

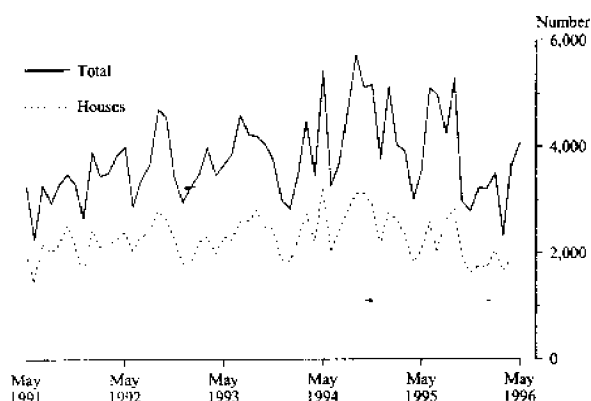
CATALOGUE NO. 8741.1

EMBARGO: 11:30 AM (CANBERRA TIME) TUES 3 DEC 1996

DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES NEW SOUTH WALES, APRIL AND MAY 1996

MAIN FEATURES

DWELLINGS COMMENCED IN NSW



Houses

- There were 1,870 private sector houses reported as commenced during April and 1,914 during May.

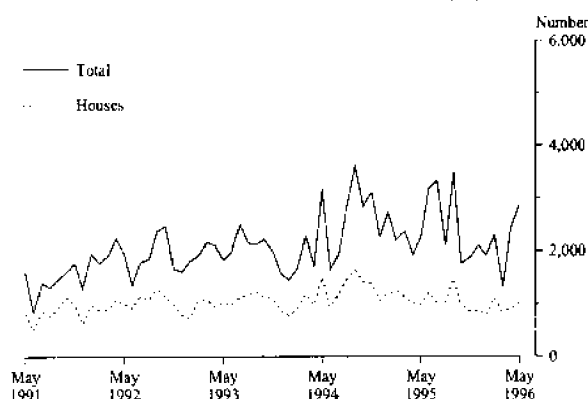
Other residential buildings

- The number of other residential dwelling units reported as commenced for April was 1,748 while the number reported for May was 2,150. The number of other residential dwelling units reported as commenced in the Sydney Statistical Division (SSD) for April was 1,511 and 1,854 for May.

Total

- The total number of dwelling units reported as commenced in April 1996 was 3,652 while in May the number reported was 4,080.

DWELLINGS COMMENCED IN SYDNEY (SD)



NOTE: This publication contains information for both April and May 1996. A separate publication **WILL NOT** be released for April 1996.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Jeff Bulger on Adelaide (08) 8237 7590 or any ABS State Office.
- for information about other ABS statistics and services please refer to the back of this publication.

TABLE 1. DWELLING UNITS COMMENCED, NSW
(Number of dwelling units)

Period	Private sector			Public sector			Total		
	Houses	Other residential	Total	Houses	Other residential	Total	Houses	Other residential	Total
		buildings			buildings				
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>July-May</i>									
1994-95	27,835	18,670	46,505	390	1,012	1,402	28,225	19,682	47,907
1995-96	21,702	16,275	37,977	397	1,922	2,319	22,099	18,197	40,296
<i>1995—</i>									
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
July	1,937	2,195	4,132	78	770	848	2,015	2,965	4,980
August	2,618	1,426	4,044	18	208	226	2,636	1,634	4,270
September	2,808	2,111	4,919	31	312	343	2,839	2,423	5,262
October	1,897	935	2,832	46	95	141	1,943	1,030	2,973
November	1,597	1,159	2,756	36	7	43	1,633	1,166	2,799
December	1,725	1,421	3,146	38	38	76	1,763	1,459	3,222
<i>1996—</i>									
January	1,694	1,406	3,100	29	83	112	1,723	1,489	3,212
February	2,020	1,282	3,302	35	167	202	2,055	1,449	3,504
March	1,622	665	2,287	36	19	55	1,658	684	2,342
April	1,870	1,660	3,530	34	88	122	1,904	1,748	3,652
May	1,914	2,015	3,929	16	135	151	1,930	2,150	4,080

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

Period	Private sector			Public sector			Total		
	Houses	Other residential	Total	Houses	Other residential	Total	Houses	Other residential	Total
		buildings			buildings				
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>1995—</i>									
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
July	988	1,818	2,806	40	484	524	1,028	2,302	3,330
August	1,027	934	1,961	9	126	135	1,036	1,060	2,096
September	1,447	1,820	3,267	20	203	223	1,467	2,023	3,490
October	956	721	1,677	37	47	84	993	768	1,761
November	838	1,010	1,848	21	7	28	859	1,017	1,876
December	857	1,189	2,046	24	34	58	881	1,223	2,104
<i>1996—</i>									
January	753	1,101	1,854	19	45	64	772	1,146	1,918
February	1,086	1,067	2,153	32	118	150	1,118	1,185	2,303
March	822	515	1,337	13	6	19	835	521	1,356
April	911	1,461	2,372	10	50	60	921	1,511	2,432
May	1,011	1,819	2,830	7	35	42	1,018	1,854	2,872

