

**DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES,
NEW SOUTH WALES, FEBRUARY 1994**

NOTE: There was a break in series from November 1990. For more information, see paragraph 2 of the Explanatory Notes.

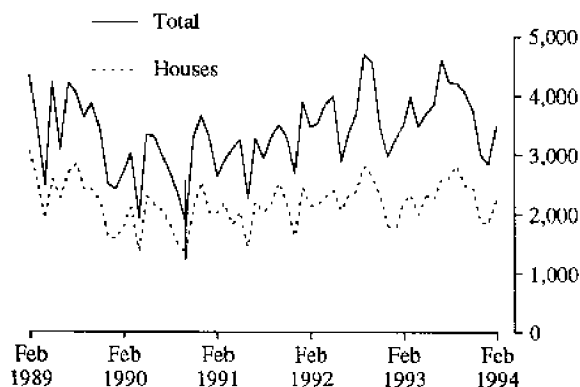
MAIN FEATURES

The total number of dwelling units commenced in New South Wales in February 1994 (3,493) was 23% higher than in the previous month (2,839) and slightly lower than in February 1993 (3,500).

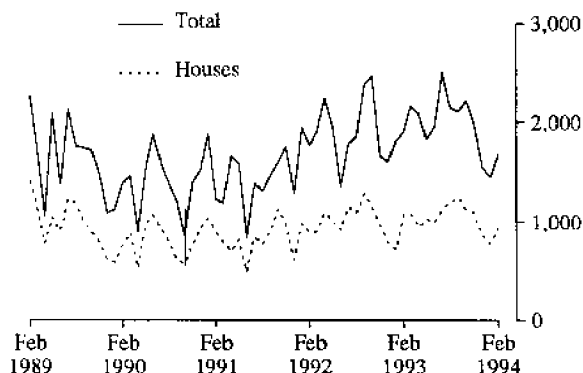
The number of houses commenced in New South Wales in February 1994 (2,247) was 22% higher than in the previous month (1,846) while for the Sydney Statistical Division the increase was 20% (from 775 to 930).

The number of dwelling units in other residential buildings commenced in February 1994 (1,246) was 25% higher than in the previous month (993).

DWELLINGS COMMENCED IN NSW



DWELLINGS COMMENCED IN SYDNEY



Indicates a break in series.

INQUIRIES

- for further information about statistics in this publication and the availability of related unpublished statistics, contact Geoff Howat on (02) 268 4610.
- for information about other ABS statistics and services please refer to the back of this publication.

NOTES

The statistics on dwelling unit commencements are compiled from data supplied in monthly reports provided by local and other government authorities. The statistics relate to the number of new dwelling units reported as commencements of new houses and new other residential buildings.

Explanatory notes are provided at the back of this publication.

GREG BRAY
Deputy Commonwealth Statistician

Unpublished data

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

- Photocopy
- Microfiche
- Computer printout or floppy disk
- Clerically extracted tabulation

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

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

TABLE 1. DWELLING UNITS COMMENCED, NSW
(Number of dwelling units)

Period	Private sector			Public sector			Total		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
1991-92	25,183	11,403	36,586	1,033	3,038	4,071	26,216	14,441	40,657
1992-93	26,439	14,671	41,110	739	2,700	3,439	27,178	17,371	44,549
<i>July-February—</i>									
1992-93	17,841	9,436	27,277	440	1,823	2,263	18,281	11,259	29,540
1993-94	18,489	10,151	28,640	459	1,100	1,559	18,948	11,233	30,199
<i>1993—</i>									
February	2,124	899	3,023	89	388	477	2,213	1,287	3,500
March	2,237	1,388	3,625	84	275	359	2,321	1,663	3,984
April	1,951	1,420	3,371	50	58	108	2,001	1,478	3,479
May	2,228	1,222	3,450	89	145	234	2,317	1,367	3,684
June	2,182	1,205	3,387	76	399	475	2,258	1,604	3,862
July	2,410	1,592	4,002	189	424	613	2,599	2,016	4,615
August	2,501	1,369	3,870	121	237	358	2,622	1,606	4,228
September	2,818	1,346	4,164	4	49	53	2,822	1,395	4,217
October	2,466	1,437	3,903	17	134	151	2,483	1,553	4,054
November	2,428	1,268	3,696	22	39	61	2,450	1,307	3,757
December	1,868	1,063	2,931	11	54	65	1,879	1,117	2,996
<i>1994—</i>									
January	1,815	937	2,752	31	56	87	1,846	993	2,839
February	2,183	1,139	3,322	64	107	171	2,247	1,246	3,493

TABLE 2. DWELLING UNITS COMMENCED IN SELECTED STATISTICAL DIVISIONS
(Number of dwelling units)

Period	Private sector			Public sector			Total		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
SYDNEY STATISTICAL DIVISION									
1991-92	10,479	6,612	17,091	600	2,275	2,875	11,079	8,887	19,966
1992-93	11,919	9,464	21,383	382	1,758	2,140	12,301	11,222	23,523
<i>1993—</i>									
February	1,027	536	1,563	46	297	343	1,073	833	1,906
March	1,041	909	1,950	42	166	208	1,083	1,075	2,158
April	918	1,114	2,032	30	36	66	948	1,150	2,098
May	992	735	1,727	34	68	102	1,026	803	1,829
June	964	659	1,623	30	304	334	994	963	1,957
July	1,035	1,120	2,155	95	254	349	1,130	1,374	2,504
August	1,110	816	1,926	84	142	226	1,194	958	2,152
September	1,245	828	2,073	—	41	41	1,245	869	2,114
October	1,120	984	2,104	3	115	118	1,123	1,099	2,222
November	1,094	850	1,944	2	39	41	1,096	889	1,985
December	864	638	1,502	1	54	55	865	692	1,557
<i>1994—</i>									
January	765	625	1,390	10	48	58	775	673	1,448
February	908	692	1,600	22	50	72	930	742	1,672

TABLE 2. DWELLING UNITS COMMENCED IN SELECTED STATISTICAL DIVISIONS—continued
(Number of dwelling units)

