

CATALOGUE NO. 8741.1

EMBARGOED UNTIL 11.30 A.M. 26 OCTOBER 1995

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

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

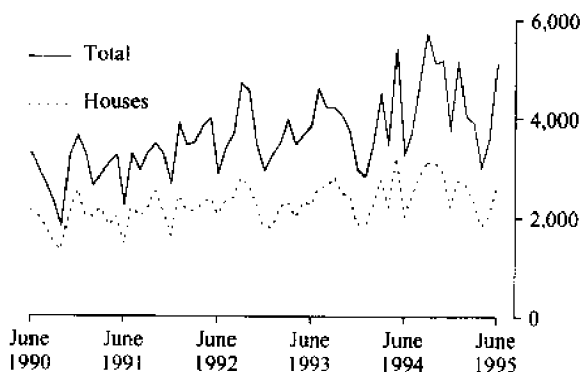
MAIN FEATURES

The total number of dwelling units commenced in New South Wales in June 1995 (5,113) was 43% higher than in the previous month (3,573) and 56% higher than in June 1994 (3,281).

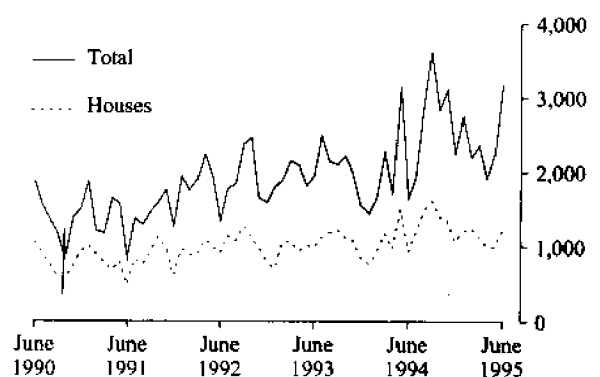
The number of houses commenced in New South Wales in June 1995 (2,593) was 27% higher than in the previous month (2,046) while for Sydney Statistical Division the increase was 23% (from 994 to 1,223). The number of other residential buildings commenced in New South Wales in June 1995 (2,520) was 65% higher than in the previous month (1,527).

The number of dwelling units commenced in New South Wales for the 1994-95 Financial Year (53,020) was 13% higher than the previous financial year (46,883).

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- for further information about statistics in this publication and the availability of related unpublished statistics, contact Bill Markham on (02) 268 4376.
- 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.

Gregory W. 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Unpublished data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 Bill Markham on (02) 268 4376.

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
1993-94	28,427	15,861	44,288	763	1,832	2,595	29,190	17,693	46,883
1994-95	30,409	21,074	51,483	409	1,128	1,537	30,818	22,202	53,020
<i>1994--</i>									
June	1,997	1,139	3,136	38	107	145	2,035	1,246	3,281
July	2,379	1,070	3,449	63	188	251	2,442	1,258	3,700
August	2,778	1,829	4,607	33	56	89	2,811	1,885	4,696
September	3,067	2,487	5,554	48	128	176	3,115	2,615	5,730
October	3,084	1,968	5,052	32	38	70	3,116	2,006	5,122
November	2,860	2,145	5,005	52	120	172	2,912	2,265	5,177
December	2,188	1,494	3,682	27	87	114	2,215	1,581	3,796
<i>1995--</i>									
January	2,736	2,206	4,942	21	171	192	2,757	2,377	5,134
February	2,614	1,345	3,959	19	65	84	2,633	1,410	4,043
March	2,305	1,453	3,758	44	119	163	2,349	1,572	3,921
April	1,790	1,150	2,940	39	36	75	1,829	1,186	3,015
May	2,034	1,523	3,557	12	4	16	2,046	1,527	3,573
June	2,574	2,404	4,978	19	116	135	2,593	2,520	5,113

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									
1993-94	12,622	10,295	22,917	355	1,198	1,553	12,977	11,493	24,470
1994-95	14,710	15,678	30,388	274	648	922	14,984	16,326	31,310
<i>1994--</i>									
June	924	668	1,592	16	44	60	940	712	1,652
July	1,159	648	1,807	42	82	124	1,201	730	1,931
August	1,443	1,359	2,802	24	34	58	1,467	1,393	2,860
September	1,592	1,881	3,473	39	106	145	1,631	1,987	3,618
October	1,384	1,415	2,799	21	30	51	1,405	1,445	2,850
November	1,347	1,680	3,027	26	59	85	1,373	1,739	3,112
December	1,048	1,141	2,189	24	50	74	1,072	1,191	2,263
<i>1995--</i>									
January	1,200	1,445	2,645	11	84	95	1,211	1,529	2,740
February	1,241	936	2,177	14	10	24	1,255	946	2,201
March	1,110	1,113	2,223	30	113	143	1,140	1,226	2,366
April	990	882	1,872	22	34	56	1,012	916	1,928
May	985	1,258	2,243	9	—	9	994	1,258	2,252
June	1,211	1,920	3,131	12	46	58	1,223	1,966	3,189

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									
1993-94	3,812	1,889	5,701	116	109	225	3,928	1,998	5,926
1994-95	3,700	1,550	5,250	40	246	286	3,740	1,796	5,536
<i>1994</i>									
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
<i>1995—</i>									
January	400	372	772	—	—	—	400	372	772
February	356	121	477	2	47	49	358	168	526
March	267	124	391	3	—	3	270	124	394
April	150	49	199	13	2	15	163	51	214
May	200	35	235	1	—	1	201	35	236
June	316	86	402	3	44	47	319	130	449
ILLAWARRA STATISTICAL DIVISION									
1993-94	2,319	801	3,120	65	135	200	2,384	936	3,320
1994-95	2,874	1,055	3,929	5	65	70	2,879	1,095	3,974
<i>1994</i>									
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
<i>1995</i>									
January	260	143	403	—	3	3	260	146	406
February	233	36	269	—	—	—	233	36	269
March	286	76	362	3	2	5	289	78	367
April	138	44	182	—	—	—	138	44	182
May	135	42	177	—	—	—	135	42	177
June	135	44	179	—	25	25	135	44	179
BALANCE OF NEW SOUTH WALES									
1993-94	9,674	2,876	12,550	227	390	617	9,901	3,266	13,167
1994-95	9,125	2,791	11,916	90	194	284	9,215	2,985	12,200
<i>1994</i>									
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
<i>1995—</i>									
January	876	246	1,122	10	84	94	886	330	1,216
February	784	252	1,036	3	8	11	787	260	1,047
March	642	140	782	8	4	12	650	144	794
April	512	175	687	4	—	4	516	175	691
May	714	188	902	2	4	6	716	192	908
June	912	354	1,266	4	26	30	916	380	1,296