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
1995—									
May	200	35	235	1	—	1	201	35	236
June	316	86	402	3	44	47	319	130	449
July	275	88	363	12	83	95	287	171	458
August	379	145	524	1	10	11	380	155	535
September	230	83	313	7	46	53	237	129	366
October	214	70	284	—	—	—	214	70	284
November	172	49	221	14	—	14	186	49	235
December	236	93	329	3	—	3	239	93	332
1996—									
January	206	32	238	7	—	7	213	32	245
February	212	51	263	—	—	—	212	51	263
March	171	28	199	11	—	11	182	28	210
April	196	94	290	8	7	15	204	101	305
May	203	89	292	2	21	23	205	110	315
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
1995—									
May	135	42	177	—	—	—	135	42	177
June	135	44	179	—	25	25	135	44	179
July	149	154	303	2	86	88	151	240	391
August	198	57	255	—	16	16	198	57	255
September	438	105	543	—	34	34	438	139	577
October	187	68	255	—	38	38	187	106	293
November	156	32	188	—	—	—	156	32	188
December	129	55	184	1	—	1	130	55	185
1996—									
January	262	126	388	1	46	47	262	126	388
February	209	47	256	1	46	47	210	93	303
March	154	40	194	10	—	10	164	40	204
April	163	22	185	11	4	15	174	26	200
May	184	36	220	—	—	—	184	36	220
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
1995—									
May	714	188	902	2	4	6	716	192	908
June	912	354	1,266	4	26	30	916	380	1,296
July	525	135	660	24	117	141	549	252	801
August	1,014	290	1,304	8	72	80	1,022	362	1,384
September	693	103	796	4	29	33	697	132	829
October	540	76	616	9	10	19	549	86	635
November	431	68	499	1	—	1	432	68	500
December	503	84	587	10	4	14	513	88	601
1996—									
January	473	147	620	3	38	41	476	185	661
February	513	117	630	2	3	5	515	120	635
March	475	82	557	2	13	15	477	95	572
April	600	83	683	5	27	32	605	110	715
May	516	71	587	7	79	86	523	150	673

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>1995—</i>						
May	337	1,447	71	135	44	2,034
June	431	1,811	90	179	63	2,574
July	274	1,469	45	108	41	1,937
August	434	1,910	73	134	67	2,618
September	354	2,065	108	149	132	2,808
October	272	1,355	77	112	81	1,897
November	212	1,107	67	89	122	1,597
December	249	1,126	82	115	153	1,725
<i>1996—</i>						
January	197	1,181	52	101	163	1,694
February	223	1,396	71	111	219	2,020
March	215	1,106	60	78	163	1,622
April	211	1,298	80	106	175	1,870
May	216	1,342	62	70	224	1,914
PUBLIC SECTOR						
1993-94	87	648	1	5	22	763
1994-95	39	356	3	2	9	409
<i>1995—</i>						
May	1	11	—	—	—	12
June	9	9	1	—	—	19
July	10	64	—	2	2	78
August	3	14	1	—	—	18
September	5	25	—	1	—	31
October	4	38	1	1	2	46
November	2	34	—	—	—	36
December	2	35	1	—	—	38
<i>1996—</i>						
January	4	24	—	—	1	29
February	3	31	—	—	1	35
March	7	27	1	1	—	36
April	—	27	—	—	7	34
May	—	15	1	—	—	16
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>1995—</i>						
May	338	1,458	71	135	44	2,046
June	440	1,820	91	179	63	2,593
July	284	1,533	45	110	43	2,015
August	437	1,924	74	134	67	2,636
September	359	2,090	108	150	132	2,839
October	276	1,393	78	113	83	1,943
November	214	1,141	67	89	122	1,633
December	251	1,161	83	115	153	1,763
<i>1996—</i>						
January	201	1,205	52	101	164	1,723
February	226	1,427	71	111	220	2,055
March	222	1,133	61	79	163	1,658
April	211	1,325	80	106	182	1,904
May	216	1,357	63	70	224	1,930

