

CATALOGUE NO. 8741.1

EMBARGOED UNTIL 11.30 A.M. 2 MAY 1995

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

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

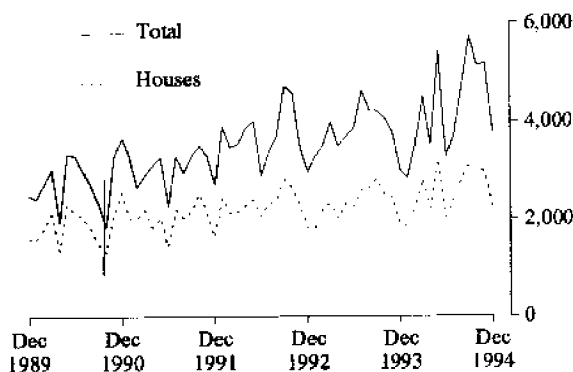
**MAIN FEATURES**

The total number of dwelling units commenced in New South Wales in December 1994 (3,796) was 27% lower than in the previous month (5,177) and 27% higher than in December 1993 (2,996).

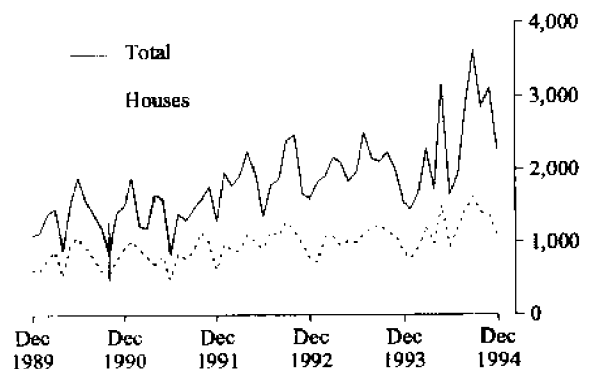
The number of houses commenced in New South Wales in December 1994 (2,215) was 24% lower than in the previous month (2,912), while for the Sydney Statistical Division the decrease was 22% (from 1,373 to 1,072).

The number of dwelling units in other residential buildings commenced in December 1994 (1,581) was 30% lower than in the previous month (2,265).

**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- for further information about statistics in this publication and the availability of related unpublished statistics, contact Peter Samson on (02) 268 4176.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### Unpublished data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 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-December—</i>									
1993-94	14,491	8,075	22,566	364	937	1,301	14,855	9,012	23,867
1994-95	16,356	10,993	27,349	255	617	872	16,611	11,610	28,221
<i>1993—</i>									
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
December	2,188	1,494	3,682	27	87	114	2,215	1,581	3,796

**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>									
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
December	1,048	1,141	2,189	24	50	74	1,072	1,191	2,263

**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
<b>HUNTER STATISTICAL DIVISION</b>									
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
<i>1993—</i>									
December	228	105	333	—	—	—	228	105	333
<i>1994—</i>									
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
December	290	107	397	—	—	—	290	107	397
<b>ILLAWARRA STATISTICAL DIVISION</b>									
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
<i>1993—</i>									
December	145	113	258	—	—	—	145	113	258
<i>1994—</i>									
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
December	254	93	347	—	35	35	254	128	382
<b>BALANCE OF NEW SOUTH WALES</b>									
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
<i>1993—</i>									
December	631	207	838	10	—	10	641	207	848
<i>1994—</i>									
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
December	596	153	749	3	2	5	599	155	754

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

Period	Double brick (a)	Brick veneer	Fibre cement	Timber	Other and not stated	Total
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
1993-						
December	279	1,335	78	132	44	1,868
1994-						
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
December	322	1,571	89	149	57	2,188
PUBLIC SECTOR						
1992-93	67	658	9	2	3	739
1993-94	87	648	1	5	22	763
1993-						
December	4	7	—	—	—	11
1994-						
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
December	3	24	—	—	—	27
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
1993-						
December	283	1,342	78	132	44	1,879
1994-						
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
December	325	1,595	89	149	57	2,215

