

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

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

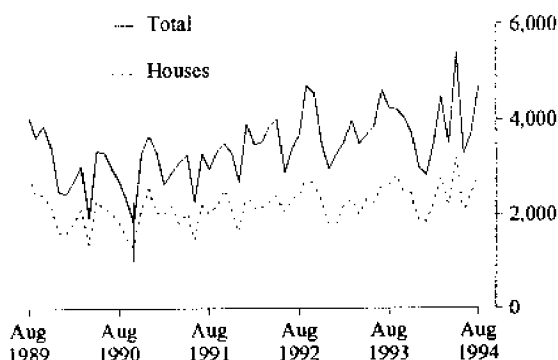
MAIN FEATURES

The total number of dwelling units commenced in New South Wales in August 1994 (4,696) was 27% higher than in the previous month (3,700) and 11% higher than in August 1993 (4,228).

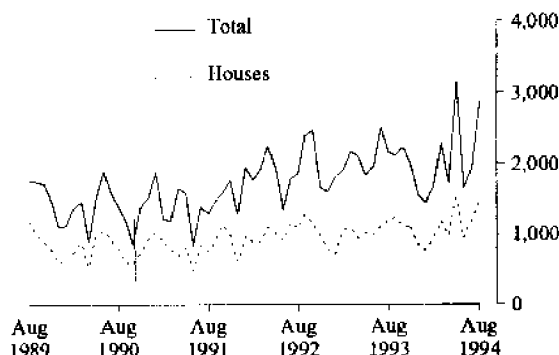
The number of houses commenced in New South Wales in August 1994 (2,811) was 15% higher than in the previous month (2,442) while for Sydney Statistical Division the increase was 22% (from 1,201 to 1,467).

The number of dwelling units in other residential buildings commenced in August 1994 (1,885) was 50% higher than in the previous month (1,258).

DWELLINGS COMMENCED IN NSW



DWELLINGS COMMENCED IN NSW



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- for further information about statistics in this publication and the availability of related unpublished statistics, contact Ross Bailey on (02) 268 4176.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Unpublished data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

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>									
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
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

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
<i>1993—</i>									
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
<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
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
<i>1993—</i>									
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
<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
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
<i>1993—</i>									
August	824	317	1,141	28	47	75	852	364	1,216
September	857	289	1,146	—	2	2	857	291	1,148
October	756	170	926	11	2	13	767	172	939
November	841	215	1,056	19	—	19	860	215	1,075
December	631	207	838	10	—	10	641	207	848
<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

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>						
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
July	287	1,852	85	131	24	2,379
August	324	2,160	68	163	63	2,778
PUBLIC SECTOR						
1992-93	67	658	9	2	3	739
1993-94	87	648	1	5	22	763
<i>1993--</i>						
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
July	2	59	—	2	—	63
August	6	27	—	—	—	33
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>						
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
July	289	1,911	85	133	24	2,442
August	330	2,187	68	163	63	2,811

