410	2,139	2,322
Burwood (M)	1	—	120	—	14	853	35	400	549	1,557
Concord (M)	2	—	257	—	—	—	443	—	—	700
Drummond (M)	—	—	—	—	—	—	976	—	—	976
Stratfield (M)	4	—	974	—	—	—	836	1,384	1,384	3,194
Inner Western Sydney (SSD)	7	—	1,351	—	14	853	2,474	2,194	4,072	8,750



RELEASE OF NEW DATA

OTHER RESIDENTIAL BUILDING APPROVALS

From July 1992, new data are available in respect of building approvals for *Other residential buildings*.

The new data are based on the Dwelling Structure Classification (DSC) which has recently been developed by the ABS to provide a standard classification for the different types of dwelling structures (houses, flats, townhouses, etc.).

In particular, for building approvals, DSC provides more details on medium and high density housing by allowing *Other residential building* approvals to be classified as follows:

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

A summary of these data from July 1992 is contained in Table 8 of this bulletin. More detailed data are also available on request. For example, for each of the DSC categories shown above, the following details are available:

- Data by Statistical Local Area
- Type of work (New/Alterations and Additions)
- Type of ownership (Private sector/Public sector)
- Number of jobs
- Number of dwelling units created
- Value of approval
- Floor area (square metres)
- Dwelling Commencements by DSC type
- Attached dual occupancies/granny flats to existing houses.

Depending on your preferences, data may be made available in a variety of output media including photocopy, computer printout, floppy disk and clerically extracted tabulation. You can access unpublished data from as little as \$20, or alternatively we can extract the data for you.

For further information telephone Matthew Strange on (02) 266 4610.

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total (\$'000)	Private sector (number)	Public sector (number)	Total (\$'000)				
SYDNEY STATISTICAL DIVISION—continued										
Auburn (M)	4	—	485	—	—	—	517	8,350	2,350	9,351
Hobroyd (C)	8	—	837	59	—	3,618	993	655	655	5,703
Paramatta (C)	2	2	487	10	—	516	2,538	11,799	11,949	15,489
Central Western Sydney (SSD)	14	2	1,809	69	—	4,134	3,647	20,804	20,954	30,543
Blue Mountains (C)	53	—	5,091	—	—	—	1,306	—	—	6,397
Hawkesbury (C)	35	—	3,409	10	—	625	361	3,465	3,465	7,860
Penrith (C)	122	—	9,545	6	—	352	1,438	1,722	1,722	13,057
Outer Western Sydney (SSD)	210	—	18,045	16	—	977	3,105	5,187	5,187	27,314
Berrimah Hills (S)	40	—	7,438	—	—	—	2,927	80	1,592	11,918
Blacktown (C)	114	—	10,201	10	25	3,097	2,019	5,298	5,363	20,680
Blacktown-Berrimah Hills (SSD)	154	—	17,640	10	25	3,097	4,946	5,378	6,915	32,598
Hunter's Hill (M)	5	—	1,994	—	—	—	112	—	—	2,106
Lens Cove (M)	4	—	635	—	—	—	1,110	—	—	1,745
Mosman (M)	—	—	—	—	—	—	2,040	—	243	2,282
North Sydney (M)	4	—	630	—	—	—	1,680	1,892	2,442	4,751
Ryde (C)	26	1	3,359	3	2	410	2,831	2,494	2,894	9,494
Willoughby (C)	6	—	598	—	—	—	2,822	1,100	1,100	4,520
Lower Northern Sydney (SSD)	39	1	7,216	1	2	410	10,395	5,486	6,878	24,869
Hornsby (S)	69	—	8,174	92	—	7,837	2,224	1,280	1,280	19,515
Ku-ring-gai (M)	17	—	3,525	—	—	—	4,750	460	660	8,935
Hornsby-Ku-ring-gai (SSD)	86	—	11,699	92	—	7,837	6,974	1,740	1,940	28,450
Manly (M)	—	—	—	6	—	1,150	1,233	127	127	2,510
Pittwater (M)	12	—	2,217	—	—	—	2,071	1,877	2,017	6,305
Warringah (S)	20	—	2,497	41	—	2,000	4,105	625	755	9,357
Northern Beaches (SSD)	32	—	4,714	47	—	3,150	7,409	2,629	2,899	18,172
Geofford (C)	94	—	8,596	69	—	4,635	2,896	1,826	1,826	17,955
Wyong (S)	119	2	10,357	20	—	1,250	2,138	1,312	1,312	15,087
Geofford-Wyong (SSD)	203	2	18,954	89	—	5,883	5,036	3,138	3,138	33,011
Sydney (SD)	1,240	20	153,488	672	291	67,243	69,779	84,723	134,710	488,216