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

TABLE 4. HOUSES COMMENCED IN STATISTICAL DIVISIONS

Statistical division	April 1996					Total	May 1996					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	108	666	6	25	106	911	141	660	7	26	177	1,011
Hunter	18	136	18	14	10	196	12	159	4	12	16	203
Illawarra	10	137	7	6	3	163	7	162	4	5	6	184
Richmond — Tweed	8	62	3	12	3	88	3	60	1	8	1	73
Mid-North Coast	19	109	11	20	10	169	6	90	11	6	8	121
Northern	4	9	2	1	1	17	6	31	2	3	2	44
North Western	4	17	3	4	1	29	4	20	8	—	2	34
Central West	16	46	13	2	3	80	13	46	11	3	2	75
South Eastern	9	56	13	18	4	100	10	54	9	5	4	82
Murrumbidgee	8	32	4	2	30	76	11	26	4	2	4	47
Murray	7	26	—	1	4	38	3	34	1	—	2	40
Far West	—	2	—	1	—	3	—	—	—	—	—	—
New South Wales	211	1,298	80	106	175	1,870	216	1,342	62	70	224	1,914
PUBLIC SECTOR												
Sydney	—	3	—	—	7	10	—	6	1	—	—	7
Hunter	—	8	—	—	—	8	—	2	—	—	—	2
Illawarra	—	11	—	—	—	11	—	—	—	—	—	—
Richmond — Tweed	—	—	—	—	—	—	—	—	—	—	—	—
Mid-North Coast	—	—	—	—	—	—	—	4	—	—	—	4
Northern	—	—	—	—	—	—	—	1	—	—	—	1
North Western	—	3	—	—	—	3	—	2	—	—	—	2
Central West	—	—	—	—	—	—	—	—	—	—	—	—
South Eastern	—	1	—	—	—	1	—	—	—	—	—	—
Murrumbidgee	—	—	—	—	—	—	—	—	—	—	—	—
Murray	—	1	—	—	—	1	—	—	—	—	—	—
Far West	—	—	—	—	—	—	—	—	—	—	—	—
New South Wales	—	27	—	—	7	34	—	15	1	—	—	16
TOTAL												
Sydney	108	669	6	25	113	921	141	666	8	26	177	1,018
Hunter	18	144	18	14	10	204	12	161	4	12	16	205
Illawarra	10	148	7	6	3	174	7	162	4	5	6	184
Richmond — Tweed	8	62	3	12	3	88	3	60	1	8	1	73
Mid-North Coast	19	109	11	20	10	169	6	94	11	6	8	125
Northern	4	9	2	1	1	17	6	32	2	3	2	45
North Western	4	20	3	4	1	32	4	22	8	—	2	36
Central West	16	46	13	2	3	80	13	46	11	3	2	75
South Eastern	9	57	13	18	4	101	10	54	9	5	4	82
Murrumbidgee	8	32	4	2	30	76	11	26	4	2	4	47
Murray	7	27	—	1	4	39	3	34	1	—	2	40
Far West	—	2	—	1	—	3	—	—	—	—	—	—
New South Wales	211	1,325	80	106	182	1,904	216	1,357	63	70	224	1,930

(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
MAY 1996**

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	180	484	664	99	354	737	1,190	—	1,854
Hunter	51	35	86	17	7	—	24	—	110
Illawarra	18	15	33	3	—	—	3	—	36
Richmond—Tweed	8	—	8	38	—	—	38	—	46
Mid North Coast	26	2	28	10	—	—	10	—	38
Northern	2	—	2	14	—	—	14	—	16
North Western	8	—	8	3	—	—	3	—	11
Central West	8	—	8	6	—	—	6	—	14
South Eastern	2	—	2	11	—	—	11	—	13
Murrumbidgee	4	—	4	—	—	—	—	—	4
Murray	4	—	4	4	—	—	4	—	8
Far West	—	—	—	—	—	—	—	—	—
New South Wales	311	536	847	205	361	737	1,303	—	2,150
VALUE (\$'000)									
Sydney	14,246	39,796	54,042	9,929	29,905	121,250	161,084	—	215,126
Hunter	3,911	3,490	7,401	1,189	400	—	1,589	—	8,990
Illawarra	1,083	1,010	2,093	170	—	—	170	—	2,263
Richmond—Tweed	619	—	619	2,314	—	—	2,314	—	2,933
Mid North Coast	1,812	85	1,897	930	—	—	930	—	2,827
Northern	161	—	161	988	—	—	988	—	1,149
North Western	470	—	470	360	—	—	360	—	830
Central West	576	—	576	360	—	—	360	—	936
South Eastern	120	—	120	864	—	—	864	—	984
Murrumbidgee	315	—	315	—	—	—	—	—	315
Murray	332	—	332	213	—	—	213	—	545
Far West	—	—	—	—	—	—	—	—	—
New South Wales	23,645	44,381	68,026	17,317	30,305	121,250	168,871	—	236,897

