

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

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

MAIN FEATURES

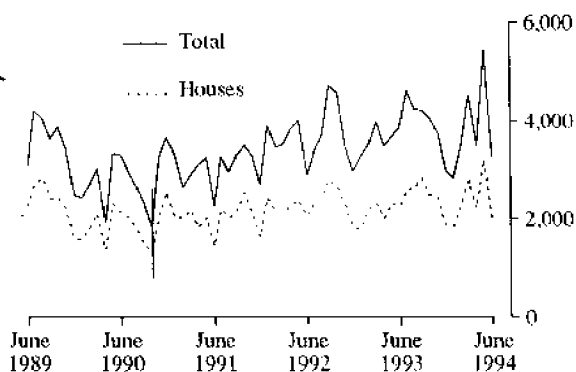
The total number of dwelling units commenced in New South Wales in June 1994 (3,281) was 39% lower than in the previous month (5,422) and 15% lower than in June 1993 (3,862).

The number of houses commenced in New South Wales in June 1994 (2,035) was 37% lower than in the previous month (3,216) while for the Sydney Statistical Division the decrease was 38% (from 1,510 to 940).

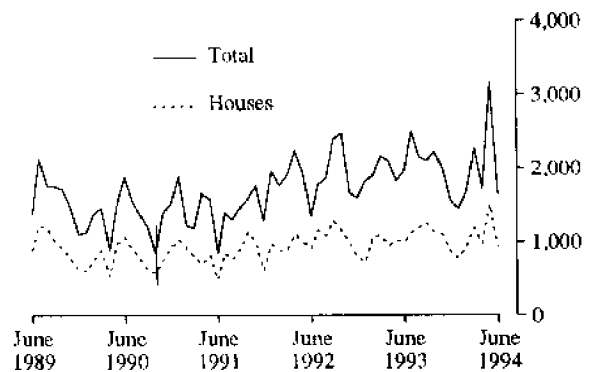
The number of dwelling units in other residential buildings commenced in June 1994 (1,246) was 44% lower than in the previous month (2,206).

The number of dwelling units commenced in New South Wales for the year ending June 1994 (46,883) was 5% higher than for the financial year ending June 1993.

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- for further information about statistics in this publication and the availability of related unpublished statistics, contact Ross Bailey on (02) 268 4176.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Unpublished data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 Ross Bailey 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>1993—</i>									
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	1,571	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
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

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>									
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
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

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—									
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
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
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—									
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
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
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—									
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	14	2	16	767	172	939
November	844	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

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>						
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
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
PUBLIC SECTOR						
1992-93	67	658	9	2	3	739
1993-94	87	648	1	5	22	763
<i>1993—</i>						
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
March	7	113	—	—	—	120
April	2	69	—	—	—	71
May	2	73	—	—	—	75
June	4	31	—	3	—	38
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>						
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
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