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

TABLE 4. HOUSES COMMENCED IN STATISTICAL DIVISIONS

Statistical division	July 1994						August 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	121	981	14	34	9	1,159	175	1,193	8	46	21	1,443
Hunter	20	214	9	19	—	262	36	208	10	15	9	278
Illawarra	10	207	6	11	3	237	9	207	9	10	14	249
Richmond-Tweed	13	122	4	24	3	166	14	125	4	37	1	181
Mid-North Coast	25	101	4	9	2	141	25	186	4	19	7	241
Northern	13	42	9	6	—	70	11	40	3	3	1	58
North Western	5	9	4	1	—	19	1	8	3	1	2	15
Central West	29	20	2	3	1	55	19	30	5	7	1	62
South Eastern	33	102	27	17	6	185	27	64	13	21	4	129
Murrumbidgee	9	24	5	4	—	42	1	20	7	—	1	29
Murray	9	30	1	3	—	43	6	79	1	3	1	90
Far West	—	—	—	—	—	—	—	—	1	1	1	3
New South Wales	287	1,852	85	131	24	2,379	324	2,160	68	163	63	2,778
PUBLIC SECTOR												
Sydney	—	42	—	—	—	42	1	23	—	—	—	24
Hunter	—	1	—	—	—	1	1	1	—	—	—	2
Illawarra	—	1	—	1	—	2	—	—	—	—	—	—
Richmond-Tweed	—	—	—	—	—	—	—	—	—	—	—	—
Mid-North Coast	—	3	—	—	—	3	—	—	—	—	—	—
Northern	—	3	—	1	—	4	—	—	—	—	—	—
North Western	—	—	—	—	—	—	—	—	—	—	—	—
Central West	1	5	—	—	—	6	1	—	—	—	—	1
South Eastern	—	4	—	—	—	4	—	—	—	—	—	—
Murrumbidgee	—	—	—	—	—	—	—	3	—	—	—	3
Murray	—	—	—	—	—	—	—	—	—	—	—	—
Far West	1	—	—	—	—	1	3	—	—	—	—	3
New South Wales	2	59	—	2	—	63	6	27	—	—	—	33
TOTAL												
Sydney	121	1,023	14	34	9	1,201	176	1,216	8	46	21	1,467
Hunter	20	215	9	19	—	263	37	209	10	15	9	280
Illawarra	10	208	6	12	3	239	9	207	9	10	14	249
Richmond-Tweed	13	122	4	24	3	166	14	125	4	37	1	181
Mid-North Coast	25	104	4	9	2	144	25	186	4	19	7	241
Northern	13	45	9	7	—	74	11	40	3	3	1	58
North Western	5	9	4	1	—	19	1	8	3	1	2	15
Central West	30	25	2	3	1	61	20	30	5	7	1	63
South Eastern	33	106	27	17	6	189	27	64	13	21	4	129
Murrumbidgee	9	24	5	4	—	42	1	23	7	—	1	32
Murray	9	30	1	3	—	43	6	79	1	3	1	90
Far West	1	—	—	—	—	1	3	—	1	1	1	6
New South Wales	289	1,911	85	133	24	2,442	330	2,187	68	163	63	2,811

(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
AUGUST 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	389	255	644	154	129	466	749	—	1,393
Hunter	80	13	93	44	—	—	44	—	137
Illawarra	61	32	93	12	—	—	12	—	105
Richmond-Tweed	28	12	40	49	62	—	111	—	151
Mid-North Coast	23	12	35	4	—	16	20	—	55
Northern	—	—	—	4	—	—	4	—	4
North Western	—	—	—	—	—	—	—	—	—
Central West	4	—	4	4	—	—	4	—	8
South Eastern	14	2	16	—	—	—	—	—	16
Murrumbidgee	2	—	2	3	—	—	3	—	5
Murray	9	—	9	2	—	—	2	—	11
Far West	—	—	—	—	—	—	—	—	—
New South Wales	610	326	936	276	191	482	949	—	1,885
VALUE (\$'000)									
Sydney	28,950	20,921	49,871	14,980	14,432	57,860	87,273	—	137,144
Hunter	5,123	970	6,093	2,983	—	—	2,983	—	9,076
Illawarra	3,873	2,486	6,359	780	—	—	780	—	7,139
Richmond-Tweed	2,119	969	3,088	3,247	3,250	—	6,497	—	9,585
Mid-North Coast	1,741	837	2,578	240	—	2,400	2,640	—	5,218
Northern	—	—	—	334	—	—	334	—	334
North Western	—	—	—	—	—	—	—	—	—
Central West	295	—	295	220	—	—	220	—	515
South Eastern	996	177	1,173	—	—	—	—	—	1,173
Murrumbidgee	90	—	90	134	—	—	134	—	224
Murray	529	—	529	120	—	—	120	—	649
Far West	—	—	—	—	—	—	—	—	—
New South Wales	43,716	26,361	70,077	23,037	17,682	60,260	100,980	—	171,056