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			1996			1995			1996			1995			1996			1995			1996			1995			1996								
	Dec.	Jan.	Feb.	Mar.	Apr.	May.	Dec.	Jan.	Feb.	Mar.	Apr.	May.	Dec.	Jan.	Feb.	Mar.	Apr.	May.	Dec.	Jan.	Feb.	Mar.	Apr.	May.	Dec.	Jan.	Feb.	Mar.	Apr.	May.						
SYDNEY STATISTICAL DIVISION																																				
Botany (A)	1	3	—	3	1	—	60	12	—	10	42	—	61	15	—	13	43	—	61	15	—	13	43	—	61	15	—	13	43	—	61	15	—	13	43	
Leichhardt (A)	2	6	10	—	4	64	5	110	6	6	20	37	7	116	6	6	24	101	7	116	6	6	24	101	7	116	6	6	24	101	7	116	6	6	24	
Marrickville (A)	1	1	—	3	—	—	—	12	7	—	—	30	1	13	7	3	—	30	1	13	7	3	—	30	1	13	7	3	—	30	1	13	7	3		
South Sydney (C)	1	—	5	2	—	3	447	32	31	2	83	128	448	32	36	4	83	131	32	36	4	83	131	32	36	4	83	131	32	36	4	83	131	32	36	
Sydney (C) — Inner & Remainder	—	—	—	—	—	—	108	237	—	—	421	554	108	237	—	421	554	—	108	237	—	421	554	—	108	237	—	421	554	—	108	237	—	421	554	
Inner Sydney SSD	5	10	15	8	5	67	620	403	38	18	566	749	625	413	53	26	571	816	38	18	566	749	625	413	53	26	571	816	38	18	566	749	625	413	53	26
Randwick (A)	2	8	7	4	6	7	—	63	52	71	111	98	2	71	59	75	117	105	52	71	111	98	2	71	59	75	117	105	52	71	111	98	2	71	59	
Waverley (A)	2	2	1	4	1	1	—	2	4	2	—	—	2	4	5	6	1	1	2	4	2	—	—	2	4	5	6	1	1	1	1	1	1	1		
Woollahra (A)	5	1	3	1	2	1	3	—	—	—	10	—	8	1	3	1	12	1	3	1	—	—	—	8	1	3	1	12	1	1	1	1	1	1		
Eastern Suburbs SSD	9	11	11	9	9	9	3	65	56	73	121	98	12	76	67	82	130	107	56	73	121	98	12	76	67	82	130	107	56	73	121	98	12	76	67	
Hurstville (C)	7	6	10	8	9	17	38	42	64	10	55	52	45	48	74	18	64	69	38	42	64	10	55	52	45	48	74	18	64	69	38	42	64	10	55	
Kogarah (A)	6	6	6	5	9	6	7	4	8	—	11	6	13	10	14	5	20	12	6	7	4	8	—	11	6	13	10	14	5	20	12	6	7	4	8	
Rockdale (A)	13	11	7	15	4	12	27	5	32	15	15	19	40	16	19	30	19	31	15	15	19	40	16	19	40	16	19	30	19	31	19	30	19	31	19	30
Sutherland Shire (A)	49	21	83	30	15	33	23	7	140	39	94	54	72	28	223	69	109	87	39	94	54	72	28	223	69	109	87	109	87	109	87	109	87	109	87	
St George — Sutherland SSD	75	44	106	58	37	68	95	58	244	64	175	131	170	102	350	122	212	199	64	175	131	170	102	350	122	212	212	199	199	199	199	199	199	199		
Bankstown (C)	22	26	25	33	18	28	82	56	49	53	32	29	104	82	74	86	50	57	28	82	56	49	53	32	29	104	82	74	86	50	57	57	57	57		
Caulterbury (A)	—	21	—	—	8	2	14	96	—	—	42	7	14	117	—	—	50	9	14	96	—	—	42	7	14	117	—	—	50	9	9	9	9	9		
Canterbury — Bankstown SSD	22	47	25	33	26	30	96	152	49	53	74	36	118	199	74	86	100	66	26	30	96	152	49	53	74	36	118	199	74	86	100	66	66	66		
Fairfield (C)	44	17	12	3	29	19	49	24	52	7	18	10	93	41	64	10	47	29	29	19	49	24	52	7	18	10	93	41	64	10	47	29	29	29		
Liverpool (C)	125	158	173	140	147	175	10	39	24	34	40	28	135	197	197	174	187	203	10	39	24	34	40	28	135	197	197	174	187	203	203	203	203	203		
Fairfield — Liverpool SSD	169	175	185	143	176	194	59	63	76	41	58	38	228	238	261	184	234	232	59	63	76	41	58	38	228	238	261	184	234	232	232	232	232	232		
Camden (A)	41	64	63	32	46	48	2	2	—	2	12	—	43	66	63	34	58	48	2	2	—	2	12	—	43	66	63	34	58	48	48	48	48	48		
Campbelltown (C)	36	27	13	37	46	50	4	4	9	2	5	—	40	31	22	39	51	50	4	4	9	2	5	—	40	31	22	39	51	50	50	50	50			
Wollondilly (A)	12	11	21	19	15	29	—	—	15	—	—	4	12	11	36	19	15	33	—	—	—	—	—	4	12	11	36	19	15	33	33	33	33	33		
Outer South Western Sydney SSD	89	102	97	88	107	127	6	6	24	4	17	4	95	108	121	92	124	131	6	6	24	4	17	4	95	108	121	92	124	131	131	131	131	131		
Ashfield (A)	—	—	—	2	1	3	—	—	—	—	17	2	—	—	—	—	2	5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—			
Burwood (A)	4	3	2	—	2	2	2	—	—	—	2	—	6	3	2	—	4	2	2	2	—	—	—	—	6	3	2	—	4	2	2	2	2			
Concord (A)	1	1	3	1	2	2	—	30	28	—	14	25	1	31	31	1	16	27	—	—	—	—	—	—	1	31	31	1	16	27	27	27	27			
Drummoyne (A)	—	—	2	1	2	1	—	2	—	26	2	36	23	4	2	27	11	37	—	—	—	—	—	—	2	27	27	11	37	37	37	37	37			
Strathfield (A)	7	3	6	6	13	4	—	12	—	10	10	—	11	15	6	6	23	4	—	—	—	—	—	—	11	15	6	6	23	23	23	23	23			
Inner Western Sydney SSD	12	9	13	10	20	12	29	44	28	26	52	63	41	53	41	36	72	75	29	44	28	26	52	63	41	53	41	36	72	75	75	75	75	75		