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

TABLE 4. HOUSES COMMENCED IN STATISTICAL DIVISIONS

Statistical division	May 1994						June 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	152	1,239	11	54	16	1,472	92	790	8	28	6	924
Hunter	68	256	8	15	3	350	37	201	10	14	—	262
Illawarra	13	220	8	16	7	264	3	120	6	9	2	140
Richmond-Tweed	16	133	2	14	2	167	12	92	1	16	3	124
Mid-North Coast	50	269	13	30	8	370	30	169	8	13	6	226
Northern	30	43	6	13	2	94	9	29	4	5	—	47
North Western	7	29	9	3	1	49	4	12	4	1	—	21
Central West	30	21	9	4	2	66	34	10	5	1	—	50
South Eastern	38	92	17	17	8	172	29	85	14	20	4	152
Murrumbidgee	11	57	11	7	—	86	5	13	4	3	—	25
Murray	15	30	3	1	—	49	3	16	1	4	—	24
Far West	—	2	—	—	—	2	—	—	1	1	—	2
New South Wales	430	2,391	97	174	49	3,141	258	1,537	66	115	21	1,997
PUBLIC SECTOR												
Sydney	—	38	—	—	—	38	—	16	—	—	—	16
Hunter	—	10	—	—	—	10	—	—	—	2	—	2
Illawarra	—	3	—	—	—	3	1	—	—	—	—	1
Richmond-Tweed	—	1	—	—	—	1	—	—	—	—	—	—
Mid-North Coast	—	5	—	—	—	5	—	9	—	—	—	9
Northern	—	1	—	—	—	1	—	—	—	1	—	1
North Western	—	—	—	—	—	—	2	—	—	—	—	2
Central West	2	3	—	—	—	5	1	—	—	—	—	1
South Eastern	—	8	—	—	—	8	—	—	—	—	—	—
Murrumbidgee	—	—	—	—	—	—	—	2	—	—	—	2
Murray	—	4	—	—	—	4	—	4	—	—	—	4
Far West	—	—	—	—	—	—	—	—	—	—	—	—
New South Wales	2	73	—	—	—	75	4	31	—	3	—	38
TOTAL												
Sydney	152	1,277	11	54	16	1,510	92	806	8	28	6	940
Hunter	68	266	8	15	3	360	37	201	10	16	—	264
Illawarra	13	223	8	16	7	267	4	120	6	9	2	141
Richmond-Tweed	16	134	2	14	2	168	12	92	1	16	3	124
Mid-North Coast	50	274	13	30	8	375	30	178	8	13	6	235
Northern	30	44	6	13	2	95	9	29	4	6	—	48
North Western	7	29	9	3	1	49	6	12	4	1	—	23
Central West	32	24	9	4	2	71	35	10	5	1	—	51
South Eastern	38	100	17	17	8	180	29	85	14	20	4	152
Murrumbidgee	11	57	11	7	—	86	5	15	4	3	—	27
Murray	15	34	3	1	—	53	3	20	1	4	—	28
Far West	—	2	—	—	—	2	—	—	1	1	—	2
New South Wales	432	2,464	97	174	49	3,216	262	1,568	66	118	21	2,035

(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
JUNE 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	215	237	452	89	83	88	260	—	712
Hunter	185	17	202	22	—	—	22	—	224
Illawarra	17	—	17	36	20	—	56	—	73
Richmond-Tweed	38	4	42	37	19	—	56	—	98
Mid-North Coast	31	—	31	11	—	—	11	—	42
Northern	—	—	—	6	—	—	6	—	6
North Western	2	—	2	—	—	—	—	—	2
Central West	2	—	2	16	—	—	16	—	18
South Eastern	31	13	44	3	7	—	10	—	54
Murrumbidgee	4	6	10	4	—	—	4	—	14
Murray	—	—	—	3	—	—	3	—	3
Far West	—	—	—	—	—	—	—	—	—
New South Wales	525	277	802	227	129	88	444	—	1,246
VALUE (\$'000)									
Sydney	17,698	21,997	39,695	6,281	12,146	10,588	29,015	—	68,710
Hunter	10,744	1,804	12,547	2,048	—	—	2,048	—	14,595
Illawarra	1,324	—	1,324	2,298	1,400	—	3,698	—	5,022
Richmond-Tweed	2,564	330	2,894	2,917	1,450	—	4,367	—	7,261
Mid-North Coast	2,428	—	2,428	687	—	—	687	—	3,115
Northern	—	—	—	325	—	—	325	—	325
North Western	140	—	140	—	—	—	—	—	140
Central West	110	—	110	1,017	—	—	1,017	—	1,127
South Eastern	2,182	811	2,994	201	487	—	688	—	3,682
Murrumbidgee	280	390	670	290	—	—	290	—	960
Murray	—	—	—	180	—	—	180	—	180
Far West	—	—	—	—	—	—	—	—	—
New South Wales	37,470	25,332	62,802	16,245	15,483	10,588	42,316	—	105,117

