

CATALOGUE NO. 8741.1

EMBARGOED UNTIL 11.30 A.M. 13 JULY 1995

**DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES,
NEW SOUTH WALES, APRIL 1995**

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

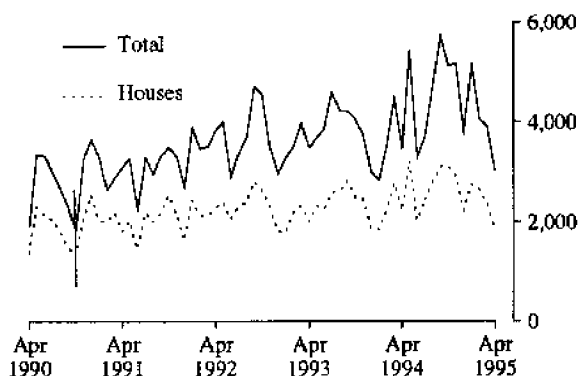
MAIN FEATURES

The total number of dwelling units commenced in New South Wales in April 1995 (3,015) was 23% lower than in the previous month (3,921) and 14% lower than in April 1994 (3,492).

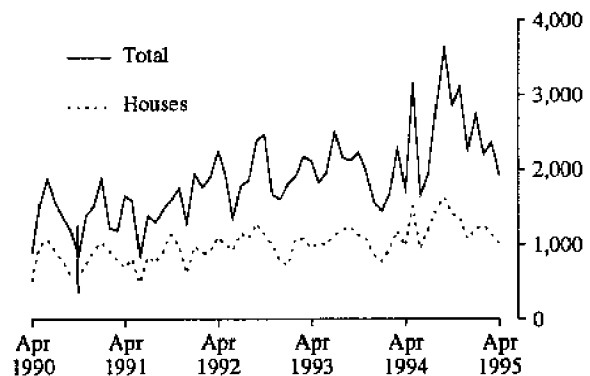
The number of houses commenced in New South Wales in April 1995 (1,829) was 22% lower than in the previous month (2,349) while for Sydney Statistical Division the decrease was 11% (from 1,140 to 1,012). The number of private sector houses commenced in April 1995 (1,790) is the lowest figure since January 1993. The number of dwelling units in other residential buildings commenced in April 1995 (1,186) was 25% lower than in the previous month (1,572).

The number of dwelling units commenced in New South Wales for the ten months to April 1995 (44,334) was 16% higher than for the corresponding period in the previous financial year. In the same period, the number of private sector dwelling units in other residential buildings commenced (17,147) increased by 35%.

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- for further information about statistics in this publication and the availability of related unpublished statistics, contact Peter Samson on (02) 268 4176.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 Peter Samson on (02) 268 4176.

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
1994—									
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
December	290	107	397	—	—	—	290	107	397
1995—									
January	400	372	772	—	—	—	400	372	772
February	356	121	477	2	47	49	358	168	526
March	267	124	391	3	—	3	270	124	394
April	150	49	199	13	2	15	163	51	214
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
1994—									
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
December	254	93	347	—	35	35	254	128	382
1995—									
January	260	143	403	—	3	3	260	146	406
February	233	36	269	—	—	—	233	36	269
March	286	76	362	3	2	5	289	78	367
April	138	44	182	—	—	—	138	44	182
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
1994—									
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
December	596	153	749	3	2	5	599	155	754
1995—									
January	876	246	1,122	10	84	94	886	330	1,216
February	784	252	1,036	3	8	11	787	260	1,047
March	642	140	782	8	4	12	650	144	794
April	512	175	687	4	—	4	516	175	691

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-April—</i>									
1993-94	23,289	12,662	35,951	650	1,579	2,229	23,939	14,241	38,180
1994-95	25,801	17,147	42,948	378	1,008	1,386	26,179	18,155	44,334
<i>1994—</i>									
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
December	2,188	1,494	3,682	27	87	114	2,215	1,581	3,796
<i>1995—</i>									
January	2,736	2,206	4,942	21	171	192	2,757	2,377	5,134
February	2,614	1,345	3,959	19	65	84	2,633	1,410	4,043
March	2,305	1,453	3,758	44	119	163	2,349	1,572	3,921
April	1,790	1,150	2,940	39	36	75	1,829	1,186	3,015

