

**DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES,
NEW SOUTH WALES, FEBRUARY 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 February 1995 (4,043) was 21% lower than in the previous month (5,134) and 16% higher than in February 1994 (3,493).

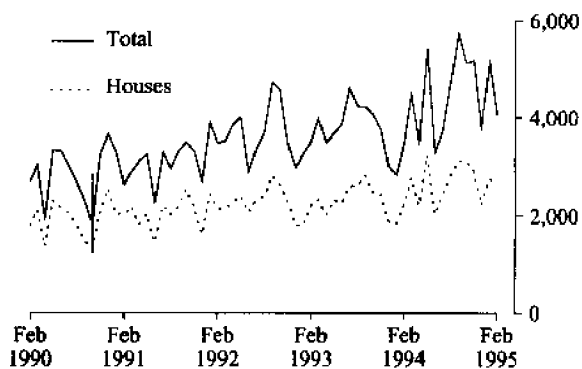
The number of houses commenced in New South Wales in February 1995 (2,633) was 4% lower than in the previous month (2,757), while for Sydney Statistical Division the increase was 4% (from 1,211 to 1,255).

The number of dwelling units in other residential buildings commenced in February 1995 (1,410) was 41% lower than in the previous month (2,377).

The number of dwelling units in private sector other residential buildings commenced for the eight months to February 1995 (14,544) was 43% higher than for the corresponding period in the previous financial year. In comparison, for the same period, the number of private sector houses commenced (21,706) increased by 17%.

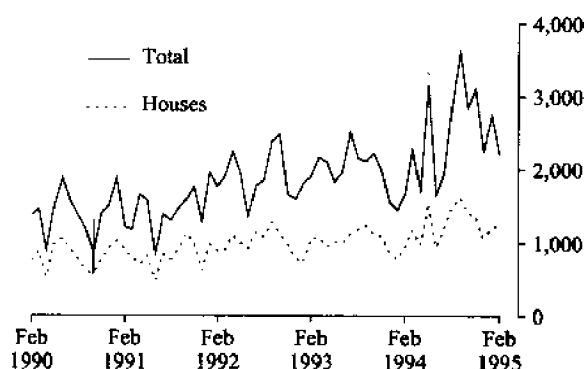
The number of public sector dwelling units commenced in February 1995 (84) is the lowest figure since December 1993.

DWELLINGS COMMENCED IN NSW



Indicates a break in series.

DWELLINGS COMMENCED IN SYDNEY



INQUIRIES

- for further information about statistics in this publication and the availability of related unpublished statistics, contact Peter Samson on (02) 268 4176.
- for information about other ABS statistics and services please refer to the back of this publication.

NOTES

The statistics on dwelling unit commencements are compiled from data supplied in monthly reports provided by local and other government authorities. The statistics relate to the number of new dwelling units reported as commencements of new houses and new other residential buildings.

Explanatory notes are provided at the back of this publication.

GREG BRAY
Deputy Commonwealth Statistician

Unpublished data

The ABS can make available certain dwelling commencements data which are not published, such as floor area, type of other residential building, material of roof and floor, sub-LGA level data and value ranges. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms:

- Photocopy
- Microfiche
- Computer printout or floppy disk
- Computer generated maps displaying dwellings commenced data
- Clerically extracted tabulation

A charge may be made for providing unpublished information in these forms.

For further details please telephone Peter Samson on (02) 268 4176.

TABLE 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-February-</i>									
1993-94	18,489	10,151	28,640	459	1,100	1,559	18,948	11,251	30,199
1994-95	21,706	14,544	36,250	295	853	1,148	22,001	15,397	37,398
<i>1994-</i>									
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
<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

TABLE 2. DWELLING UNITS COMMENCED IN SELECTED STATISTICAL DIVISIONS
(Number of dwelling units)

Period	Private sector			Public sector			Total		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
SYDNEY STATISTICAL DIVISION									
1992-93	11,919	9,464	21,383	382	1,758	2,140	12,301	11,222	23,523
1993-94	12,622	10,295	22,917	355	1,198	1,553	12,977	11,493	24,470
<i>1994-</i>									
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
<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

TABLE 2. DWELLING UNITS COMMENCED IN SELECTED STATISTICAL DIVISIONS—*continued*
(Number of dwelling units)

Period	Private sector			Public sector			Total		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
HUNTER STATISTICAL DIVISION									
1992-93	3,214	1,594	4,808	69	199	268	3,283	1,793	5,076
1993-94	3,812	1,889	5,701	116	109	225	3,928	1,998	5,926
1994—									
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
1995—									
January	400	372	772	—	—	—	400	372	772
February	356	121	477	2	47	49	358	168	526
ILLAWARRA STATISTICAL DIVISION									
1992-93	2,310	939	3,249	26	246	272	2,336	1,185	3,521
1993-94	2,319	801	3,120	65	135	200	2,384	936	3,320
1994—									
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
1995—									
January	260	143	403	—	3	3	260	146	406
February	233	36	269	—	—	—	233	36	269
BALANCE OF NEW SOUTH WALES									
1992-93	8,996	2,674	11,670	262	497	759	9,258	3,171	12,429
1993-94	9,674	2,876	12,550	227	390	617	9,901	3,266	13,167
1994—									
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
1995—									
January	876	246	1,122	10	84	94	886	330	1,216
February	784	252	1,036	3	8	11	787	260	1,047