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						
1993-94	3,797	21,003	1,067	1,857	703	28,427
1994-95	4,067	22,700	1,054	1,829	759	30,409
<i>1994—</i>						
June	258	1,537	66	115	21	1,997
July	287	1,852	85	131	24	2,379
August	324	2,160	68	163	63	2,778
September	347	2,324	110	189	97	3,067
October	366	2,304	118	185	111	3,084
November	357	2,146	93	190	74	2,860
December	322	1,571	89	149	57	2,188
<i>1995—</i>						
January	323	2,090	107	138	78	2,736
February	367	1,983	79	126	59	2,614
March	327	1,729	72	131	46	2,305
April	279	1,283	72	113	43	1,790
May	337	1,447	71	135	44	2,034
June	431	1,811	90	179	63	2,574
PUBLIC SECTOR						
1993-94	87	648	1	5	22	763
1994-95	39	356	3	2	9	409
<i>1994—</i>						
June	4	31	—	3	—	38
July	2	59	—	2	—	63
August	6	27	—	—	—	33
September	5	42	1	—	—	48
October	1	23	1	—	7	32
November	4	48	—	—	—	52
December	3	24	—	—	—	27
<i>1995—</i>						
January	4	15	—	—	2	21
February	2	17	—	—	—	19
March	2	42	—	—	—	44
April	—	39	—	—	—	39
May	1	11	—	—	—	12
June	9	9	1	—	—	19
TOTAL						
1993-94	3,884	21,651	1,068	1,862	725	29,190
1994-95	4,106	23,056	1,057	1,831	768	30,818
<i>1994—</i>						
June	262	1,568	66	118	21	2,035
July	289	1,911	85	133	24	2,442
August	330	2,187	68	163	63	2,811
September	352	2,366	111	189	97	3,115
October	367	2,327	119	185	118	3,116
November	361	2,194	93	190	74	2,912
December	325	1,595	89	149	57	2,215
<i>1995—</i>						
January	327	2,105	107	138	80	2,757
February	369	2,000	79	126	59	2,633
March	329	1,771	72	131	46	2,349
April	279	1,322	72	113	43	1,829
May	338	1,458	71	135	44	2,046
June	440	1,820	91	179	63	2,593

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

TABLE 4. HOUSES COMMENCED IN STATISTICAL DIVISIONS

Statistical division	May 1995					Total	June 1995					Total
	Double brick (a)	Brick veneer	Fibre cement	Timber	Other and not stated		Double brick (a)	Brick veneer	Fibre cement	Timber	Other and not stated	
PRIVATE SECTOR												
Sydney	162	744	7	48	24	985	210	932	9	42	18	1,211
Hunter	32	153	4	11	—	200	48	234	9	19	6	316
Illawarra	5	111	3	14	2	135	4	116	5	7	3	135
Richmond Tweed	9	90	3	9	3	114	25	184	3	50	10	272
Mid-North Coast	20	140	17	19	2	198	33	115	15	18	7	188
Northern	14	21	4	2	—	41	14	23	13	5	1	56
North Western	10	42	6	3	5	66	3	39	6	5	3	56
Central West	34	39	10	2	1	86	49	53	8	3	4	117
South Eastern	24	50	9	22	4	109	19	40	14	21	9	103
Murrumbidgee	11	20	3	2	1	37	8	58	5	7	1	79
Murray	16	37	3	2	2	60	17	16	3	2	1	39
Far West	—	—	2	1	—	3	—	1	—	—	—	1
New South Wales	337	1,447	71	135	44	2,034	430	1,811	90	179	63	2,573
PUBLIC SECTOR												
Sydney	—	9	—	—	—	9	7	5	—	—	—	12
Hunter	—	1	—	—	—	1	1	2	—	—	—	3
Illawarra	—	—	—	—	—	—	—	—	—	—	—	—
Richmond Tweed	—	—	—	—	—	—	—	—	—	—	—	—
Mid-North Coast	—	1	—	—	—	1	—	—	—	—	—	—
Northern	—	—	—	—	—	—	—	—	—	—	—	—
North Western	—	—	—	—	—	—	—	—	1	—	—	1
Central West	1	—	—	—	—	1	1	—	—	—	—	1
South Eastern	—	—	—	—	—	—	—	1	—	—	—	1
Murrumbidgee	—	—	—	—	—	—	—	2	—	—	—	2
Murray	—	—	—	—	—	—	—	—	—	—	—	—
Far West	—	—	—	—	—	—	—	—	—	—	—	—
New South Wales	1	11	—	—	—	12	9	10	1	—	—	20
TOTAL												
Sydney	162	753	7	48	24	994	217	937	9	42	18	1,223
Hunter	32	154	4	11	—	201	49	236	9	19	6	319
Illawarra	5	111	3	14	2	135	4	116	5	7	3	135
Richmond-Tweed	9	90	3	9	3	114	25	184	3	50	10	272
Mid-North Coast	20	141	17	19	2	199	33	115	15	18	7	188
Northern	14	21	4	2	—	41	14	23	13	5	1	56
North Western	10	42	6	3	5	66	3	39	7	5	3	57
Central West	35	39	10	2	1	87	50	53	8	3	4	118
South Eastern	24	50	9	22	4	109	19	41	14	21	9	104
Murrumbidgee	11	20	3	2	1	37	8	60	5	7	1	81
Murray	16	37	3	2	2	60	17	16	3	2	1	39
Far West	—	—	2	1	—	3	—	1	—	—	—	1
New South Wales	338	1,458	71	135	44	2,046	439	1,821	91	179	63	2,593