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>1994—</i>									
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
December	1,048	1,141	2,189	24	50	74	1,072	1,191	2,263
<i>1995—</i>									
January	1,200	1,445	2,645	11	84	95	1,211	1,529	2,740
February	1,241	936	2,177	14	10	24	1,255	946	2,201
March	1,110	1,113	2,223	30	113	143	1,140	1,226	2,366
April	990	882	1,872	22	34	56	1,012	916	1,928

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>1994—</i>						
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
December	322	1,571	89	149	57	2,188
<i>1995—</i>						
January	323	2,090	107	138	78	2,736
February	367	1,983	79	126	59	2,614
March	327	1,729	72	131	46	2,305
April	279	1,283	72	113	43	1,790
PUBLIC SECTOR						
1992-93	67	658	9	2	3	739
1993-94	87	648	1	5	22	763
<i>1994—</i>						
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
December	3	24	—	—	—	27
<i>1995—</i>						
January	4	15	—	—	2	21
February	2	17	—	—	—	19
March	2	42	—	—	—	44
April	—	39	—	—	—	39
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>1994—</i>						
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
December	325	1,595	89	149	57	2,215
<i>1995—</i>						
January	327	2,105	107	138	80	2,757
February	369	2,000	79	126	59	2,633
March	329	1,771	72	131	46	2,349
April	279	1,322	72	113	43	1,829

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

TABLE 4. HOUSES COMMENCED IN STATISTICAL DIVISIONS

Statistical division	March 1995						April 1995					
	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	172	876	10	32	20	1,110	156	754	14	41	25	990
Hunter	42	192	9	19	5	267	18	108	11	11	2	150
Illawarra	11	245	8	18	4	286	7	122	2	5	2	138
Richmond-Tweed	10	102	1	22	4	139	13	97	—	13	—	123
Mid-North Coast	11	102	6	8	2	129	15	61	4	16	2	98
Northern	9	18	6	5	1	39	8	13	5	3	1	30
North Western	5	35	4	2	2	48	4	13	3	2	—	22
Central West	19	34	6	4	—	63	22	31	7	1	1	62
South Eastern	32	65	17	18	7	139	20	35	21	11	7	94
Murrumbidgee	7	26	3	3	1	40	5	14	4	5	3	31
Murray	9	33	2	—	—	44	11	34	1	5	—	51
Far West	—	1	—	—	—	1	—	1	—	—	—	1
New South Wales	327	1,729	72	131	46	2,305	279	1,283	72	113	43	1,790
PUBLIC SECTOR												
Sydney	—	30	—	—	—	30	—	22	—	—	—	22
Hunter	—	3	—	—	—	3	—	13	—	—	—	13
Illawarra	—	3	—	—	—	3	—	—	—	—	—	—
Richmond-Tweed	—	—	—	—	—	—	—	—	—	—	—	—
Mid-North Coast	—	—	—	—	—	—	—	—	—	—	—	—
Northern	—	—	—	—	—	—	—	3	—	—	—	3
North Western	—	—	—	—	—	—	—	—	—	—	—	—
Central West	2	2	—	—	—	4	—	—	—	—	—	—
South Eastern	—	—	—	—	—	—	—	—	—	—	—	—
Murrumbidgee	—	4	—	—	—	4	—	—	—	—	—	—
Murray	—	—	—	—	—	—	—	1	—	—	—	1
Far West	—	—	—	—	—	—	—	—	—	—	—	—
New South Wales	2	42	—	—	—	44	—	39	—	—	—	39
TOTAL												
Sydney	172	906	10	32	20	1,140	156	776	14	41	25	1,012
Hunter	42	195	9	19	5	270	18	121	11	11	2	163
Illawarra	11	248	8	18	4	289	7	122	2	5	2	138
Richmond-Tweed	10	102	1	22	4	139	13	97	—	13	—	123
Mid-North Coast	11	102	6	8	2	129	15	61	4	16	2	98
Northern	9	18	6	5	1	39	8	16	5	3	1	33
North Western	5	35	4	2	2	48	4	13	3	2	—	22
Central West	21	36	6	4	—	67	22	31	7	1	1	62
South Eastern	32	65	17	18	7	139	20	35	21	11	7	94
Murrumbidgee	7	30	3	3	1	44	5	14	4	5	3	31
Murray	9	33	2	—	—	44	11	35	1	5	—	52
Far West	—	1	—	—	—	1	—	1	—	—	—	1
New South Wales	329	1,771	72	131	46	2,349	279	1,322	72	113	43	1,829