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

<i>Period</i>	<i>Double brick (a)</i>	<i>Brick veneer</i>	<i>Fibre cement</i>	<i>Timber</i>	<i>Other and not stated</i>	<i>Total</i>
PRIVATE SECTOR						
1992-93	3,203	19,857	1,133	1,763	483	26,439
1993-94	3,797	21,003	1,067	1,857	703	28,427
<i>1994—</i>						
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
<i>1995—</i>						
January	323	2,090	107	138	78	2,736
February	367	1,983	79	126	59	2,614
PUBLIC SECTOR						
1992-93	67	658	9	2	3	739
1993-94	87	648	1	5	22	763
<i>1994—</i>						
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
<i>1995—</i>						
January	4	15	—	—	2	21
February	2	17	—	—	—	19
TOTAL						
1992-93	3,270	20,515	1,142	1,765	486	27,178
1993-94	3,884	21,651	1,068	1,862	725	29,190
<i>1994—</i>						
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
<i>1995—</i>						
January	327	2,105	107	138	80	2,757
February	369	2,000	79	126	59	2,633

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

TABLE 4. HOUSES COMMENCED IN STATISTICAL DIVISIONS

Statistical division	January 1995					February 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	127	1,023	7	24	19	1,200	154	1,024	7	35	21	1,241
Hunter	33	313	23	25	6	400	51	273	11	18	3	356
Illawarra	12	212	10	17	9	260	8	190	13	16	6	233
Richmond-Tweed	15	122	5	17	6	165	11	136	3	17	1	168
Mid-North Coast	22	130	9	16	4	181	14	84	3	11	3	115
Northern	13	20	7	3	1	44	19	16	4	3	—	42
North Western	12	32	8	1	3	56	10	34	8	4	1	57
Central West	37	44	6	—	2	89	38	51	2	4	3	98
South Eastern	37	72	20	26	4	159	35	72	20	14	4	145
Murrumbidgee	12	77	10	5	18	122	14	65	8	1	15	103
Murray	3	44	2	4	4	57	13	37	—	3	—	53
Far West	—	1	—	—	2	3	—	1	—	—	2	3
New South Wales	323	2,090	107	138	78	2,736	367	1,983	79	126	59	2,614
PUBLIC SECTOR												
Sydney	2	9	—	—	—	11	—	14	—	—	—	14
Hunter	—	—	—	—	—	—	—	2	—	—	—	2
Illawarra	—	—	—	—	—	—	—	—	—	—	—	—
Richmond-Tweed	—	2	—	—	—	2	—	—	—	—	—	—
Mid-North Coast	—	—	—	—	—	—	—	—	—	—	—	—
Northern	—	—	—	—	—	—	—	—	—	—	—	—
North Western	—	1	—	—	2	3	—	—	—	—	—	—
Central West	2	—	—	—	—	2	2	—	—	—	—	2
South Eastern	—	—	—	—	—	—	—	—	—	—	—	—
Murrumbidgee	—	3	—	—	—	3	—	—	—	—	—	—
Murray	—	—	—	—	—	—	—	—	—	—	—	—
Far West	—	—	—	—	—	—	—	1	—	—	—	1
New South Wales	4	15	—	—	2	21	2	17	—	—	—	19
TOTAL												
Sydney	129	1,032	7	24	19	1,211	154	1,038	7	35	21	1,255
Hunter	33	313	23	25	6	400	51	275	11	18	3	358
Illawarra	12	212	10	17	9	260	8	190	13	16	6	233
Richmond-Tweed	15	124	5	17	6	167	11	136	3	17	1	168
Mid-North Coast	22	130	9	16	4	181	14	84	3	11	3	115
Northern	13	20	7	3	1	44	19	16	4	3	—	42
North Western	12	33	8	1	5	59	10	34	8	4	1	57
Central West	39	44	6	—	2	91	40	51	2	4	3	100
South Eastern	37	72	20	26	4	159	35	72	20	14	4	145
Murrumbidgee	12	80	10	5	18	125	14	65	8	1	15	103
Murray	3	44	2	4	4	57	13	37	—	3	—	53
Far West	—	1	—	—	2	3	—	2	—	—	2	4
New South Wales	327	2,105	107	138	80	2,757	369	2,000	79	126	59	2,633

(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
FEBRUARY 1995**

Statistical division	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Unknown or not stated	Total	
	1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			Total
NUMBER									
Sydney	291	238	529	148	150	119	417	—	946
Hunter	78	33	111	57	—	—	57	—	168
Illawarra	32	4	36	—	—	—	—	—	36
Richmond-Tweed	24	2	26	19	—	—	19	—	45
Mid-North Coast	26	4	30	42	—	—	42	—	72
Northern	4	—	4	—	—	—	—	—	4
North Western	8	—	8	23	—	—	23	—	31
Central West	6	—	6	14	—	—	14	—	20
South Eastern	12	2	14	24	—	—	24	—	38
Murrumbidgee	4	26	30	16	—	—	16	—	46
Murray	4	—	4	—	—	—	—	—	4
Far West	—	—	—	—	—	—	—	—	—
New South Wales	489	309	798	343	150	119	612	—	1,410
VALUE (\$'000)									
Sydney	21,251	21,402	42,652	11,293	11,250	7,450	29,993	—	72,645
Hunter	5,432	2,484	7,916	3,429	—	—	3,429	—	11,345
Illawarra	2,028	495	2,523	—	—	—	—	—	2,523
Richmond-Tweed	1,595	200	1,795	1,540	—	—	1,540	—	3,335
Mid-North Coast	1,624	400	2,024	2,810	—	—	2,810	—	4,834
Northern	160	—	160	—	—	—	—	—	160
North Western	606	—	606	1,409	—	—	1,409	—	2,015
Central West	403	—	403	773	—	—	773	—	1,176
South Eastern	916	140	1,056	1,600	—	—	1,600	—	2,656
Murrumbidgee	320	2,181	2,501	1,180	—	—	1,180	—	3,681
Murray	350	—	350	—	—	—	—	—	350
Far West	—	—	—	—	—	—	—	—	—
New South Wales	34,683	27,302	61,985	24,033	11,250	7,450	42,733	—	104,718