(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 1995**

Statistical division	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Unknown or not stated	Total	
	1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
NUMBER									
Sydney	424	347	771	336	226	633	1,195	—	1,966
Hunter	56	22	78	52	—	—	52	—	130
Illawarra	26	18	44	—	—	—	—	—	44
Richmond-Tweed	42	24	66	48	28	—	76	—	142
Mid-North Coast	31	7	38	32	5	—	37	—	75
Northern	2	—	2	—	—	—	—	—	2
North Western	14	2	16	4	—	—	4	—	20
Central West	19	—	19	—	—	—	—	—	19
South Eastern	13	—	13	51	—	—	51	—	64
Murrumbidgee	8	—	8	35	—	—	35	—	43
Murray	8	—	8	7	—	—	7	—	15
Far West	—	—	—	—	—	—	—	—	—
New South Wales	643	420	1,063	565	259	633	1,457	—	2,520
VALUE (\$'000)									
Sydney	33,648	39,118	72,766	24,177	18,400	76,965	119,542	—	192,308
Hunter	3,796	1,504	5,300	3,144	—	—	3,144	—	8,443
Illawarra	1,681	1,560	3,241	—	—	—	—	—	3,241
Richmond-Tweed	2,704	1,864	4,568	3,434	1,830	—	5,264	—	9,832
Mid-North Coast	2,073	670	2,743	2,030	564	—	2,594	—	5,337
Northern	146	—	146	—	—	—	—	—	146
North Western	1,096	197	1,293	265	—	—	265	—	1,558
Central West	1,092	—	1,092	—	—	—	—	—	1,092
South Eastern	814	—	814	4,050	—	—	4,050	—	4,864
Murrumbidgee	558	—	558	2,050	—	—	2,050	—	2,608
Murray	469	—	469	475	—	—	475	—	944
Far West	—	—	—	—	—	—	—	—	—
New South Wales	48,076	44,913	92,989	39,625	20,794	76,965	137,384	—	230,373

NEW OTHER RESIDENTIAL DWELLING UNITS COMMENCED, NSW

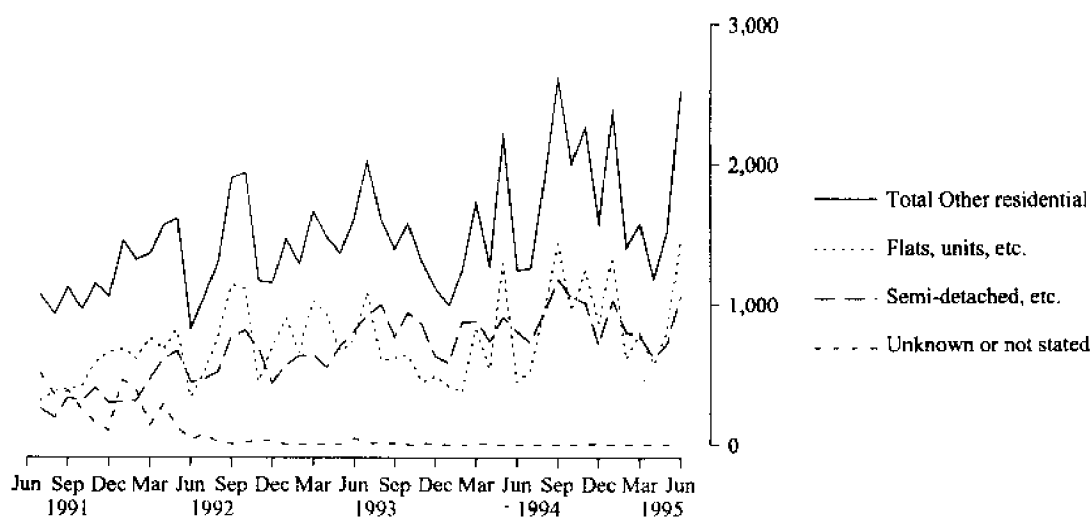


TABLE 6. DWELLING UNITS COMMENCED BY TYPE OF RESIDENTIAL BUILDING IN STATISTICAL LOCAL AREAS
(Number of dwelling units)

Statistical area	Houses												Other residential buildings												Total
	1995												1995												
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jan.	Feb.	Mar.	Apr.	May	Jun.							
SYDNEY STATISTICAL DIVISION																									
Botany (A)	5	6	5	3	—	2	—	—	3	6	—	—	—	5	8	9	—	—	2						
Leichhardt (A)	4	6	2	4	3	2	2	28	—	8	—	13	6	34	2	12	3	—	15						
Marrickville (A)	—	—	—	—	—	—	—	—	—	3	—	73	—	—	—	3	—	—	73						
South Sydney (C)	2	2	1	—	2	3	121	71	145	22	91	90	123	73	146	22	93	—	93						
Sydney (C) — Inner and Remainder	6	13	8	7	5	7	123	99	148	98	91	408	—	—	—	59	—	—	408						
Inner Sydney SSD	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—						
Randwick (A)	3	6	7	8	7	11	294	15	48	7	57	45	297	21	55	15	64	—	56						
Waverley (A)	2	4	—	1	1	1	—	11	4	2	—	—	2	15	4	3	1	—	1						
Woolahra (A)	—	—	—	2	3	8	—	—	—	5	6	—	—	—	1	7	9	—	8						
Eastern Suburbs SSD	5	10	8	11	11	20	294	26	52	14	63	45	299	36	60	25	74	—	65						
Hurstville (C)	11	7	16	9	13	11	44	39	36	53	3	97	55	46	52	62	16	—	108						
Kogarah (A)	14	9	5	21	13	—	33	6	34	14	7	—	47	15	39	35	20	—	—						
Rockdale (A)	7	11	9	11	4	7	8	31	13	43	10	10	15	42	22	54	14	—	17						
Sutherland Shire (A)	51	61	50	40	42	49	99	32	88	89	46	125	150	93	138	129	88	—	174						
St George—Sutherland SSD	83	88	80	81	72	67	184	108	171	199	66	232	267	196	251	280	138	—	299						
Bankstown (C)	30	38	19	24	39	22	90	93	23	65	131	85	120	131	42	89	170	—	107						
Canterbury (A)	19	16	7	6	6	26	46	8	9	27	27	134	65	24	16	33	6	—	160						
Canterbury—Bankstown SSD	49	54	26	30	45	48	136	101	32	92	131	219	185	155	58	122	176	—	267						
Fairfield (C)	34	19	7	18	40	27	57	12	10	37	34	12	91	31	17	55	74	—	39						
Liverpool (C)	162	172	186	108	74	126	26	32	34	23	96	46	188	204	220	131	170	—	172						
Fairfield—Liverpool SSD	196	191	193	126	114	153	83	44	44	60	130	58	279	235	237	186	244	—	211						
Camden (A)	57	116	41	52	48	32	—	2	—	2	8	—	57	118	41	54	56	—	32						
Campbelltown (C)	29	29	63	25	21	73	10	4	30	14	9	12	39	33	93	39	30	—	85						
Wollondilly (A)	19	26	15	22	25	22	2	2	4	2	2	—	21	28	19	24	25	—	22						
Outer South Western Sydney SSD	105	171	119	99	94	127	12	8	34	18	17	12	117	179	153	117	111	—	139						
Ashfield (A)	—	1	—	1	1	1	—	—	—	2	—	8	—	1	—	3	1	—	9						
Burwood (A)	2	1	—	1	2	—	26	37	13	—	—	2	28	38	13	1	2	—	2						
Concord (A)	—	—	—	6	5	3	—	—	—	36	8	—	—	—	—	42	13	—	3						
Drumoyne (A)	2	—	—	1	1	2	9	—	—	—	—	37	2	—	1	1	2	—	46						
Strathfield (A)	2	4	1	4	3	15	—	—	—	—	—	4	2	4	1	4	3	—	19						
Inner Western Sydney SSD	6	6	2	13	13	28	26	37	13	38	8	51	32	43	15	51	21	—	79						