(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
APRIL 1995**

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	212	192	404	155	199	158	512	—	916
Hunter	46	2	48	3	—	—	3	—	51
Illawarra	20	18	38	6	—	—	6	—	44
Richmond-Tweed	100	—	100	22	—	—	22	—	122
Mid-North Coast	6	2	8	2	—	—	2	—	10
Northern	2	2	4	—	—	—	—	—	4
North Western	7	—	7	4	—	—	4	—	11
Central West	2	—	2	4	—	—	4	—	6
South Eastern	—	—	—	12	—	—	12	—	12
Murrumbidgee	—	—	—	—	—	—	—	—	—
Murray	7	—	7	3	—	—	3	—	10
Far West	—	—	—	—	—	—	—	—	—
New South Wales	402	216	618	211	199	158	568	—	1,186
VALUE (\$'000)									
Sydney	15,387	20,838	36,225	12,490	16,645	32,550	61,685	—	97,911
Hunter	2,565	206	2,771	160	—	—	160	—	2,931
Illawarra	1,290	1,160	2,450	370	—	—	370	—	2,820
Richmond-Tweed	4,688	—	4,688	1,360	—	—	1,360	—	6,048
Mid-North Coast	395	260	655	150	—	—	150	—	805
Northern	144	400	544	—	—	—	—	—	544
North Western	450	—	450	180	—	—	180	—	630
Central West	70	—	70	248	—	—	248	—	318
South Eastern	—	—	—	245	—	—	245	—	245
Murrumbidgee	—	—	—	—	—	—	—	—	—
Murray	490	—	490	150	—	—	150	—	640
Far West	—	—	—	—	—	—	—	—	—
New South Wales	25,480	22,864	48,344	15,353	16,645	32,550	64,548	—	112,892

NEW OTHER RESIDENTIAL DWELLING UNITS COMMENCED, NSW

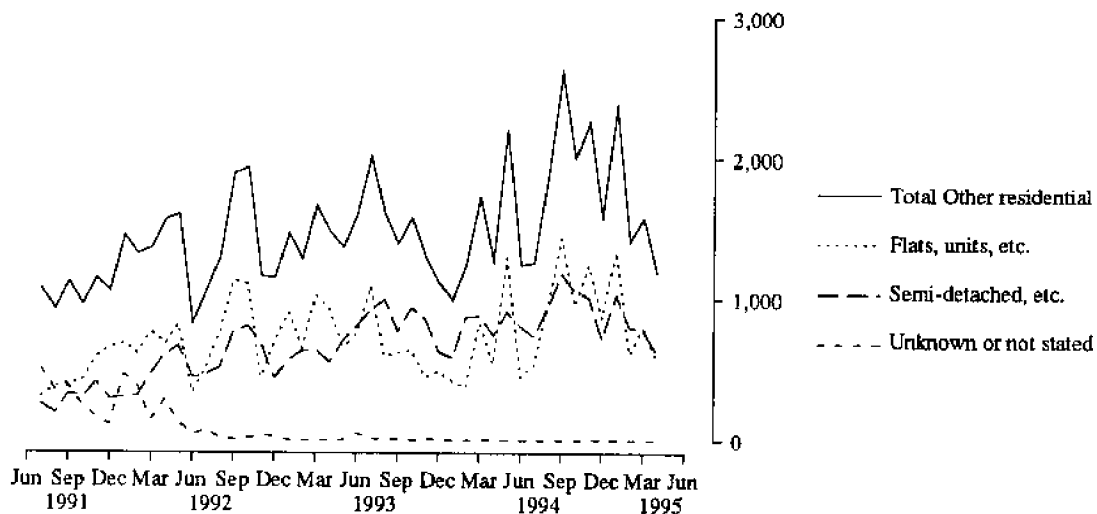


TABLE 6. DWELLING UNITS COMMENCED BY TYPE OF RESIDENTIAL BUILDING IN STATISTICAL LOCAL AREAS
(Number of dwelling units)