Period	Private sector			Public sector			Total		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
HUNTER STATISTICAL DIVISION									
1991-92	3,135	1,446	4,581	128	242	370	3,263	1,688	4,951
1992-93	3,214	1,594	4,808	69	199	268	3,283	1,793	5,076
1993—									
February	251	71	322	11	31	42	262	102	364
March	287	160	447	11	14	25	298	174	472
April	180	125	305	6	4	10	186	129	315
May	269	133	402	6	—	6	275	133	408
June	284	170	454	4	16	20	288	186	474
July	415	180	595	14	24	38	429	204	633
August	360	138	498	8	25	33	368	163	531
September	387	163	550	4	6	10	391	169	560
October	367	191	558	3	17	20	370	208	578
November	275	113	388	—	—	—	275	113	388
December	228	105	333	—	—	—	228	105	333
1994—									
January	241	137	378	14	—	14	255	137	392
February	324	169	493	25	8	33	349	177	526
ILLAWARRA STATISTICAL DIVISION									
1991-92	2,368	553	2,921	94	209	303	2,462	762	3,224
1992-93	2,310	939	3,249	26	246	272	2,336	1,185	3,521
1993—									
February	208	102	310	9	35	44	217	137	354
March	119	78	197	2	37	39	121	115	236
April	179	43	222	—	—	—	179	43	222
May	204	109	313	—	—	—	204	109	313
June	189	52	241	12	—	12	201	52	253
July	211	62	273	28	27	55	239	89	328
August	207	98	305	1	23	24	208	121	329
September	329	66	395	—	—	—	329	66	395
October	223	92	315	—	—	—	223	92	315
November	218	90	308	1	—	1	219	90	309
December	145	113	258	—	—	—	145	113	258
1994—									
January	77	10	87	—	8	8	77	18	95
February	231	63	294	—	—	—	231	63	294
BALANCE OF NEW SOUTH WALES									
1991-92	9,201	2,792	11,993	211	312	523	9,412	3,104	12,516
1992-93	8,996	2,674	11,670	262	497	759	9,258	3,171	12,429
1993—									
February	638	190	828	23	25	48	661	215	876
March	790	241	1,031	29	58	87	819	299	1,118
April	674	138	812	14	18	32	688	156	844
May	763	245	1,008	49	77	126	812	322	1,134
June	745	324	1,069	30	79	109	775	403	1,178
July	749	230	979	52	119	171	801	349	1,150
August	824	317	1,141	28	47	75	852	364	1,216
September	857	289	1,146	—	2	2	857	291	1,148
October	756	170	926	11	2	13	767	172	939
November	841	215	1,056	19	—	19	860	215	1,075
December	631	207	838	10	—	10	641	207	848
1994—									
January	732	165	897	7	—	7	739	165	904
February	720	215	935	17	49	66	737	264	1,001

TABLE 3. HOUSES COMMENCED, BY MATERIAL OF OUTER WALLS, NSW

<i>Period</i>	<i>Double brick (a)</i>	<i>Brick veneer</i>	<i>Fibre cement</i>	<i>Timber</i>	<i>Other and not stated</i>	<i>Total</i>
PRIVATE SECTOR						
1991-92	3,116	18,747	1,239	1,757	324	25,183
1992-93	3,203	19,857	1,133	1,763	483	26,439
<i>1993—</i>						
February	210	1,663	65	147	39	2,124
March	291	1,665	101	150	30	2,237
April	264	1,424	101	124	38	1,951
May	328	1,590	94	149	67	2,228
June	344	1,512	86	155	85	2,182
July	313	1,698	91	192	116	2,410
August	365	1,723	97	192	124	2,501
September	347	2,114	115	168	74	2,818
October	327	1,796	96	186	61	2,466
November	303	1,817	101	148	59	2,428
December	279	1,335	78	132	44	1,868
<i>1994—</i>						
January	265	1,298	73	141	38	1,815
February	253	1,656	91	146	37	2,183
PUBLIC SECTOR						
1991-92	20	991	9	2	11	1,033
1992-93	67	658	9	2	3	739
<i>1993—</i>						
February	1	88	—	—	—	89
March	2	82	—	—	—	84
April	11	39	—	—	—	50
May	15	73	—	—	1	89
June	11	59	5	—	1	76
July	29	137	1	2	20	189
August	21	98	—	—	2	121
September	—	4	—	—	—	4
October	1	16	—	—	—	17
November	7	15	—	—	—	22
December	4	7	—	—	—	11
<i>1994—</i>						
January	5	26	—	—	—	31
February	5	59	—	—	—	64
TOTAL						
1991-92	3,136	19,738	1,248	1,759	335	26,216
1992-93	3,270	20,515	1,142	1,765	486	27,178
<i>1993—</i>						
February	211	1,751	65	147	39	2,213
March	293	1,747	101	150	30	2,321
April	275	1,463	101	124	38	2,001
May	343	1,663	94	149	68	2,317
June	355	1,571	91	155	86	2,258
July	342	1,835	92	194	136	2,599
August	386	1,821	97	192	126	2,622
September	347	2,118	115	168	74	2,822
October	328	1,812	96	186	61	2,483
November	310	1,832	101	148	59	2,450
December	283	1,342	78	132	44	1,879
<i>1994—</i>						
January	270	1,324	73	141	38	1,846
February	258	1,715	91	146	37	2,247

(a) Includes house constructed with outer walls of stone or concrete.