NEW OTHER RESIDENTIAL DWELLING UNITS COMMENCED, NSW

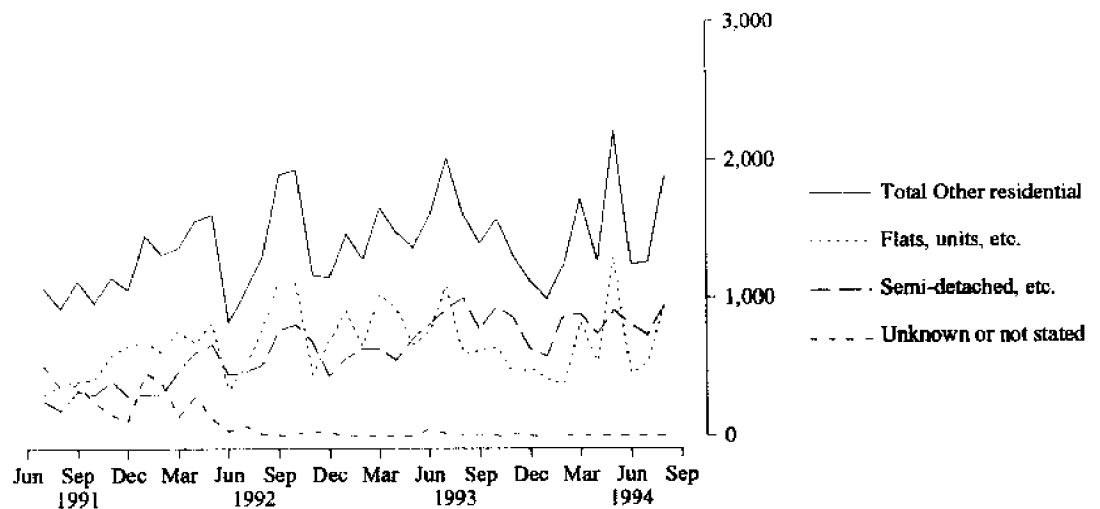


TABLE 6. DWELLING UNITS COMMENCED BY TYPE OF RESIDENTIAL BUILDING IN STATISTICAL LOCAL AREAS—continued
(Number of dwelling units)

Statistical area	Houses												Total			
	Other residential buildings															
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Mar.	Apr.	May	Jun.	Jul.	Aug.				
	1994															
	RICHMOND-TWEED STATISTICAL DIVISION															
Tweed (A) Pt A	20	59	45	41	46	34	6	64	27	49	40	96	72	90	86	130
Tweed Heads SSD	20	59	45	41	46	34	6	64	27	49	40	96	72	90	86	130
Ballina (A)	47	36	32	37	46	34	58	32	16	15	23	18	48	52	69	52
Byron (A)	37	42	34	16	42	51	6	—	9	20	21	20	43	36	63	71
Casino (A)	3	2	5	3	2	2	4	—	—	2	2	4	5	5	4	6
Kyogle (A)	25	4	8	2	5	1	—	—	6	4	—	2	14	6	5	3
Lismore (C)	21	22	25	—	—	20	7	7	6	—	12	—	31	—	12	20
Richmond Rivet (A)	10	5	9	7	2	12	2	—	—	—	8	9	9	7	10	21
Tweed (A) Pt B	14	49	10	18	23	27	4	32	4	8	8	2	14	26	31	29
Richmond-Tweed SD Balance SSD	157	160	123	83	120	147	81	71	41	49	74	55	164	132	194	202
RICHMOND-TWEED SD	177	219	168	124	166	181	87	135	68	98	114	151	236	222	280	332
	MID-NORTH COAST STATISTICAL DIVISION															
Bellingen (A)	20	10	18	16	6	14	—	—	—	—	—	—	18	16	6	14
Coffs Harbour (C)	42	68	92	55	52	60	19	31	30	9	18	6	122	64	70	66
Copmanhurst (A)	1	2	3	4	3	1	—	—	—	2	—	—	3	6	3	1
Grafton (C)	4	1	4	4	2	5	10	8	6	2	6	4	10	6	8	9
Maclean (A)	11	—	66	14	10	12	6	—	31	8	2	8	97	22	12	20
Nambucca (A)	14	7	14	16	15	10	2	—	2	—	4	—	16	16	19	10
Nymboida (A)	2	7	6	4	5	5	—	—	—	—	—	—	7	6	4	5
Ulmara (A)	3	8	6	5	1	4	—	—	—	—	—	—	3	4	5	4
Clarence SSD	97	103	209	118	94	111	37	39	69	21	30	18	278	139	124	129
Greater Taree (C)	2	25	27	25	31	13	—	17	4	13	4	2	31	38	35	15
Hastings (A)	130	98	115	77	2	106	82	49	17	8	26	35	132	85	28	141
Kempsey (A)	16	9	24	15	17	11	—	5	—	—	—	—	14	24	15	11
Hastings SSD	148	132	166	117	50	130	82	71	21	21	30	37	187	138	80	167
MID-NORTH COAST SD	245	235	375	235	144	241	119	110	90	42	60	55	465	277	204	296