Statistical area	Houses												Other residential buildings												Total
	1994			1995			1994			1995			1994			1995									
	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.							
SYDNEY STATISTICAL DIVISION																									
Botany (A)	1	1	4	5	2	3	—	—	—	—	—	—	—	—	—	—	—	—	—						
Leichhardt (A)	2	—	—	6	2	4	—	—	9	2	28	—	—	—	—	—	—	—	—						
Marrickville (A)	3	1	2	—	—	—	161	—	—	—	—	3	163	—	—	—	—	—	—						
South Sydney (C)	—	—	—	—	1	—	—	34	337	121	71	145	22	37	338	123	73	146	22						
Sydney (C) — Inner and Remainder	1	—	—	—	—	—	12	—	—	—	—	—	—	—	—	—	—	—	—						
Inner Sydney SSD	7	2	6	13	8	7	207	346	123	99	98	148	98	214	348	129	112	156	105						
Randwick (A)	11	6	3	6	7	8	11	49	294	15	15	48	7	22	55	297	21	55	15						
Waverley (A)	1	3	2	4	—	1	13	3	—	—	11	4	2	14	6	2	15	4	3						
Woolahra (A)	1	2	—	—	1	2	—	—	—	—	—	—	5	1	2	—	—	1	7						
Eastern Suburbs SSD	13	11	5	10	8	11	24	52	294	26	26	52	14	37	63	299	36	60	25						
Hurstville (C)	15	6	11	7	16	9	10	14	44	39	39	36	53	25	20	55	46	52	62						
Kogarah (A)	18	16	14	9	5	21	22	10	33	6	6	34	14	40	26	47	15	39	35						
Rockdale (C)	7	3	7	11	9	8	8	—	8	31	31	13	43	15	3	15	42	22	54						
Sutherland Shire (A)	68	57	51	61	50	40	85	174	99	32	88	88	89	153	231	150	93	138	129						
St George—Sutherland SSD	108	82	83	88	80	81	125	198	184	108	171	171	199	233	280	267	196	251	280						
Bankstown (C)	21	34	30	38	19	24	6	50	90	93	65	23	65	27	84	120	131	42	89						
Canterbury (A)	8	8	19	16	7	6	13	8	46	8	8	9	27	21	16	65	24	16	33						
Canterbury—Bankstown SSD	29	42	49	54	26	30	19	58	136	101	32	32	92	48	100	185	155	58	122						
Fairfield (C)	24	45	34	19	7	18	37	29	57	12	12	10	37	61	74	91	31	17	55						
Liverpool (C)	113	113	162	172	186	108	72	56	26	32	32	34	23	185	169	188	204	220	131						
Fairfield—Liverpool SSD	137	158	196	191	193	126	109	85	83	44	44	44	60	246	243	279	235	237	186						
Camden (A)	21	59	57	116	41	52	—	5	—	2	2	—	2	21	64	57	118	41	54						
Campbelltown (C)	28	32	29	29	63	25	4	13	10	4	4	30	14	32	45	39	33	93	39						
Wollondilly (A)	34	25	19	26	15	22	2	—	2	2	2	4	2	36	25	21	28	19	24						
Outer South Western Sydney SSD	83	116	105	171	119	99	6	18	12	8	34	34	18	89	134	117	179	153	117						
Ashfield (A)	—	—	—	1	—	1	—	—	—	—	—	—	2	—	—	—	1	—	3						
Burwood (A)	3	2	2	1	—	1	44	—	26	37	—	13	—	47	2	28	38	13	1						
Concord (A)	—	—	—	—	—	6	36	—	—	—	36	—	—	—	—	—	—	—	42						
Drumoyne (A)	—	—	2	—	1	1	7	2	—	—	—	—	—	—	2	2	—	—	1						
Strathfield (A)	11	4	2	4	1	4	9	—	—	—	—	—	—	20	4	2	4	1	4						
Inner Western Sydney SSD	14	6	6	6	2	13	96	2	26	37	38	13	38	110	8	32	43	15	51						