TABLE 9. BUILDING APPROVED IN STATISTICAL LOCAL AREAS OF NSW, JULY 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)	
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
HUNTER STATISTICAL DIVISION										
Castlemock (C)	24	—	1,935	—	—	—	333	475	475	2,743
Lake Macquarie (C)	94	—	9,014	28	—	1,929	2,102	1,707	2,082	15,127
Maitland (C)	43	—	3,952	11	—	630	478	—	—	5,061
Newcastle (C) — Inner & Remender	23	—	2,286	62	—	3,757	3,731	5,782	10,741	20,514
Port Stephens (S)	87	—	8,478	12	—	816	528	691	811	10,633
Newcastle (SSD)	271	—	25,665	113	—	7,132	7,173	8,654	14,108	54,078
Dungog (S)	4	—	361	—	—	—	64	—	—	425
Glenview (S)	1	—	47	—	—	—	85	—	—	132
Great Lakes (S)	24	—	2,642	8	—	620	345	70	70	3,677
Macriva (C)	1	—	160	—	—	—	—	734	734	894
Macquarundi (S)	—	—	—	—	—	—	—	—	—	—
Maxwellbrook (S)	6	—	786	10	—	515	110	178	2,048	3,459
Scots (S)	7	—	728	—	—	—	162	63	63	953
Singleton (S)	13	—	1,471	—	—	—	181	3,374	3,374	5,026
Hunter SD Balance (SSD)	56	—	6,195	18	—	1,133	946	4,819	6,280	14,564
Hunter (SSD)	327	—	31,860	131	—	8,267	8,119	13,873	28,397	68,643
ILLAWARRA STATISTICAL DIVISION										
Kiama (M)	13	—	1,762	—	—	—	251	—	—	2,013
Shellharbour (M)	38	—	3,731	28	—	1,613	823	807	807	6,973
Wollongong (C)	39	—	4,838	10	23	2,292	1,852	760	5,399	14,381
Wollongong (SSD)	90	—	10,331	38	23	3,905	2,926	1,567	6,205	23,367
Shellharbour (C)	100	—	8,969	14	—	787	951	1,730	3,926	14,483
Wingenscombe (S)	37	—	3,561	2	6	411	473	1,390	1,390	5,835
Illawarra SD Balance (SSD)	137	—	12,330	16	6	1,049	1,424	3,120	5,316	20,318
Illawarra (SSD)	227	—	22,860	54	29	4,954	4,350	4,686	11,521	43,685
RICHMOND-TWEED STATISTICAL DIVISION										
Tweed (S) P.A	29	—	2,483	46	—	2,718	473	2,930	7,730	13,404
Tweed Heads (SSD)	29	—	2,483	46	—	2,718	473	2,930	7,730	13,404
Ballina (S)	30	—	2,894	26	—	1,867	395	1,186	1,261	6,417
Byron (S)	30	—	2,529	—	—	—	84	360	410	3,002
Coolah (M)	4	—	297	—	—	—	25	200	200	522
Kyogle (S)	7	—	394	—	—	—	15	150	150	539
Lismore (C)	16	—	1,095	14	—	862	411	1,342	1,532	3,900
Richmond River (S)	9	—	767	—	—	—	122	115	115	1,004
Tweed (S) P.B	23	—	1,576	6	14	1,109	67	—	—	2,752
Richmond-Tweed SD Balance (SSD)	119	—	9,550	46	14	3,838	1,099	3,352	3,668	18,155
Richmond-Tweed (SSD)	148	—	12,834	92	14	4,956	1,572	6,282	11,996	31,589