NEW OTHER RESIDENTIAL DWELLING UNITS COMMENCED, NSW

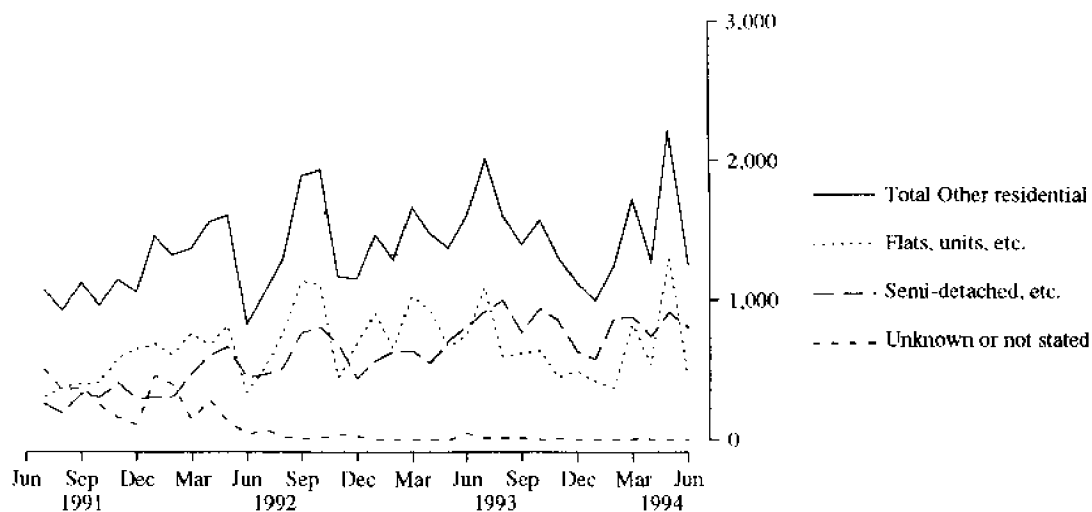


TABLE 6. DWELLING UNITS COMMENCED BY TYPE OF RESIDENTIAL BUILDING IN STATISTICAL LOCAL AREAS—continued
(Number of dwelling units)

Statistical area	Houses												Other residential buildings												Total
	Houses												Other residential buildings												
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jan.	Feb.	Mar.	Apr.	May	Jun.							
RICHMOND-TWEED STATISTICAL DIVISION																									
Tweed (A) Pt A	37	51	20	59	45	41	34	31	6	64	27	49	71	82	26	123	68	48	90						
Tweed Heads SSD	37	51	20	59	45	41	34	31	6	64	27	49	71	82	26	123	68	48	90						
Ballina (A)	42	21	47	36	32	37	21	26	58	32	16	15	63	47	105	68	48	52	52						
Byron (A)	28	41	37	42	34	16	10	14	6	—	9	20	38	55	43	42	43	36	36						
Casino (A)	4	8	3	2	5	3	—	2	4	—	—	2	4	10	7	2	5	5	5						
Kyogle (A)	3	4	25	4	8	2	—	—	—	—	6	4	3	4	25	4	14	6	6						
Lismore (C)	23	17	21	22	25	—	12	13	7	7	6	—	35	30	28	29	31	—	—						
Richmond River (A)	6	5	10	5	9	7	—	2	2	—	—	—	6	7	12	5	9	7	7						
Tweed (A) Pt B	9	21	14	49	10	18	6	8	4	32	4	8	15	29	18	81	14	14	26						
Richmond-Tweed SD Ballance SSD	115	117	157	160	123	83	49	63	81	71	41	49	164	182	238	231	164	132	132						
RICHMOND-TWEED SD	152	168	177	219	168	124	83	96	87	135	68	98	235	264	264	354	236	222	222						
MID-NORTH COAST STATISTICAL DIVISION																									
Bellingen (A)	4	13	20	10	18	16	—	—	—	—	—	—	4	13	20	10	18	16	16						
Coffs Harbour (C)	64	46	42	68	92	55	11	8	19	31	30	9	75	54	61	99	122	64	64						
Copmanhurst (A)	2	2	1	2	3	4	—	—	—	—	—	2	2	2	1	2	3	6	6						
Grafton (C)	5	2	4	1	4	4	—	2	10	8	6	2	5	4	14	9	10	6	6						
Maclean (A)	13	5	11	—	66	14	2	15	6	—	31	8	15	20	17	—	97	22	22						
Nambucca (A)	14	5	14	7	14	16	—	2	2	—	2	—	14	7	16	7	16	16	16						
Nymboida (A)	8	1	2	7	6	4	—	—	—	—	—	—	8	1	2	7	6	4	4						
Ulmara (A)	1	3	3	8	6	5	—	—	—	—	—	—	1	3	3	8	6	5	5						
Clarence SSD	111	77	97	103	209	118	13	27	37	39	69	21	124	104	134	142	278	139	139						
Greater Taree (C)	17	7	2	25	27	25	3	2	—	17	4	13	20	9	2	42	31	38	38						
Hastings (A)	21	61	130	98	115	77	—	49	82	49	17	8	21	110	212	147	132	85	85						
Kempsey (A)	11	14	16	9	24	15	—	—	—	5	—	—	11	14	16	14	24	15	15						
Hastings SSD	49	82	148	132	166	117	3	51	82	71	21	21	52	133	230	303	187	138	138						
MID-NORTH COAST SD	160	159	245	235	375	235	16	78	119	110	90	42	176	237	364	345	465	277	277						