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			1995			1994			1995			1994			1995									
	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.							
	HUNTER STATISTICAL DIVISION																								
Cessnock (C)	46	44	80	20	24	5	24	7	13	—	—	—	70	51	93	20	24	5							
Lake Macquarie (C)	89	52	129	130	65	33	28	10	51	72	—	—	117	62	180	202	97	53							
Maitland (C)	51	28	33	39	35	15	8	2	24	7	6	—	59	30	57	46	41	21							
Newcastle (C) — Inner and Remainder	68	53	62	64	57	18	71	41	147	56	40	10	139	94	209	120	97	28							
Port Stephens (A)	47	41	38	47	26	40	23	21	119	11	13	8	70	62	157	58	39	48							
Newcastle SSD	301	218	342	300	207	111	154	81	354	146	91	44	455	299	696	446	298	155							
Dungog (A)	8	7	5	4	4	3	—	—	—	—	—	2	8	7	5	4	4	5							
Gloucester (A)	4	1	1	—	3	4	—	—	—	—	—	—	—	—	1	—	3	4							
Great Lakes (A)	50	36	32	22	28	21	25	20	8	12	18	3	75	56	40	34	46	24							
Merriwa (A)	1	1	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—							
Murrumbidgee (A)	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—							
Muswellbrook (A)	10	9	10	7	4	7	4	2	6	2	—	2	14	11	16	9	4	9							
Scone (A)	11	11	5	5	8	6	2	4	—	—	2	—	13	15	5	5	10	6							
Singleton (A)	2	7	5	20	16	11	—	—	4	8	13	—	2	7	9	28	29	11							
Hunter SD Balance SSD	88	72	58	58	63	52	31	26	18	22	33	7	119	98	76	80	96	59							
HUNTER SD	389	290	400	358	270	163	185	107	372	168	124	51	574	397	772	526	394	214							
	ILLAWARRA STATISTICAL DIVISION																								
Kiama (A)	22	8	3	13	6	8	10	4	—	2	6	4	32	12	3	15	12	12							
Shellharbour (A)	58	27	35	35	25	20	17	11	8	2	4	2	75	38	43	37	29	22							
Wollongong (C)	41	62	34	57	111	44	49	91	93	24	52	20	90	153	127	81	163	64							
Wollongong SSD	121	97	72	105	142	72	76	106	101	28	62	26	197	203	173	133	204	98							
Shoalhaven (C)	187	108	143	108	121	62	18	10	41	4	16	18	205	118	184	112	137	80							
Wingecarribee (A)	58	49	45	20	26	4	8	12	4	4	—	—	66	61	49	24	26	4							
Illawarra SD Balance SSD	245	157	188	128	147	66	26	22	45	8	16	18	271	179	233	136	163	84							
ILLAWARRA SD	366	254	260	233	289	138	102	128	146	36	78	44	468	382	406	269	367	182							