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			1996			1995			1996			1995			1996			1995			1996			
	Dec.	Jan.	Feb.	Mar.	Apr.	May.	Dec.	Jan.	Feb.	Mar.	Apr.	May.	Dec.	Jan.	Feb.	Mar.	Apr.	May.	Dec.	Jan.	Feb.	Mar.	Apr.	May.	
SYDNEY STATISTICAL DIVISION—continued																									
Auburn (A)	5	4	—	1	9	—	46	12,	2	18	10	42	51	16	2	19	19	42	51	16	2	19	19	42	42
Holroyd (A)	12	7	2	9	39	26	13	—	—	26	173	92	25	7	4	35	212	92	25	7	4	35	212	118	118
Paramatta (C)	5	2	52	9	4	7	15	2	176	6	26	2	20	4	228	15	30	2	20	4	228	15	30	2	9
Central Western Sydney SSD	22	13	54	19	52	33	74	14	180	50	209	136	96	27	234	69	261	136	96	27	234	69	261	169	169
Blue Mountains (C)	21	10	23	27	35	34	—	—	4	8	14	15	21	10	27	35	49	15	21	10	27	35	49	49	49
Hawkesbury (C)	16	15	20	18	18	19	—	—	—	2	—	4	16	15	20	20	18	23	16	15	20	20	18	23	23
Penrith (C)	47	27	71	54	47	70	20	10	2	4	10	46	67	37	73	58	57	116	67	37	73	58	57	116	116
Outer Western Sydney SSD	84	52	114	99	100	123	20	10	6	14	24	65	104	62	120	113	124	188	104	62	120	113	124	188	188
Baulkham Hills (A)	30	35	45	46	40	58	4	2	27	28	12	18	34	37	72	74	52	18	34	37	72	74	52	76	76
Blacktown (C)	71	62	127	91	110	79	16	13	35	16	20	24	87	75	162	107	130	103	87	75	162	107	130	103	103
Blacktown— Baulkham Hills SSD	101	97	172	137	150	137	20	15	62	44	32	42	121	112	234	181	182	179	121	112	234	181	182	179	179
Hunter's Hill (A)	3	1	—	5	7	10	2	—	—	—	—	2	5	1	—	5	7	12	5	1	—	5	7	12	12
Lane Cove (A)	—	1	8	3	8	4	4	8	—	—	4	—	4	4	9	8	12	4	4	4	9	8	12	4	4
Mosman (A)	2	5	3	1	3	1	2	14	112	2	—	—	4	19	115	3	3	1	4	19	115	3	3	1	1
North Sydney (A)	6	2	2	2	1	—	—	19	17	28	10	12	6	21	19	30	11	12	6	21	19	30	11	12	12
Ryde (C)	12	1	14	10	11	13	15	25	30	18	26	143	27	26	44	28	37	156	27	26	44	28	37	156	156
Willoughby (C)	8	4	11	9	4	9	21	60	43	4	15	16	29	64	54	13	19	25	29	64	54	13	19	25	25
Lower Northern Sydney SSD	31	14	38	30	34	37	44	126	202	52	55	173	75	140	240	82	89	210	75	140	240	82	89	210	210
Hornsby (A)	41	40	46	35	43	34	36	19	90	30	35	221	77	59	136	65	78	255	77	59	136	65	78	255	255
Ku-ring-gai (A)	9	7	5	15	10	6	38	6	13	15	22	16	47	13	18	30	32	22	47	13	18	30	32	22	22
Hornsby—Ku-ring-gai SSD	50	47	51	50	53	40	74	25	103	45	57	237	124	72	154	95	110	277	124	72	154	95	110	277	277
Manly (A)	1	2	1	5	2	2	—	7	2	—	2	2	1	9	3	5	2	2	1	9	3	5	2	2	2
Pittwater (A)	6	7	11	6	4	7	3	2	30	2	2	6	9	9	41	8	6	13	9	9	41	8	6	13	13
Warringah (A)	19	7	30	13	11	14	20	108	24	10	23	30	39	115	54	23	34	44	39	115	54	23	34	44	44
Northern Beaches SSD	26	16	42	24	15	23	23	117	56	12	27	36	49	133	98	36	42	59	49	133	98	36	42	59	59
Gosford (C)	112	122	67	38	55	58	44	43	29	17	24	21	156	165	96	55	79	79	156	165	96	55	79	79	79
Wyong (A)	74	13	128	89	82	60	16	5	32	8	20	25	90	18	160	97	102	85	90	18	160	97	102	85	85
Gosford—Wyong SSD	186	135	195	127	137	118	60	48	61	25	44	46	246	183	256	152	181	164	246	183	256	152	181	164	164
SYDNEY SD	881	772	1,118	835	921	1,018	1,223	1,146	1,185	521	1,511	1,854	2,104	1,918	2,303	1,356	2,432	2,872	2,104	1,918	2,303	1,356	2,432	2,872	2,872

