

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

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

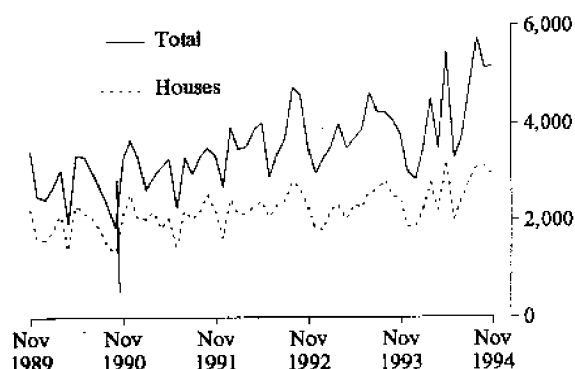
MAIN FEATURES

The total number of dwelling units commenced in New South Wales in November 1994 (5,177) was 1% higher than in the previous month (5,122) and 38% higher than in November 1993 (3,757).

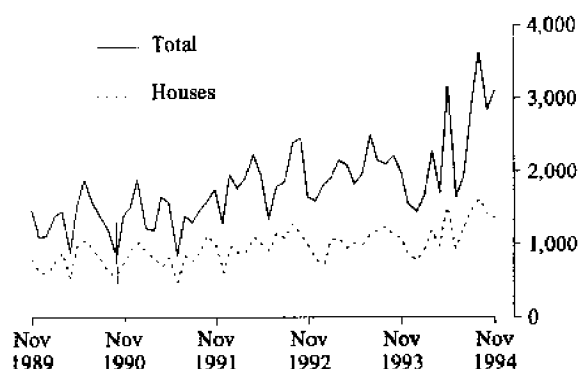
The number of houses commenced in New South Wales in November 1994 (2,912) was 7% lower than in the previous month (3,116), while for the Sydney Statistical Division the decrease was 2% (from 1,405 to 1,373).

The number of dwelling units in other residential buildings commenced in November 1994 (2,265) was 13% higher than in the previous month (2,006).

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- for further information about statistics in this publication and the availability of related unpublished statistics, contact Matt Strange on (02) 268 4176.
- 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Unpublished data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
- Computer generated maps displaying dwellings commenced data
- Clerically extracted tabulation

A charge may be made for providing unpublished information in these forms.

For further details please telephone Matt Strange on (02) 268 4176.

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
1992-93	26,439	14,671	41,110	739	2,700	3,439	27,178	17,371	44,549
1993-94	28,427	15,861	44,288	763	1,832	2,595	29,190	17,693	46,883
<i>July-November—</i>									
1993-94	12,623	7,012	19,635	353	883	1,236	12,976	7,895	20,871
1994-95	14,168	9,499	23,667	228	530	758	14,396	10,029	24,425
<i>1993—</i>									
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
March	2,652	1,430	4,082	120	287	407	2,772	1,717	4,489
April	2,148	1,081	3,229	71	192	263	2,219	1,273	3,492
May	3,141	2,060	5,201	75	146	221	3,216	2,206	5,422
June	1,997	1,139	3,136	38	107	145	2,035	1,246	3,281
July	2,379	1,070	3,449	63	188	251	2,442	1,258	3,700
August	2,778	1,829	4,607	33	56	89	2,811	1,885	4,696
September	3,067	2,487	5,554	48	128	176	3,115	2,615	5,730
October	3,084	1,968	5,052	32	38	70	3,116	2,006	5,122
November	2,860	2,145	5,005	52	120	172	2,912	2,265	5,177

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									
1992-93	11,919	9,464	21,383	382	1,758	2,140	12,301	11,222	23,523
1993-94	12,622	10,295	22,917	355	1,198	1,553	12,977	11,493	24,470
<i>1993—</i>									
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
March	1,138	877	2,015	50	209	259	1,188	1,086	2,274
April	947	623	1,570	34	124	158	981	747	1,728
May	1,472	1,574	3,046	38	78	116	1,510	1,652	3,162
June	924	668	1,592	16	44	60	940	712	1,652
July	1,159	648	1,807	42	82	124	1,201	730	1,931
August	1,443	1,359	2,802	24	34	58	1,467	1,393	2,860
September	1,592	1,881	3,473	39	106	145	1,631	1,987	3,618
October	1,384	1,415	2,799	21	30	51	1,405	1,445	2,850
November	1,347	1,680	3,027	26	59	85	1,373	1,739	3,112

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									
1992-93	3,214	1,594	4,808	69	199	268	3,283	1,793	5,076
1993-94	3,812	1,889	5,701	116	109	225	3,928	1,998	5,926
1993—									
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
March	359	214	573	27	14	41	386	228	614
April	244	99	343	9	—	9	253	99	352
May	350	161	511	10	10	20	360	171	531
June	262	219	481	2	5	7	264	224	488
July	262	124	386	1	62	63	263	186	449
August	278	115	393	2	22	24	280	137	417
September	285	138	423	2	22	24	287	160	447
October	518	133	651	2	8	10	520	141	661
November	378	146	524	11	39	50	389	185	574
ILLAWARRA STATISTICAL DIVISION									
1992-93	2,310	939	3,249	26	246	272	2,336	1,185	3,521
1993-94	2,319	801	3,120	65	135	200	2,384	936	3,320
1993—									
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
March	127	38	165	23	37	60	150	75	225
April	147	72	219	8	—	8	155	72	227
May	264	64	328	3	—	3	267	64	331
June	140	33	173	1	40	41	141	73	214
July	237	94	331	2	—	2	239	94	333
August	249	105	354	—	—	—	249	105	354
September	257	77	334	—	—	—	257	77	334
October	324	199	523	—	—	—	324	199	523
November	366	102	468	—	—	—	366	102	468
BALANCE OF NEW SOUTH WALES									
1992-93	8,996	2,674	11,670	262	497	759	9,258	3,171	12,429
1993-94	9,674	2,876	12,550	227	390	617	9,901	3,266	13,167
1993—									
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
March	1,028	301	1,329	20	27	47	1,048	328	1,376
April	810	287	1,097	20	68	88	830	355	1,185
May	1,055	261	1,316	24	58	82	1,079	319	1,398
June	671	219	890	19	18	37	690	237	927
July	721	204	925	18	44	62	739	248	987
August	808	250	1,058	7	—	7	815	250	1,065
September	933	391	1,324	7	—	7	940	391	1,331
October	858	221	1,079	9	—	9	867	221	1,088
November	769	217	986	15	22	37	784	239	1,023