NEW OTHER RESIDENTIAL DWELLING UNITS COMMENCED, NSW

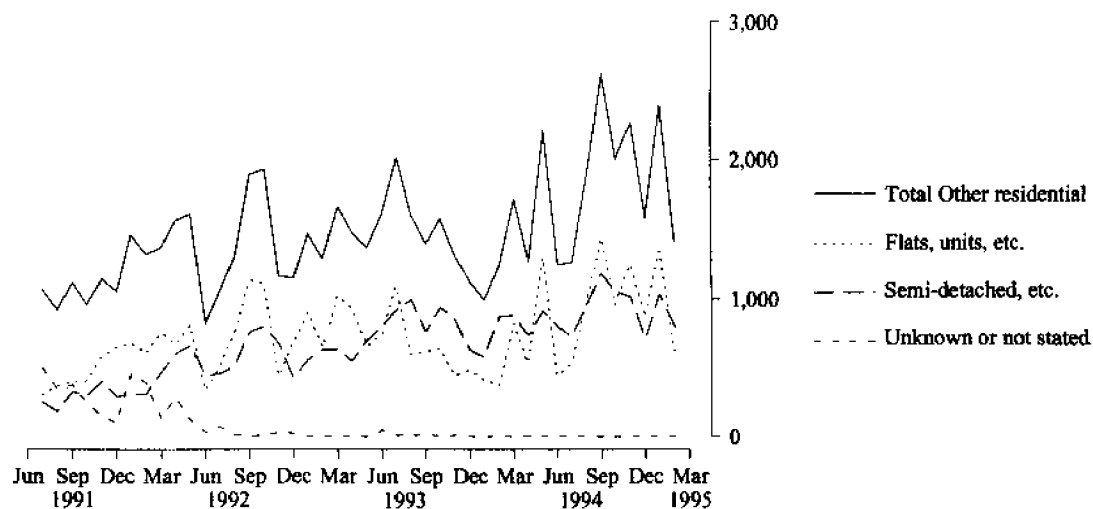


TABLE 6. DWELLING UNITS COMMENCED BY TYPE OF RESIDENTIAL BUILDING IN STATISTICAL LOCAL AREAS—continued
(Number of dwelling units)

Statistical area	Houses												Other residential buildings												Total	
	1994			1995			1994			1995			1994			1995			1994		1995					
	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Jan.	Feb.						
SYDNEY STATISTICAL DIVISION—continued																										
Auburn (A)	7	2	6	4	8	4	2	11	68	15	52	6	9	13	74	19	60	10								
Hobroyd (A)	1	8	11	6	8	5	6	44	54	15	13	34	7	52	65	21	21	39								
Parramatta (C)	29	20	20	11	17	10	179	313	113	112	104	113	208	333	133	123	121	123								
<i>Central</i>																										
Western Sydney SSD	37	30	37	21	33	19	187	368	235	142	169	153	224	398	272	163	202	172								
Blue Mountains (C)	41	41	44	7	27	39	4	4	—	4	19	2	45	45	44	11	46	41								
Hawkesbury (C)	76	25	28	24	15	20	26	9	6	—	5	2	102	34	34	24	20	22								
Penrith (C)	166	70	68	61	131	160	139	33	18	4	8	14	305	103	86	65	139	174								
<i>Outer Western Sydney SSD</i>	283	136	140	92	173	219	169	46	24	8	32	18	452	182	164	100	205	237								
Baulkham Hills (A)	109	78	41	25	28	47	75	26	36	6	2	28	184	104	77	31	30	75								
Blacktown (C)	255	262	300	188	225	122	55	28	125	85	150	12	310	290	425	273	375	134								
<i>Blacktown—</i>																										
Baulkham Hills SSD	364	340	341	213	253	169	130	54	161	91	152	40	494	394	502	304	405	209								
Hunter's Hill (A)	4	—	6	6	4	—	—	—	2	—	2	—	4	—	8	6	6	—								
Lane Cove (A)	3	8	4	5	—	—	2	10	2	—	—	—	5	18	6	5	—	—								
Mosman (A)	4	—	—	4	4	—	—	10	2	—	—	—	4	10	2	4	4	—								
North Sydney (A)	1	4	2	4	2	1	82	—	73	—	161	—	83	4	75	4	163	1								
Ryde (C)	17	22	7	15	14	9	28	39	16	20	16	23	45	61	23	35	30	32								
Willoughby (C)	8	9	13	10	5	7	2	6	385	6	16	8	10	15	398	16	21	15								
<i>Lower Northern Sydney SSD</i>	37	43	32	44	29	17	114	65	480	26	195	31	151	108	512	70	224	48								
Hornsby (A)	80	49	32	25	58	60	109	75	12	10	22	54	189	124	44	35	80	114								
Ku-ring-gai (A)	20	18	20	11	4	8	21	33	—	12	5	10	41	51	20	23	9	18								
<i>Hornsby-Ku-ring-gai SSD</i>	100	67	52	36	62	68	130	108	12	22	27	64	230	175	64	58	89	132								
Manly (A)	—	1	1	—	4	7	—	—	—	—	6	17	—	1	1	—	10	24								
Pittwater (A)	19	17	7	6	5	12	8	6	2	—	—	23	27	23	9	6	5	35								
Warringah (A)	25	22	31	18	17	21	47	10	20	40	4	21	72	32	51	58	21	42								
<i>Northern Beaches SSD</i>	44	40	39	24	26	40	55	16	22	40	10	61	99	56	61	64	36	101								
Gosford (C)	95	158	245	190	83	87	69	72	188	103	54	124	164	230	433	293	137	211								
Wyang (A)	120	90	96	35	102	103	46	20	31	—	32	32	166	110	127	35	134	135								
<i>Gosford-Wyang SSD</i>	215	248	341	225	185	190	115	92	219	103	86	156	330	340	560	328	271	346								
SYDNEY SD	1,631	1,405	1,373	1,072	1,211	1,255	1,987	1,445	1,739	1,191	1,529	946	3,618	2,850	3,112	2,263	2,740	2,201								