TABLE 4. HOUSES COMMENCED IN STATISTICAL DIVISIONS

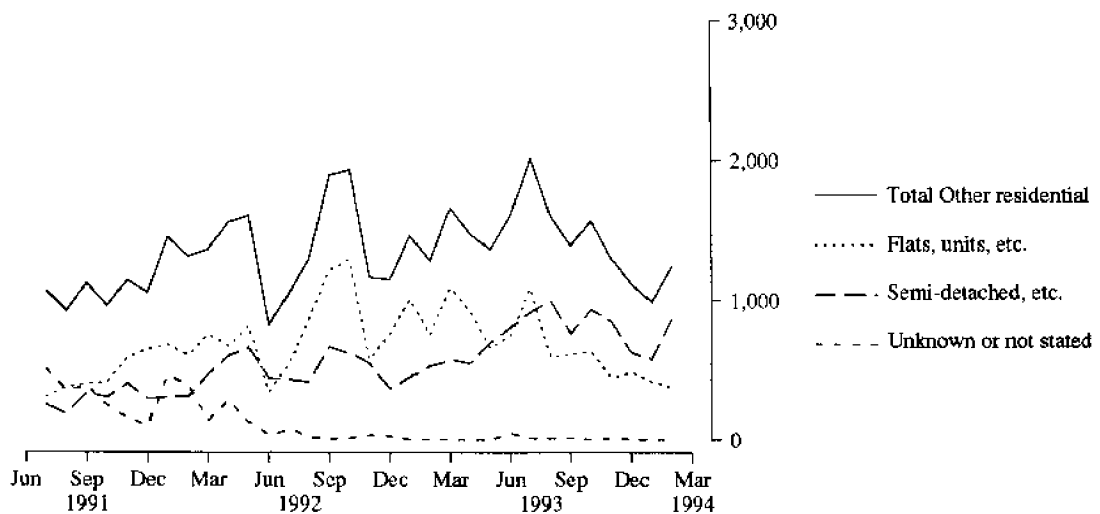
Statistical division	January 1994					February 1994						
	Double brick (a)	Brick veneer	Fibre cement	Timber	Other and not stated	Total	Double brick (a)	Brick veneer	Fibre cement	Timber	Other and not stated	Total
PRIVATE SECTOR												
Sydney	94	596	15	53	7	765	102	747	8	41	10	908
Hunter	32	167	14	19	9	241	37	244	15	22	6	324
Illawarra	3	68	4	2	—	77	13	185	13	16	4	231
Richmond-Tweed	10	118	3	19	2	152	5	138	1	19	4	167
Mid-North Coast	33	108	3	7	7	158	20	115	7	11	2	155
Northern	8	20	5	8	1	42	9	30	11	6	2	58
North Western	5	17	2	2	1	27	3	34	6	2	—	45
Central West	42	44	6	1	4	97	27	23	5	2	2	59
South Eastern	30	77	16	25	5	153	26	35	12	22	5	100
Murrumbidgee	5	59	4	4	—	72	5	64	11	3	2	85
Murray	3	24	1	1	2	31	6	41	2	2	—	51
Far West	—	—	—	—	—	—	—	—	—	—	—	—
New South Wales	265	1,298	73	141	38	1,815	253	1,656	91	146	37	2,183
PUBLIC SECTOR												
Sydney	—	10	—	—	—	10	1	21	—	—	—	22
Hunter	—	14	—	—	—	14	1	24	—	—	—	25
Illawarra	—	—	—	—	—	—	—	—	—	—	—	—
Richmond-Tweed	—	—	—	—	—	—	1	—	—	—	—	1
Mid-North Coast	—	2	—	—	—	2	—	4	—	—	—	4
Northern	2	—	—	—	—	2	—	—	—	—	—	—
North Western	2	—	—	—	—	2	—	2	—	—	—	2
Central West	1	—	—	—	—	1	—	4	—	—	—	4
South Eastern	—	—	—	—	—	—	—	2	—	—	—	2
Murrumbidgee	—	—	—	—	—	—	2	—	—	—	—	2
Murray	—	—	—	—	—	—	—	2	—	—	—	2
Far West	—	—	—	—	—	—	—	—	—	—	—	—
New South Wales	5	26	—	—	—	31	5	59	—	—	—	64
TOTAL												
Sydney	94	606	15	53	7	775	103	768	8	41	10	930
Hunter	32	181	14	19	9	255	38	268	15	22	6	349
Illawarra	3	68	4	2	—	77	13	185	13	16	4	231
Richmond-Tweed	10	118	3	19	2	152	6	138	1	19	4	168
Mid-North Coast	33	110	3	7	7	160	20	119	7	11	2	159
Northern	10	20	5	8	1	44	9	30	11	6	2	58
North Western	7	17	2	2	1	29	3	36	6	2	—	47
Central West	43	44	6	1	4	98	27	27	5	2	2	63
South Eastern	30	77	16	25	5	153	26	37	12	22	5	102
Murrumbidgee	5	59	4	4	—	72	7	64	11	3	2	87
Murray	3	24	1	1	2	31	6	43	2	2	—	53
Far West	—	—	—	—	—	—	—	—	—	—	—	—
New South Wales	270	1,324	73	141	38	1,846	258	1,715	91	146	37	2,247

(a) Includes houses constructed with outer walls of stone or concrete.

**TABLE 5. NEW DWELLING UNITS COMMENCED IN OTHER RESIDENTIAL BUILDINGS, BY TYPE IN STATISTICAL DIVISIONS
FEBRUARY 1994**

Statistical division	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Unknown or not stated	Total	
	1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			Total
NUMBER									
Sydney	239	309	548	84	81	29	194	—	742
Hunter	125	29	154	23	—	—	23	—	177
Illawarra	33	—	33	17	—	13	30	—	63
Richmond-Tweed	47	2	49	28	19	—	47	—	96
Mid-North Coast	45	—	45	16	—	17	33	—	78
Northern	2	—	2	5	—	—	5	—	7
North Western	8	—	8	5	—	—	5	—	13
Central West	8	—	8	12	—	—	12	—	20
South Eastern	2	—	2	3	—	—	3	—	5
Murrumbidgee	21	—	21	7	—	—	7	—	28
Murray	2	—	2	15	—	—	15	—	17
Far West	—	—	—	—	—	—	—	—	—
New South Wales	532	340	872	215	100	59	374	—	1,246
VALUE (\$'000)									
Sydney	18,556	19,014	37,570	5,703	6,260	2,350	14,314	—	51,884
Hunter	7,965	2,338	10,304	1,599	—	—	1,599	—	11,903
Illawarra	2,058	—	2,058	1,380	—	2,300	3,680	—	5,738
Richmond-Tweed	2,832	180	3,012	1,558	1,800	—	3,358	—	6,370
Mid-North Coast	3,274	—	3,274	1,640	—	3,200	4,840	—	8,114
Northern	120	—	120	282	—	—	282	—	402
North Western	502	—	502	230	—	—	230	—	732
Central West	523	—	523	649	—	—	649	—	1,172
South Eastern	200	—	200	320	—	—	320	—	520
Murrumbidgee	1,292	—	1,292	418	—	—	418	—	1,710
Murray	165	—	165	755	—	—	755	—	920
Far West	—	—	—	—	—	—	—	—	—
New South Wales	37,487	21,532	59,020	14,535	8,060	7,850	30,445	—	89,465

NEW OTHER RESIDENTIAL DWELLING UNITS COMMENCED, NSW



**TABLE 6. DWELLING UNITS COMMENCED BY TYPE OF RESIDENTIAL BUILDING IN STATISTICAL LOCAL AREAS
(Number of dwelling units)**