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												
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Mar.	Apr.	May	Jun.	Jul.	Aug.							
CENTRAL WEST STATISTICAL DIVISION																									
Bathurst (C)	27	13	16	22	16	19	8	—	65	11	—	8	35	13	81	33	16	27							
Blayney (A) Pt A	5	2	2	—	—	3	—	2	—	—	—	—	5	4	2	—	—	3							
Cabonne (A) Pt A	—	—	4	1	—	2	—	—	—	—	—	—	—	—	4	1	—	2							
Evans (A) Pt A	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—							
Orange (C)	92	12	5	—	—	—	35	—	—	—	—	—	127	12	5	—	—	—							
Bathurst-Orange SSD	124	27	27	23	16	24	43	2	65	11	—	8	167	29	92	34	16	32							
Blayney (A) Pt B	—	2	1	1	—	—	—	—	—	—	4	—	—	2	1	1	4	—							
Cabonne (A) Pt B	—	—	—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	1							
Evans (A) Pt B	5	2	3	6	3	4	—	—	—	—	—	—	5	2	5	6	3	4							
Greater Lithgow (C)	11	8	10	3	13	11	5	4	—	2	—	—	16	12	10	3	15	11							
Oberon (A)	4	5	1	3	4	4	—	—	—	—	—	—	4	5	1	3	4	4							
Rylstone (A)	1	1	1	—	—	—	—	—	—	—	—	—	1	1	1	—	—	—							
Central Tablelands (excl. Bathurst-Orange) SSD	21	18	16	13	20	20	5	4	—	6	—	—	26	22	16	13	26	20							
Bland (A)	2	1	—	—	2	1	—	—	—	—	—	—	2	1	—	—	2	1							
Cabonne (A) Pt C	—	—	8	—	4	4	—	—	—	—	—	—	—	—	8	—	—	4							
Cowra (A)	15	5	5	5	3	6	8	2	—	—	—	—	23	7	5	5	3	6							
Forbes (A)	6	5	3	2	3	6	—	—	—	7	—	—	6	5	3	9	3	6							
Lachlan (A)	3	—	3	1	3	2	—	—	—	—	—	—	3	—	3	1	3	2							
Parkes (A)	—	—	7	7	13	—	—	—	—	—	—	—	—	—	7	7	13	—							
Weddin (A)	2	—	2	—	1	—	—	—	—	—	—	—	2	—	2	—	1	—							
Lachlan SSD	28	11	28	15	25	19	8	2	—	7	—	—	36	13	28	22	25	19							
CENTRAL WEST SD	173	56	71	51	61	63	56	8	65	18	6	8	229	64	136	69	67	71							