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

TABLE 4. HOUSES COMMENCED IN STATISTICAL DIVISIONS

Statistical division	November 1994					December 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
<b>PRIVATE SECTOR</b>												
Sydney	154	1,105	17	53	18	1,347	157	806	13	38	34	1,048
Hunter	60	266	17	29	6	378	36	202	18	29	5	290
Illawarra	17	282	10	32	25	366	8	208	13	24	1	254
Richmond-Tweed	10	110	3	21	1	145	7	58	1	10	2	78
Mid-North Coast	19	133	5	11	6	174	29	95	6	13	4	147
Northern	17	44	3	11	5	80	11	24	10	2	2	49
North Western	4	38	3	2	1	48	7	36	2	4	—	49
Central West	42	55	11	6	5	119	33	15	9	6	5	68
South Eastern	18	48	13	20	6	105	19	44	7	20	2	92
Murrumbidgee	6	19	8	3	—	36	6	45	8	—	2	61
Murray	10	45	3	2	1	61	9	37	2	2	—	50
Far West	—	1	—	—	—	1	—	1	—	1	—	2
<b>New South Wales</b>	<b>357</b>	<b>2,146</b>	<b>93</b>	<b>190</b>	<b>74</b>	<b>2,860</b>	<b>322</b>	<b>1,571</b>	<b>89</b>	<b>149</b>	<b>57</b>	<b>2,188</b>
<b>PUBLIC SECTOR</b>												
Sydney	1	25	—	—	—	26	1	23	—	—	—	24
Hunter	—	11	—	—	—	11	—	—	—	—	—	—
Illawarra	—	—	—	—	—	—	—	—	—	—	—	—
Richmond-Tweed	—	—	—	—	—	—	1	—	—	—	—	1
Mid-North Coast	—	—	—	—	—	—	—	—	—	—	—	—
Northern	—	2	—	—	—	2	—	—	—	—	—	—
North Western	1	10	—	—	—	11	—	—	—	—	—	—
Central West	2	—	—	—	—	2	1	—	—	—	—	1
South Eastern	—	—	—	—	—	—	—	—	—	—	—	—
Murrumbidgee	—	—	—	—	—	—	—	—	—	—	—	—
Murray	—	—	—	—	—	—	—	1	—	—	—	1
Far West	—	—	—	—	—	—	—	—	—	—	—	—
<b>New South Wales</b>	<b>4</b>	<b>48</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>52</b>	<b>3</b>	<b>24</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>27</b>
<b>TOTAL</b>												
Sydney	155	1,130	17	53	18	1,373	158	829	13	38	34	1,072
Hunter	60	277	17	29	6	389	36	202	18	29	5	290
Illawarra	17	282	10	32	25	366	8	208	13	24	1	254
Richmond-Tweed	10	110	3	21	1	145	8	58	1	10	2	79
Mid-North Coast	19	133	5	11	6	174	29	95	6	13	4	147
Northern	17	46	3	11	5	82	11	24	10	2	2	49
North Western	5	48	3	2	1	59	7	36	2	4	—	49
Central West	44	55	11	6	5	121	34	15	9	6	5	69
South Eastern	18	48	13	20	6	105	19	44	7	20	2	92
Murrumbidgee	6	19	8	3	—	36	6	45	8	—	2	61
Murray	10	45	3	2	1	61	9	38	2	2	—	51
Far West	—	1	—	—	—	1	—	1	—	1	—	2
<b>New South Wales</b>	<b>361</b>	<b>2,194</b>	<b>93</b>	<b>190</b>	<b>74</b>	<b>2,912</b>	<b>325</b>	<b>1,595</b>	<b>89</b>	<b>149</b>	<b>57</b>	<b>2,215</b>

(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  
DECEMBER 1994**

Statistical division	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Unknown or not stated	Total	
	1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			Total
NUMBER									
Sydney	315	137	452	191	67	481	739	—	1,191
Hunter	61	12	73	34	—	—	34	—	107
Illawarra	43	34	77	51	—	—	51	—	128
Richmond-Tweed	8	6	14	22	—	—	22	—	36
Mid-North Coast	35	4	39	—	—	—	—	—	39
Northern	18	—	18	—	—	—	—	—	18
North Western	16	—	16	—	—	—	—	—	16
Central West	—	—	—	14	—	—	14	—	14
South Eastern	14	—	14	—	—	—	—	—	14
Murrumbidgee	4	—	4	—	—	—	—	—	4
Murray	—	5	5	9	—	—	9	—	14
Far West	—	—	—	—	—	—	—	—	—
<b>New South Wales</b>	<b>514</b>	<b>198</b>	<b>712</b>	<b>321</b>	<b>67</b>	<b>481</b>	<b>869</b>	<b>—</b>	<b>1,581</b>
VALUE (\$'000)									
Sydney	22,408	13,154	35,562	14,160	4,055	72,800	91,015	—	126,577
Hunter	4,165	960	5,125	2,211	—	—	2,211	—	7,336
Illawarra	2,943	2,442	5,385	3,343	—	—	3,343	—	8,728
Richmond-Tweed	518	550	1,068	1,362	—	—	1,362	—	2,430
Mid-North Coast	2,252	386	2,638	—	—	—	—	—	2,638
Northern	994	—	994	—	—	—	—	—	994
North Western	1,156	—	1,156	—	—	—	—	—	1,156
Central West	—	—	—	950	—	—	950	—	950
South Eastern	1,368	—	1,368	—	—	—	—	—	1,368
Murrumbidgee	227	—	227	—	—	—	—	—	227
Murray	—	476	476	530	—	—	530	—	1,006
Far West	—	—	—	—	—	—	—	—	—
<b>New South Wales</b>	<b>36,030</b>	<b>17,968</b>	<b>53,998</b>	<b>22,556</b>	<b>4,055</b>	<b>72,800</b>	<b>99,411</b>	<b>—</b>	<b>153,409</b>