Statistical area	Houses												Other residential buildings												Total										
	1993			1994			1994			1993			1994			1993			1994			Nov.	Dec.	Jan.	Feb.										
	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.																	
SYDNEY STATISTICAL DIVISION																																			
Botany (A)	1	1	2	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—						
Leichhardt (A)	4	4	5	4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—					
Marrickville (A)	—	1	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—					
South Sydney (C)	—	1	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—					
Sydney (C)—Inner and Remainder	—	7	7	7	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—				
Inner Sydney SSD	5	7	7	7	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—				
Randwick (A)	8	—	16	8	3	3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—			
Waverley (A)	1	2	2	1	1	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—			
Woolahra (A)	2	3	3	3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—			
Eastern Suburbs SSD	11	5	21	12	4	4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—			
Hurstville (C)	12	23	3	3	10	16	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—		
Kogarah (A)	—	—	7	14	8	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—		
Rockdale (A)	4	8	9	5	8	3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—		
Sutherland Shire (A)	67	48	70	58	64	77	33	73	72	48	48	157	201	100	121	142	106	221	278	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
St George—Sutherland SSD	83	79	89	80	90	97	75	81	88	48	48	200	235	158	160	177	128	290	332	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Bankstown (C)	29	19	17	28	38	21	58	60	55	48	48	5	26	87	79	72	76	43	47	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Canterbury (A)	6	8	13	5	4	4	19	27	34	2	2	—	—	25	35	47	7	4	4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Canterbury—Bankstown SSD	35	27	30	33	42	25	77	87	89	50	50	5	26	112	114	119	83	47	51	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Fairfield (C)	62	36	30	29	39	11	26	7	38	9	9	17	—	88	43	68	38	56	11	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Liverpool (C)	62	220	69	102	69	118	21	75	48	38	19	43	201	83	295	117	140	88	161	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Fairfield—Liverpool SSD	124	256	99	131	108	129	47	82	86	47	47	36	43	171	338	185	178	144	172	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Camden (A)	65	35	67	47	11	43	—	8	2	2	—	—	—	65	43	69	49	11	43	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Campbelltown (C)	73	84	102	52	39	58	15	17	26	26	18	18	18	88	101	128	78	57	76	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Wollondilly (A)	24	23	13	8	12	31	—	2	—	—	—	—	4	24	25	13	8	12	35	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Outer South Western Sydney SSD	162	142	182	107	62	132	15	27	28	28	28	18	22	177	169	210	135	80	154	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Ashfield (A)	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Burwood (A)	2	4	4	—	2	4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Concord (A)	3	2	3	—	2	3	16	—	12	18	—	—	—	19	2	15	18	2	5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Drummoyne (A)	—	4	—	1	—	1	—	6	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Strathfield (A)	—	12	8	3	1	1	—	—	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Inner Western Sydney SSD	6	22	15	4	5	9	16	6	14	21	—	—	—	22	28	29	25	5	37	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

TABLE 6. DWELLING UNITS COMMENCED BY TYPE OF RESIDENTIAL BUILDING IN STATISTICAL LOCAL AREAS—continued
(Number of dwelling units)

Statistical area	Houses												Other residential buildings												Total
	1993			1994			1993			1994			1993			1994			1993			1994			
	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	
SYDNEY STATISTICAL DIVISION—continued																									
Auburn (A)	1	10	3	—	2	1	—	6	8	—	2	—	1	16	11	—	4	—	1	64	17	—	4	1	
Hobroyd (A)	8	11	7	14	2	—	44	53	10	32	—	—	—	64	17	46	2	—	—	64	17	46	2	—	
Parramatta (C)	20	13	28	19	1	25	16	68	130	45	—	70	36	81	158	64	1	—	—	81	158	64	1	95	
Central	29	34	38	33	5	26	60	127	148	77	2	70	89	161	186	110	7	—	—	161	186	110	7	96	
Western Sydney SSD	36	64	24	14	65	25	—	2	—	—	—	2	36	66	24	14	—	—	—	66	24	14	65	27	
Blue Mountains (C)	35	20	6	20	36	10	23	6	2	10	17	20	58	26	8	30	53	30	—	26	8	30	53	30	
Hawkesbury (C)	123	66	43	67	36	55	117	12	18	8	48	24	240	78	61	75	84	79	—	78	61	75	84	79	
Penrith (C)	194	150	73	101	137	90	140	20	20	18	65	46	334	170	93	119	202	136	—	170	93	119	202	136	
Outer Western Sydney SSD	44	37	49	16	25	48	41	21	26	8	26	24	85	58	75	24	51	72	—	58	75	24	51	72	
Baulkham Hills (A)	220	94	148	131	105	146	55	98	70	15	75	63	275	192	218	146	180	209	—	192	218	146	180	209	
Blacktown (C)	264	131	197	147	130	194	96	119	96	23	101	87	360	250	293	170	231	281	—	250	293	170	231	281	
Blacktown— Baulkham Hills SSD	4	3	4	1	—	8	—	2	2	—	4	—	4	5	6	1	4	8	—	5	6	1	4	8	
Hunter's Hill (A)	—	—	5	4	2	5	—	—	10	—	9	—	—	—	15	4	11	5	—	—	15	4	11	5	
Lane Cove (A)	—	3	—	—	—	1	4	10	6	2	—	—	4	13	6	2	—	1	—	13	6	2	—	1	
Mosman (A)	6	3	4	—	6	4	10	13	8	47	21	6	16	16	12	47	27	10	—	16	12	47	27	10	
North Sydney (A)	7	14	12	8	7	2	26	209	24	14	24	—	33	223	36	22	31	2	—	223	36	22	31	2	
Ryde (C)	3	6	4	3	7	7	2	4	8	2	—	27	5	10	12	5	7	34	—	10	12	5	7	34	
Willoughby (C)	20	29	29	16	22	27	42	238	58	65	58	33	62	267	87	81	80	60	—	267	87	81	80	60	
Lower Northern Sydney SSD	47	50	39	18	16	43	44	44	36	16	54	45	91	94	75	34	70	88	—	94	75	34	70	88	
Hornsby (A)	8	9	19	19	11	13	4	4	18	—	—	22	12	13	37	19	11	35	—	13	37	19	11	35	
Ku-ring-gai (A)	55	59	58	37	27	56	48	48	54	16	54	67	103	107	112	53	81	123	—	107	112	53	81	123	
Hornsby-Ku-ring-gai SSD	—	3	11	5	2	—	—	2	4	—	2	—	—	5	15	5	4	—	—	5	15	5	4	—	
Mainly (A)	2	17	8	3	1	7	—	2	14	—	2	—	2	19	22	3	3	7	—	19	22	3	3	7	
Pittwater (A)	18	20	25	11	11	10	6	42	26	24	10	16	24	62	51	35	21	26	—	62	51	35	21	26	
Warringah (A)	20	40	44	19	14	17	6	46	44	24	14	16	26	86	88	43	28	33	—	86	88	43	28	33	
Northern Beaches SSD	87	71	106	70	48	44	114	9	20	79	23	8	201	80	126	149	71	52	—	80	126	149	71	52	
Gosford (C)	150	71	108	69	81	78	39	31	40	24	68	22	189	102	148	93	149	100	—	102	148	93	149	100	
Wyong (A)	237	142	214	139	129	122	153	40	60	103	91	30	390	182	274	242	220	152	—	182	274	242	220	152	
Gosford-Wyong SSD	1,245	1,123	1,096	866	775	930	869	1,101	859	692	673	742	2,114	2,224	1,955	1,558	1,448	1,672	—	2,224	1,955	1,558	1,448	1,672	
SYDNEY SD																									