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				1995				1994				1995				1994				1995																		
	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May.	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May.	Jun.	Jul.	Aug.	Sep.	Oct.		Nov.	Dec.	Jan.	Feb.	Mar.	Apr.								
RICHMOND-TWEED STATISTICAL DIVISION																																							
Tweed (A) Pt A	20	6	29	44	31	16	6	—	—	46	17	6	99	26	6	75	61	37	115	20	6	29	44	31	16	6	—	—	46	17	6	99	26	6	75	61	37	115	
Tweed Heads SSD	20	6	29	44	31	16	6	—	—	46	17	6	99	26	6	75	61	37	115	20	6	29	44	31	16	6	—	—	46	17	6	99	26	6	75	61	37	115	
Ballina (A)	33	24	28	25	12	21	16	16	16	6	7	8	6	49	40	34	32	20	27	33	24	28	25	12	21	16	16	16	6	7	8	6	49	40	34	32	20	27	
Byron (A)	35	13	26	15	22	13	10	18	18	3	3	2	4	45	31	29	18	24	17	35	13	26	15	22	13	10	18	18	3	3	2	4	45	31	29	18	24	17	
Casino (A)	8	2	1	2	2	1	—	—	—	—	2	—	3	8	2	1	4	2	4	8	2	1	2	2	1	—	—	—	—	2	1	4	2	1	4	2	4		
Kyogle (A)	7	5	6	4	5	3	2	—	—	5	—	—	—	9	5	11	4	5	3	7	5	6	4	5	3	2	—	—	5	—	—	9	5	11	4	5	3		
Lismore (C)	23	23	48	53	51	54	6	2	2	14	6	25	8	29	25	62	59	76	62	23	23	48	53	51	54	6	2	2	14	6	25	8	29	25	62	59	76	62	
Richmond River (A)	8	5	12	6	3	3	—	—	—	3	2	3	—	8	5	14	8	6	3	8	5	12	6	3	3	—	—	—	3	2	3	—	8	5	14	8	6	3	
Tweed (A) Pt B	11	1	17	19	13	12	4	—	—	32	8	—	2	15	1	49	27	13	14	11	1	17	19	13	12	4	—	—	32	8	—	2	15	1	49	27	13	14	
Richmond-Tweed SD Balance SSD	125	73	138	124	108	107	38	36	36	62	28	38	23	163	109	200	152	146	130	125	73	138	124	108	107	38	36	36	62	28	38	23	163	109	200	152	146	130	
RICHMOND-TWEED SD	145	79	167	168	139	123	44	36	36	108	45	44	122	189	115	275	213	183	245	145	79	167	168	139	123	44	36	36	108	45	44	122	189	115	275	213	183	245	
MID-NORTH COAST STATISTICAL DIVISION																																							
Bellingen (A)	9	37	8	6	15	6	6	—	—	2	—	—	—	9	9	10	6	15	6	9	37	8	6	15	6	6	—	—	2	—	—	—	—	9	9	10	6	15	6
Coffs Harbour (C)	64	2	3	—	25	26	1	—	—	23	16	4	6	86	61	54	36	29	32	64	2	3	—	25	26	1	—	—	23	16	4	6	86	61	54	36	29	32	
Copmanhurst (A)	5	4	3	1	—	6	2	2	—	—	—	—	—	2	2	3	—	—	1	5	4	3	1	—	6	2	2	—	—	—	—	2	2	3	—	—	—	1	
Grafton (C)	8	5	31	19	14	6	5	—	—	10	16	12	—	7	6	3	1	—	8	8	5	31	19	14	6	5	—	—	10	16	12	—	7	6	3	1	—	8	
Maclean (A)	11	20	11	3	1	8	11	—	—	4	—	—	—	13	5	41	35	26	6	11	20	11	3	1	8	11	—	—	4	—	—	—	13	5	41	35	26	6	
Nambucca (A)	3	2	2	1	2	6	—	—	—	—	—	—	—	3	2	15	3	1	8	3	2	2	1	2	6	—	—	—	—	—	—	3	2	15	3	1	8		
Nymboida (A)	2	—	5	6	4	—	—	—	—	2	—	—	—	2	—	2	1	2	6	2	—	5	6	4	—	—	—	—	2	—	—	—	2	—	2	1	2	6	
Ullmarra (A)	104	79	94	56	61	59	40	26	26	41	32	16	8	144	105	135	88	77	67	104	79	94	56	61	59	40	26	26	41	32	16	8	144	105	135	88	77	67	
Clarence SSD	3	19	16	24	33	9	—	4	4	4	32	9	2	3	23	20	56	42	11	3	19	16	24	33	9	—	4	4	4	32	9	2	3	23	20	56	42	11	
Greater Taree (C)	57	34	60	16	28	24	4	9	9	13	—	3	—	61	43	73	16	31	24	57	34	60	16	28	24	4	9	9	13	—	3	—	61	43	73	16	31	24	
Hastings (A)	10	15	11	19	7	6	—	—	—	—	8	—	—	10	15	11	27	7	6	10	15	11	19	7	6	—	—	—	—	8	—	—	10	15	11	27	7	6	
Hastings SSD	70	68	87	59	68	39	4	13	13	17	40	12	2	74	81	104	99	80	41	70	68	87	59	68	39	4	13	13	17	40	12	2	74	81	104	99	80	41	
MID-NORTH COAST SD	174	147	181	115	129	98	44	39	39	58	72	28	10	218	186	239	187	157	108	174	147	181	115	129	98	44	39	39	58	72	28	10	218	186	239	187	157	108	