**NEW OTHER RESIDENTIAL DWELLING UNITS COMMENCED, NSW**

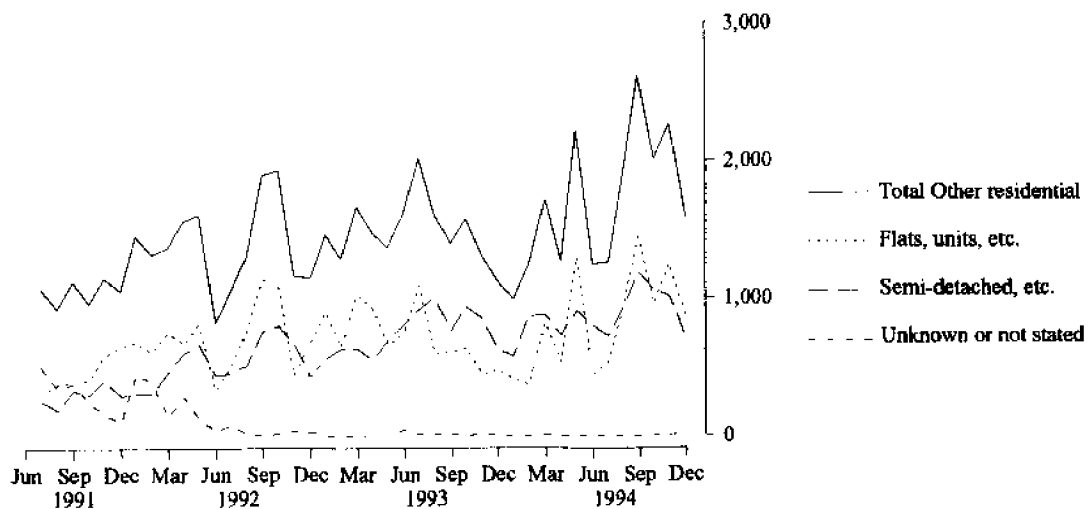


TABLE 6. DWELLING UNITS COMMENCED BY TYPE OF RESIDENTIAL BUILDING IN STATISTICAL LOCAL AREAS  
(Number of dwelling units)

Statistical area	Houses												Other residential buildings												Total		
	1994													1994													
	July	Aug.	Sept.	Oct.	Nov.	Dec.	July	Aug.	Sept.	Oct.	Nov.	Dec.	July	Aug.	Sept.	Oct.	Nov.	Dec.									
SYDNEY STATISTICAL DIVISION																											
Botany (A)	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—								
Leichhardt (A)	4	7	2	7	1	1	13	8	—	—	—	—	—	—	—	—	—	—	—								
Marrickville (A)	—	4	2	2	2	—	12	—	4	8	—	—	—	—	—	—	—	—	—								
South Sydney (C)	—	—	1	—	3	1	—	43	26	16	34	—	—	—	—	—	—	—	—								
Sydney (C) — Inner and Remainder	—	—	—	—	1	—	32	258	174	195	12	—	—	—	—	—	—	—	—								
Inner Sydney SSD	6	11	5	9	7	2	57	309	235	219	207	346	—	—	—	—	—	—	—								
Randwick (A)	15	7	9	5	11	6	9	13	64	16	11	49	24	20	73	21	22	55	—								
Waverley (A)	1	—	2	2	1	3	—	6	5	6	13	3	1	6	7	8	14	6	—								
Woollahra (A)	1	1	4	1	1	2	10	—	—	—	—	—	11	1	4	1	1	2	—								
Eastern Suburbs SSD	17	8	15	8	13	11	19	19	69	22	24	52	36	27	84	30	37	63	—								
Hurstville (C)	8	8	4	6	15	6	52	6	4	13	10	14	60	14	8	19	25	20	—								
Kogarah (A)	5	4	—	14	18	16	—	—	—	27	22	10	5	4	—	41	40	26	—								
Rockdale (A)	14	14	18	8	7	3	2	17	245	52	8	—	16	31	263	60	15	3	—								
Sutherland Shire (A)	52	70	103	34	68	57	18	52	155	63	85	174	70	122	258	97	153	231	—								
St George—Sutherland SSD	79	96	125	62	108	82	72	75	404	155	125	198	151	171	529	217	233	280	—								
Bankstown (C)	21	34	29	12	21	34	26	71	88	97	6	50	47	105	117	109	27	84	—								
Canterbury (A)	9	3	18	9	8	8	14	2	59	35	13	8	23	5	77	44	21	16	—								
Canterbury—Bankstown SSD	30	37	47	21	29	42	40	73	147	132	19	58	70	110	194	153	48	100	—								
Fairfield (C)	24	40	35	16	24	45	8	29	75	15	37	29	32	69	110	31	61	74	—								
Liverpool (C)	275	286	170	187	113	113	91	56	36	77	72	56	366	342	206	264	185	169	—								
Fairfield—Liverpool SSD	299	326	205	203	137	158	99	85	111	92	109	85	398	411	316	295	246	243	—								
Camden (A)	53	52	89	56	21	59	—	12	2	—	—	5	53	64	91	56	21	64	—								
Campbelltown (C)	66	45	17	111	28	32	5	6	2	14	4	13	71	51	19	125	32	45	—								
Wollondilly (A)	22	35	26	17	34	25	—	—	—	2	2	—	22	35	26	19	36	25	—								
Outer South Western Sydney SSD	141	132	132	184	83	116	5	18	4	16	6	18	146	150	136	200	89	134	—								
Ashfield (A)	—	2	—	2	—	—	—	8	—	2	—	—	—	10	—	4	—	—	—								
Burwood (A)	1	1	5	—	3	2	4	71	6	3	44	—	5	72	11	3	47	2	—								
Concord (A)	1	1	1	—	—	—	—	—	94	15	36	—	1	1	95	15	36	—	—								
Drumoyne (A)	1	1	3	—	—	—	47	4	17	—	7	2	48	5	20	—	7	2	—								
Stratfield (A)	6	11	13	12	11	4	—	96	—	40	9	—	6	107	13	52	20	4	—								
Inner Western Sydney SSD	9	16	22	14	14	6	51	179	117	60	96	2	60	195	139	74	110	8	—								