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																					
	1995												1995																																	
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jan.	Feb.	Mar.	Apr.	May	Jun.																						
SYDNEY STATISTICAL DIVISION—continued																																														
Auburn (A)	8	4	2	—	2	—	—	—	—	2	3	52	6	8	24	18	—	60	10	10	24	20	—	8	4	2	—	2	—	—	—	—	2	3	52	6	8	24	18	—	60	10	10	24	20	—
Holroyd (A)	8	5	5	—	10	—	—	—	—	10	3	13	34	2	—	2	45	21	39	—	—	12	48	8	5	5	—	10	—	—	—	—	10	3	13	34	2	—	2	45	21	39	—	—	12	48
Parramatta (C)	17	10	11	12	31	47	104	113	77	18	98	169	121	123	88	30	129	216	17	10	11	12	31	47	104	113	77	18	98	169	121	123	88	30	129	216										
Central	33	19	18	12	43	50	169	153	87	42	118	214	202	172	105	54	161	264	33	19	18	12	43	50	169	153	87	42	118	214	202	172	105	54	161	264										
Western Sydney SSD	27	39	38	73	79	34	19	2	21	8	6	4	46	41	59	81	85	38	27	39	38	73	79	34	19	2	21	8	6	4	46	41	59	81	85	38										
Blue Mountains (C)	15	20	34	34	26	5	5	2	2	2	19	—	20	22	36	34	45	5	15	20	34	34	26	5	5	2	2	2	19	—	20	22	36	34	45	5										
Hawkesbury (C)	131	160	112	53	50	41	8	14	32	24	4	5	139	174	144	77	54	46	131	160	112	53	50	41	8	14	32	24	4	5	139	174	144	77	54	46										
Pennith (C)	173	219	184	160	155	80	32	18	55	32	29	9	205	237	239	192	184	89	173	219	184	160	155	80	32	18	55	32	29	9	205	237	239	192	184	89										
Outer Western Sydney SSD	28	47	59	94	45	70	2	28	85	22	36	25	30	75	144	116	81	95	28	47	59	94	45	70	2	28	85	22	36	25	30	75	144	116	81	95										
Baulkham Hills (A)	225	122	135	124	82	173	150	12	32	24	24	62	375	134	167	148	106	235	225	122	135	124	82	173	150	12	32	24	24	62	375	134	167	148	106	235										
Blacktown (C)	253	169	194	218	127	243	152	40	117	46	60	87	405	209	311	264	187	330	253	169	194	218	127	243	152	40	117	46	60	87	405	209	311	264	187	330										
Blacktown—	4	—	—	4	6	3	2	—	—	—	—	—	—	—	—	—	—	—	4	—	—	4	6	3	2	—	—	—	—	—	—	—	—	—	—	—										
Baulkham Hills SSD	—	—	6	1	2	8	—	—	4	8	—	—	—	—	—	—	—	—	—	—	6	1	2	8	—	—	—	—	—	—	—	—	—	—	—	—										
Hunter's Hill (A)	4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—										
Lane Cove (A)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—										
Mossman (A)	4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—										
North Sydney (A)	2	1	4	1	3	2	161	—	—	11	102	58	163	1	4	12	105	60	2	1	4	1	3	2	161	—	—	11	102	58	163	1	4	12	105	60										
Ryde (C)	14	9	10	13	6	24	16	23	22	21	228	34	30	32	32	34	234	58	14	9	10	13	6	24	16	23	22	21	228	34	30	32	32	34	234	58										
Willoughby (C)	5	7	13	5	14	5	16	8	73	8	20	11	21	15	86	13	34	16	5	7	13	5	14	5	16	8	73	8	20	11	21	15	86	13	34	16										
Lower Northern Sydney SSD	29	17	33	24	34	46	195	31	99	48	360	159	224	48	132	72	394	205	29	17	33	24	34	46	195	31	99	48	360	159	224	48	132	72	394	205										
Hornsby (A)	58	60	37	39	93	55	22	54	194	8	67	111	80	114	231	47	160	166	58	60	37	39	93	55	22	54	194	8	67	111	80	114	231	47	160	166										
Ku-ring-gai (A)	4	8	14	15	8	11	5	10	—	6	2	—	9	18	14	21	10	11	4	8	14	15	8	11	5	10	—	6	2	—	9	18	14	21	10	11										
Hornsby Ku-ring-gai SSD	62	68	51	54	101	66	27	64	194	14	69	111	89	132	245	68	170	177	62	68	51	54	101	66	27	64	194	14	69	111	89	132	245	68	170	177										
Manly (A)	4	7	6	6	—	4	6	17	11	98	2	6	10	24	17	104	2	10	4	7	6	6	—	4	6	17	11	98	2	6	10	24	17	104	2	10										
Pittwater (A)	5	12	8	10	4	3	—	23	—	12	2	—	5	35	8	22	6	3	5	12	8	10	4	3	—	23	—	12	2	—	5	35	8	22	6	3										
Warringah (A)	17	21	16	20	15	19	4	21	86	30	30	10	21	42	102	50	45	29	17	21	16	20	15	19	4	21	86	30	30	10	21	42	102	50	45	29										
Northern Beaches SSD	26	40	30	36	19	26	10	61	97	140	34	16	36	101	127	176	53	42	26	40	30	36	19	26	10	61	97	140	34	16	36	101	127	176	53	42										
Gosford (C)	83	87	118	89	102	102	54	124	70	41	54	151	137	211	188	130	156	253	83	87	118	89	102	102	54	124	70	41	54	151	137	211	188	130	156	253										
Wyong (A)	102	103	76	52	59	160	32	32	13	34	28	18	134	135	89	86	87	178	102	103	76	52	59	160	32	32	13	34	28	18	134	135	89	86	87	178										
Gosford Wyong SSD	185	190	194	141	161	262	86	156	83	75	82	169	271	346	277	216	243	431	185	190	194	141	161	262	86	156	83	75	82	169	271	346	277	216	243	431										
SYDNEY SD	1,211	1,255	1,140	1,012	994	1,223	1,529	946	1,226	916	1,258	1,966	2,740	2,201	2,366	1,928	2,252	3,189	1,211	1,255	1,140	1,012	994	1,223	1,529	946	1,226	916	1,258	1,966	2,740	2,201	2,366	1,928	2,252	3,189										