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						
1992-93	3,203	19,857	1,133	1,763	483	26,439
1993-94	3,797	21,003	1,067	1,857	703	28,427
<i>1993—</i>						
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
March	395	1,984	86	145	42	2,652
April	262	1,654	76	118	38	2,148
May	430	2,391	97	174	49	3,141
June	258	1,537	66	115	21	1,997
July	287	1,852	85	131	24	2,379
August	324	2,160	68	163	63	2,778
September	347	2,324	110	189	97	3,067
October	366	2,304	118	185	111	3,084
November	357	2,146	93	190	74	2,860
PUBLIC SECTOR						
1992-93	67	658	9	2	3	739
1993-94	87	648	1	5	22	763
<i>1993—</i>						
November	7	15	—	—	—	22
December	4	7	—	—	—	11
<i>1994—</i>						
January	5	26	—	—	—	31
February	5	59	—	—	—	64
March	7	113	—	—	—	120
April	2	69	—	—	—	71
May	2	73	—	—	—	75
June	4	31	—	3	—	38
July	2	59	—	2	—	63
August	6	27	—	—	—	33
September	5	42	1	—	—	48
October	1	23	1	—	7	32
November	4	48	—	—	—	52
TOTAL						
1992-93	3,270	20,515	1,142	1,765	486	27,178
1993-94	3,884	21,651	1,068	1,862	725	29,190
<i>1993—</i>						
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
March	402	2,097	86	145	42	2,772
April	264	1,723	76	118	38	2,219
May	432	2,464	97	174	49	3,216
June	262	1,568	66	118	21	2,035
July	289	1,911	85	133	24	2,442
August	330	2,187	68	163	63	2,811
September	352	2,366	111	189	97	3,115
October	367	2,327	119	185	118	3,116
November	361	2,194	93	190	74	2,912

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

TABLE 4. HOUSES COMMENCED IN STATISTICAL DIVISIONS

Statistical division	October 1994					November 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	132	1,136	10	62	44	1,384	154	1,105	17	53	18	1,347
Hunter	67	373	31	40	7	518	60	266	17	29	6	378
Illawarra	21	246	23	15	19	324	17	282	10	32	25	366
Richmond-Tweed	9	141	2	17	2	171	10	110	3	21	1	145
Mid-North Coast	14	88	3	11	8	124	19	133	5	11	6	174
Northern	28	45	16	7	1	97	17	44	3	11	5	80
North Western	9	66	2	3	1	81	4	38	3	2	1	48
Central West	43	32	7	6	2	90	42	55	11	6	5	119
South Eastern	29	95	18	23	9	174	18	48	13	20	6	105
Murrumbidgee	3	44	3	—	12	62	6	19	8	3	—	36
Murray	11	38	3	—	6	58	10	45	3	2	1	61
Far West	—	—	—	1	—	1	—	1	—	—	—	1
New South Wales	366	2,304	118	185	111	3,084	357	2,146	93	190	74	2,860
PUBLIC SECTOR												
Sydney	—	21	—	—	—	21	1	25	—	—	—	26
Hunter	—	1	1	—	—	2	—	11	—	—	—	11
Illawarra	—	—	—	—	—	—	—	—	—	—	—	—
Richmond-Tweed	—	—	—	—	—	—	—	—	—	—	—	—
Mid-North Coast	—	—	—	—	—	—	—	—	—	—	—	—
Northern	—	—	—	—	—	—	—	2	—	—	—	2
North Western	1	—	—	—	—	1	1	10	—	—	—	11
Central West	—	—	—	—	—	—	2	—	—	—	—	2
South Eastern	—	—	—	—	—	—	—	—	—	—	—	—
Murrumbidgee	—	—	—	—	7	7	—	—	—	—	—	—
Murray	—	1	—	—	—	1	—	—	—	—	—	—
Far West	—	—	—	—	—	—	—	—	—	—	—	—
New South Wales	1	23	1	—	7	32	4	48	—	—	—	52
TOTAL												
Sydney	132	1,157	10	62	44	1,405	155	1,130	17	53	18	1,373
Hunter	67	374	32	40	7	520	60	277	17	29	6	389
Illawarra	21	246	23	15	19	324	17	282	10	32	25	366
Richmond-Tweed	9	141	2	17	2	171	10	110	3	21	1	145
Mid-North Coast	14	88	3	11	8	124	19	133	5	11	6	174
Northern	28	45	16	7	1	97	17	46	3	11	5	82
North Western	10	66	2	3	1	82	5	48	3	2	1	59
Central West	43	32	7	6	2	90	44	55	11	6	5	121
South Eastern	29	95	18	23	9	174	18	48	13	20	6	105
Murrumbidgee	3	44	3	—	19	69	6	19	8	3	—	36
Murray	11	39	3	—	6	59	10	45	3	2	1	61
Far West	—	—	—	1	—	1	—	1	—	—	—	1
New South Wales	367	2,327	119	185	118	3,116	361	2,194	93	190	74	2,912