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													
	July	Aug.	Sep.	Oct.	Nov.	Dec.	July	Aug.	Sep.	Oct.	Nov.	Dec.	July	Aug.	Sep.	Oct.	Nov.	Dec.	July	Aug.	Sep.	Oct.	Nov.	Dec.		
SYDNEY STATISTICAL DIVISION—continued																										
Auburn (A)	3	9	7	2	6	4	2	4	2	11	68	15	5	13	9	13	19	19	19	19	19	19	19	19	19	19
Holroyd (A)	11	14	1	8	11	6	28	25	6	44	54	15	39	39	7	52	21	21	21	21	21	21	21	21	21	21
Parramatta (C)	12	27	29	20	20	11	28	54	179	313	113	112	40	81	208	333	133	123	123	123	123	123	123	123	123	123
Central	26	50	37	30	37	21	58	83	187	368	235	142	84	133	224	398	272	163	163	163	163	163	163	163	163	163
Western Sydney SSD	31	44	41	41	44	7	2	14	4	4	—	4	33	58	45	45	44	11	11	11	11	11	11	11	11	11
Blue Mountains (C)	33	34	76	25	28	24	5	10	26	9	6	—	38	44	102	34	34	24	24	24	24	24	24	24	24	24
Hawkesbury (C)	83	99	166	70	68	61	32	100	139	33	18	4	115	199	305	103	86	65	65	65	65	65	65	65	65	65
Penrith (C)	147	177	283	136	140	92	39	124	169	46	24	8	186	301	452	182	164	100	100	100	100	100	100	100	100	100
Outer Western Sydney SSD	47	78	109	78	41	25	8	58	75	26	36	6	55	136	184	104	77	31	31	31	31	31	31	31	31	31
Baulkham Hills (A)	92	156	255	262	300	188	22	72	55	28	125	85	114	228	310	290	425	273	273	273	273	273	273	273	273	
Blacktown (C)	139	234	364	340	341	213	30	130	130	54	161	91	169	364	494	394	502	304	304	304	304	304	304	304	304	304
Blacktown— Baulkham Hills SSD	2	4	4	—	6	6	2	6	—	—	2	—	4	10	4	—	8	6	6	6	6	6	6	6	6	6
Hunter's Hill (A)	1	1	3	8	4	5	—	—	2	10	2	—	1	1	5	18	6	5	5	5	5	5	5	5	5	5
Lane Cove (A)	3	1	4	—	—	4	2	—	—	10	2	—	5	1	4	10	2	4	4	4	4	4	4	4	4	4
Mosman (A)	2	3	1	4	—	4	6	2	82	—	73	—	8	5	83	4	75	4	4	4	4	4	4	4	4	4
North Sydney (A)	11	15	17	22	7	15	10	61	28	39	16	20	21	76	45	61	23	35	35	35	35	35	35	35	35	35
Ryde (C)	11	18	8	9	13	10	8	62	2	6	385	6	19	80	10	15	398	16	16	16	16	16	16	16	16	16
Willoughby (C)	30	42	37	43	32	44	28	131	114	65	480	26	58	173	151	108	512	70	70	70	70	70	70	70	70	70
Lower Northern Sydney SSD	31	54	80	49	32	25	4	95	109	75	12	10	35	149	189	124	44	35	35	35	35	35	35	35	35	35
Hornsby (A)	17	33	20	18	20	11	47	2	21	33	—	12	64	35	41	51	20	23	23	23	23	23	23	23	23	23
Ku-ring-gai (A)	48	87	100	67	52	36	51	97	130	108	12	22	99	184	230	175	64	58	58	58	58	58	58	58	58	58
Hornsby-Ku-ring-gai SSD	1	6	—	1	1	—	6	2	—	—	—	—	7	8	—	1	1	—	—	—	—	—	—	—	—	—
Manly (A)	17	13	19	17	7	6	29	6	8	6	2	—	46	19	27	23	9	6	6	6	6	6	6	6	6	6
Pinwater (A)	16	32	25	22	31	18	10	23	47	10	20	40	26	55	72	32	51	58	58	58	58	58	58	58	58	58
Warringah (A)	34	51	44	40	39	24	45	31	55	16	22	40	79	82	99	56	61	64	64	64	64	64	64	64	64	64
Northern Beaches SSD	111	71	95	158	245	190	99	16	69	72	188	103	210	87	164	230	433	293	293	293	293	293	293	293	293	293
Gosford (C)	85	129	120	90	96	35	37	23	46	20	31	—	122	152	166	110	127	35	35	35	35	35	35	35	35	35
Wyong (A)	196	200	215	248	341	225	136	39	115	92	219	103	332	239	330	340	560	328	328	328	328	328	328	328	328	328
Gosford-Wyong SSD	1,201	1,467	1,631	1,405	1,373	1,072	730	1,393	1,987	1,445	1,739	1,191	1,931	2,860	3,618	2,850	3,112	2,263	2,263	2,263	2,263	2,263	2,263	2,263	2,263	2,263
SYDNEY SD																										