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

Statistical area	Houses												Total						
	Other residential buildings																		
	1994			1995			1994			1995				1994			1995		
Statistical area	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	
HUNTER STATISTICAL DIVISION																			
Cessnock (C)	10	36	46	44	80	20	10	—	24	7	13	—	20	36	70	51	93	20	
Lake Macquarie (C)	110	224	89	52	129	130	58	69	28	10	51	72	168	293	117	62	180	202	
Maitland (C)	38	49	51	28	33	39	18	2	8	2	24	7	56	51	59	30	57	46	
Newcastle (C) — Inner and Remainder	51	53	68	53	62	64	28	26	71	41	147	56	79	79	139	94	209	120	
Port Stephens (A)	27	50	47	41	38	47	17	9	23	21	119	11	44	59	70	62	157	58	
Newcastle SSD	236	412	301	218	342	300	131	106	154	81	354	146	367	518	455	299	696	446	
Dungog (A)	7	5	8	7	5	4	2	—	—	—	—	—	9	5	8	7	5	4	
Gloucester (A)	3	2	4	1	1	—	—	—	—	—	—	—	3	2	4	1	1	—	
Great Lakes (A)	23	80	50	36	32	22	25	32	25	20	8	12	48	112	75	56	40	34	
Merrima (A)	2	4	1	1	—	—	—	—	—	—	—	—	2	4	1	1	—	—	
Murrumbidgee (A)	1	2	2	—	—	—	—	—	—	—	—	—	1	2	2	—	—	—	
Muswellbrook (A)	7	10	10	9	10	7	2	—	4	2	6	2	9	10	14	11	16	9	
Seaton (A)	1	4	11	11	5	5	—	—	2	4	—	—	1	4	13	15	5	5	
Singleton (A)	7	1	2	7	5	20	—	3	—	—	4	8	7	4	2	7	9	28	
Hunter SD Balance SSD	51	108	88	72	58	58	29	35	31	26	18	22	80	143	119	98	76	80	
HUNTER SD	287	520	389	290	400	358	160	141	185	107	372	168	447	661	574	397	772	526	
ILLAWARRA STATISTICAL DIVISION																			
Kiama (A)	16	8	22	8	3	13	4	6	10	4	—	2	20	14	32	12	3	15	
Shellharbour (A)	39	30	58	27	35	35	19	40	17	11	8	2	58	70	75	38	43	37	
Wollongong (C)	71	51	41	62	34	57	32	129	49	91	93	24	103	180	90	153	127	81	
Wollongong SSD	126	89	121	97	72	105	55	175	76	106	101	28	181	264	197	203	173	133	
Shoalhaven (C)	92	199	187	108	143	108	22	22	18	10	41	4	114	221	205	118	184	112	
Wingecarribee (A)	39	36	58	49	45	20	—	2	8	12	4	4	39	38	66	61	49	24	
Illawarra SD Balance SSD	131	235	245	157	188	128	22	24	26	22	45	8	153	259	271	179	233	136	
ILLAWARRA SD	257	324	366	254	260	233	77	199	102	128	146	36	334	523	468	382	406	269	