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

Statistical area	Houses												Total				
	1995						1996										
	Dec.	Jan.	Feb.	Mar.	Apr.	May	Dec.	Jan.	Feb.	Mar.	Apr.	May					
Cessnock (C)	18	11	12	13	16	16	44	2	2	2	—	2	62	13	14	13	18
Lake Macquarie (C)	57	66	71	61	68	75	—	4	12	—	—	50	57	70	83	61	125
Maitland (C)	24	20	25	19	16	24	—	—	2	—	2	9	24	20	27	21	33
Newcastle (C)—Inner & Remainder	67	20	30	30	15	26	49	13	16	15	15	33	116	33	46	45	59
Port Stephens (A)	40	28	39	22	41	34	—	5	13	4	29	14	40	33	52	26	48
Newcastle SSD	206	145	177	145	156	175	93	24	45	21	99	108	299	169	222	166	283
Dungog (A)	6	3	4	1	5	4	—	—	—	—	—	—	6	3	4	1	4
Gloucester (A)	1	3	3	—	1	3	—	—	—	—	—	—	1	3	3	—	3
Great Lakes (A)	15	20	17	21	10	3	—	6	6	4	2	2	15	26	23	25	5
Merriwa (A)	1	—	1	—	—	1	—	—	—	—	—	—	1	—	1	—	1
Murrumbidgee (A)	—	—	—	—	—	1	—	—	—	—	—	—	—	—	—	—	1
Muswellbrook (A)	5	1	2	1	2	2	—	—	—	—	—	—	5	1	2	1	2
Scone (A)	4	5	5	5	6	6	—	—	—	—	—	—	4	5	5	5	6
Singleton (A)	1	36	3	9	24	10	—	2	—	3	—	—	1	38	3	12	10
Hunter SD Balance SSD	33	68	35	37	48	30	—	8	6	7	2	2	33	76	41	44	32
HUNTER SD	239	213	212	182	204	205	93	32	51	28	101	110	332	245	263	210	305
ILLAWARRA STATISTICAL DIVISION																	
Kiama (A)	10	3	6	11	5	6	2	2	9	2	—	2	12	5	15	13	8
Shellharbour (A)	15	108	39	28	25	55	2	55	7	4	4	—	17	163	46	32	55
Wollongong (C)	3	85	46	42	52	44	—	65	71	29	16	22	3	150	117	71	66
Wollongong SSD	28	196	91	81	82	105	4	122	87	35	20	24	32	318	178	116	129
Shoalhaven (C)	56	46	62	59	76	46	—	4	6	5	6	12	56	50	68	64	58
Wingecarribee (A)	46	20	57	24	16	33	51	—	—	—	—	—	97	20	57	24	33
Illawarra SD Balance SSD	102	66	119	83	92	79	51	4	6	5	6	12	153	70	125	88	91
ILLAWARRA SD	130	262	210	164	174	184	55	126	93	40	26	36	185	388	303	204	220