TABLE 6. DWELLING UNITS COMMENCED BY TYPE OF RESIDENTIAL BUILDING IN STATISTICAL LOCAL AREAS—continued
(Number of dwelling units)

Statistical area	Houses												Other residential buildings												Total
	1993			1994			1994			1993			1994			1993			1994						
	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	
HUNTER STATISTICAL DIVISION																									
Cessnock (C)	4	12	9	15	32	12	—	2	—	12	2	—	4	14	9	27	34	12	4	14	9	27	34	12	
Lake Macquarie (C)	155	203	106	78	69	131	42	132	51	71	39	57	197	335	157	149	108	188	157	335	157	149	108	188	
Maitland (C)	25	45	42	41	27	22	8	10	29	8	8	—	33	55	71	49	35	22	33	55	71	49	35	22	
Newcastle (C)—Inner and Remainder	29	14	2	18	34	67	19	10	2	6	66	63	48	24	4	24	100	130	48	24	4	24	100	130	
Port Stephens (A)	104	35	29	34	48	63	70	4	14	2	8	27	174	39	43	36	56	90	174	39	43	36	56	90	
Newcastle SSD	317	309	188	186	210	295	139	158	96	99	123	147	456	467	284	285	333	442	456	467	284	285	333	442	
Dungog (A)	7	2	7	8	5	4	—	—	—	—	—	—	7	2	7	8	5	4	7	2	7	8	5	4	
Gloucester (A)	2	1	6	—	—	4	—	—	—	—	2	—	2	—	6	—	2	4	2	—	6	—	2	4	
Great Lakes (A)	14	22	24	13	12	15	22	21	9	—	—	18	36	43	33	13	12	33	36	43	33	13	12	33	
Murrumbidgee (A)	1	—	2	2	3	2	—	—	—	—	—	—	1	—	2	2	3	2	1	—	2	2	3	2	
Murrumbidgee (A)	2	1	3	1	2	2	—	—	—	—	—	2	2	—	3	1	2	4	2	—	3	1	2	4	
Muswellbrook (A)	7	5	11	2	10	3	—	4	—	2	—	—	7	9	11	4	10	3	7	9	11	4	10	3	
Scone (A)	14	18	19	3	1	8	2	2	8	2	—	4	16	20	27	5	1	12	16	20	27	5	1	12	
Singleton (A)	27	12	15	13	12	16	6	23	—	2	12	6	33	35	15	15	24	22	33	35	15	15	24	22	
Hunter SD Balance SSD	74	61	87	42	45	54	30	50	17	6	14	30	104	111	104	48	59	84	104	111	104	48	59	84	
HUNTER SD	391	370	275	228	255	349	169	208	113	105	137	177	560	578	388	333	392	526	560	578	388	333	392	526	
ILLAWARRA STATISTICAL DIVISION																									
Kiama (A)	12	18	14	9	9	9	—	6	10	4	—	—	12	24	24	13	9	9	12	24	24	13	9	9	
Sivellharbour (A)	42	27	54	38	15	24	10	26	25	70	2	7	52	53	79	108	17	31	52	53	79	108	17	31	
Wollongong (C)	57	34	85	37	26	51	21	18	30	22	6	31	78	52	115	59	32	82	78	52	115	59	32	82	
Wollongong SSD	111	79	153	84	50	84	31	50	65	96	8	38	142	129	218	180	58	122	142	129	218	180	58	122	
Shoalhaven (C)	195	100	45	57	11	121	31	32	11	17	10	25	226	132	56	74	21	146	226	132	56	74	21	146	
Wingecarribee (A)	23	44	21	4	16	26	4	10	14	—	—	—	27	54	35	4	16	26	27	54	35	4	16	26	
Illawarra SD Balance SSD	218	144	66	61	27	147	35	42	25	17	10	25	253	186	91	78	37	172	253	186	91	78	37	172	
ILLAWARRA SD	329	223	219	145	77	231	66	92	90	113	18	63	395	315	309	258	95	294	395	315	309	258	95	294	

TABLE 6. DWELLING UNITS COMMENCED BY TYPE OF RESIDENTIAL BUILDING IN STATISTICAL LOCAL AREAS—continued
(Number of dwelling units)