(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 NOVEMBER 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			
NUMBER									
Sydney	414	299	713	187	299	540	1,026	—	1,739
Hunter	68	15	83	90	12	—	102	—	185
Illawarra	43	44	87	15	—	—	15	—	102
Richmond-Tweed	22	6	28	16	—	—	16	—	44
Mid-North Coast	15	7	22	15	7	—	22	—	44
Northern	11	—	11	4	—	—	4	8	23
North Western	10	2	12	7	—	—	7	—	19
Central West	26	—	26	10	—	—	10	—	36
South Eastern	18	—	18	15	—	24	39	—	57
Murrumbidgee	6	2	8	3	—	—	3	—	11
Murray	2	—	2	3	—	—	3	—	5
Far West	—	—	—	—	—	—	—	—	—
New South Wales	635	375	1,010	365	318	564	1,247	8	2,265
VALUE (\$'000)									
Sydney	30,285	28,408	58,693	12,623	18,406	51,392	82,421	—	141,114
Hunter	4,536	1,376	5,912	6,138	1,400	—	7,538	—	13,451
Illawarra	2,716	3,870	6,586	1,740	—	—	1,740	—	8,326
Richmond-Tweed	1,561	820	2,381	1,093	—	—	1,093	—	3,474
Mid-North Coast	837	590	1,427	710	550	—	1,260	—	2,687
Northern	744	—	744	305	—	—	305	350	1,399
North Western	695	150	845	290	—	—	290	—	1,135
Central West	1,757	—	1,757	560	—	—	560	—	2,317
South Eastern	1,146	—	1,146	1,110	—	1,000	2,110	—	3,256
Murrumbidgee	470	200	670	125	—	—	125	—	795
Murray	139	—	139	148	—	—	148	—	287
Far West	—	—	—	—	—	—	—	—	—
New South Wales	44,885	35,415	80,300	24,843	20,356	52,392	97,591	350	178,241

NEW OTHER RESIDENTIAL DWELLING UNITS COMMENCED, NSW

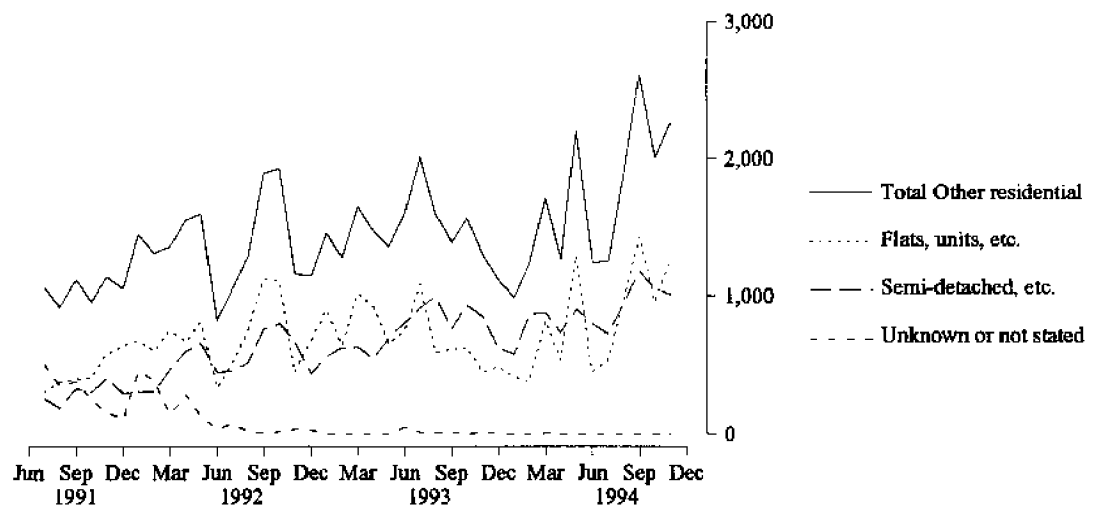


TABLE 6. DWELLING UNITS COMMENCED BY TYPE OF RESIDENTIAL BUILDING IN STATISTICAL LOCAL AREAS
(Number of dwelling units)

Statistical area	Houses												Other residential buildings												Total
	1994												1994												
	June	July	Aug.	Sep.	Oct.	Nov.	June	July	Aug.	Sep.	Oct.	Nov.	June	July	Aug.	Sep.	Oct.	Nov.							
SYDNEY STATISTICAL DIVISION																									
Botany (A)	3	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—					
Leichhardt (A)	3	4	7	2	7	1	2	8	31	—	—	—	—	—	—	—	—	—	—	—					
Marrickville (A)	—	—	4	2	2	2	—	12	4	8	161	—	—	—	—	—	—	—	—	—					
South Sydney (C)	—	—	—	1	—	3	8	—	43	26	34	—	—	—	—	—	—	—	—	—					
Sydney (C)—Inner and Remainder	—	—	—	—	—	1	—	32	258	174	12	—	—	—	—	—	—	—	—	—					
Inner Sydney SSD	6	6	11	5	9	7	10	57	309	235	207	16	63	320	240	228	214	—	—	—					
Randwick (A)	8	15	7	9	5	11	69	9	13	64	16	77	24	20	73	21	22	—	—	—					
Waverley (A)	—	1	—	2	2	1	8	—	6	5	6	8	1	6	7	8	14	—	—	—					
Woollabra (A)	1	1	1	4	1	1	—	10	—	—	—	1	11	1	4	1	1	—	—	—					
Eastern Suburbs SSD	9	17	8	15	8	13	77	19	19	69	24	86	36	27	84	30	37	—	—	—					
Hurstville (C)	9	8	8	4	6	15	4	52	6	4	13	13	60	14	8	19	25	—	—	—					
Kogarah (A)	2	5	4	—	14	18	18	—	—	—	27	20	5	4	—	41	40	—	—	—					
Rockdale (A)	7	14	14	18	8	7	18	2	17	245	8	25	16	31	263	60	15	—	—	—					
Sutherland Shire (A)	36	52	70	103	34	68	93	18	52	155	63	129	70	122	258	97	153	—	—	—					
St George—Sutherland SSD	54	79	96	125	62	108	133	72	75	404	153	187	151	171	529	217	233	—	—	—					
Bankstown (C)	19	21	34	29	12	21	28	26	71	88	97	47	47	105	117	109	27	—	—	—					
Canterbury (A)	6	9	3	18	9	8	11	14	2	59	35	17	23	5	77	44	21	—	—	—					
Canterbury—Bankstown SSD	25	30	37	47	21	29	39	40	73	147	132	64	70	110	194	153	48	—	—	—					
Fairfield (C)	23	24	40	35	16	24	53	8	29	75	15	76	32	69	110	31	61	—	—	—					
Liverpool (C)	125	275	286	170	187	113	31	91	56	36	77	156	366	342	206	264	185	—	—	—					
Fairfield—Liverpool SSD	148	299	326	205	203	137	84	99	85	111	92	232	398	411	316	295	246	—	—	—					
Camden (A)	73	53	52	89	56	21	—	—	12	2	—	—	—	—	—	—	—	—	—	—					
Campbelltown (C)	82	66	45	17	111	28	16	5	6	2	14	4	98	71	51	19	32	—	—	—					
Wollondilly (A)	20	22	35	26	17	34	15	—	—	—	2	35	22	35	26	19	36	—	—	—					
Outer South	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—					
Western Sydney SSD	175	141	132	132	184	83	31	5	18	4	16	206	146	150	136	200	89	—	—	—					
Ashfield (A)	—	—	2	—	2	—	—	—	8	—	2	—	—	—	—	—	—	—	—	—					
Burwood (A)	2	1	1	5	—	3	—	4	71	6	3	44	5	72	11	3	47	—	—	—					
Concord (A)	1	1	1	1	—	—	16	—	1	94	15	17	1	1	95	15	36	—	—	—					
Drumoyne (A)	—	—	—	—	—	—	—	47	—	17	—	—	48	5	20	—	7	—	—	—					
Strathfield (A)	—	—	11	13	12	11	10	—	96	—	40	9	6	107	13	52	20	—	—	—					
Inner Western Sydney SSD	3	9	16	22	14	14	26	51	179	117	60	29	60	195	139	74	110	—	—	—					