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

Statistical area	Houses												Other residential buildings												Total
	1994						1995						1994						1995						
	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.			
RICHMOND-TWEED STATISTICAL DIVISION																									
Tweed (A) Pt A	60	46	20	6	29	44	68	43	6	—	46	17	128	89	26	6	17	46	26	6	89	75	61	61	
Tweed Heads SSD	60	46	20	6	29	44	68	43	6	—	46	17	128	89	26	6	17	46	26	6	89	75	61	61	
Ballina (A)	39	49	33	24	28	25	23	16	16	16	6	7	62	65	49	40	7	6	49	40	65	34	32	32	
Byron (A)	48	28	35	13	26	15	45	2	10	18	3	3	93	30	45	31	3	3	45	31	30	29	18	18	
Casino (A)	1	4	8	2	1	2	2	—	—	—	—	2	3	4	8	2	2	—	8	2	4	1	4	4	
Kyogle (A)	8	7	7	5	6	4	—	—	2	—	5	—	8	7	9	5	—	—	9	5	7	11	4	4	
Lismore (C)	20	—	23	23	48	53	—	—	6	2	14	6	20	—	29	25	6	—	29	25	—	62	59	59	
Richmond River (A)	4	11	8	5	12	6	4	6	—	—	2	2	8	17	8	5	2	—	8	5	17	14	8	8	
Tweed (A) Pt B	34	26	11	1	17	19	14	18	4	—	32	8	48	44	15	1	8	—	15	1	44	49	27	27	
Richmond-Tweed SD Balance SSD	154	125	125	73	138	124	88	42	38	36	62	28	242	167	163	109	28	62	163	109	167	200	152	152	
RICHMOND-TWEED SD	214	171	145	79	167	168	156	85	44	36	108	45	370	256	189	115	45	108	189	115	256	275	213	213	
MID-NORTH COAST STATISTICAL DIVISION																									
Bellingen (A)	4	8	9	9	8	6	—	—	—	—	2	—	4	8	9	9	—	—	9	9	8	10	6	6	
Coffs Harbour (C)	67	25	64	37	31	20	42	14	22	24	23	16	109	39	86	61	16	23	86	61	39	54	36	36	
Copmanhurst (A)	3	1	2	2	3	—	—	—	—	—	—	—	3	1	2	2	—	—	2	2	1	3	—	—	
Grafton (C)	5	2	5	4	3	1	22	—	2	2	—	—	27	2	7	6	—	—	7	6	2	3	—	—	
Maclean (A)	14	17	8	5	31	19	8	9	5	—	10	16	22	26	13	5	16	10	13	5	26	41	35	35	
Nambucca (A)	6	9	11	20	11	3	4	—	11	—	4	—	10	9	22	20	—	9	22	20	9	15	3	3	
Nymboida (A)	4	1	3	2	2	1	—	—	—	—	—	—	4	1	3	2	—	—	3	2	1	2	—	—	
Ulmara (A)	2	7	2	—	5	6	2	—	—	—	2	—	4	7	2	—	—	—	2	—	7	7	6	6	
Clarence SSD	105	70	104	79	94	56	78	23	40	26	41	32	183	93	144	105	32	41	144	105	93	135	88	88	
Greater Taree (C)	29	27	3	19	16	24	22	2	—	4	4	32	51	29	3	23	32	4	3	23	29	20	56	56	
Hastings (A)	78	16	57	34	60	16	18	9	4	9	13	—	96	25	61	43	—	13	61	43	25	73	16	16	
Kempsey (A)	10	11	10	15	11	19	2	2	—	—	—	8	12	13	10	15	—	—	10	15	13	11	27	27	
Hastings SSD	117	54	70	68	87	59	42	13	4	13	17	40	159	67	74	81	40	17	74	81	67	104	99	99	
MID-NORTH COAST SD	222	124	174	147	181	115	120	36	44	39	58	72	342	160	218	186	72	58	218	186	160	239	187	187	

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

Statistical area	Houses												Other residential buildings												Total	
	1994			1995			1995			1994			1995			1994			1995			1995				
	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.		
Barraba (A)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Bingara (A)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Gunnedah (A)	3	7	7	3	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Inverell (A) Pt A	6	4	3	1	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Manilla (A)	—	1	3	3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Nundle (A)	—	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Paary (A)	4	6	13	3	4	7	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Quirindi (A)	—	—	7	2	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Tamworth (C)	14	21	13	8	12	6	2	2	5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Yallaroi (A)	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Northern Slopes SSD	29	41	46	20	20	15	2	2	9	12	2	4	31	43	55	32	22	19	—	—	—	—	—	—	—	
Armidale (C)	14	25	9	8	9	9	16	2	6	6	—	—	30	27	15	14	9	9	—	—	—	—	—	—	—	
Dumaresq (A)	4	3	2	1	2	5	—	—	—	—	—	—	4	3	2	1	2	5	—	—	—	—	—	—	—	
Glen Innes (A)	3	2	—	2	2	—	—	—	—	—	—	—	3	2	—	2	2	—	—	—	—	—	—	—	—	
Guyra (A)	2	1	2	2	—	—	—	—	—	—	—	—	2	1	10	2	—	—	—	—	—	—	—	—	—	
Inverell (A) Pt B	2	9	7	4	1	2	—	—	—	—	—	—	2	9	7	4	1	2	—	—	—	—	—	—	—	
Severn (A)	2	—	2	2	—	2	—	—	—	—	—	—	2	—	2	2	—	—	—	—	—	—	—	—	—	
Tenterfield (A)	9	5	5	2	2	4	—	—	—	—	—	—	9	5	5	2	2	4	—	—	—	—	—	—	—	
Uralla (A)	4	3	3	4	5	3	—	—	—	—	—	—	4	3	3	4	5	3	—	—	—	—	—	—	—	
Walcha (A)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Northern Tablelands SSD	40	49	30	26	21	26	16	2	14	6	—	—	56	51	44	32	21	26	—	—	—	—	—	—	—	
Moree Plains (A)	6	3	5	1	1	—	—	—	—	—	—	—	6	3	5	1	1	—	—	—	—	—	—	—	—	
Narrabri (A)	4	4	1	2	2	1	—	—	—	—	—	—	4	4	1	2	2	1	—	—	—	—	—	—	—	
North Central Plains SSD	10	7	6	3	3	1	—	—	—	—	—	—	10	7	6	3	3	1	—	—	—	—	—	—	—	
NORTHERN SD	79	97	82	49	44	42	18	4	23	18	2	4	97	101	105	67	46	46	—	—	—	—	—	—	—	