Statistical area	Houses												Other residential buildings												Total						
	1993			1994			1994			1993			1994			1994			1993			1994			1994						
	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	
RICHMOND-TWEED STATISTICAL DIVISION																															
Tweed (A) Pt A	41	55	31	23	37	51	28	15	19	18	34	31	69	70	50	41	71	82													
Tweed Heads SSD	41	55	31	23	37	51	28	15	19	18	34	31	69	70	50	41	71	82													
Ballina (A)	32	24	17	2	42	21	19	17	12	—	21	26	51	41	29	2	63	47													
Byron (A)	40	20	—	1	28	41	71	4	—	—	10	14	111	24	—	1	38	55													
Casino (A)	6	5	11	5	4	8	—	—	2	2	—	2	6	5	13	7	4	10													
Kyogle (A)	—	13	6	1	3	4	—	3	—	—	—	—	—	16	6	1	3	4													
Lismore (C)	30	10	15	14	23	17	17	9	7	2	12	13	47	19	22	16	35	30													
Richmond River (A)	13	10	5	9	6	5	—	—	—	—	—	2	13	10	5	9	6	7													
Tweed (A) Pt B	18	15	14	16	9	21	12	10	4	—	6	8	30	25	18	16	15	29													
<i>Richmond-Tweed</i>																															
<i>SD Balance SSD</i>	139	97	68	48	115	117	119	43	25	4	49	65	258	140	93	52	164	182													
RICHMOND-TWEED SD	180	152	99	71	152	168	147	58	44	22	83	96	327	210	143	93	235	264													
MID-NORTH COAST STATISTICAL DIVISION																															
Bellingen (A)	13	8	5	1	4	13	—	2	—	—	—	—	13	10	5	1	4	13													
Coffs Harbour (C)	62	42	50	44	64	46	14	18	6	4	11	8	76	60	56	48	75	54													
Copmanhurst (A)	1	1	—	6	2	2	—	—	—	—	—	—	1	1	—	6	2	2													
Grafton (C)	6	3	5	—	5	2	17	3	3	7	—	2	23	6	8	7	5	4													
Macleay (A)	10	15	5	—	13	5	8	2	8	—	2	15	18	17	13	—	15	20													
Nambucca (A)	17	11	5	10	14	5	2	—	—	4	—	2	19	11	5	14	14	7													
Nymboida (A)	6	8	9	—	8	1	—	—	—	—	—	—	6	8	9	—	8	1													
Ullmarra (A)	6	6	7	5	1	3	—	—	—	—	—	—	6	6	7	5	1	3													
<i>Clarence SSD</i>	121	94	86	66	111	77	41	25	17	15	13	27	162	119	103	81	124	104													
Greater Taree (C)	15	28	20	8	17	7	6	11	4	—	3	2	21	39	24	8	20	9													
Hastings (A)	56	39	71	50	21	61	12	2	4	32	—	49	68	41	75	82	21	110													
Kempsey (A)	16	3	10	4	11	14	3	—	2	—	—	—	19	3	12	4	11	14													
<i>Hastings SSD</i>	87	70	101	62	49	82	21	13	10	32	3	51	108	83	111	94	52	133													
MID-NORTH COAST SD	208	164	187	128	160	159	62	38	27	47	16	78	270	202	214	175	176	237													

TABLE 6. DWELLING UNITS COMMENCED BY TYPE OF RESIDENTIAL BUILDING IN STATISTICAL LOCAL AREAS—continued
(Number of dwelling units)

Statistical area	Total																
	Houses						Other residential buildings										
	1993		1994		1994		1993		1994		1994						
Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.
NORTH WESTERN STATISTICAL DIVISION																	
Coolah (A)	1	—	2	1	1	3	—	—	—	—	—	1	—	2	1	1	3
Coonabarabran (A)	6	2	2	4	1	3	—	—	14	—	—	—	—	6	4	1	5
Dubbo (C)	16	8	50	20	16	24	2	2	14	6	2	2	18	10	28	22	26
Gilgandra (A)	1	1	3	—	2	1	—	2	—	—	—	—	1	3	—	2	7
Mudgee (A)	8	9	8	—	4	6	—	—	—	—	—	—	8	9	—	4	9
Narramine (A)	7	3	2	1	1	1	—	—	—	—	—	—	7	3	1	1	1
Wellington (A)	1	2	4	4	1	1	—	—	—	—	—	—	1	2	4	1	1
Central Macquarie SSD	40	25	71	30	26	39	2	4	28	6	13	42	29	99	38	32	52
Bogan (A)	—	2	—	1	1	2	—	—	—	—	—	—	—	—	1	1	2
Coonamble (A)	2	2	1	—	—	1	—	—	—	—	—	—	2	2	—	—	1
Walgett (A)	3	1	2	1	1	3	—	—	—	—	—	—	3	1	1	1	3
Warren (A)	—	—	—	2	—	2	—	—	—	—	—	—	—	—	2	—	2
Macquarie-Barwon SSD	5	5	3	4	2	8	—	—	—	—	—	5	5	3	4	2	8
Bourke (A)	—	—	—	1	—	—	—	—	—	—	—	—	—	—	1	—	—
Brewarrina (A)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Cobar (A)	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Upper Darling SSD	1	—	—	1	1	1	—	—	—	—	—	—	—	—	1	1	—
NORTH WESTERN SD	46	30	74	35	29	47	4	4	28	6	13	50	34	102	43	35	60

TABLE 6. DWELLING UNITS COMMENCED BY TYPE OF RESIDENTIAL BUILDING IN STATISTICAL LOCAL AREAS—continued
(Number of dwelling units)

Statistical area	Houses												Other residential buildings												Total	
	1993			1994			1994			1993			1994			1994			1994		1994					
	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Nov.	Dec.	Jan.	Feb.				
CENTRAL WEST STATISTICAL DIVISION																										
Bathurst (C)	4	9	51	46	25	17	2	2	22	4	—	8	6	11	73	50	25	25	—	—	—	25				
Blayney (A) Pt A	1	2	1	1	—	2	—	—	—	—	—	—	1	2	1	1	—	—	—	—	—	2				
Cabonne (A) Pt A	2	2	3	—	—	—	—	—	—	—	—	—	2	2	1	—	—	—	—	—	—	—				
Evans (A) Pt A	1	—	3	3	—	1	—	—	—	—	—	—	1	—	3	3	—	—	—	—	—	1				
Orange (C)	7	10	—	18	—	2	—	—	—	2	—	—	7	10	—	20	—	—	—	—	—	2				
Bathurst-Orange SSD	15	23	56	68	25	22	2	2	22	6	—	8	17	25	78	74	25	30	—	—	—	30				
Blayney (A) Pt B	—	—	—	—	—	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2				
Cabonne (A) Pt B	—	2	—	—	1	—	—	—	—	—	—	—	—	2	—	—	—	—	—	—	—	2				
Evans (A) Pt B	2	4	2	4	1	2	—	—	—	—	—	—	2	4	2	4	1	2	—	—	—	2				
Greater Lithgow (C)	7	6	8	8	9	7	—	—	—	—	—	—	7	6	8	8	9	7	—	—	—	7				
Oberon (A)	3	8	—	2	3	12	—	—	—	—	—	—	3	8	—	2	3	12	—	—	—	12				
Rylstone (A)	1	—	—	—	—	1	—	—	—	—	—	—	1	—	—	—	—	—	—	—	—	1				
Central Tablelands (excl. Bathurst-Orange) SSD	13	20	10	14	14	24	—	—	—	—	—	—	13	20	10	14	14	24	—	—	—	24				
Bland (A)	1	2	—	—	1	—	—	—	—	—	—	—	1	2	—	—	—	—	—	—	—	—				
Cabonne (A) Pt C	4	4	—	3	—	—	—	—	—	—	—	—	4	4	—	3	—	—	—	—	—	—				
Cowra (A)	6	6	11	2	7	10	—	—	—	—	—	—	6	6	11	6	7	12	—	—	—	—				
Forbes (A)	3	1	2	4	3	7	—	4	—	—	—	—	3	5	2	4	3	7	—	—	—	—				
Lachlan (A)	1	4	2	4	3	—	—	—	—	—	—	—	1	4	2	4	3	7	—	—	—	—				
Parkes (A)	—	—	24	32	45	—	—	—	4	14	9	10	—	—	28	46	54	10	—	—	—	—				
Weddin (A)	—	2	1	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	—	—	—				
Lachlan SSD	15	19	40	45	59	17	—	4	4	18	9	12	15	23	44	63	68	29	—	—	—	—				
CENTRAL WEST SD	43	62	106	127	98	63	2	6	26	24	9	20	45	68	132	151	107	83	—	—	—	—				