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

Statistical area	1994											Total						
	Houses						Other residential buildings											
	June	July	Aug.	Sep.	Oct.	Nov.	June	July	Aug.	Sep.	Oct.		Nov.					
SYDNEY STATISTICAL DIVISION—continued																		
Auburn (A)	1	3	9	7	2	6	3	2	4	2	11	68	4	5	13	9	13	74
Holroyd (A)	6	11	14	1	8	11	14	28	25	6	44	54	20	39	39	7	52	65
Parramatta (C)	10	12	27	29	20	20	38	28	54	179	313	113	48	40	81	208	333	133
<i>Central</i>																		
Western Sydney SSD	17	26	50	37	30	37	55	58	83	187	368	235	72	84	133	224	398	272
Blue Mountains (C)	33	31	44	41	41	44	2	2	14	4	4	—	35	33	58	45	45	44
Hawkesbury (C)	35	33	34	76	25	28	4	5	10	26	9	6	39	38	44	102	34	34
Penrith (C)	27	83	99	166	70	68	20	32	100	33	33	18	47	115	199	305	103	86
<i>Outer Western Sydney SSD</i>	95	147	177	283	136	140	26	39	124	169	46	24	121	186	301	452	182	164
Baulkham Hills (A)	41	47	78	109	78	41	61	8	58	75	26	36	102	55	136	184	104	77
Blacktown (C)	94	92	156	255	262	300	10	22	72	55	28	125	104	114	228	310	290	425
<i>Baulkham Hills SSD</i>	135	139	234	364	340	341	71	30	130	130	54	161	206	169	364	494	394	502
Hunter's Hill (A)	—	2	4	4	—	6	—	2	6	—	—	2	—	4	10	4	—	8
Lane Cove (A)	—	1	1	3	8	4	—	—	—	2	10	2	—	1	1	5	18	6
Mosman (A)	—	3	1	4	—	—	—	2	—	—	10	2	—	5	1	4	10	2
North Sydney (A)	2	2	3	1	4	2	31	6	2	82	—	73	33	8	5	83	4	75
Ryde (C)	16	11	15	17	22	7	28	10	61	28	39	16	44	21	76	45	61	23
Willoughby (C)	3	11	18	8	9	13	3	8	62	2	6	385	6	19	80	10	15	398
<i>Lower Northern Sydney SSD</i>	21	30	42	37	43	32	62	28	131	114	65	480	83	58	173	151	108	512
Hornsby (A)	40	31	54	80	49	32	22	4	95	109	75	12	62	35	149	189	124	44
Ku-ring-gai (A)	9	17	33	20	18	20	25	47	2	21	33	—	34	64	35	41	51	20
<i>Hornsby-Ku-ring-gai SSD</i>	49	48	87	100	67	52	47	51	97	130	108	12	96	99	184	230	175	64
Manly (A)	4	1	6	—	1	1	—	6	2	—	—	—	4	7	8	—	1	1
Pittwater (A)	14	17	13	19	17	7	15	29	6	8	6	2	29	46	19	27	23	9
Warringah (A)	13	16	32	25	22	31	14	10	23	47	10	20	27	26	55	72	32	51
<i>Northern Beaches SSD</i>	31	34	51	44	40	39	29	45	31	55	16	22	60	79	82	99	56	61
Gosford (C)	41	111	71	95	158	245	8	99	16	69	72	188	49	210	87	164	230	433
Wyong (A)	131	85	129	120	90	96	14	37	23	46	20	31	145	122	152	166	110	127
<i>Gosford-Wyong SSD</i>	172	196	200	215	248	341	22	136	39	115	92	219	194	332	239	330	340	560
SYDNEY SD	940	1,201	1,467	1,631	1,405	1,373	712	730	1,393	1,987	1,445	1,739	1,652	1,931	2,860	3,618	2,850	3,112