NORTHERN STATISTICAL DIVISION

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

Statistical area	Houses												Other residential buildings												Total		
	1994			1995			1994			1995			1994			1995			1994			1995					
	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.			
NORTH WESTERN STATISTICAL DIVISION																											
Coolah (A)	1	2	1	—	2	1	—	—	—	—	—	—	—	—	—	—	—	—	1	2	1	—	—	2	1		
Coonabarabran (A)	4	3	3	1	3	4	—	—	—	—	—	—	—	—	—	—	—	—	4	3	3	—	—	3	4		
Dubbo (C)	16	55	26	21	37	30	29	13	10	14	14	29	14	14	2	21	21	45	68	36	35	35	51	51	51		
Gringandra (A)	2	1	1	—	1	1	—	—	—	—	—	—	—	—	—	—	—	—	2	1	1	2	1	1	1		
Mudgee (A)	16	10	15	11	4	4	—	—	—	—	—	—	—	—	—	8	8	16	10	15	11	11	4	4	12		
Narrornine (A)	5	4	4	6	2	9	—	—	2	—	—	—	—	—	—	—	—	5	4	6	6	6	2	2	9		
Wellington (A)	—	2	4	4	—	1	—	—	5	—	—	—	—	—	—	—	—	—	—	2	9	4	—	—	1		
Central Macquarie SSD	44	77	54	43	49	50	29	13	17	14	14	29	16	16	29	29	73	90	71	59	59	63	63	79	79		
Bogan (A)	1	1	—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	1	1	—	—	—	—	1		
Coonamble (A)	2	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	1	—	—	—	—	—	—		
Walgett (A)	2	2	2	—	3	—	—	—	2	—	—	—	—	—	—	2	2	2	2	4	—	—	7	2	2		
Warren (A)	1	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	1	1	—	—	—	—	—	—		
Macquarie-Barwon SSD	6	4	2	1	3	1	—	—	2	—	—	—	—	—	—	2	6	6	4	4	4	1	7	7	3		
Bourke (A)	1	1	1	—	2	—	—	—	—	—	—	—	—	—	—	—	—	1	1	1	—	—	2	—	—		
Brewarrina (A)	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—		
Cobar (A)	2	—	2	5	5	6	—	—	—	—	—	—	—	—	—	—	—	2	—	2	5	5	5	6	6		
Upper Darling SSD	3	1	3	5	7	6	—	—	—	—	—	—	—	—	—	—	—	3	1	3	5	5	7	7	6		
NORTH WESTERN SD	53	82	59	49	59	57	29	13	19	16	18	31	16	16	18	31	82	95	78	65	65	77	77	88	88		

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

Statistical area	Houses												Other residential buildings												Total											
	1994			1995			1994			1995			1994			1995			1994			1995			1994			1995								
	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.						
Bathurst (C)	15	24	7	13	32	35	14	—	—	—	7	20	2	29	24	7	20	52	24	7	20	52	37	4	4	4	4	4	4	4	4					
Blayney (A) Pt A	4	5	5	1	1	5	—	—	—	—	—	—	—	4	5	5	1	1	1	5	5	1	1	5	—	—	—	—	—	—	—					
Cabonne (A) Pt A	2	9	7	6	2	3	—	—	—	—	—	—	—	2	9	9	6	2	2	9	9	6	2	3	—	—	—	—	—	—	—					
Evans (A) Pt A	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—					
Orange (C)	—	—	40	—	27	18	—	—	—	—	—	10	5	—	—	—	—	—	—	—	59	37	23	—	—	—	—	—	—	—	—					
Bathurst-Orange SSD	21	38	59	20	62	61	14	—	—	—	21	30	7	35	38	80	27	92	38	80	27	92	68	—	—	—	—	—	—	—	—					
Blayney (A) Pt B	—	—	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2	—	—	—	—	—	—	—	—	—	—					
Cabonne (A) Pt B	—	1	1	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—					
Evans (A) Pt B	—	1	—	1	—	4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—					
Greater Lithgow (C)	5	8	10	10	6	6	3	—	—	—	8	—	9	8	8	18	10	6	8	8	18	15	4	—	—	—	—	—	—	—	—					
Oberon (A)	3	3	7	2	2	10	—	—	—	—	—	—	4	3	3	7	2	2	3	3	7	2	2	14	—	—	—	—	—	—	—					
Rylstone (A)	2	1	1	1	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—					
Central Tablelands (excl. Bathurst-Orange) SSD	10	14	21	14	9	21	3	—	—	—	8	—	13	13	14	29	14	9	14	14	29	9	34	—	—	—	—	—	—	—	—					
Bland (A)	2	4	4	—	2	1	—	—	—	—	—	—	—	2	4	4	—	—	2	4	4	—	2	1	—	—	—	—	—	—	—					
Cabonne (A) Pt C	3	14	11	15	8	4	—	—	—	—	—	—	—	3	14	11	15	8	3	14	11	15	8	4	—	—	—	—	—	—	—					
Cowra (A)	6	3	5	7	8	9	—	—	—	—	—	2	—	6	3	5	7	9	6	3	5	7	10	4	—	—	—	—	—	—	—					
Forbes (A)	4	6	6	1	1	2	—	—	—	—	—	2	—	4	6	6	1	2	4	6	6	1	2	9	—	—	—	—	—	—	—					
Lachlan (A)	3	2	2	—	1	—	—	—	—	—	—	—	—	3	2	2	—	—	3	2	2	—	1	2	—	—	—	—	—	—	—					
Parkes (A)	—	8	10	10	—	—	—	—	—	—	7	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—					
Weddin (A)	3	1	3	2	—	2	—	—	—	—	—	—	—	3	1	3	—	—	3	1	3	—	—	2	—	—	—	—	—	—	—					
Lachlan SSD	21	38	41	35	20	18	—	—	—	—	7	7	—	21	48	48	42	24	48	48	48	42	24	18	—	—	—	—	—	—	—					
CENTRAL WEST SD	52	90	121	69	91	100	17	10	36	14	34	20	69	100	157	83	125	120	100	157	83	125	120													