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
	1996						1995						1996						1995						1996
	Dec.	Jan.	Feb.	Mar.	Apr.	May	Dec.	Jan.	Feb.	Mar.	Apr.	May	Dec.	Jan.	Feb.	Mar.	Apr.	May	Dec.	Jan.	Feb.	Mar.	Apr.	May	
RICHMOND — TWEED STATISTICAL DIVISION																									
Tweed (A) Pt A	15	27	15	16	18	8	2	44	80	15	12	2	17	71	95	31	10								
Tweed Heads SSD	15	27	15	16	18	8	2	44	80	15	12	2	17	71	95	31	10								
Ballina (A)	16	14	12	12	18	19	7	4	4	4	14	30	23	18	16	16	32	49							
Byron (A)	12	8	25	22	17	21	28	—	20	—	—	10	40	8	25	42	17	31							
Casino (A)	4	2	6	3	—	—	—	4	—	—	—	—	4	6	6	3	—	—							
Kyogle (A)	3	3	2	3	6	2	—	—	—	—	—	—	3	3	2	3	6	2							
Lismore (C)	17	37	12	15	14	7	—	5	—	—	2	—	17	42	12	15	16	7							
Richmond River (A)	8	2	4	7	4	6	3	—	2	—	—	4	11	2	6	7	4	10							
Tweed (A) Pt B	7	16	5	6	11	10	2	—	—	3	6	—	9	16	5	9	17	10							
Richmond — Tweed SD Balance SSD	67	82	66	68	70	65	40	13	6	27	22	44	107	95	72	95	92	109							
RICHMOND — TWEED SD	82	109	81	84	88	73	42	57	86	42	34	46	124	166	167	126	122	119							
MID-NORTH COAST STATISTICAL DIVISION																									
Bellingen (A)	4	11	5	1	8	4	—	—	—	—	—	—	4	11	5	1	8	4							
Coffs Harbour (C)	29	31	29	21	37	18	8	8	2	5	—	6	37	39	31	26	37	24							
Copmanhurst (A)	2	2	3	—	1	—	—	—	—	—	2	—	2	2	3	—	3	—							
Grafton (C)	2	5	6	1	3	3	—	7	—	5	—	2	2	12	6	6	3	5							
Maclean (A)	11	11	12	9	16	17	4	—	—	—	—	2	15	11	12	9	16	19							
Nambucca (A)	11	6	8	6	16	9	—	—	—	—	—	2	11	6	8	6	16	11							
Nymboida (A)	6	3	—	1	8	3	—	—	—	—	—	—	6	3	—	1	8	3							
Ullmarra (A)	3	2	4	4	3	4	—	—	—	—	—	—	3	2	4	4	3	4							
Clarence SSD	68	71	67	43	92	58	12	15	2	10	2	12	80	86	69	53	94	70							
Greater Taree (C)	10	7	17	17	14	15	—	2	4	3	—	—	10	9	21	20	14	15							
Hastings (A)	33	25	30	39	54	47	2	34	2	9	6	22	35	59	32	48	60	69							
Kempsey (A)	11	10	11	16	9	5	—	—	2	—	3	4	11	10	13	16	12	9							
Hastings SSD	54	42	58	72	77	67	2	36	8	12	9	26	56	78	66	84	86	93							
MID — NORTH COAST SD	122	113	125	115	169	125	14	51	10	22	11	38	136	164	135	137	180	163							

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			1996			1995			1996			1995			1996			1995			1996			
	Dec.	Jan.	Feb.	Mar.	Apr.	May.	Dec.	Jan.	Feb.	Mar.	Apr.	May.	Dec.	Jan.	Feb.	Mar.	Apr.	May.	Dec.	Jan.	Feb.	Mar.	Apr.	May.	
Barraba (A)	—	—	—	1	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Bingara (A)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Gunnedah (A)	1	1	—	1	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Inverell (A) Pt A	—	—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Manilla (A)	2	1	1	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Nundle (A)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Parry (A)	2	1	4	6	—	4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Quindi (A)	—	1	1	—	1	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Tamworth (C)	—	1	2	7	4	9	—	—	—	—	—	2	—	—	—	—	—	—	—	—	—	—	—	—	—
Yalleroi (A)	—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Northern Slopes SSD	5	5	8	17	8	18	—	—	—	—	—	2	—	—	—	—	—	—	—	—	—	—	—	—	—
Armidale (C)	1	17	6	4	4	10	2	12	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Dumaresq (A)	1	—	1	—	—	5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Glen Innes (A)	1	—	1	2	1	4	—	—	—	—	—	6	—	—	—	—	—	—	—	—	—	—	—	—	—
Guyra (A)	2	1	2	1	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Inverell (A) Pt B	4	3	1	1	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Severn (A)	—	—	—	—	1	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Tenterfield (A)	4	—	2	1	—	2	—	—	—	—	—	4	—	—	—	—	—	—	—	—	—	—	—	—	—
Uralla (A)	—	—	3	2	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Walcha (A)	1	—	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Northern Tablelands SSD	14	21	18	11	7	25	2	12	2	—	—	1	10	33	20	11	8	—	—	—	—	—	—	—	—
Morree Plains (A)	2	1	4	5	2	2	—	—	—	—	—	4	—	—	—	—	—	—	—	—	—	—	—	—	—
Narrabri (A)	2	5	3	1	—	—	3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
North Central Plains SSD	4	6	7	6	2	2	3	—	—	—	—	2	4	6	7	6	4	—	—	—	—	—	—	—	—
NORTHERN SD	23	32	33	34	17	45	5	12	2	—	3	16	28	44	35	34	20	61							