TABLE 6. DWELLING UNITS COMMENCED BY TYPE OF RESIDENTIAL BUILDING IN STATISTICAL LOCAL AREAS—continued
(Number of dwelling units)

Statistical area	Houses												Other residential buildings												Total	
	1993			1994			1994			1993			1994			1993			1994			Jan.	Feb.			
	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.								
Queanbeyan (C)	12	39	45	50	6	5	7	16	33	28	5	2	19	55	78	78	11	7								
Queanbeyan SSD	12	39	45	50	6	5	7	16	33	28	5	2	19	55	78	78	11	7								
Boorowa (A)	—	1	2	4	—	—	—	—	—	—	—	—	—	1	2	4	—	—								
Crookwell (A)	—	3	1	1	—	—	—	—	—	—	—	—	—	3	1	1	—	—								
Goulburn (C)	8	5	6	6	15	6	—	—	5	—	—	—	8	5	11	6	15	6								
Gunning (A)	2	—	11	1	6	2	—	—	—	—	—	—	2	—	11	1	6	2								
Harden (A)	1	3	1	2	—	1	—	—	—	—	—	—	1	3	1	2	—	1								
Mulwarrig (A)	8	9	4	5	5	4	—	—	2	—	—	—	8	9	6	5	5	4								
Tallaganda (A)	1	—	—	2	3	3	—	—	—	—	2	—	1	—	—	2	5	4								
Yarrowlumia (A)	2	9	9	3	6	10	—	—	—	—	—	—	2	9	9	3	6	10								
Yass (A)	8	—	—	1	—	—	—	—	—	—	—	—	8	—	—	1	—	—								
Young (A)	8	2	9	7	1	3	—	—	6	—	—	—	8	2	15	7	1	3								
Southern Tablelands (excl. Queanbeyan) SSD	38	32	43	32	36	29	—	—	13	—	2	—	38	32	56	32	38	29								
Bega Valley (A)	29	32	37	9	15	29	2	4	5	2	2	3	31	36	42	11	17	32								
Eurobodalla (A)	97	25	23	3	80	25	32	2	—	—	5	—	129	27	23	3	85	25								
Lower South Coast SSD	126	57	60	12	95	54	34	6	5	2	7	3	160	63	65	14	102	57								
Bombala (A)	2	1	1	1	—	—	—	4	—	—	—	—	2	5	1	1	—	—								
Cooma-Monaro (A)	5	2	3	4	3	6	—	—	—	—	—	—	5	2	3	4	3	6								
Snowy River (A)	4	5	22	11	13	8	2	—	8	6	4	—	6	5	30	17	17	8								
Snowy SSD	11	8	26	16	16	14	2	4	8	6	4	—	13	12	34	22	20	14								
SOUTH EASTERN SD	187	136	174	110	153	102	43	26	59	36	18	5	230	162	233	146	171	107								

TABLE 6. DWELLING UNITS COMMENCED BY TYPE OF RESIDENTIAL BUILDING IN STATISTICAL LOCAL AREAS—continued
(Number of dwelling units)

Statistical area	Houses												Other residential buildings												Total
	1993			1994			1994			1993			1994			1993			1994						
	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	
MURRUMBIDGEE STATISTICAL DIVISION																									
Coolamon (A)	3	1	—	3	1	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Cootamundra (A)	3	—	4	2	5	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Gundagai (A)	1	2	2	—	2	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junee (A)	1	6	1	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Lockhart (A)	—	—	2	1	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Narrandera (A)	3	3	1	2	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Temora (A)	—	3	—	2	—	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Turnit (A)	8	12	9	10	—	6	—	—	13	4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Wagga Wagga (C)	44	67	52	42	51	62	6	12	5	7	17	9	50	79	57	49	68	71	—	—	—	—	—	—	—
Central Murrumbidgee SSD	63	94	71	63	61	76	6	12	18	14	19	16	69	106	89	77	80	92	—	—	—	—	—	—	—
Carrathool (A)	—	—	1	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Griffith (C)	7	4	11	7	5	4	—	4	4	7	—	12	7	8	15	14	5	16	—	—	—	—	—	—	—
Hay (A)	—	—	—	2	—	3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Leeton (A)	2	4	1	5	4	4	4	2	—	6	—	—	6	6	1	11	4	4	—	—	—	—	—	—	—
Murrumbidgee (A)	1	1	2	2	1	—	—	—	—	—	—	—	1	1	2	2	2	1	—	—	—	—	—	—	—
Lower Murrumbidgee SSD	10	9	15	16	11	11	4	6	4	13	5	12	14	15	19	29	16	23	—	—	—	—	—	—	—
MURRUMBIDGEE SD	73	103	86	79	72	87	10	18	22	27	24	28	83	121	108	106	96	115	—	—	—	—	—	—	—

TABLE 6. DWELLING UNITS COMMENCED BY TYPE OF RESIDENTIAL BUILDING IN STATISTICAL LOCAL AREAS—continued
(Number of dwelling units)