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
	1994												1994												
	June	July	Aug.	Sep.	Oct.	Nov.	June	July	Aug.	Sep.	Oct.	Nov.	June	July	Aug.	Sep.	Oct.	Nov.							
HUNTER STATISTICAL DIVISION																									
Cessnock (C)	12	8	10	10	36	46	—	—	8	10	—	24	—	12	16	20	36	70							
Lake Macquarie (C)	78	98	111	110	224	89	48	76	51	58	69	28	126	174	162	168	293	117							
Maitland (C)	34	28	41	38	49	51	50	4	20	18	2	8	84	32	61	56	51	59							
Newcastle (C)—Inner and Remainder	35	31	33	51	53	68	86	41	25	28	26	71	121	72	58	79	79	139							
Port Stephens (A)	48	44	49	27	50	47	36	34	26	17	9	23	84	78	75	44	59	70							
Newcastle SSD	195	213	242	236	412	301	220	155	130	131	106	154	415	368	372	367	518	455							
Dungog (A)	12	5	5	7	5	8	—	—	2	2	—	—	12	5	7	9	5	8							
Gloucester (A)	2	3	2	3	2	4	—	—	—	—	—	—	2	3	2	3	2	4							
Great Lakes (A)	29	23	11	23	80	50	4	23	—	25	32	25	33	46	11	48	112	75							
Merriva (A)	1	1	—	2	4	1	—	—	—	—	—	—	1	1	—	2	4	1							
Murrumbidgee (A)	—	1	—	1	2	2	—	—	—	—	—	—	—	1	—	1	2	2							
Muswellbrook (A)	6	5	8	7	10	10	—	2	—	2	—	4	6	7	8	9	10	14							
Scone (A)	10	4	7	1	4	11	—	—	—	—	—	2	10	4	7	1	4	13							
Singleton (A)	9	8	5	7	1	2	—	6	5	—	3	—	9	14	10	7	4	2							
Hunter SD Balance SSD	69	50	38	51	108	88	4	31	7	29	35	31	73	81	45	80	143	119							
HUNTER SD	264	263	280	287	520	389	224	186	137	160	141	185	488	449	417	447	661	574							
ILLAWARRA STATISTICAL DIVISION																									
Kiama (A)	14	13	18	16	8	22	2	4	10	4	6	10	16	17	28	20	14	32							
Shellharbour (A)	27	50	43	39	30	58	5	10	30	19	40	17	32	60	73	58	70	75							
Wollongong (C)	43	49	52	71	51	41	64	53	38	32	129	49	107	102	90	103	180	90							
Wollongong SSD	84	112	113	126	89	121	71	67	78	55	175	76	155	179	191	181	264	197							
Shoalhaven (C)	28	82	91	92	199	187	2	27	24	22	22	18	30	109	115	114	221	205							
Wingecarribee (A)	29	45	45	39	36	58	—	—	3	—	2	8	29	45	48	39	38	66							
Illawarra SD Balance SSD	57	127	136	131	235	245	2	27	27	22	24	26	59	154	163	153	259	271							
ILLAWARRA SD	141	239	249	257	324	366	73	94	105	77	199	102	214	333	354	334	523	468							

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												
	1994												1994																								
	June	July	Aug.	Sep.	Oct.	Nov.	June	July	Aug.	Sep.	Oct.	Nov.	June	July	Aug.	Sep.	Oct.	Nov.																			
RICHMOND-TWEED STATISTICAL DIVISION																																					
Tweed (A) Pt A	41	46	34	60	46	20	49	40	96	68	43	6	90	86	130	128	89	26	41	46	34	60	46	20	49	40	96	68	43	6	90	86	130	128	89	26	
Tweed Heads SSD	37	46	34	39	49	33	15	23	18	23	16	16	52	69	52	62	65	49	37	46	34	39	49	33	15	23	18	23	16	16	52	69	52	62	65	49	
Ballina (A)	16	42	51	48	28	35	20	21	20	45	2	10	36	63	71	93	30	45	16	42	51	48	28	35	20	21	20	45	2	10	36	63	71	93	30	45	
Byron (A)	3	2	2	1	4	8	2	2	4	2	—	—	5	4	6	3	4	8	3	2	2	1	4	8	2	2	4	2	—	—	5	4	6	3	4	8	
Casino (A)	2	5	1	8	7	7	4	—	2	—	—	2	6	5	3	8	7	9	2	5	1	8	7	7	4	—	2	—	—	6	5	3	8	7	9		
Kyogle (A)	—	—	20	20	—	23	—	12	—	—	—	6	—	12	20	20	—	29	—	—	20	20	—	23	—	12	—	—	—	—	—	—	—	—	29		
Lismore (C)	7	2	12	4	11	8	—	8	9	4	6	—	7	10	21	8	17	8	7	2	12	4	11	8	—	8	9	4	6	—	7	10	21	8	17	8	
Richmond River (A)	18	23	27	34	26	11	8	8	2	14	18	4	26	31	29	48	44	15	18	23	27	34	26	11	8	8	2	14	18	4	26	31	29	48	44	15	
Tweed (A) Pt B	83	120	147	154	125	125	49	74	55	88	42	38	132	194	202	242	167	163	83	120	147	154	125	125	49	74	55	88	42	38	132	194	202	242	167	163	
Richmond-Tweed SD Balance SSD	124	166	181	214	171	145	98	114	151	156	85	44	222	280	332	370	256	189	124	166	181	214	171	145	98	114	151	156	85	44	222	280	332	370	256	189	
MID-NORTH COAST STATISTICAL DIVISION																																					
Bellingen (A)	16	6	14	4	8	9	—	—	—	—	—	—	16	6	14	4	8	9	16	6	14	4	8	9	—	—	—	—	—	—	—	—	—	—	—	—	—
Coffs Harbour (C)	55	52	60	67	25	64	9	18	6	42	14	22	64	70	66	109	39	86	55	52	60	67	25	64	9	18	6	42	14	22	64	70	66	109	39	86	
Copmanhurst (A)	4	3	1	3	1	2	2	—	—	—	—	—	6	3	1	3	1	2	4	3	1	3	1	2	2	—	—	—	—	—	—	—	—	—	—	—	—
Grafton (C)	4	2	5	5	2	5	2	6	4	22	—	2	6	8	9	27	2	7	4	2	5	5	2	5	2	6	4	22	—	2	6	8	9	27	2	7	
Maclean (A)	14	10	12	14	17	8	8	2	8	8	9	5	22	12	20	22	26	13	14	10	12	14	17	8	8	2	8	8	9	5	22	12	20	22	26	13	
Nambucca (A)	16	15	10	6	9	11	—	4	—	4	—	11	16	19	10	10	9	22	16	15	10	6	9	11	—	4	—	4	—	11	16	19	10	10	9	22	
Nymboida (A)	4	5	5	4	1	3	—	—	—	—	—	4	4	5	5	4	1	3	4	5	5	4	1	3	—	—	—	—	—	—	—	—	—	—	—	—	—
Ullmarra (A)	5	1	4	2	7	2	—	—	—	2	—	—	5	1	4	4	7	2	5	1	4	2	7	2	—	—	—	—	—	—	—	—	—	—	—	—	—
Clarence SSD	118	94	111	105	70	104	21	30	18	78	23	40	139	124	129	183	93	144	118	94	111	105	70	104	21	30	18	78	23	40	139	124	129	183	93	144	
Greater Taree (C)	25	31	13	29	27	3	13	4	2	22	2	—	38	35	15	51	29	3	25	31	13	29	27	3	13	4	2	22	2	—	38	35	15	51	29	3	
Hastings (A)	77	2	106	78	16	57	8	26	35	18	9	4	85	28	141	96	25	61	77	2	106	78	16	57	8	26	35	18	9	4	85	28	141	96	25	61	
Kempsey (A)	15	17	11	10	11	10	—	—	—	2	2	—	15	17	11	12	13	30	15	17	11	10	11	10	—	—	—	—	—	—	—	—	—	—	—	—	—
Hastings SSD	117	50	130	117	54	70	21	30	37	42	13	4	138	80	167	159	67	74	117	50	130	117	54	70	21	30	37	42	13	4	138	80	167	159	67	74	
MID-NORTH COAST SD	235	144	241	222	124	174	42	60	55	120	36	44	277	204	296	342	160	218	235	144	241	222	124	174	42	60	55	120	36	44	277	204	296	342	160	218	