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

Statistical area	Houses												Other residential buildings												Total
	1994												1994												
	July	Aug.	Sept.	Oct.	Nov.	Dec.	July	Aug.	Sept.	Oct.	Nov.	Dec.	July	Aug.	Sept.	Oct.	Nov.	Dec.							
HUNTER STATISTICAL DIVISION																									
Cessnock (C)	12	8	10	36	46	44	—	8	10	—	24	7	12	16	20	36	70	51							
Lake Macquarie (C)	98	111	110	224	89	52	76	51	58	69	28	10	174	162	168	293	117	62							
Maitland (C)	28	41	38	49	51	28	4	20	18	2	8	2	32	61	56	51	59	30							
Newcastle (C)—Inner and Remainder	31	33	51	53	68	53	41	25	28	26	71	41	72	58	79	79	139	94							
Port Stephens (A)	44	49	27	50	47	41	34	26	17	9	23	21	78	75	44	59	70	62							
Newcastle SSD	213	242	236	412	301	218	155	130	131	106	154	81	368	372	367	518	455	299							
Dungog (A)	5	5	7	5	8	7	—	2	2	—	—	—	5	7	9	5	8	7							
Gloucester (A)	3	2	3	2	4	1	—	—	—	—	—	—	3	2	3	2	4	1							
Great Lakes (A)	23	11	23	80	50	36	23	—	25	32	25	20	46	11	48	112	75	56							
Merrima (A)	1	—	2	4	1	1	—	—	—	—	—	—	1	—	2	4	1	1							
Murrumbidgee (A)	1	—	1	2	2	—	—	—	—	—	—	—	1	—	1	2	2	—							
Muswellbrook (A)	5	8	7	10	10	9	2	—	2	—	4	2	7	8	9	10	14	11							
Scone (A)	4	7	1	4	11	11	—	—	—	—	2	4	4	7	1	4	13	15							
Singleton (A)	8	5	7	1	2	7	6	5	—	3	—	—	14	10	7	4	2	7							
Hunter SD Balance SSD	50	38	51	108	88	72	31	7	29	35	31	26	81	45	80	143	119	98							
<b>HUNTER SD</b>	<b>263</b>	<b>280</b>	<b>287</b>	<b>520</b>	<b>389</b>	<b>290</b>	<b>186</b>	<b>137</b>	<b>160</b>	<b>141</b>	<b>185</b>	<b>107</b>	<b>449</b>	<b>417</b>	<b>447</b>	<b>661</b>	<b>574</b>	<b>397</b>							
ILLAWARRA STATISTICAL DIVISION																									
Kiama (A)	13	18	16	8	22	8	4	10	4	6	10	4	17	28	20	14	32	12							
Shellharbour (A)	50	43	39	30	58	27	10	30	19	40	17	11	60	73	58	70	75	38							
Wollongong (C)	49	52	71	51	41	62	53	38	32	129	49	91	102	90	103	180	90	153							
Wollongong SSD	112	113	126	89	121	97	67	78	55	175	76	106	179	191	181	264	197	203							
Shoalhaven (C)	82	91	92	199	187	108	27	24	22	22	18	10	109	115	114	221	205	118							
Wingecarribee (A)	45	45	39	36	58	49	—	3	—	2	8	12	45	48	39	38	66	61							
Illawarra SD Balance SSD	127	136	131	235	245	157	27	27	22	24	26	22	154	163	153	259	271	179							
<b>ILLAWARRA SD</b>	<b>239</b>	<b>249</b>	<b>257</b>	<b>324</b>	<b>366</b>	<b>254</b>	<b>94</b>	<b>105</b>	<b>77</b>	<b>199</b>	<b>102</b>	<b>128</b>	<b>333</b>	<b>354</b>	<b>334</b>	<b>523</b>	<b>468</b>	<b>382</b>							

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												
	July	Aug.	Sep.	Oct.	Nov.	Dec.	July	Aug.	Sep.	Oct.	Nov.	Dec.	July	Aug.	Sep.	Oct.	Nov.	Dec.							
RICHMOND-TWEED STATISTICAL DIVISION																									
Tweed (A) Pt A	46	34	60	46	20	6	40	96	68	43	6	—	86	130	128	89	26	6							
Tweed Heads SSD	46	34	60	46	20	6	40	96	68	43	6	—	86	130	128	89	26	6							
Ballina (A)	46	34	39	49	33	24	23	18	23	16	16	16	69	52	62	65	49	40							
Byron (A)	42	51	48	28	35	13	21	20	45	2	10	18	63	71	93	30	45	31							
Casino (A)	2	2	1	4	8	2	2	4	2	—	—	—	4	6	3	4	8	2							
Kyogle (A)	5	1	8	7	7	5	—	2	—	—	2	—	5	3	8	7	9	5							
Lismore (C)	—	20	20	—	23	23	12	—	—	—	6	2	12	20	20	—	29	25							
Richmond River (A)	2	12	4	11	8	5	8	9	4	6	—	—	10	21	8	17	8	5							
Tweed (A) Pt B	23	27	34	26	11	1	8	2	14	18	4	—	31	29	48	44	15	1							
<i>Richmond-Tweed</i>																									
<i>SD Balance SSD</i>	120	147	154	125	125	73	74	55	88	42	38	36	194	202	242	167	163	109							
<b>RICHMOND-TWEED SD</b>	<b>166</b>	<b>181</b>	<b>214</b>	<b>171</b>	<b>145</b>	<b>79</b>	<b>114</b>	<b>151</b>	<b>156</b>	<b>85</b>	<b>44</b>	<b>36</b>	<b>280</b>	<b>332</b>	<b>370</b>	<b>256</b>	<b>189</b>	<b>115</b>							
MID-NORTH COAST STATISTICAL DIVISION																									
Bellingen (A)	6	14	4	8	9	9	—	—	—	—	—	—	6	14	4	8	9	9							
Coffs Harbour (C)	52	60	67	25	64	37	18	6	42	14	22	24	70	66	109	39	86	61							
Copmanhurst (A)	3	1	3	1	2	2	—	—	—	—	—	—	3	1	3	1	2	2							
Grafton (C)	2	5	5	2	5	4	6	4	22	—	2	2	8	9	27	2	7	6							
Maclean (A)	10	12	14	17	8	5	2	8	8	9	5	—	12	20	22	26	13	5							
Nambucca (A)	15	10	6	9	11	20	4	—	4	—	11	—	19	10	10	9	22	20							
Nymboida (A)	5	5	4	1	3	2	—	—	—	—	—	—	5	5	4	1	3	2							
Ullmarra (A)	1	4	2	7	2	—	—	—	2	—	—	—	1	4	4	7	2	—							
<i>Clarence SSD</i>	94	111	105	70	104	79	30	18	78	23	40	26	124	129	183	93	144	105							
Greater Taree (C)	31	13	29	27	3	19	4	2	22	2	—	4	35	15	51	29	3	23							
Hastings (A)	2	106	78	16	57	34	26	35	18	9	4	9	28	141	96	25	61	43							
Kempsey (A)	17	11	10	11	10	15	—	—	2	2	—	—	17	11	12	13	10	15							
<i>Hastings SSD</i>	50	130	117	54	70	68	30	37	42	13	4	13	80	167	159	67	74	81							
<b>MID-NORTH COAST SD</b>	<b>144</b>	<b>241</b>	<b>222</b>	<b>124</b>	<b>174</b>	<b>147</b>	<b>60</b>	<b>55</b>	<b>120</b>	<b>36</b>	<b>44</b>	<b>39</b>	<b>204</b>	<b>296</b>	<b>342</b>	<b>160</b>	<b>218</b>	<b>186</b>							