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																	
	1994			1995			1994			1995			1994			1995		
	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.
Bathurst (C)	7	13	32	35	12	8	—	7	20	2	—	—	7	20	52	37	12	8
Blayney (A) Pt A	5	1	1	5	2	3	—	—	—	—	—	—	5	1	1	5	2	3
Cabonne (A) Pt A	7	6	2	3	1	1	2	—	—	—	—	—	9	6	2	3	1	1
Evans (A) Pt A	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Orange (C)	40	—	27	18	25	25	19	—	10	5	4	2	59	—	37	23	29	27
Bathurst-Orange SSD	59	20	62	61	40	37	21	7	30	7	4	2	80	27	92	68	44	39
Blayney (A) Pt B	2	—	—	—	2	—	—	—	—	—	—	—	2	—	—	—	2	—
Cabonne (A) Pt B	1	—	1	—	2	—	—	—	—	—	—	—	—	—	1	—	2	—
Evans (A) Pt B	—	1	—	4	—	—	—	—	—	—	—	—	—	1	—	4	—	—
Greater Lithgow (C)	10	10	6	6	5	3	8	—	—	9	2	—	18	10	6	15	7	3
Oberon (A)	7	2	2	10	2	2	—	—	—	4	—	—	7	2	2	14	2	2
Rylstone (A)	1	1	—	1	—	3	—	—	—	—	—	—	1	1	—	1	—	3
Central Tablelands (excl. Bathurst-Orange) SSD	21	14	9	21	11	8	8	—	—	13	2	—	29	14	9	34	13	8
Bland (A)	4	—	2	1	1	1	—	—	—	—	—	—	4	—	2	1	1	1
Cabonne (A) Pt C	11	15	8	4	1	—	—	—	—	—	—	—	11	15	8	4	1	—
Cowra (A)	5	7	8	9	9	8	—	—	2	—	—	—	5	7	10	9	9	8
Forbes (A)	6	1	1	2	2	3	—	—	2	—	—	—	6	1	3	2	2	7
Lachlan (A)	2	—	1	—	1	3	—	—	—	—	—	—	2	—	1	—	1	3
Parkes (A)	10	10	—	—	—	—	7	—	—	—	—	—	17	17	—	—	—	—
Weddin (A)	3	2	—	2	2	2	—	—	—	—	—	—	3	2	—	2	2	2
Lachlan SSD	41	35	20	18	16	17	7	7	4	—	—	—	48	42	24	18	16	21
CENTRAL WEST SD	121	69	91	100	67	62	36	14	34	20	6	6	157	83	125	120	73	68