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	House			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)	7	—	608	—	—	—	51	230	230	889
Coffs Harbour (C)	56	10	5,528	24	28	4,420	448	571	931	11,327
Copmanshurst (S)	3	—	293	—	—	—	—	—	—	293
Grafton (C)	7	—	741	5	—	305	51	—	—	1,097
Maclean (S)	13	—	1,006	7	—	270	93	—	—	1,369
Narrabri (S)	8	—	644	3	—	220	15	1,500	1,500	2,379
Nymbyda (S)	4	—	247	—	—	—	91	100	100	438
Tilmer (S)	5	—	555	—	—	—	—	—	—	555
Terrace (SSD)	103	10	9,620	39	28	5,715	750	2,401	2,701	18,346
Greater Taree (C)	42	—	4,854	28	—	1,606	828	763	763	8,052
Hastings (M)	35	—	3,315	15	—	1,005	225	—	290	4,835
Kempsey (S)	11	—	890	—	—	—	76	250	250	1,216
Lord Howe Island	—	—	—	—	—	—	—	—	—	—
Hastings (SSD)	88	—	9,059	43	—	2,611	1,129	1,013	1,303	14,102
Mid-North Coast (SD)	191	10	18,679	82	28	7,826	1,879	3,614	4,864	32,469
NORTHERN STATISTICAL DIVISION										
Barraba (S)	—	—	—	—	—	—	—	—	—	—
Bogan (S)	—	—	—	—	—	—	—	—	482	482
Cumedeah (S)	3	—	325	2	—	100	14	70	70	508
Inverell (S) Pt A	6	—	653	—	—	—	35	187	251	999
Maitland (S)	2	—	130	—	—	—	30	—	—	160
Nundle (S)	—	—	—	—	—	—	—	—	—	—
Parry (S)	9	—	737	—	—	—	126	150	150	1,013
Quintindi (S)	1	—	59	—	—	—	20	—	—	79
Tareeworth (C)	24	—	2,527	10	—	580	160	898	1,048	4,315
Yallara (S)	—	—	—	—	—	—	—	—	—	—
Northern Slopes (SSD)	43	—	4,430	12	—	680	383	1,305	2,001	7,496
Armidale (C)	11	—	1,121	—	—	—	194	250	400	1,715
Dumaresq (S)	1	—	170	—	—	—	22	—	—	192
Glenn Innes (M)	—	—	—	—	—	—	46	—	—	46
Guyra (S)	—	—	—	—	—	—	—	88	88	88
Inverell (S) Pt B	2	—	118	—	—	—	80	—	—	198
Seymour (S)	—	—	—	—	—	—	—	—	—	—
Tenterfield (S)	4	—	339	—	—	—	15	—	—	354
Uralla (S)	3	—	246	—	—	—	45	—	—	291
Walcha (S)	1	—	130	—	—	—	—	—	—	130
Northern Tablelands (SSD)	22	—	2,134	—	—	—	402	538	488	3,014
Murrumbidgee (S)	6	—	613	—	—	—	50	80	80	743
Narrabri (S)	1	—	90	—	—	—	85	—	—	175
North Central Plains (SSD)	7	—	703	—	—	—	133	80	80	918
Northern (SD)	74	—	7,388	12	—	680	921	1,723	2,569	11,431