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																												
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jan.	Feb.	Mar.	Apr.	May	Jun.											
NORTH WESTERN STATISTICAL DIVISION																													
Coolah (A)	1	3	2	1	2	1	—	—	—	—	—	—	—	—	—	—	—	—	—	1	3	2	1	2	1	—	—	—	—
Coonabarabran (A)	1	3	1	2	2	1	—	—	—	—	—	—	—	—	—	—	—	—	—	1	5	1	2	2	1	—	—	—	—
Dubbo (C)	16	24	11	33	15	3	6	2	24	4	2	—	—	—	—	—	—	—	—	13	26	13	57	19	5	—	—	—	—
Gilgandra (A)	2	1	6	5	7	2	—	6	—	—	—	—	—	—	—	—	—	—	—	6	7	6	5	7	2	—	—	—	—
Mudgee (A)	4	6	10	7	10	11	—	3	—	—	—	—	—	—	—	—	—	—	—	9	9	15	7	10	11	—	—	—	—
Narranmore (A)	1	1	4	2	3	1	—	—	—	—	—	—	—	—	—	—	—	—	—	1	1	4	2	3	1	—	—	—	—
Wellington (A)	1	1	5	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	1	1	5	—	—	1	—	—	—	—
Central Macquarie SSD	26	39	39	50	39	20	6	13	7	24	4	2	—	—	—	—	—	—	—	46	52	46	74	43	22	—	—	—	—
Bogan (A)	1	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	—	—	—	—	—	—	—	—
Coonamble (A)	—	1	3	—	1	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	3	—	1	1	—	—	—	—
Walgett (A)	1	3	4	2	3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4	3	4	2	3	—	—	—	—	—
Warren (A)	—	2	1	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	1	—	1	—	—	—	—	—
Macquarie-Barwon SSD	2	8	8	2	5	2	—	—	—	—	—	—	—	—	—	—	—	—	—	8	8	8	2	5	2	—	—	—	—
Bourke (A)	—	—	—	1	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	1	—	—	—	—	—
Brewarrina (A)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Cobar (A)	1	—	1	1	4	1	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	1	1	4	1	—	—	—	—
Upper Darling SSD	1	—	1	2	5	1	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	1	2	5	1	—	—	—	—
NORTH WESTERN SD	29	47	48	54	49	23	6	13	7	24	4	2	35	60	55	78	53	25	7										