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												
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Mar.	Apr.	May	Jun.	Jul.	Aug.							
SOUTH EASTERN STATISTICAL DIVISION																									
Queanbeyan (C)	28	14	29	43	51	12	9	9	48	30	14	10	37	23	77	73	65	22							
Queanbeyan SSD	28	14	29	43	51	12	9	9	48	30	14	10	37	23	77	73	65	22							
Boorowa (A)	1	1	1	—	2	—	—	—	—	—	—	—	1	1	1	—	2	—							
Crookwell (A)	2	3	1	6	2	1	—	—	—	—	—	—	2	3	1	6	2	1							
Goulburn (C)	4	3	6	6	7	8	—	6	4	—	—	2	4	9	10	6	7	10							
Gunning (A)	4	2	—	—	1	5	—	—	—	—	—	—	4	2	—	—	1	5							
Harden (A)	2	—	5	3	2	2	—	—	—	—	—	—	2	—	5	3	2	2							
Mulwaree (A)	8	6	11	7	8	7	—	—	—	—	—	—	8	6	11	7	8	7							
Tallaganda (A)	2	1	—	—	2	5	—	—	—	—	—	—	2	1	—	—	2	5							
Yarrowlumla (A)	12	5	14	10	7	13	—	—	2	—	—	—	12	5	16	10	7	13							
Yass (A)	—	—	33	23	31	11	—	—	—	17	—	—	—	5	33	40	31	11							
Young (A)	3	5	11	2	5	7	5	—	—	—	3	—	8	5	11	2	8	7							
Southern Tablelands (excl. Queanbeyan) SSD	38	26	82	57	67	59	5	6	6	17	3	2	43	32	88	74	70	61							
Bega Valley (A)	38	17	29	16	27	15	—	6	2	3	17	—	38	23	31	19	44	15							
Eurobodalla (A)	19	44	31	31	34	34	—	15	—	4	6	4	19	59	31	35	40	38							
Lower South Coast SSD	57	61	60	47	61	49	—	21	2	7	23	4	57	82	62	54	84	53							
Bombala (A)	2	1	1	—	—	1	—	—	—	—	—	—	2	1	1	—	—	1							
Cooma-Monaro (A)	3	3	3	4	3	4	—	—	—	—	—	—	3	3	3	4	3	4							
Snowy River (A)	8	7	5	1	7	4	6	4	—	—	—	—	14	11	5	1	7	4							
Snowy SSD	13	11	9	5	10	9	6	4	—	—	—	—	19	15	9	5	10	9							
SOUTH EASTERN SD	136	112	180	152	189	129	20	40	56	54	40	16	156	152	236	206	229	145							