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
NORTH WESTERN STATISTICAL DIVISION										
Coolah (S)	—	—	—	—	—	—	—	—	—	—
Coomamberran (S)	2	—	170	5	—	120	74	—	—	364
Dubbo (C)	12	—	1,213	—	—	—	145	564	564	1,922
Gilgandra (S)	—	—	—	—	—	—	23	—	—	23
Modgess (S)	15	5	1,773	3	—	136	132	250	250	2,292
Nazromina (S)	3	—	219	—	—	—	30	—	—	249
Wellington (S)	—	—	—	—	—	—	148	—	—	148
Central Macquarie (SSD)	32	5	3,376	9	—	256	352	814	814	4,998
Bogan (S)	—	—	—	—	—	—	—	—	—	—
Coomamble (S)	1	—	71	—	—	—	—	—	—	71
Walgett (S)	3	—	213	—	4	295	35	—	—	543
Waggon (S)	1	—	70	—	—	—	—	—	—	70
Macquarie-Barron (SSD)	5	—	355	—	4	295	35	—	—	685
Bourke (S)	1	—	83	—	—	—	—	—	—	83
Brewarrina (S)	1	—	111	—	—	—	50	—	—	161
Cobar (S)	—	—	—	—	—	—	68	—	—	68
Upper Darling (SSD)	2	—	194	—	—	—	118	—	—	311
North Western (SD)	39	5	3,924	9	4	551	795	814	814	5,993
CENTRAL WEST STATISTICAL DIVISION										
Bathurst (C)	17	1	1,656	4	—	230	150	280	580	2,617
Blayney (S) Pt A	—	—	—	—	—	—	—	100	100	100
Cabonne (S) Pt A	2	—	165	—	—	—	45	—	—	210
Evans (S) Pt A	2	—	222	—	—	—	—	—	—	222
Orange (C)	35	—	3,357	—	—	—	522	2,240	2,240	6,119
Bathurst-Orange (SSD)	56	1	5,400	4	—	230	717	2,620	2,920	9,267
Blayney (S) Pt B	2	—	116	—	—	—	10	—	—	126
Cabonne (S) Pt B	—	—	—	—	—	—	—	—	—	—
Evans (S) Pt B	1	—	68	—	—	—	125	—	—	193
Greater Lithgow (C)	17	—	1,519	—	—	—	127	—	—	1,647
Obeiran (S)	3	—	221	—	—	—	85	—	—	306
Rylstone (S)	—	—	—	—	—	—	—	—	—	—
Central Tablelands (excl. Bathurst-Orange) (SSD)	23	—	1,924	—	—	—	347	—	—	2,271
Blind (S)	—	—	—	—	—	—	34	—	—	34
Cabonne (S) Pt C	2	—	191	—	—	—	—	735	735	926
Cowna (S)	5	—	335	—	—	—	63	—	—	398
Forbes (S)	—	—	—	—	—	—	65	—	—	65
Lachlan (S)	—	—	—	—	—	—	—	—	—	—
Parkes (S)	7	—	530	3	—	150	25	810	810	1,515
Waddan (S)	—	—	—	—	—	—	—	—	—	—
Lachlan (SSD)	14	—	1,053	3	—	150	187	1,545	1,545	2,937
Central West (SD)	93	1	8,388	7	—	388	1,251	4,168	4,463	14,476

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
SOUTH EASTERN STATISTICAL DIVISION										
Queanbeyan (C)	32	4	3,983	13	—	1,073	111	200	200	5,366
Queanbeyan (SSD)	32	4	3,983	13	—	1,073	111	200	200	5,366
Boatswaine (S)	3	—	242	—	—	—	—	—	—	242
Crockwell (S)	1	—	68	—	—	—	19	—	—	87
Goulburn (C)	5	—	546	—	—	—	80	200	1,120	1,746
Gunning (S)	1	—	46	—	—	—	20	—	—	68
Harden (S)	3	—	265	—	—	—	17	190	190	472
Malwasse (S)	8	—	708	—	—	—	10	—	—	718
Tallaganda (S)	7	—	515	—	—	—	57	—	—	572
Yarraville (S)	22	—	2,182	—	—	—	150	—	—	2,332
Yass (S)	13	—	1,479	—	—	—	340	—	—	1,819
Young (S)	8	—	516	5	—	490	58	—	—	1,064
Southern Tablelands (excl. Queanbeyan) (SSD)	71	—	8,568	5	—	490	750	390	1,310	9,119
Bega Valley (S)	18	—	1,482	13	10	1,518	248	571	571	3,818
Barabodalla (S)	47	3	4,456	6	—	516	634	2,014	2,014	7,619
Lower South Coast (SSD)	65	3	5,937	19	10	2,034	881	2,585	2,585	11,437
Bombala (S)	2	—	140	—	—	—	15	57	57	212
Cooma-Monaro (S)	7	—	696	—	—	—	75	50	50	821
Snowy River (S)	5	—	490	—	—	—	—	—	—	490
Snowy (SSD)	14	—	1,326	—	—	—	90	107	107	1,523
South Eastern (SD)	183	7	17,815	37	18	3,996	1,832	3,282	4,282	27,445
MURRUMBIDGEE STATISTICAL DIVISION										
Coolamon (S)	—	—	—	—	—	—	—	—	—	—
Cootamundra (S)	4	—	353	3	—	195	48	—	—	596
Quandagai (S)	1	—	58	—	—	—	20	120	120	198
Junee (S)	—	—	—	—	—	—	24	570	570	594
Lockhart (S)	1	—	50	—	—	—	20	—	—	70
Narrandera (S)	1	—	200	—	—	—	40	590	590	830
Temora (S)	1	—	90	—	—	—	25	73	73	188
Tumut (S)	1	1	169	—	—	—	101	170	170	439
Wagga Wagga (C)	55	—	4,611	2	—	130	415	3,605	3,605	8,761
Central Murrumbidgee (SSD)	64	1	5,331	3	—	325	693	5,128	5,128	11,677
Corrumbidgee (S)	1	—	45	—	—	—	—	—	—	45
Griffith (C)	5	4	924	—	—	—	168	—	—	1,092
Hay (S)	2	—	235	—	—	—	11	—	—	246
Leeton (S)	6	—	503	—	—	—	92	—	—	595
Murrumbidgee (S)	1	—	85	—	—	—	—	—	—	85
Lower Murrumbidgee (SSD)	15	4	1,792	—	—	—	270	—	—	2,062
Murrumbidgee (SD)	79	5	7,264	5	—	325	963	5,128	5,128	13,740