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												
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jan.	Feb.	Mar.	Apr.	May	Jun.							
CENTRAL WEST STATISTICAL DIVISION																									
Bathurst (C)	25	17	27	13	16	22	—	8	8	—	65	11	25	25	35	13	81	33							
Blayney (A) Pt A	—	2	5	2	2	—	—	—	—	—	—	—	—	—	2	4	2	—							
Cabonne (A) Pt A	—	—	—	—	4	1	—	—	—	—	—	—	—	—	—	—	4	1							
Evans (A) Pt A	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—							
Orange (C)	—	2	92	12	5	—	—	—	35	—	—	—	—	2	127	12	5	—							
Bathurst—Orange SSD	25	22	124	27	27	23	—	8	43	—	65	11	25	30	167	29	92	34							
Blayney (A) Pt B	—	2	—	2	1	1	—	—	—	—	—	—	—	2	—	2	1	1							
Cabonne (A) Pt B	1	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	—							
Evans (A) Pt B	1	2	5	2	3	6	—	—	—	—	—	—	1	2	5	2	3	6							
Greater Lithgow (C)	9	7	11	8	10	3	—	—	5	4	—	—	9	7	16	12	10	3							
Oberon (A)	3	12	4	5	1	3	—	—	—	—	—	—	3	12	4	5	1	3							
Rylstone (A)	—	1	1	1	1	—	—	—	—	—	—	—	—	1	1	1	1	—							
Central Tablelands (excl. Bathurst—Orange) SSD	14	24	21	18	16	13	—	—	5	4	—	—	14	24	26	22	16	13							
Bland (A)	1	—	2	1	—	—	—	—	—	—	—	—	1	—	2	1	—	—							
Cabonne (A) Pt C	—	—	—	—	8	—	—	—	—	—	—	—	—	—	—	—	8	—							
Cowra (A)	7	10	15	5	5	5	—	2	8	2	—	—	7	12	23	7	5	5							
Forbes (A)	3	7	6	5	3	2	—	—	—	—	—	7	3	7	6	5	3	9							
Lachlan (A)	3	—	3	—	3	1	—	—	—	—	—	—	3	—	3	—	3	1							
Parkes (A)	45	—	—	—	7	7	9	10	—	—	—	—	54	10	—	—	7	7							
Weddin (A)	—	—	2	—	2	—	—	—	—	—	—	—	—	—	2	—	2	—							
Lachlan SSD	59	17	28	11	28	15	9	12	8	2	—	7	68	29	36	13	28	22							
CENTRAL WEST SD	98	63	173	56	71	51	9	20	56	8	65	18	107	83	229	64	136	69							

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												1994														
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jun.	Jan.	Feb.	Mar.	Apr.	May	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jan.	Feb.	Mar.	Apr.	May	Jun.															
SOUTH EASTERN STATISTICAL DIVISION																																							
Queanbeyan (C)	6	5	28	14	29	43	5	5	2	9	9	48	30	11	7	37	23	73	6	5	28	14	29	43	5	5	2	9	9	48	30	11	7	37	23	73			
Queanbeyan SSD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—			
Boorowa (A)	—	—	1	3	1	6	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—			
Crookwell (A)	15	6	4	3	6	6	—	—	—	—	—	4	—	15	6	4	9	6	15	6	4	3	6	6	—	—	—	—	—	—	—	—	—	—	—	—	—		
Goulburn (C)	6	2	4	2	—	—	—	—	—	—	—	—	—	6	2	4	2	—	6	2	4	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—		
Gunning (A)	—	—	1	2	5	3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—		
Harden (A)	5	4	8	6	11	7	—	—	—	—	—	—	—	5	4	8	6	—	5	4	8	6	11	7	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Mulwaree (A)	3	3	2	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3	3	2	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Tallaganda (A)	6	10	12	5	14	10	—	—	—	—	—	2	—	6	10	12	5	—	6	10	12	5	14	10	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Yarrowlumla (A)	—	—	—	—	33	23	—	—	—	—	—	—	17	—	—	—	—	—	—	—	—	—	33	23	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Yass (A)	1	3	3	5	11	2	—	—	—	—	—	—	—	1	3	3	5	—	1	3	3	5	11	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Young (A)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
<i>Southern Tablelands</i>	36	29	38	26	82	57	2	—	—	5	6	6	17	38	29	43	32	74	36	29	38	26	82	57	2	—	—	5	6	6	17	38	29	43	32	74			
(excl. Queanbeyan) SSD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Bega Valley (A)	15	29	38	17	29	16	2	3	—	—	6	2	3	17	32	38	23	31	15	29	38	17	29	16	2	3	—	—	6	2	3	17	32	38	23	31	19		
Eurobodalla (A)	80	25	19	44	31	31	5	—	—	—	15	—	4	85	25	19	59	31	80	25	19	44	31	31	5	—	—	—	15	—	4	85	25	19	59	31	35		
Lower South Coast SSD	95	54	57	61	60	47	7	3	—	—	21	2	7	102	57	57	82	62	95	54	57	61	60	47	7	3	—	—	21	2	7	102	57	57	82	62	54		
Bombala (A)	—	—	2	1	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—		
Cooma-Monaro (A)	3	6	3	3	3	4	—	—	—	—	—	—	—	3	6	3	3	4	3	6	3	3	3	4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Snowy River (A)	13	8	8	7	5	1	4	—	—	6	4	—	—	17	8	14	11	5	13	8	8	7	5	1	4	—	—	6	4	—	—	—	—	—	—	—	—	—	—
Snowy SSD	16	14	13	11	9	5	4	—	—	6	4	—	—	20	14	19	15	9	16	14	13	11	9	5	4	—	—	6	4	—	—	—	—	—	—	—	—	—	—
SOUTH EASTERN SD	153	102	136	112	180	152	18	5	20	40	56	54	171	107	156	152	236	206	153	102	136	112	180	152	18	5	20	40	56	54	171	107	156	152	236	206			