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

Statistical area	1994												Total				
	Houses						Other residential buildings										
	June	July	Aug.	Sep.	Oct.	Nov.	June	July	Aug.	Sep.	Oct.	Nov.					
NORTHERN STATISTICAL DIVISION																	
Barraba (A)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Bingara (A)	—	3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Gunnedah (A)	1	7	—	3	7	—	—	—	—	—	—	—	—	—	—	—	—
Inverell (A) Pt A	1	4	4	6	4	3	—	—	—	—	—	—	—	—	—	—	—
Manilla (A)	—	3	1	—	1	3	—	—	—	—	—	—	—	—	—	—	—
Nundle (A)	1	2	—	—	2	—	—	—	—	—	—	—	—	—	—	—	—
Parry (A)	10	3	9	4	6	13	—	—	—	—	—	—	—	—	—	—	—
Quirindi (A)	2	1	—	—	—	7	3	—	—	—	—	—	—	—	—	—	—
Tamworth (C)	16	24	22	14	21	13	—	4	2	2	5	16	26	23	18	—	—
Yallaroi (A)	2	2	2	2	—	—	—	—	—	—	—	—	2	2	—	—	—
<i>Northern Slopes SSD</i>	33	49	38	29	41	46	3	4	2	2	9	36	42	31	43	55	—
Armidale (C)	1	6	—	14	25	9	—	—	16	2	6	1	—	—	—	—	—
Dumaresq (A)	2	—	—	4	3	2	—	—	—	—	—	2	—	—	—	—	—
Glen Innes (A)	1	2	2	3	2	—	3	—	—	—	—	4	2	2	3	2	—
Guyra (A)	1	—	2	2	1	2	—	—	—	—	8	1	—	—	—	—	—
Inverell (A) Pt B	1	2	—	2	9	7	—	—	—	—	—	1	2	2	2	9	7
Severn (A)	3	2	3	2	—	2	—	—	—	—	—	3	2	2	2	2	2
Tenterfield (A)	2	4	5	9	5	5	—	—	—	—	—	2	4	5	9	5	5
Uralla (A)	1	6	3	4	3	3	—	—	—	—	—	1	6	3	4	3	3
Walcha (A)	—	1	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—
<i>Northern Tablelands SSD</i>	12	23	15	40	49	30	3	5	16	2	14	15	15	56	51	44	—
Morse Plains (A)	—	1	2	6	3	5	—	—	—	—	—	—	2	6	3	5	—
Narrabri (A)	3	1	3	4	4	1	—	—	—	—	—	3	1	3	4	1	—
<i>North Central Plain SSD</i>	3	2	5	10	7	6	—	—	—	—	—	3	2	5	10	7	—
NORTHERN SD	48	74	58	79	97	82	6	11	18	4	23	54	62	97	101	105	—