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

Statistical area	Houses												Other residential buildings												Total	
	1994			1995			1995			1994			1995			1994			1995			1995				
	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.		
SOUTH EASTERN STATISTICAL DIVISION																										
Queanbeyan (C)	26	34	17	15	23	20	4	21	22	10	28	6	30	55	39	25	51	26								
Queanbeyan SSD	26	34	17	15	23	20	4	21	22	10	28	6	30	55	39	25	51	26								
Boorowa (A)	1	—	1	—	—	1	—	—	—	—	—	—	1	—	1	—	—	1								
Crookwell (A)	2	4	4	1	1	1	—	—	—	—	—	—	2	4	4	1	1	1								
Goulburn (C)	9	6	9	8	5	8	—	—	—	—	—	—	9	6	9	8	5	8								
Gunning (A)	1	5	3	1	1	3	—	—	—	—	—	—	1	5	3	1	1	3								
Harden (A)	1	1	5	6	5	1	—	—	—	—	—	—	1	1	5	6	5	1								
Mulwae (A)	10	8	11	7	1	10	—	—	—	—	—	—	10	8	11	7	1	10								
Tallaganda (A)	8	4	2	1	—	5	—	—	3	—	—	—	8	4	5	1	—	5								
Yarrowlumla (A)	8	9	6	8	7	10	—	—	—	—	—	—	8	9	6	8	7	10								
Yass (A)	18	—	—	—	30	25	2	—	—	—	—	2	20	—	—	—	30	27								
Young (A)	8	9	5	5	4	5	2	4	2	—	—	4	10	13	7	5	4	9								
Southern Tablelands (excl. Queanbeyan) SSD	66	46	46	37	54	69	4	4	5	—	—	6	70	50	51	37	54	75								
Bega Valley (A)	22	41	6	7	29	21	6	8	—	—	4	7	28	49	6	7	33	28								
Eurobodalla (A)	24	46	23	23	36	25	5	16	4	2	34	17	29	62	27	25	70	42								
Lower South Coast SSD	46	87	29	30	65	46	11	24	4	2	38	24	57	111	33	32	103	70								
Bombala (A)	—	1	—	—	2	3	—	—	—	—	—	—	—	—	—	—	—	2	3							
Cooma-Monaro (A)	3	2	8	5	9	3	—	—	—	—	4	—	3	2	8	5	13	3								
Snowy River (A)	2	4	5	5	6	4	2	—	26	2	—	2	4	4	31	7	6	6								
Snowy SSD	5	7	13	10	17	10	2	—	26	2	4	2	7	7	39	12	21	12								
SOUTH EASTERN SD	143	174	105	92	159	145	21	49	57	14	70	38	164	223	162	106	229	183								