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																	
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jan.	Feb.	Mar.	Apr.	May	Jun.												
MURRUMBIDGEE STATISTICAL DIVISION																														
Coolamon (A)	1	2	5	—	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	2	5	—	—	—	—	—	—	—	—
Cootamundra (A)	5	2	3	1	3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5	9	3	—	—	—	—	—	—	—	—
Gundagai (A)	2	1	1	—	4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	1	1	—	—	—	—	—	—	—	—
Junee (A)	—	—	6	1	1	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6	—	—	—	—	—	—	—	—
Lockhart (A)	—	1	—	1	2	3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Narrandera (A)	2	—	2	—	7	2	—	—	—	—	—	—	—	—	—	—	—	—	—	2	2	2	—	—	—	—	—	—	—	—
Temora (A)	—	2	—	1	6	1	—	—	—	—	—	—	—	—	—	—	—	—	—	2	2	3	—	—	—	—	—	—	—	—
Tumut (A)	—	6	32	4	5	4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6	40	—	—	—	—	—	—	—	—
Wagga Wagga (C)	51	62	31	7	30	5	—	—	—	—	—	—	—	—	—	—	—	—	—	68	71	35	—	—	—	—	—	—	—	—
Central Murrumbidgee SSD	61	76	80	15	60	17	—	—	—	—	—	—	—	—	—	—	—	—	—	80	92	95	—	—	—	—	—	—	—	—
Carrathool (A)	1	—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6	—	—	—	—	—	—	—	—	—	—
Griffith (C)	5	4	4	6	14	4	—	—	—	—	—	—	—	—	—	—	—	—	—	5	16	4	—	—	—	—	—	—	—	—
Hay (A)	—	3	2	3	1	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	3	2	—	—	—	—	—	—	—	—
Leeton (A)	4	4	6	2	8	5	—	—	—	—	—	—	—	—	—	—	—	—	—	4	4	8	—	—	—	—	—	—	—	—
Murrumbidgee (A)	1	—	—	—	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—	—	—	—	—	—	—	—
Lower Murrumbidgee SSD	11	11	12	11	26	10	—	—	—	—	—	—	—	—	—	—	—	—	—	16	23	14	—	—	—	—	—	—	—	—
MURRUMBIDGEE SD	72	87	92	26	86	27	24	28	28	17	21	16	14	96	115	109	47	102	41	96	115	109	47	102	41	41	41	41	41	41

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 terraced 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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