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

Statistical area	1994																		
	Total																		
	Houses											Other residential buildings							
	June	July	Aug.	Sept.	Oct.	Nov.	June	July	Aug.	Sept.	Oct.	Nov.	June	July	Aug.	Sept.	Oct.	Nov.	
NORTH WESTERN STATISTICAL DIVISION																			
Coolah (A)	1		1	1	2	1							1		1	1		2	1
Coonabara bran (A)	1	1		4	3	3							1	1		4		3	3
Dubbo (C)	3			16	55	26	2			29	13	10	5			45		68	36
Gilgandra (A)	2	2		2	1	1		2					2	4		2		1	1
Mudgee (A)	11	9	5	16	10	15							11	9	5	16		10	15
Narramine (A)	1	2	3	5	4	4						2	1	2	3	5		4	6
Wellington (A)	1	1			2	4						5	1	1				2	9
Central Macquarie SSD	20	15	9	44	77	54	2	2		29	13	17	22	17	9	73		90	71
Bogan (A)				1	1	1									1	1		1	
Coonamble (A)	2		2	2	1	1							2		2	2		1	
Walgett (A)		1	2	2	2	2						2		1	2	2		2	4
Warren (A)		1		1	1	1								1	1	1			
Macquarie-Barwon SSD	2	2	5	6	4	2						2	2	2	5	6		4	4
Bourke (A)				1	1	1										1		1	1
Brewarrina (A)																			
Cobar (A)	1	2	1	2	2	2							1	2	1	2		2	2
Upper Darling SSD	1	2	1	3	1	3							1	2	1	3		1	3
NORTH WESTERN SD	23	19	15	53	82	59	2	2		29	13	19	25	21	15	82		95	78

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
	CENTRAL WEST STATISTICAL DIVISION												CENTRAL WEST STATISTICAL DIVISION												
	June	July	Aug.	Sep.	Oct.	Nov.	June	July	Aug.	Sep.	Oct.	Nov.	June	July	Aug.	Sep.	Oct.	Nov.							
Bathurst (C)	22	16	19	15	24	7	11	—	8	14	—	—	33	16	27	29	24	7							
Blayney (A) Pt A	—	—	3	4	5	5	—	—	—	—	—	—	—	—	3	4	5	5							
Cabonne (A) Pt A	1	—	2	2	9	7	—	—	—	—	2	—	1	—	2	2	9	9							
Evans (A) Pt A	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—							
Orange (C)	—	—	—	—	—	40	—	—	—	—	19	—	—	—	—	—	—	59							
Bathurst-Orange SSD	23	16	24	21	38	59	11	—	8	14	—	21	34	16	32	35	38	80							
Blayney (A) Pt B	1	—	—	—	—	2	—	4	—	—	—	—	1	4	—	—	—	2							
Cabonne (A) Pt B	—	—	1	—	1	1	—	—	—	—	—	—	—	—	1	—	1	1							
Evans (A) Pt B	6	3	4	—	1	—	—	—	—	—	—	—	6	3	4	—	1	—							
Greater Lithgow (C)	3	13	11	5	8	10	—	2	—	3	—	8	3	15	11	8	8	18							
Oberon (A)	3	4	4	3	3	7	—	—	—	—	—	—	3	4	4	3	3	7							
Rylstone (A)	—	—	—	2	1	1	—	—	—	—	—	—	—	—	—	2	1	1							
Central Tablelands (excl. Bathurst-Orange) SSD	13	20	20	10	14	21	—	6	—	3	—	8	13	26	20	13	14	29							
Bland (A)	—	2	1	2	4	4	—	—	—	—	—	—	—	2	1	2	4	4							
Cabonne (A) Pt C	—	—	4	3	14	11	—	—	—	—	—	—	—	—	4	3	14	11							
Cowra (A)	5	3	6	6	3	5	—	—	—	—	—	—	5	3	6	6	3	5							
Forbes (A)	2	3	6	4	6	6	7	—	—	—	—	—	9	3	6	4	16	6							
Lachlan (A)	1	3	2	3	2	2	—	—	—	—	—	—	1	3	2	3	2	2							
Parkes (A)	7	13	—	—	8	10	—	—	—	—	—	7	7	13	—	—	8	17							
Weddin (A)	—	1	—	3	1	3	—	—	—	—	—	—	—	1	—	3	1	3							
Lachlan SSD	15	25	19	21	38	41	7	—	—	—	10	7	22	25	19	21	48	48							
CENTRAL WEST SD	51	61	63	52	90	121	18	6	8	17	10	36	69	67	71	69	100	157							

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

Statistical area	1994												Total					
	Houses						Other residential buildings											
	June	July	Aug.	Sep.	Oct.	Nov.	June	July	Aug.	Sep.	Oct.	Nov.						
SOUTH EASTERN STATISTICAL DIVISION																		
Queanbeyan (C)	43	51	12	26	34	17	30	14	10	4	21	22	73	65	22	30	55	39
Queanbeyan SSD	43	51	12	26	34	17	30	14	10	4	21	22	73	65	22	30	55	39
Boorowa (A)	—	2	—	1	—	1	—	—	—	—	—	—	—	2	—	1	—	1
Crookwell (A)	6	2	1	2	4	4	—	—	—	—	—	—	6	2	1	2	4	4
Goulburn (C)	6	7	8	9	6	9	—	—	2	—	—	—	6	7	10	9	6	9
Gunning (A)	—	1	5	1	5	3	—	—	—	—	—	—	—	1	5	1	3	3
Harden (A)	3	2	2	1	1	5	—	—	—	—	—	—	3	2	2	1	1	5
Mulwaree (A)	7	8	7	10	8	11	—	—	—	—	—	—	7	8	7	10	8	11
Fallaganda (A)	—	2	5	8	4	2	—	—	—	—	—	3	—	2	5	8	4	5
Yarrowlumla (A)	10	7	13	8	9	6	—	—	—	—	—	—	10	7	13	8	9	6
Yass (A)	23	31	11	18	—	—	17	—	—	2	—	—	40	31	11	20	—	—
Young (A)	2	5	7	8	9	5	—	3	—	2	4	2	2	8	7	10	7	7
Southern Tablelands (excl. Queanbeyan) SSD	57	67	59	66	46	46	17	3	2	4	4	5	74	70	61	70	51	51
Bega Valley (A)	16	27	15	22	41	6	3	17	—	6	8	—	19	44	15	28	49	6
Eurobodalla (A)	31	34	34	24	46	23	4	6	4	5	16	4	35	40	38	29	62	27
Lower South Coast SSD	47	61	49	46	87	29	7	23	4	11	24	4	54	84	53	57	111	33
Bombala (A)	—	—	1	—	1	—	—	—	—	—	—	—	—	—	1	—	1	—
Cooma-Monaro (A)	4	3	4	3	2	8	—	—	—	—	—	—	4	3	4	3	2	8
Snowy River (A)	1	7	4	2	4	5	—	—	—	2	—	26	1	7	4	4	4	31
Snowy SSD	5	10	9	5	7	13	—	—	—	2	—	26	5	10	9	7	7	39
SOUTH EASTERN SD	152	189	129	143	174	105	54	40	16	21	49	57	206	229	145	164	223	162