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																
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jan.	Feb.	Mar.	Apr.	May	Jun.					
1995																	
HUNTER STATISTICAL DIVISION																	
Cessnock (C)	80	20	24	5	5	12	13	—	—	—	2	93	20	24	5	5	14
Lake Macquarie (C)	129	130	65	33	53	68	51	72	32	20	7	180	202	97	53	60	94
Maitland (C)	33	39	35	15	27	67	24	7	6	6	2	57	46	41	21	29	71
Newcastle (C)—Inner and Remainder	62	64	57	18	31	41	147	56	40	10	10	209	120	97	28	41	87
Port Stephens (A)	38	47	26	40	41	37	119	11	13	8	6	157	58	39	48	47	69
Newcastle SSD	342	300	207	111	157	225	354	146	91	44	25	696	446	298	155	182	335
Dungog (A)	5	4	4	3	6	3	—	—	—	2	—	5	4	4	5	6	3
Gloucester (A)	1	—	3	4	—	5	—	—	—	—	—	1	—	3	4	—	5
Great Lakes (A)	32	22	28	21	15	30	8	12	18	3	10	40	34	46	24	25	42
Merriwa (A)	—	—	—	—	2	5	—	—	—	—	—	—	—	—	—	2	5
Murrumbidgee (A)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Muswellbrook (A)	10	7	4	7	6	4	6	2	—	2	—	16	9	4	9	6	4
Scone (A)	5	5	8	6	6	4	—	—	2	—	—	5	5	10	6	6	4
Singleton (A)	5	20	16	11	9	43	4	8	13	—	—	9	28	29	11	9	51
Hunter SD Balance SSD	58	58	63	52	44	94	18	22	33	7	10	76	80	96	59	54	114
HUNTER SD	400	358	270	163	201	319	372	168	124	51	35	772	526	394	214	236	449
ILLAWARRA STATISTICAL DIVISION																	
Kiama (A)	3	13	6	8	8	16	—	2	6	4	2	4	3	15	12	10	20
Shellharbour (A)	35	35	25	20	19	19	8	2	4	2	6	11	43	37	29	25	30
Wollongong (C)	34	57	111	44	46	27	93	24	52	20	30	21	127	81	63	76	48
Wollongong SSD	72	105	142	72	73	62	101	28	62	26	38	36	173	133	204	98	98
Shoalhaven (C)	143	108	121	62	32	48	41	4	16	18	—	8	184	112	137	80	56
Wingecarribee (A)	45	20	26	4	30	25	4	4	—	4	4	—	49	24	26	4	25
Illawarra SD Balance SSD	188	128	147	66	62	73	45	8	16	18	4	8	233	136	163	84	81
ILLAWARRA SD	260	233	289	138	135	135	146	36	78	44	42	44	406	269	367	182	179

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																
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jan.	Feb.	Mar.	Apr.	May	Jun.					
1995																	
RICHMOND-TWEED STATISTICAL DIVISION																	
Tweed (A) Pt A	29	44	31	16	16	103	46	17	6	99	28	72	75	37	115	44	175
Tweed Heads SSD	29	44	31	16	16	103	46	17	6	99	28	72	75	37	115	44	175
Ballina (A)	28	25	12	21	29	30	6	7	8	6	9	23	34	20	27	38	53
Byron (A)	26	15	22	13	13	38	3	3	2	4	5	21	29	18	17	18	59
Casino (A)	1	2	2	1	6	7	—	2	—	3	—	—	1	4	4	6	7
Kyogle (A)	6	4	5	3	2	8	5	—	—	8	—	—	11	4	5	2	10
Lismore (C)	48	53	51	54	23	26	14	6	25	8	2	2	62	59	62	25	28
Richmond River (A)	12	6	3	3	5	9	2	2	3	—	—	—	14	8	3	5	9
Tweed (A) Pt B	17	19	13	12	20	51	32	8	—	2	18	22	49	13	14	38	73
Richmond-Tweed	138	124	108	107	98	169	62	28	38	23	34	70	200	152	130	132	239
SD Balance SSD	167	168	139	123	114	272	108	45	44	122	62	142	275	213	245	176	414
MID-NORTH COAST STATISTICAL DIVISION																	
Bellingen (A)	8	6	15	6	13	22	2	—	—	—	8	2	10	6	6	21	24
Coffs Harbour (C)	31	20	25	26	26	51	23	16	4	6	26	22	54	36	32	52	73
Copmanhurst (A)	3	—	—	1	3	3	—	—	—	—	—	—	3	—	1	3	3
Grafton (C)	3	1	—	6	9	15	—	—	—	2	4	20	3	1	8	13	35
Maclean (A)	31	19	14	6	29	31	10	16	12	—	8	4	41	35	6	37	15
Nambucca (A)	11	3	1	8	9	6	4	—	—	—	2	2	15	3	8	11	8
Nymboida (A)	2	1	2	6	7	3	—	—	—	—	—	—	2	1	6	7	3
Ullmarra (A)	5	6	4	—	6	5	2	—	—	—	—	—	7	6	—	6	5
Clarence SSD	94	56	61	59	102	116	41	32	16	8	48	50	135	88	67	150	166
Greater Taree (C)	16	24	33	9	15	47	4	32	9	2	4	4	20	56	11	19	51
Hastings (A)	60	16	28	24	52	2	13	—	3	—	—	14	73	16	24	52	16
Kempsey (A)	11	19	7	6	30	23	—	8	—	—	—	7	11	27	6	30	30
Hastings SSD	87	59	68	39	97	72	17	40	12	2	4	25	104	99	41	107	97
MID-NORTH COAST SD	181	115	129	98	199	188	58	72	28	10	52	75	239	187	108	251	263