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																								
	July	Aug.	Sep.	Oct.	Nov.	Dec.	July	Aug.	Sep.	Oct.	Nov.	Dec.	July	Aug.	Sep.	Oct.	Nov.	Dec.							
NORTH WESTERN STATISTICAL DIVISION																									
Coolah (A)	—	1	1	2	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—						
Coonabarabran (A)	1	—	4	3	3	1	—	—	—	—	—	—	—	—	—	—	—	—	—						
Dubbo (C)	—	—	16	55	26	21	—	—	29	13	10	14	—	—	45	68	1	1	35						
Gilgandra (A)	2	—	2	1	1	—	2	—	—	—	—	2	—	—	2	1	1	—	2						
Mudgee (A)	9	5	16	10	15	11	—	—	—	—	—	—	—	—	16	10	15	11	6						
Narromine (A)	2	3	5	4	4	6	—	—	—	—	2	—	—	—	5	4	6	—	6						
Wellington (A)	1	—	—	2	4	4	—	—	—	—	5	—	—	—	—	2	9	4	4						
Central Macquarie SSD	15	9	44	77	54	43	2	—	29	13	17	16	—	—	73	90	71	—	59						
Bogan (A)	—	1	1	1	—	—	—	—	—	—	—	—	—	—	1	1	—	—	—						
Coonarrable (A)	—	2	2	1	—	—	—	—	—	—	—	—	—	—	2	1	—	—	—						
Walgett (A)	1	2	2	2	2	—	—	—	—	—	2	—	—	—	2	2	4	—	—						
Warren (A)	1	—	1	—	—	1	—	—	—	—	—	—	—	—	1	—	—	—	1						
Macquarie-Barwon SSD	2	5	6	4	2	1	—	—	—	—	2	—	—	—	6	4	4	—	1						
Bourke (A)	—	—	1	1	1	—	—	—	—	—	—	—	—	—	1	1	1	—	—						
Brewarrina (A)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—						
Cobar (A)	2	1	2	—	2	5	—	—	—	—	—	—	—	—	2	—	2	5	5						
Upper Darling SSD	2	1	3	1	3	5	—	—	—	—	—	—	—	—	1	1	3	—	5						
<b>NORTH WESTERN SD</b>	<b>19</b>	<b>15</b>	<b>53</b>	<b>82</b>	<b>59</b>	<b>49</b>	<b>2</b>	<b>—</b>	<b>29</b>	<b>13</b>	<b>19</b>	<b>16</b>	<b>—</b>	<b>—</b>	<b>82</b>	<b>95</b>	<b>78</b>	<b>—</b>	<b>65</b>						

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												
	July	Aug.	Sep.	Oct.	Nov.	Dec.	July	Aug.	Sep.	Oct.	Nov.	Dec.	July	Aug.	Sep.	Oct.	Nov.	Dec.							
CENTRAL WEST STATISTICAL DIVISION																									
Bathurst (C)	16	19	15	24	7	13	—	8	14	—	—	7	16	27	29	24	7	20							
Blayney (A) Pt A	—	3	4	5	5	1	—	—	—	—	—	—	—	3	4	5	5	1							
Cabonne (A) Pt A	—	2	2	9	7	6	—	—	—	2	—	—	—	2	2	9	9	6							
Evans (A) Pt A	—	—	—	—	—	—	—	—	—	19	—	—	—	—	—	—	—	—							
Orange (C)	—	—	—	—	40	—	—	—	—	21	—	—	—	—	—	—	59	—							
Bathurst-Orange SSD	16	24	21	38	59	20	8	8	14	—	7	7	16	32	35	38	80	27							
Blayney (A) Pt B	—	—	—	—	2	—	—	—	—	—	—	—	4	—	—	—	2	—							
Cabonne (A) Pt B	—	1	—	1	1	—	—	—	—	—	—	—	—	1	—	—	1	—							
Evans (A) Pt B	3	4	—	1	—	1	—	—	—	—	—	—	3	4	—	—	—	1							
Greater Lithgow (C)	13	11	5	8	10	10	3	—	3	8	—	—	15	11	8	8	18	10							
Oberon (A)	4	4	3	3	7	2	—	—	—	—	—	—	4	4	3	3	7	2							
Rylstone (A)	—	—	2	1	1	1	—	—	—	—	—	—	—	—	2	1	1	1							
Central Tablelands (excl. Bathurst-Orange) SSD	20	20	10	14	21	14	6	—	3	8	—	—	26	20	13	14	29	14							
Bland (A)	2	1	2	4	4	—	—	—	—	—	—	—	2	1	2	4	4	—							
Cabonne (A) Pt C	—	4	3	14	11	15	—	—	—	—	—	—	—	4	3	14	11	15							
Cowra (A)	3	6	6	3	5	7	—	—	—	—	—	—	3	6	6	3	5	7							
Forbes (A)	3	6	4	6	6	1	—	—	—	10	—	—	3	6	4	16	6	1							
Lachlan (A)	3	2	3	2	2	—	—	—	—	—	—	—	3	2	3	2	2	—							
Parkes (A)	13	—	—	8	10	10	—	—	—	—	7	7	13	—	—	8	17	17							
Weddin (A)	1	—	3	1	3	2	—	—	—	—	—	—	1	—	3	1	3	2							
Lachlan SSD	25	19	21	38	41	35	—	—	—	10	7	7	19	19	21	48	48	42							
<b>CENTRAL WEST SD</b>	<b>61</b>	<b>63</b>	<b>52</b>	<b>90</b>	<b>121</b>	<b>69</b>	<b>6</b>	<b>8</b>	<b>17</b>	<b>10</b>	<b>36</b>	<b>14</b>	<b>67</b>	<b>71</b>	<b>69</b>	<b>100</b>	<b>157</b>	<b>83</b>							