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

Statistical area	Houses												Other residential buildings												Total
	1994			1995			1994			1995			1994			1995			1994			1995			
	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	
MURRUMBIDGEE STATISTICAL DIVISION																									
Coolamon (A)	2	3	2	—	1	2	—	—	—	—	—	—	—	—	—	—	—	—	2	3	2	—	—	—	
Cootamundra (A)	—	2	1	3	1	3	—	—	—	—	—	—	—	—	—	—	—	—	—	2	2	1	3	1	
Gundagai (A)	3	—	3	1	2	2	—	—	—	—	—	—	—	—	—	—	—	—	3	—	3	1	2	2	
Juneee (A)	2	2	3	1	2	2	—	—	—	—	—	—	—	—	—	—	—	—	2	2	8	1	2	2	
Lockhart (A)	—	1	—	—	3	2	—	—	—	—	—	—	—	—	—	—	—	—	—	1	—	—	3	2	
Narrandera (A)	3	2	—	1	6	7	—	—	—	—	—	—	—	—	—	—	—	—	3	2	—	3	6		
Temora (A)	3	2	1	4	2	2	—	—	—	—	—	—	—	—	—	—	—	—	3	2	1	4	2		
Turnut (A)	1	6	2	8	11	7	—	—	—	—	—	—	—	—	—	—	—	—	1	6	2	10	17		
Wagga Wagga (C)	48	43	12	25	75	64	18	8	—	18	42	66	51	12	25	106	106	106	66	51	12	25	93		
Central Murrumbidgee SSD	62	61	24	43	103	91	18	8	5	24	42	80	69	29	47	133	133	133	80	69	29	47	127		
Carrathool (A)	1	—	1	—	—	—	—	—	2	—	—	—	—	—	—	—	—	—	1	—	3	—	—		
Griffith (C)	17	3	3	8	8	7	5	12	4	—	—	—	—	—	—	—	—	—	22	15	7	8	12		
Hay (A)	3	—	1	4	1	1	—	—	—	—	—	—	—	—	—	—	—	—	3	—	1	4	1		
Lecton (A)	3	4	6	4	4	2	—	—	—	—	—	—	—	—	—	—	—	—	3	4	6	4	6		
Murrumbidgee (A)	1	1	1	2	9	2	—	—	—	—	—	—	—	—	—	—	—	—	1	1	1	2	11		
Lower Murrumbidgee SSD	25	8	12	18	22	12	5	12	6	8	4	30	20	18	30	16	16	16	30	20	18	30	30		
MURRUMBIDGEE SD	87	69	36	61	125	103	23	20	11	4	32	46	89	47	65	149	149	149	110	89	47	65	157		

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

Statistical area	Houses												Other residential buildings												Total			
	1994						1995						1994						1995						1994		1995	
	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Sep.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	Jan.	Feb.	Mar.	Apr.	Jan.	Feb.		
	MURRAY STATISTICAL DIVISION																											
Albury (C)	51	20	25	23	27	27	—	2	2	2	6	5	4	51	22	27	29	27	27	27	27	27	27	27	27	27	27	
Hume (A)	—	6	5	6	1	1	—	—	—	—	—	—	—	—	6	5	6	5	5	5	5	5	5	5	5	5	5	
Albury SSD	51	26	30	29	28	28	—	2	2	2	6	5	4	51	28	32	35	32	32	32	32	32	32	32	32	32	32	
Corowa (A)	7	7	8	2	8	5	—	2	—	—	3	—	—	7	9	8	5	8	8	8	8	8	8	8	8	8	8	
Culcairn (A)	1	—	1	1	4	1	—	—	—	—	—	—	—	1	—	1	1	1	1	1	1	1	1	1	1	1	1	
Holbrook (A)	—	1	1	—	1	1	—	—	—	—	—	—	—	—	1	1	—	—	—	—	—	—	—	—	—	—	—	
Tumbarumba (A)	1	4	2	1	1	1	—	—	—	—	—	—	—	1	4	2	1	1	1	1	1	1	1	1	1	1	1	
Urana (A)	—	1	—	—	1	—	—	—	—	—	—	—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	
Upper Murray (excl. Albury) SSD	9	13	12	4	15	8	—	2	—	—	3	—	—	9	15	12	7	15	12	12	12	12	12	12	12	12	12	
Berrigan (A)	7	4	—	8	4	—	—	—	—	—	5	—	—	9	4	—	13	4	—	—	—	—	—	—	—	—	—	
Conargo (A)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Deniliquin (A)	6	3	4	2	1	4	—	—	—	—	—	—	—	6	3	4	2	1	4	4	4	4	4	4	4	4	4	
Jerilderie (A)	1	1	—	2	—	—	—	—	—	—	—	—	—	1	1	—	2	—	—	—	—	—	—	—	—	—	—	
Murray (A)	6	6	5	2	2	8	—	—	—	—	—	—	—	9	6	5	2	2	5	5	5	5	5	5	5	5	5	
Wakool (A)	1	2	3	—	1	—	—	—	—	—	—	—	—	3	2	3	—	—	—	—	—	—	—	—	—	—	—	
Windouran (A)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Central Murray SSD	21	16	12	14	8	12	7	—	—	—	5	3	—	28	16	12	19	11	12	12	12	12	12	12	12	12	12	
Balranald (A)	—	—	1	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Wentworth (A)	1	4	6	4	4	5	—	—	—	—	—	—	—	1	4	9	4	4	4	4	4	4	4	4	4	4	4	
Murray-Darling SSD	1	4	7	4	5	5	—	—	—	—	—	—	—	1	4	10	4	4	4	4	4	4	4	4	4	4	4	
MURRAY SD	82	59	61	51	57	53	7	4	5	14	8	8	4	89	63	66	65	65	65	65	65	65	65	65	65	65	65	
	FAR WEST STATISTICAL DIVISION																											
Broken Hill (C)	8	1	1	2	3	4	—	—	—	—	—	—	—	8	1	1	2	3	4	4	4	4	4	4	4	4	4	
Central Darling (A)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
FAR WEST SD	8	1	1	2	3	4	—	—	—	—	—	—	—	8	1	1	2	3	4	4	4	4	4	4	4	4	4	
	NEW SOUTH WALES																											
NEW SOUTH WALES	3,115	3,116	2,912	2,215	2,757	2,633	2,615	2,006	2,265	1,581	2,377	1,410	5,730	5,122	5,177	3,796	5,134	4,043	4,043	4,043	4,043	4,043	4,043	4,043	4,043	4,043		

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 publication 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.



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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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