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

Statistical area	1995												Total	
	Houses						Other residential buildings							
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jan.	Feb.	Mar.	Apr.	May	Jun.		
NORTHERN STATISTICAL DIVISION														
Barraba (A)	—	—	—	—	—	2	—	—	—	—	—	—	—	—
Bingara (A)	1	—	1	—	—	2	—	—	—	—	—	—	—	—
Gunnedah (A)	1	—	1	—	2	—	—	—	—	—	10	—	—	—
Inverell (A) Pt A	1	—	—	—	2	2	—	—	—	—	—	—	—	—
Manilla (A)	—	1	2	1	—	2	—	—	—	—	—	—	—	—
Nundle (A)	—	1	3	1	—	—	—	—	—	—	—	—	—	—
Parry (A)	4	7	1	4	3	7	—	—	—	—	—	—	—	—
Quirindi (A)	1	—	—	—	2	2	—	4	—	—	—	—	—	—
Tamworth (C)	12	6	5	1	—	—	—	—	4	—	—	—	—	—
Yallaroi (A)	—	—	4	1	—	—	—	—	—	—	—	—	—	—
<i>Northern Slopes SSD</i>	20	15	17	8	9	17	2	4	4	—	10	—	8	19
Armidale (C)	9	9	5	4	9	6	—	—	—	4	—	—	—	—
Dumaresq (A)	2	5	2	1	3	1	—	—	—	—	—	—	—	—
Glenn Innes (A)	2	—	3	2	5	3	—	—	3	—	—	—	—	—
Guyra (A)	—	1	1	1	1	1	—	—	—	—	—	—	—	—
Inverell (A) Pt B	1	2	3	4	3	8	—	—	—	—	—	—	—	—
Severn (A)	—	2	1	1	—	—	—	—	—	—	—	—	—	—
Tenterfield (A)	2	4	3	2	5	3	—	—	—	—	—	—	—	—
Uralla (A)	5	3	—	1	—	5	—	—	—	—	—	—	—	—
Walcha (A)	—	—	—	—	1	1	—	—	—	—	—	—	—	—
<i>Northern Tablelands SSD</i>	21	26	18	16	27	28	—	—	3	4	—	2	20	27
Morree Plains (A)	1	—	—	7	2	4	—	—	—	—	—	—	—	—
Narrabri (A)	2	1	4	2	3	7	—	—	—	—	—	—	—	—
<i>North Central Plains SSD</i>	3	1	4	9	5	11	—	—	—	—	—	—	—	—
NORTHERN SD	44	42	39	33	41	56	2	4	4	7	4	10	46	51
							2	46	46	37	46	51	58	58

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																		
	1995																		
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jan.	Feb.	Mar.	Apr.	May	Jun.	
NORTH WESTERN STATISTICAL DIVISION																			
Coolah (A)	2	1	1	1	3	—	—	—	—	—	—	—	2	1	1	1	3	—	—
Coonabarabran (A)	3	4	2	1	1	3	—	—	—	—	—	—	3	4	2	1	1	3	—
Dubbo (C)	37	30	30	5	37	32	14	21	2	5	18	—	51	51	32	10	45	50	—
Gilgandra (A)	1	1	2	—	1	—	—	—	—	—	—	—	1	1	2	—	1	—	—
Mudgee (A)	4	4	6	5	7	9	—	8	—	—	2	—	4	12	6	5	7	11	—
Narramine (A)	2	9	2	2	4	3	—	—	—	—	—	—	2	9	2	4	4	3	—
Wellington (A)	—	1	1	1	1	1	—	—	—	—	—	—	—	1	1	1	—	1	—
Central Macquarie SSD	49	50	44	15	53	48	14	29	2	7	20	—	63	79	46	22	61	68	—
Bogan (A)	—	1	—	1	1	1	—	—	—	—	—	—	—	1	—	1	1	1	—
Coonamble (A)	—	—	—	—	1	2	—	—	—	—	—	—	—	—	—	4	1	2	—
Walgett (A)	3	—	—	4	2	3	4	2	—	—	—	—	7	2	—	4	2	3	—
Warren (A)	—	—	2	—	—	2	—	—	—	—	—	—	—	—	2	—	—	2	—
Macquarie-Barwon SSD	3	1	2	5	4	8	4	2	—	4	—	—	7	3	2	9	4	8	—
Bourke (A)	2	—	1	—	1	—	—	—	—	—	—	—	2	—	1	—	1	—	—
Brewarrina (A)	—	—	—	—	7	1	—	—	—	—	—	—	—	—	—	—	7	1	—
Cobar (A)	5	6	1	2	1	—	—	—	—	—	—	—	5	6	1	2	1	—	—
Upper Darling SSD ¹	7	6	2	2	9	1	—	—	—	—	—	—	7	6	2	2	9	1	—
NORTH WESTERN SD	59	57	48	22	66	57	18	31	2	11	8	20	77	88	50	33	74	77	—