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																		
	1994			1995			1994			1995									
	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	
SOUTH EASTERN STATISTICAL DIVISION																			
Queanbeyan (C)	17	15	23	20	16	2	22	10	28	6	2	—	39	25	51	26	18	2	
Queanbeyan SSD	17	15	23	20	16	2	22	10	28	6	2	—	39	25	51	26	18	2	
Boorowa (A)	1	—	—	1	3	1	—	—	—	—	—	—	1	—	—	1	3	1	
Crookwell (A)	4	1	1	1	1	5	—	—	—	—	—	—	4	1	1	1	1	5	
Goulburn (C)	9	8	5	8	2	10	—	—	—	—	—	—	9	8	5	8	2	10	
Gunning (A)	3	1	1	3	1	3	—	—	—	—	—	—	3	1	1	3	1	3	
Harden (A)	5	6	5	1	2	—	—	—	—	—	—	—	5	6	5	1	2	—	
Mitlake (A)	11	7	1	10	14	9	—	—	—	—	—	—	11	7	1	10	14	9	
Tallaganda (A)	2	1	—	5	—	—	3	—	—	—	—	—	5	1	—	5	—	—	
Yarrowlumla (A)	6	8	7	10	5	4	—	—	—	—	—	—	6	8	7	10	5	4	
Yass (A)	—	—	30	25	31	10	—	—	—	2	16	—	—	—	30	27	47	10	
Young (A)	5	5	4	5	5	5	2	—	—	4	2	—	7	5	4	9	7	5	
Southern Tablelands (excl. Queanbeyan) SSD	46	37	54	69	64	47	5	—	—	6	18	—	51	37	54	75	82	47	
Bega Valley (A)	6	7	29	21	29	20	—	—	4	7	2	—	6	7	33	28	31	20	
Eurobodalla (A)	23	23	36	25	27	12	4	2	34	17	2	12	27	25	70	42	29	24	
Lower South Coast SSD	29	30	65	46	56	32	4	2	38	24	4	12	33	32	103	70	60	44	
Bombala (A)	—	—	2	3	—	1	—	—	—	—	—	—	—	—	2	3	—	1	
Cooma-Monaro (A)	8	5	9	3	2	4	—	—	4	—	—	—	8	5	13	3	2	4	
Snowy River (A)	5	5	6	4	1	8	26	2	—	2	4	—	31	7	6	6	5	8	
Snowy SSD	13	10	17	10	3	13	26	2	4	2	4	—	39	12	21	12	7	13	
SOUTH EASTERN SD	105	92	159	145	139	94	57	14	70	38	28	12	162	106	229	183	167	106	

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			1995			1994			1995			1994			1995									
	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.							
MURRUMBIDGEE STATISTICAL DIVISION																									
Coolamon (A)	2	—	1	2	—	1	—	—	—	—	—	—	—	—	—	—	—	—	1						
Coolamundra (A)	1	3	1	3	—	3	—	—	—	—	—	—	—	—	—	—	—	—	3						
Gundagai (A)	3	1	2	2	1	2	—	—	—	—	—	—	—	—	—	—	—	—	2						
Junee (A)	3	1	2	2	2	2	5	—	—	—	—	—	—	—	—	—	—	—	2						
Lockhart (A)	—	—	3	2	—	1	—	—	—	—	—	—	—	—	—	—	—	—	1						
Narrandera (A)	—	1	6	7	2	1	—	2	—	—	—	—	—	—	—	—	—	—	7						
Narrandera (A)	1	4	2	2	—	2	—	—	—	—	—	—	—	—	—	—	—	—	2						
Temora (A)	2	8	11	7	4	—	—	2	—	—	—	—	—	—	—	—	—	—	7						
Temut (A)	12	25	75	64	26	12	—	18	42	—	—	—	—	—	—	—	—	—	106						
Wagga Wagga (C)	24	43	103	91	35	24	5	4	42	14	—	—	—	—	—	—	—	—	133						
Central Murrumbidgee SSD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—						
Carrathool (A)	1	—	—	—	1	—	2	—	—	—	—	—	—	—	—	—	—	—	1						
Griffith (C)	3	8	8	7	—	—	4	—	2	—	—	—	—	—	—	—	—	—	9						
Hay (A)	1	4	1	1	1	—	—	—	—	—	—	—	—	—	—	—	—	—	1						
Lecton (A)	6	4	4	2	4	5	—	—	2	7	—	—	—	—	—	—	—	—	4						
Murrumbidgee (A)	1	2	9	2	3	2	—	—	—	—	—	—	—	—	—	—	—	—	2						
Lower Murrumbidgee SSD	12	18	22	12	9	7	6	—	4	7	—	—	—	—	—	—	—	—	16						
MURRUMBIDGEE SD	36	61	125	103	44	31	11	4	32	21	—	—	47	65	157	149	65	—	31						

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, the 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 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 (A) (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.



For more information ...

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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