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

Statistical area	1994																	
	Houses						Other residential buildings						Total					
	July	Aug.	Sep.	Oct.	Nov.	Dec.	July	Aug.	Sep.	Oct.	Nov.	Dec.	July	Aug.	Sep.	Oct.	Nov.	Dec.
SOUTH EASTERN STATISTICAL DIVISION																		
Queanbeyan (C)	51	12	26	34	17	15	14	10	4	21	22	10	65	22	30	55	39	25
Queanbeyan SSD	51	12	26	34	17	15	14	10	4	21	22	10	65	22	30	55	39	25
Boorowa (A)	2	—	1	—	1	—	—	—	—	—	—	—	2	—	1	—	1	—
Crookwell (A)	2	1	2	4	4	1	—	—	—	—	—	—	2	1	2	4	4	1
Goulburn (C)	7	8	9	6	9	8	—	2	—	—	—	—	7	10	9	6	9	8
Gunning (A)	1	5	1	5	3	1	—	—	—	—	—	—	1	5	1	5	3	1
Harden (A)	2	2	1	1	5	6	—	—	—	—	—	—	2	2	1	1	5	6
Mulwaree (A)	8	7	10	8	11	7	—	—	—	—	—	—	8	7	10	8	11	7
Tallaganda (A)	2	5	8	4	2	1	—	—	—	—	3	—	2	5	8	4	5	1
Yarrowlumla (A)	7	13	8	9	6	8	—	—	—	—	—	—	7	13	8	9	6	8
Yass (A)	31	11	18	—	—	—	—	—	2	—	—	—	31	11	20	—	—	—
Young (A)	5	7	8	9	5	5	3	—	2	4	2	—	8	7	10	13	7	5
Southern Tablelands (excl. Queanbeyan) SSD	67	59	66	46	46	37	3	2	4	4	5	—	70	61	70	50	51	37
Bega Valley (A)	27	15	22	41	6	7	17	—	6	8	—	—	44	15	28	49	6	7
Eurobodalla (A)	34	34	24	46	23	23	6	4	5	16	4	2	40	38	29	62	27	25
Lower South Coast SSD	61	49	46	87	29	30	23	4	11	24	4	2	84	53	57	111	33	32
Bombala (A)	—	1	—	1	—	—	—	—	—	—	—	—	—	1	—	1	—	—
Cooma-Monaro (A)	3	4	3	2	8	5	—	—	—	—	—	—	3	4	3	2	8	5
Snowy River (A)	7	4	2	4	5	5	—	—	2	—	26	2	7	4	4	4	31	7
Snowy SSD	10	9	5	7	13	10	—	—	2	—	26	2	10	9	7	7	39	12
<b>SOUTH EASTERN SD</b>	<b>189</b>	<b>129</b>	<b>143</b>	<b>174</b>	<b>105</b>	<b>92</b>	<b>40</b>	<b>16</b>	<b>21</b>	<b>49</b>	<b>57</b>	<b>14</b>	<b>229</b>	<b>145</b>	<b>164</b>	<b>223</b>	<b>162</b>	<b>106</b>