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																	
	1995																	
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jan.	Feb.	Mar.	Apr.	May	Jun.
SOUTH EASTERN STATISTICAL DIVISION																		
Queanbeyan (C)	23	20	16	2	28	9	28	6	2	—	6	2	51	26	18	2	34	11
Queanbeyan SSD	23	20	16	2	28	9	28	6	2	—	6	2	51	26	18	2	34	11
Boorowa (A)	—	1	3	1	2	2	—	—	—	—	—	—	—	1	3	1	2	2
Crookwell (A)	1	1	1	5	1	4	—	—	—	—	—	3	1	1	1	5	1	7
Goulburn (C)	5	8	2	10	6	7	—	—	—	—	—	—	5	8	2	10	6	7
Gunning (A)	1	3	1	3	—	2	—	—	—	—	—	—	1	3	1	3	—	2
Harden (A)	5	1	2	—	4	3	—	—	—	—	—	—	5	1	2	—	4	3
Mulwaree (A)	1	10	14	9	8	5	—	—	—	—	—	2	1	10	14	9	8	7
Tailaganda (A)	—	5	—	—	1	8	—	—	—	—	—	—	—	5	—	—	1	8
Yarrowlumla (A)	7	10	5	4	6	14	—	—	—	—	—	—	7	10	5	4	6	14
Yass (A)	30	25	31	10	5	7	—	2	16	—	—	2	30	27	47	10	5	9
Young (A)	4	5	5	5	4	8	—	4	2	—	—	—	4	9	7	5	4	8
Southern Tablelands (excl. Queanbeyan) SSD	54	69	64	47	37	60	—	6	18	—	—	7	54	75	82	47	37	67
Bega Valley (A)	29	21	29	20	16	7	—	7	2	—	8	9	33	28	31	20	24	16
Eurobodalla (A)	36	25	27	12	23	23	—	17	2	12	6	46	70	42	29	24	29	69
Lower South Coast SSD	65	46	56	32	39	30	—	24	4	12	14	55	103	70	60	44	53	85
Bombala (A)	2	3	—	1	—	1	—	—	—	—	—	—	2	3	—	1	—	1
Cooma-Monaro (A)	9	3	2	4	3	2	—	—	—	—	—	—	13	3	2	4	3	2
Snowy River (A)	6	4	1	8	2	2	—	2	4	—	—	—	6	6	5	8	2	2
Snowy SSD	17	10	3	13	5	5	—	2	4	—	—	—	21	12	7	13	5	5
SOUTH EASTERN SD	159	145	139	94	109	104	70	38	28	12	20	64	229	183	167	106	129	168

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

Statistical area	1995												Total					
	Houses						Other residential buildings											
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jan.	Feb.	Mar.	Apr.	May	Jun.						
MURRUMBIDGEE STATISTICAL DIVISION																		
Coolamon (A)	1	2	—	1	1	3	—	—	—	—	—	—	1	2	—	1	1	3
Cootamundra (A)	1	3	—	3	1	1	—	—	—	—	—	—	—	3	—	3	1	1
Gundagai (A)	2	2	1	2	1	1	—	—	—	—	—	—	—	2	11	2	1	1
Junee (A)	2	2	2	2	3	4	—	—	—	—	6	—	—	2	2	2	3	10
Lockhart (A)	3	2	—	1	—	—	—	—	—	—	—	—	—	2	—	1	—	—
Narrandera (A)	6	7	2	1	4	3	—	—	—	—	—	—	—	7	2	1	6	3
Temora (A)	2	2	—	2	1	1	—	—	—	—	—	—	—	2	—	2	1	1
Turnut (A)	11	7	4	—	3	3	6	—	—	—	—	—	—	7	8	—	3	3
Wagga Wagga (C)	75	64	26	12	18	18	18	42	—	—	4	—	—	106	26	12	26	22
Central Murrumbidgee SSD	103	91	35	24	32	34	24	42	—	—	10	—	—	133	49	24	42	44
Carathool (A)	—	—	1	—	1	1	—	—	—	—	—	—	—	—	1	—	1	1
Griffith (C)	8	7	—	—	—	40	4	2	—	—	—	—	—	9	—	—	—	65
Hay (A)	1	1	1	—	1	4	—	—	—	—	—	—	—	1	1	—	1	4
Leeton (A)	4	2	4	5	3	2	2	2	—	—	8	—	—	4	11	5	11	10
Murrumbidgee (A)	9	2	3	2	—	—	2	—	—	—	—	—	—	2	3	2	—	—
Lower Murrumbidgee SSD	22	12	9	7	5	47	8	4	—	—	8	—	—	16	16	7	13	80
MURRUMBIDGEE SD	125	103	44	31	37	81	32	46	—	21	18	43	157	149	65	31	55	124

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

Statistical area	1995												Total					
	Houses						Other residential buildings											
	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jan.	Feb.	Mar.	Apr.	May	Jun.						
MURRAY STATISTICAL DIVISION																		
Albury (C)	27	27	26	21	22	10	5	4	6	—	2	6	32	31	32	21	24	16
Hume (A)	2	1	11	7	10	7	—	—	—	—	—	—	11	1	11	7	10	7
Albury SSD	29	28	37	28	32	17	5	4	6	—	2	6	43	32	43	28	34	23
Corowa (A)	8	5	2	1	4	7	—	—	—	3	—	—	2	5	2	4	4	7
Culcairn (A)	4	1	1	—	—	1	—	—	—	—	—	—	1	1	1	—	—	1
Holbrook (A)	1	1	—	2	2	2	—	—	—	—	—	—	—	1	—	2	2	2
Tumbarumba (A)	1	1	1	3	—	—	—	—	—	—	—	—	1	1	1	3	—	—
Urana (A)	1	—	—	—	1	1	—	—	—	—	—	—	—	—	—	—	1	1
Upper Murray (excl. Albury SSD)	15	8	4	6	7	11	—	—	—	3	—	—	4	8	4	9	7	11
Berrigan (A)	4	—	—	4	—	—	—	—	—	4	—	—	—	—	—	8	—	—
Connargo (A)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	1	4	1	5	9	—	—	—	—	—	—	—	1	4	1	5	9	—
Jenilderie (A)	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Murray (A)	2	8	1	5	7	6	3	—	2	3	—	2	8	8	2	8	7	8
Wakool (A)	1	—	1	2	—	1	—	—	—	—	—	—	1	—	1	2	8	1
Windouran (A)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Central Murray SSD	8	12	3	16	16	7	3	—	2	7	8	2	5	12	5	23	24	9
Balranald (A)	1	—	—	2	1	1	—	—	—	—	—	—	—	—	—	2	1	1
Wentworth (A)	4	5	—	—	4	3	—	—	—	—	—	7	—	5	—	—	4	10
Murray-Darling SSD	5	5	—	2	5	4	—	—	—	—	—	7	—	5	—	2	5	11
MURRAY SD	57	53	44	52	60	39	8	4	8	10	10	15	52	57	52	62	70	54
FAR WEST STATISTICAL DIVISION																		
Broken Hill (C)	3	4	1	1	1	1	—	—	—	—	—	—	—	3	4	1	1	1
Central Darling (A)	—	—	—	—	2	—	—	—	—	—	—	—	—	—	—	—	2	—
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
FAR WEST SD	3	4	1	1	3	1	—	—	—	—	—	—	—	3	4	1	3	1
NEW SOUTH WALES																		
NEW SOUTH WALES	2,757	2,633	2,349	1,829	2,046	2,593	2,377	1,410	1,572	1,186	1,527	2,520	3,921	4,043	3,921	3,015	3,573	5,113