Statistical area	Other residential buildings												Total					
	Houses						Other residential buildings											
	1993		1994		1993		1994		1993		1994							
Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	
MURRAY STATISTICAL DIVISION																		
Albury (C)	21	13	36	8	11	26	4	2	—	16	4	15	25	15	36	24	15	41
Hume (A)	6	2	3	6	2	3	—	—	—	—	—	—	6	2	3	6	2	3
Albury SSD	27	15	39	14	13	29	4	2	—	16	4	15	31	17	39	30	17	44
Corowa (A)	3	6	11	6	3	10	—	3	—	—	—	2	3	9	11	6	3	12
Culcairn (A)	—	1	3	1	—	—	—	—	—	—	—	—	—	1	3	1	—	—
Holbrook (A)	1	3	1	1	—	—	—	—	—	—	—	—	1	3	1	1	—	—
Tumbarrumba (A)	1	—	—	—	1	1	—	—	—	—	—	—	1	—	—	—	1	1
Urana (A)	—	—	1	—	—	1	—	—	—	—	—	—	—	—	1	—	—	1
Upper Murray (excl. Albury) SSD	5	10	16	8	4	12	—	3	—	—	—	2	5	13	16	8	4	14
Berrigan (A)	6	3	1	2	5	5	—	—	2	—	—	—	6	3	3	2	5	5
Conargo (A)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	2	—	3	4	3	3	—	—	—	—	—	—	2	—	3	4	3	3
Jenildene (A)	—	1	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—
Murray (A)	2	2	1	—	2	1	—	—	—	7	5	—	2	2	1	7	7	1
Wakool (A)	—	—	4	—	1	—	—	—	—	—	—	—	—	—	4	—	1	—
Windouran (A)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Central Murray SSD	10	6	9	6	11	9	—	—	2	7	5	—	10	6	11	13	16	9
Balranald (A)	1	—	2	—	—	1	—	—	—	—	—	—	1	—	2	—	—	1
Wentworth (A)	—	2	10	2	3	2	—	—	—	—	—	—	—	2	10	2	3	2
Murray-Darling SSD	1	2	12	2	3	3	—	—	—	—	—	—	1	2	12	2	3	3
MURRAY SD	43	33	76	30	31	53	4	5	2	23	9	17	47	38	78	53	40	70
FAR WEST STATISTICAL DIVISION																		
Broken Hill (C)	—	—	2	3	—	—	—	—	—	—	—	—	—	—	2	3	—	—
Central Darling (A)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
FAR WEST SD	—	—	2	3	—	—	—	—	—	—	—	—	—	—	2	3	—	—
NEW SOUTH WALES																		
NEW SOUTH WALES	2,822	2,480	2,447	1,874	1,846	2,247	1,995	1,573	1,277	1,117	993	1,246	4,217	4,053	3,724	2,991	2,839	3,493

EXPLANATORY NOTES

Introduction

This publication contains monthly details of the number of new dwelling units reported by approving authorities as having commenced.

2. As from November 1990 the data have been compiled using an 'as reported' method. Previously, data were revised for up to five months as councils notified the ABS of commencements occurring before the reference month. A comparison of data compiled using the two methods showed that, while the actual numbers may vary (both on the high and the low side), the trends were very similar. It is not possible for all the previous data to be compiled under the new method, nor can future data be compiled under the old method. Therefore there is a break in series. The advantages of the new method are that there are generally no revised data and that NSW data are more comparable with similar series issued by other States. However, if there are significant reporting delays, previous monthly data will be revised.

Scope and coverage

3. The statistics were compiled from the monthly reports, provided by local and other government authorities, of commencements of new houses and new other residential buildings for which:

- (a) building permits were issued by local government authorities in areas subject to building control by those authorities;
- (b) contracts were let or day labour work was authorised by Commonwealth, State, semi-government or local government authorities; and
- (c) are valued at \$10,000 or more.

4. The number of dwelling units created by alterations and additions to existing buildings, and through the construction of new 'non-residential buildings' (i.e. buildings other than residential buildings) is not included.

Definitions

5. 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 institutional care (such as hospitals) or temporary accommodation (such as motels, hostels and holiday apartments) are not defined as dwelling units.

6. A *residential building* is defined as a building predominantly consisting of one or more dwelling units. Dwellings 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 other 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 (e.g. a block of townhouses, a duplex, or an apartment building).

7. *Commencement*. For the purpose of this statistical series, a job is regarded as being commenced on the date when it is reported that:

- (a) the job is first inspected by a local government or other government authority building inspector or surveyor, whether the work is passed or not. In general, the first inspection is undertaken at the foundations or footings stage of construction; or
- (b) the job is determined as commenced by a building inspector or surveyor.

8. *Ownership*. The ownership of a residential building is classified at the time of approval as either 'private sector' or 'public sector' according to the expected ownership of the completed building.

9. Values data are derived by aggregation of the estimated completed value of building work as reported on approval documents. These estimates exclude value of land and landscaping but include site preparation. 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.

10. 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.

11. 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.

12. In particular, for Building Approvals and Dwelling Commencements, 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; or

- (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; or
- (iii) four or more storeys.

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

Statistical areas of New South Wales

14. This bulletin contains data presented according to the Australian Standard Geographical Classification (ASGC) and incorporating changes brought about by the (State) *Local Government Act 1993* to the titles of legal Local Government Areas (LGAs). 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. The (State) *Local Government Act 1993* eliminated the titles of Shire and Municipality and instituted the concept of *Area (A)*. With one exception—Sutherland (S) became Sutherland Shire (A)—names of the LGAs have remained unaltered. 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 5 of this publication).

15. Further information concerning statistical areas is contained in the publication *Regional Statistics, New South Wales*, 1989 issue (1304.1) and in the publication *Australian Standard Geographical Classification* (1216.0).

General

16. For purposes of comparison over time, it should be noted that statistics of dwelling commencements are affected from month to month by large projects (such as blocks of flats) commenced in particular months, and also by the administrative arrangements of government authorities.

Comparability of statistics

17. Because of the difference in data sources, collection methodologies and timing of notification of commencements, care should be exercised in comparing quarterly data derived from monthly dwelling unit commencements statistics with the quarterly dwelling unit commencements statistics from the Building Activity Survey—published in *Building Activity, New South Wales* (8752.1).

18. Users may also wish to refer to the following building and construction publications which are available on request.

NEW SOUTH WALES

Building Approvals, New South Wales (monthly) (8731.1)

Building Activity, New South Wales (quarterly) (8752.1)

AUSTRALIA

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

Price Index of Materials Used in House Building, Six State Capital Cities and Canberra (monthly) (6408.0)

Building Approvals, Australia (monthly) (8731.0)

Building Activity, Australia (quarterly) (8752.0)

Engineering Construction Survey, Australia (quarterly) (8762.0)

Symbols and other usages

A	Area
C	City
r	figure or series revised since previous issue
SD	Statistical Division
SLA	Statistical Local Area
SSD	Statistical Subdivision
..	not applicable
—	nil or rounded to zero (including null cells)

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



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