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												
	July	Aug.	Sep.	Oct.	Nov.	Dec.	July	Aug.	Sep.	Oct.	Nov.	Dec.	July	Aug.	Sep.	Oct.	Nov.	Dec.							
MURRUMBIDGEE STATISTICAL DIVISION																									
Coolamon (A)	3	1	2	3	2	—	—	—	—	—	—	—	—	—	—	3	1	2	3						
Coolamundra (A)	4	—	—	2	1	3	—	—	—	—	—	—	—	—	—	4	—	—	2						
Gindagai (A)	5	—	3	—	3	1	—	—	—	—	—	—	—	—	—	5	2	3	—						
Jinec (A)	—	2	2	2	3	1	—	—	—	—	—	—	—	—	—	—	5	2	—						
Lockhart (A)	2	—	—	1	—	—	—	—	—	—	—	—	—	—	—	2	—	—	1						
Naffandra (A)	5	—	3	2	—	1	—	—	—	—	—	—	—	—	—	5	—	3	2						
Narrandera (A)	—	1	3	2	2	1	4	—	—	—	—	—	—	—	—	—	1	3	2						
Temora (A)	3	1	1	6	2	8	—	—	—	—	—	—	—	—	—	3	1	1	6						
Turnat (A)	2	1	48	43	12	25	—	—	—	—	—	—	—	—	—	2	1	66	51						
Wagga Wagga (C)	24	6	62	61	24	43	—	—	—	—	—	—	—	—	—	24	17	80	69						
Central Murrumbidgee SSD	—	1	1	—	1	—	—	—	—	—	—	—	—	—	—	—	1	1	—						
Carrathool (A)	6	11	17	3	3	8	—	—	—	—	—	—	—	—	—	6	11	22	15						
Griffith (C)	3	5	3	—	1	4	—	—	—	—	—	—	—	—	—	3	5	3	—						
Hay (A)	5	8	3	4	6	4	—	—	—	—	—	—	—	—	—	11	8	3	4						
Leeton (A)	4	1	1	1	1	2	—	—	—	—	—	—	—	—	—	4	1	1	1						
Murrumbidgee (A)	18	26	25	8	12	18	6	—	—	—	—	—	—	—	—	24	26	30	20						
Lower Murrumbidgee SSD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—						
<b>MURRUMBIDGEE SD</b>	<b>42</b>	<b>32</b>	<b>87</b>	<b>69</b>	<b>36</b>	<b>61</b>	<b>6</b>	<b>5</b>	<b>23</b>	<b>20</b>	<b>11</b>	<b>4</b>	<b>48</b>	<b>37</b>	<b>110</b>	<b>89</b>	<b>47</b>	<b>65</b>							



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												
	July	Aug.	Sept.	Oct.	Nov.	Dec.	July	Aug.	Sept.	Oct.	Nov.	Dec.	July	Aug.	Sept.	Oct.	Nov.	Dec.							
	MURRAY STATISTICAL DIVISION																								
Albury (C)	23	51	51	20	25	23	—	5	—	2	2	6	23	56	51	22	27	29							
Hume (A)	5	3	—	6	5	6	—	—	—	—	—	—	5	3	—	6	5	6							
Albury SSD	28	54	51	26	30	29	—	5	—	2	2	6	28	59	51	28	32	35							
Corowa (A)	5	10	7	7	8	2	—	4	—	2	—	3	14	7	7	9	8	5							
Culcairn (A)	—	—	1	—	1	1	—	—	—	—	—	—	—	—	1	—	1	1							
Holbrook (A)	1	1	—	1	1	—	—	—	—	—	—	—	1	1	—	1	1	—							
Tumbarumba (A)	—	1	1	4	2	1	—	—	—	—	—	—	1	1	1	4	2	1							
Urana (A)	—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	1	—	—							
Upper Murray (excl. Albury) SSD	6	12	9	13	12	4	—	4	—	2	—	3	6	16	9	15	12	7							
Berrigan (A)	1	9	7	4	—	8	4	—	2	—	—	5	9	9	9	4	—	13							
Conargo (A)	3	2	6	3	4	2	—	—	—	—	—	—	3	2	6	3	4	2							
Deniliquin (A)	—	—	1	1	—	2	—	—	—	—	—	—	—	—	1	1	—	2							
Jerilderie (A)	4	5	6	6	5	2	—	—	3	—	—	—	4	5	9	6	5	2							
Murray (A)	1	—	1	2	3	—	—	—	2	—	—	—	1	—	3	2	3	—							
Wakool (A)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—							
Windouran (A)	9	16	21	16	12	14	4	—	7	—	—	5	13	16	28	16	12	19							
Central Murray SSD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—							
Balranald (A)	—	8	1	4	6	4	5	—	—	—	—	—	5	—	—	—	1	—							
Wentworth (A)	—	8	1	4	7	4	5	2	—	3	—	—	—	10	1	4	9	4							
Murray-Darling SSD	—	8	1	4	7	4	5	2	—	3	—	—	5	10	1	4	10	4							
<b>MURRAY SD</b>	<b>43</b>	<b>90</b>	<b>82</b>	<b>59</b>	<b>61</b>	<b>51</b>	<b>9</b>	<b>11</b>	<b>7</b>	<b>4</b>	<b>5</b>	<b>14</b>	<b>52</b>	<b>101</b>	<b>89</b>	<b>63</b>	<b>66</b>	<b>65</b>							
	FAR WEST STATISTICAL DIVISION																								
Broken Hill (C)	—	2	8	1	1	2	—	—	—	—	—	—	—	2	8	1	1	2							
Central Darling (A)	1	4	—	—	—	—	—	—	—	—	—	—	1	4	—	—	—	—							
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—							
<b>FAR WEST SD</b>	<b>1</b>	<b>6</b>	<b>8</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>1</b>	<b>6</b>	<b>8</b>	<b>1</b>	<b>1</b>	<b>2</b>							
	NEW SOUTH WALES																								
<b>NEW SOUTH WALES</b>	<b>2,442</b>	<b>2,811</b>	<b>3,115</b>	<b>3,116</b>	<b>2,912</b>	<b>2,215</b>	<b>1,258</b>	<b>1,885</b>	<b>2,615</b>	<b>2,006</b>	<b>2,265</b>	<b>1,581</b>	<b>3,700</b>	<b>4,696</b>	<b>5,730</b>	<b>5,122</b>	<b>5,177</b>	<b>3,796</b>							

## 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 (c.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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