EXPLANATORY NOTES

Introduction

This publication contains monthly details of the number of new dwelling units reported by approving authorities as having commenced.

2. As from November 1990 the data have been compiled using an 'as reported' method. Previously, data were revised for up to five months as councils notified the ABS of commencements occurring before the reference month. A comparison of data compiled using the two methods showed that, while the actual numbers may vary (both on the high and the low side), the trends were very similar. It is not possible for all the previous data to be compiled under the new method, nor can future data be compiled under the old method. Therefore there is a break in series. The advantages of the new method are that there are generally no revised data and that NSW data are more comparable with similar series issued by other States. However, if there are significant reporting delays, previous monthly data will be revised.

Scope and coverage

3. The statistics were compiled from the monthly reports, provided by local and other government authorities, of commencements of new houses and new other residential buildings for which:

- (a) building permits were issued by local government authorities in areas subject to building control by those authorities;
- (b) contracts were let or day labour work was authorised by Commonwealth, State, semi-government or local government authorities; and
- (c) are valued at \$10,000 or more.

4. The number of dwelling units created by alterations and additions to existing buildings, and through the construction of new 'non-residential buildings' (i.e. buildings other than residential buildings) is not included.

Definitions

5. A *dwelling unit* is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Units (whether self-contained or not) within buildings offering institutional care (such as hospitals) or temporary accommodation (such as motels, hostels and holiday apartments) are not defined as dwelling units.

6. A *residential building* is defined as a building predominantly consisting of one or more dwelling units. Dwellings can be either houses or other residential buildings as follows:

- (a) a *house* is defined as a detached building predominantly used for long-term residential purposes and consisting of only one dwelling unit. Thus detached 'granny flats' and detached dwelling units

(such as caretakers' residences) associated with other buildings are defined as houses for the purpose of these statistics;

- (b) an *other residential building* is defined as a building which is predominantly used for long-term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. a block of townhouses, a duplex, or an apartment building).

7. *Commencement*. For the purpose of this statistical series, a job is regarded as being commenced on the date when it is reported that:

- (a) the job is first inspected by a local government or other government authority building inspector or surveyor, whether the work is passed or not. In general, the first inspection is undertaken at the foundations or footings stage of construction; or
- (b) the job is determined as commenced by a building inspector or surveyor.

8. *Ownership*. The ownership of a residential building is classified at the time of approval as either 'private sector' or 'public sector' according to the expected ownership of the completed building.

9. Values data are derived by aggregation of the estimated completed value of building work as reported on approval documents. These estimates exclude value of land and landscaping but include site preparation. For houses, these estimates are usually a reliable indicator of the completed value of the building. However, for other residential buildings and non-residential buildings these estimates can and often do differ significantly from the completed value of the building.

10. From July 1992, an expanded functional classification of buildings based on the Dwelling Structure Classification (DSC) has been introduced by the ABS to provide more detailed information on residential building approvals.

11. The DSC has been developed by the ABS to provide a standard classification of the different types of dwelling structures (houses, flats, townhouses, etc.). The DSC will be implemented across all major collections of housing data in the ABS. The DSC has the same overall scope as the classification used in previous collections but provides more detail than previously available to reflect the current interest in medium to high density housing.

12. In particular, for Building Approvals and Dwelling Commencements, the DSC allows new other residential building to be classified as follows:

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

- (ii) two or more storeys.
- (b) Flats, units or apartments, etc. (dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell) in a building of:
 - (i) one or two storeys;
 - (ii) three storeys; or
 - (iii) four or more storeys.

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

Statistical areas of New South Wales

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

- (a) *Statistical Local Areas (SLAs)*. These geographical areas are in most cases either identical with, or have been aggregated to, the previously published whole or part of legal Local Government Areas (LGAs) as defined under the (State) *Local Government Act 1919* and comprising cities (C), municipalities (M) and shires (S). In other cases, they are identical to each previously published unincorporated area. The (State) *Local Government Act 1993* eliminated the titles of Shire and Municipality and instituted the concept of Area (A). With one exception — Sutherland (S) became Sutherland Shire (A) — names of the LGAs have remained unaltered. In aggregate, SLAs cover the whole of the State without gaps or overlaps. In some cases legal LGAs overlap Statistical Subdivision boundaries and therefore comprise two SLAs (Part A and Part B) or three SLAs in the case of Cabonne (A) (Part A, Part B and Part C).
- (b) *Statistical Subdivisions (SSDs)*. These consist of one or more SLAs and form the intermediate size spatial unit for the presentation of regional data.
- (c) *Statistical Divisions (SDs)*. These consist of one or more Statistical Subdivisions (SSDs). Where SSDs are not shown for statistical purposes, statistical local areas are shown ordered alphabetically within statistical divisions. The divisions are designed to be relatively homogeneous regions characterised by identifiable social and economic units within the region, under the unifying influence of one or more major towns or cities.
- (d) *Statistical Districts*. To provide comparable statistics over a period of time, statistical districts have been defined around selected urban centres, with a population of 25,000 or more, experiencing urban

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

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

General

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

Comparability of statistics

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

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

NEW SOUTH WALES

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

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

AUSTRALIA

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

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

Building Approvals, Australia (monthly) (8731.0)

Building Activity, Australia (quarterly) (8752.0)

Engineering Construction Survey, Australia (quarterly) (8762.0)

Symbols and other usages

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

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



For more information ...

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

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