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

Statistical area	1994												Total					
	Houses						Other residential buildings											
	June	July	Aug.	Sep.	Oct.	Nov.	June	July	Aug.	Sep.	Oct.	Nov.						
MURRUMBIDGEE STATISTICAL DIVISION																		
Coolamon (A)	—	3	1	2	3	2	—	—	—	—	—	—	—	—	1	2	3	2
Cootamundra (A)	—	4	—	—	2	1	—	—	—	—	—	—	—	—	—	—	2	1
Gundagai (A)	—	5	—	3	—	3	—	—	—	—	—	—	—	—	2	3	—	3
Junee (A)	2	—	2	2	2	3	—	—	—	—	—	5	—	—	5	2	2	8
Lockhart (A)	3	2	—	—	1	—	—	—	—	—	—	—	—	—	—	—	1	—
Narrandera (A)	2	5	—	3	2	—	2	—	—	—	—	—	—	—	—	3	2	—
Temora (A)	1	—	1	3	2	1	—	—	—	—	—	—	—	—	1	3	2	1
Turnut (A)	4	3	1	1	6	2	—	—	—	—	—	—	—	—	1	1	6	2
Wagga Wagga (C)	5	2	1	48	43	12	—	—	—	—	—	—	—	—	1	66	51	12
Central Murrumbidgee SSD	17	24	6	62	61	24	2	—	5	18	8	5	5	17	80	69	29	
Carrathool (A)	—	—	1	1	—	1	—	—	—	—	—	2	—	—	1	1	—	3
Griffith (C)	4	6	11	17	3	3	12	—	—	5	12	4	—	—	11	22	15	7
Hay (A)	1	3	5	3	—	1	—	—	—	—	—	—	—	—	5	3	—	1
Leeton (A)	5	5	8	3	4	6	—	6	—	—	—	—	—	—	11	8	4	6
Murrumbidgee (A)	—	4	1	1	1	1	—	—	—	—	—	—	—	—	4	1	1	1
Lower Murrumbidgee SSD	10	18	26	25	8	12	12	6	—	5	12	6	—	—	24	30	20	18
MURRUMBIDGEE SD	27	42	32	87	69	36	14	6	5	23	20	11	41	48	37	110	89	47

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

Statistical area	Houses												Total					
	Other residential buildings																	
	June	July	Aug.	Sep.	Oct.	Nov.	June	July	Aug.	Sep.	Oct.	Nov.						
	1994																	
	MURRAY STATISTICAL DIVISION																	
Albury (C)	4	23	51	51	20	25	—	—	5	—	2	2	4	23	56	51	22	27
Hume (A)	5	5	3	—	6	5	—	—	—	—	—	—	5	5	3	—	6	5
Albury SSD	9	28	54	51	26	30	—	—	5	—	2	2	9	28	59	51	28	32
Conowa (A)	5	5	10	7	7	8	3	—	4	—	2	—	8	5	14	7	9	8
Culcairn (A)	1	—	—	1	—	1	—	—	—	—	—	—	1	—	—	1	—	1
Holbrook (A)	—	1	1	—	1	1	—	—	—	—	—	—	—	1	1	—	1	1
Timbarumba (A)	1	—	1	1	4	2	—	—	—	—	—	—	1	—	1	1	4	2
Urana (A)	—	—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	1	—
Upper Murray (excl. Albury) SSD	7	6	12	9	13	12	3	—	4	—	2	—	10	6	16	9	15	12
Berrigan (A)	6	1	9	7	4	—	—	4	—	2	—	—	6	5	9	9	4	—
Conargo (A)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	4	3	2	6	3	4	—	—	—	—	—	—	4	3	2	6	3	4
Jerilderie (A)	1	—	—	1	1	—	—	—	—	—	—	—	1	—	—	1	1	—
Murray (A)	1	4	5	6	6	5	—	—	—	3	—	—	—	4	5	9	6	5
Wakool (A)	1	1	—	1	2	3	—	—	—	2	—	—	1	1	—	3	2	3
Windouran (A)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Central Murray SSD	12	9	16	21	16	12	—	4	—	7	—	—	12	13	16	28	16	12
Balnald (A)	—	—	—	—	—	1	—	5	—	—	—	—	—	5	—	—	—	1
Wentworth (A)	—	—	8	1	4	6	—	—	2	—	—	3	—	—	10	1	4	9
Murray-Darling SSD	—	—	8	1	4	7	—	5	2	—	—	3	—	5	10	1	4	10
MURRAY SD	28	43	90	82	59	61	3	9	11	7	4	5	31	52	101	89	63	66
	FAR WEST STATISTICAL DIVISION																	
Broken Hill (C)	1	—	2	8	1	1	—	—	—	—	—	—	1	—	2	8	1	1
Central Darling (A)	1	1	4	—	—	—	—	—	—	—	—	—	1	1	4	—	—	—
Unitcorp. Far West	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
FAR WEST SD	2	1	6	8	1	1	—	—	—	—	—	—	2	1	6	8	1	1
	NEW SOUTH WALES																	
NEW SOUTH WALES	2,035	2,442	2,811	3,115	3,116	2,912	1,246	1,288	1,885	2,615	2,006	2,265	3,281	3,700	4,696	5,730	5,122	5,177

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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The ABS publishes a wide range of statistics and other information on Australia's economic and social conditions. Details of what is available in various publications and other products can be found in the *ABS Catalogue of Publications and Products* available at all ABS Offices (see below for contact details).

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