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

Statistical area	New residential building						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MURRAY STATISTICAL DIVISION										
Albury (C)	13	—	1,412	—	—	—	584	345	345	2,341
Hume (S)	2	—	189	—	—	—	78	—	—	267
Albury (SSD)	15	—	1,601	—	—	—	662	345	345	2,607
Corowa (S)	7	1	557	—	—	—	76	—	—	634
Chilston (S)	—	—	—	—	—	—	—	—	—	—
Holbrook (S)	1	—	140	—	—	—	—	—	—	140
Tumbarumba (S)	—	1	101	—	—	—	86	513	513	700
Urana (S)	—	—	—	—	—	—	—	—	—	—
Upper Murray (excl. Albury) (SSD)	8	2	798	—	—	—	162	513	513	1,474
Berrigan (S)	3	—	259	—	—	—	26	—	—	285
Conargo (S)	—	—	—	—	—	—	—	—	—	—
Dumaliquin (M)	5	2	565	—	—	—	—	—	—	565
Jerilderie (S)	—	—	—	—	—	—	—	—	—	—
Murray (S)	4	—	463	—	—	—	—	—	—	463
Wakool (S)	1	—	120	8	—	375	—	—	—	495
Windsor (S)	—	—	—	—	—	—	—	—	—	—
Central Murray (SSD)	15	2	1,407	8	—	375	26	—	—	1,808
Belconn (S)	—	—	—	—	—	—	—	—	—	—
Wentworth (S)	2	2	404	—	—	—	184	—	76	663
Murray-Darling (SSD)	2	2	404	—	—	—	184	—	76	663
Murray (SD)	38	6	4,289	8	—	375	1,434	838	934	6,533
FAR WEST STATISTICAL DIVISION										
Broken Hill (C)	1	—	50	—	—	—	61	—	138	249
Central Darling (S)	—	—	—	—	—	—	—	—	—	—
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—
Far West (SD)	1	—	50	—	—	—	61	—	138	249
NEW SOUTH WALES										
New South Wales	2,639	54	267,877	1,189	286	100,752	92,465	128,149	288,348	661,433

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

2. Statistics of building work approved are compiled from:

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

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

Scope and coverage

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

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

5. From July 1990, the statistics cover:

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

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

Definitions

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

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

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

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

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

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

Building classification

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Statistical areas of New South Wales

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

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

(b) *Statistical Subdivisions (SSDs)*. These consist of one or more SLAs and form the intermediate size spatial unit for the presentation of regional data.

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

(d) *Statistical Districts*. To provide comparable statistics over a period of time, statistical districts have been defined around selected urban centres, with a population

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

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

General

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

Seasonal adjustment

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

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

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

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

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

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

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

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

Estimates at constant prices

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

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

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

Related publications

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

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

Building Approvals, Australia (monthly) (8731.0)

Building Activity, Australia (quarterly) (8752.0)

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

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

Engineering Construction Survey (quarterly) (8762.0).

Symbols and other usages

C City
M Municipality

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

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



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