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																		
	Mar.	Apr.	May	Jun.	Jul.	Aug.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Mar.	Apr.	May	Jun.	Jul.	Aug.	
MURRUMBIDGE STATISTICAL DIVISION																			
Coolamon (A)	5	—	2	—	3	1	—	—	—	—	—	—	5	—	2	—	3	1	
Cootamundra (A)	3	1	3	—	4	—	—	—	—	—	—	—	3	1	3	—	4	—	
Gundagai (A)	1	—	4	—	5	—	—	—	—	—	—	2	1	—	4	—	5	2	
Juncie (A)	6	1	1	2	—	2	—	—	—	—	—	3	6	1	1	2	—	5	
Lockhart (A)	—	1	2	3	2	—	—	—	—	—	—	—	—	1	2	3	2	—	
Narrandera (A)	2	—	7	2	5	—	—	—	2	—	—	—	2	—	7	4	5	—	
Temora (A)	—	1	6	1	—	1	—	—	—	—	—	—	3	1	6	1	—	1	
Turnut (A)	32	4	5	4	3	1	8	11	3	—	—	—	40	15	8	4	3	1	
Wagga Wagga (C)	31	7	30	5	2	1	4	2	6	—	—	—	35	9	36	5	2	1	
Central Murrumbidgee SSD	80	15	60	17	24	6	15	13	9	2	—	5	95	28	69	19	24	11	
Carrathool (A)	—	—	1	—	—	1	—	—	—	—	—	—	—	—	1	—	—	—	
Griffith (C)	4	6	14	4	6	11	—	8	7	12	—	—	4	14	21	16	6	11	
Hay (A)	2	3	1	1	3	5	—	—	—	—	—	—	2	3	1	1	3	5	
Lecton (A)	6	2	8	5	5	8	2	—	—	—	6	—	8	2	8	5	11	8	
Murrumbidgee (A)	—	—	2	—	4	1	—	—	—	—	—	—	—	—	2	—	4	1	
Lower Murrumbidgee SSD	12	11	26	10	18	26	2	8	7	12	6	—	14	19	33	22	24	26	
MURRUMBIDGEE SD	92	26	86	27	42	32	17	21	16	14	6	5	109	47	102	41	48	37	

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 buildings to be classified as follows:

- (a) Semi-detached, row or terrace houses, townhouses, etc. (dwellings having their own private grounds and no other dwellings above or below) with:
 - (i) one storey; or

(ii) two or more storeys.

(b) Flats, units or apartments, etc. (dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell) in a building of:

(i) one or two storeys;

(ii) three storeys; or

(iii) four or more storeys.

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

Statistical areas of New South Wales

14. This bulletin contains data presented according to the Australian Standard Geographical Classification (ASGC) and incorporating changes brought about by the (State) *Local Government Act 1993* to the titles of legal Local Government Areas (LGAs). Under this classification, statistical areas are defined as follows:

(a) *Statistical Local Areas (SLAs)*. These geographical areas are in most cases either identical with, or have been aggregated to, the previously published whole or part of legal Local Government Areas (LGAs) as defined under the (State) *Local Government Act 1919* and comprising cities (C), municipalities (M) and shires (S). In other cases, they are identical to each previously published unincorporated area. The (State) *Local Government Act 1993* eliminated the titles of Shire and Municipality and instituted the concept of *Area (A)*. With one exception—Sutherland (S) became Sutherland Shire (A)—names of the LGAs have remained unaltered. In aggregate, SLAs cover the whole of the State without gaps or overlaps. In some cases legal LGAs overlap Statistical Subdivision boundaries and therefore comprise two SLAs (Part A and Part B) or three SLAs in the case of Cabonne (S) (Part A, Part B and Part C).

(b) *Statistical Subdivisions (SSDs)*. These consist of one or more SLAs and form the intermediate size spatial unit for the presentation of regional data.

(c) *Statistical Divisions (SDs)*. These consist of one or more Statistical Subdivisions (SSDs). Where SSDs are not shown for statistical purposes, statistical local areas are shown ordered alphabetically within statistical divisions. The divisions are designed to be relatively homogeneous regions characterised by identifiable social and economic units within the region, under the unifying influence of one or more major towns or cities.

(d) *Statistical Districts*. To provide comparable statistics over a period of time, statistical districts have been defined around selected urban centres, with a population of 25,000 or more, experiencing urban growth beyond the legal local government area

boundaries. Those districts are intended to contain the anticipated urban spread over the next 20 years. In some cases, Statistical District boundaries are identical to those of particular Statistical Subdivisions (e.g. Newcastle SSD and Wollongong SSD included in Table 5 of this publication).

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

General

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

Comparability of statistics

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

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

NEW SOUTH WALES

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

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

AUSTRALIA

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

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

Building Approvals, Australia (monthly) (8731.0)

Building Activity, Australia (quarterly) (8752.0)

Engineering Construction Survey, Australia (quarterly) (8762.0)

Symbols and other usages

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

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



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