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

Statistical area	Houses												Other residential buildings					Total	
	1995			1996			1995			1996			1996						
	Dec.	Jan.	Feb.	Mar.	Apr.	May.	Dec.	Jan.	Feb.	Mar.	Apr.	May.	Dec.	Jan.	Feb.	Mar.	Apr.		May.
NORTH WESTERN STATISTICAL DIVISION																			
Coolah (A)	1	—	—	3	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Coonabarabran (A)	—	1	2	1	2	1	—	—	—	—	—	—	—	—	—	—	—	—	—
Dubbo (C)	7	10	21	11	14	16	—	—	—	—	—	—	—	10	21	11	14	19	—
Gilgandra (A)	1	—	—	1	1	1	—	—	—	—	—	—	—	—	—	—	—	—	—
Mudgee (A)	12	9	3	5	4	8	—	2	—	—	—	—	—	11	3	5	4	12	—
Narramine (A)	2	3	3	2	1	1	—	—	—	—	—	—	—	3	3	2	1	1	—
Wellington (A)	4	2	4	2	1	2	—	—	—	—	—	—	—	2	4	2	1	2	—
Central Macquarie SSD	27	25	33	25	24	29	—	2	—	—	—	—	—	27	33	25	24	36	—
Bogan (A)	—	—	4	1	1	—	—	—	—	—	—	—	—	—	4	1	1	—	—
Coonamble (A)	—	—	—	—	—	2	—	—	—	—	—	—	—	—	—	—	—	—	—
Walgett (A)	2	—	—	—	5	—	—	—	—	—	—	—	—	—	5	—	5	—	—
Warren (A)	—	—	1	—	—	1	—	—	—	—	—	—	—	—	1	—	2	1	—
Macquarie—Barwon SSD	2	—	10	1	6	3	—	—	—	—	—	—	—	2	10	1	8	3	—
Bourke (A)	2	3	1	1	—	—	—	—	—	—	—	—	—	3	1	1	—	—	—
Brewarrina (A)	5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Cobar (A)	3	3	2	2	2	4	—	2	—	—	—	—	—	5	2	4	2	8	—
Upper Darling SSD	10	6	3	3	2	4	—	2	—	—	—	—	—	10	8	5	2	8	—
NORTH WESTERN SD	39	31	46	29	32	36	—	4	—	2	2	11	39	35	46	31	34	47	—

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						1996						1995						1996						
	Dec.	Jan.	Feb.	Mar.	Apr.	May	Dec.	Jan.	Feb.	Mar.	Apr.	May	Dec.	Jan.	Feb.	Mar.	Apr.	May							
Bathurst (C)	18	7	20	13	14	10	—	3	—	2	9	—	18	10	20	15	23	10							
Blayney (A) Pt A	1	3	—	2	—	3	—	3	—	—	—	—	1	6	—	2	—	3							
Cabonne (A) Pt A	3	—	—	1	1	3	—	—	—	—	—	—	3	2	—	1	1	3							
Evans (A) Pt A	1	1	—	—	—	1	—	—	—	—	—	—	1	1	—	—	—	1							
Orange (C)	14	24	12	17	26	14	—	12	4	—	—	8	14	36	16	17	26	22							
Bathurst — Orange SSD	37	37	32	33	41	31	—	18	4	2	9	8	37	55	36	35	50	39							
Blayney (A) Pt B	—	2	1	3	1	—	—	—	—	—	—	—	—	2	1	3	1	—							
Cabonne (A) Pt B	2	—	—	—	—	1	—	—	—	—	—	—	2	—	—	—	—	1							
Evans (A) Pt B	—	4	—	1	2	—	—	—	—	—	—	—	—	4	—	1	2	—							
Greater Lithgow (C)	5	4	3	4	7	22	—	—	—	—	2	6	5	4	3	4	9	28							
Oberon (A)	4	8	5	4	3	4	2	—	—	—	—	—	6	8	5	4	3	4							
Rylstone (A)	—	2	1	—	—	—	—	—	—	—	—	—	—	2	1	—	—	—							
Central Tablelands (excl. Bathurst — Orange) SSD	11	20	10	12	13	27	2	—	—	—	2	6	13	20	10	12	15	33							
Bland (A)	5	2	—	—	—	2	—	—	—	—	—	—	5	2	—	—	—	2							
Cabonne (A) Pt C	6	3	2	—	5	6	—	—	—	—	—	—	6	3	2	—	5	6							
Cowra (A)	6	1	3	4	6	1	—	—	—	—	2	—	6	1	3	4	8	1							
Forbes (A)	11	2	1	1	3	4	4	—	—	—	2	—	15	2	1	1	5	4							
Lachlan (A)	1	—	1	—	2	—	—	—	—	—	—	—	1	—	1	—	2	—							
Parkes (A)	18	1	6	1	9	3	—	—	—	—	—	—	18	1	6	1	9	3							
Weddin (A)	1	—	—	—	1	1	—	—	—	—	—	—	1	—	—	—	1	1							
Lachlan SSD	48	9	13	6	26	17	4	—	—	—	4	—	52	9	13	6	30	17							
CENTRAL WEST SD	96	66	55	51	80	75	6	18	4	2	15	14	102	84	59	53	95	89							

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			1996			1995			1996			1996			1996			
	Dec.	Jan.	Feb.	Mar.	Apr.	May.	Dec.	Jan.	Feb.	Mar.	Apr.	May.	Dec.	Jan.	Feb.	Mar.	Apr.		May.
Queanbeyan (C)	16	12	14	9	16	14	2	5	—	4	—	11	18	17	14	13	16	25	
Queanbeyan SSD	16	12	14	9	16	14	2	5	—	4	—	11	18	17	14	13	16	25	
Boonowa (A)	—	1	—	—	1	1	—	—	—	—	—	—	—	1	—	—	1	1	
Crookwell (A)	1	3	3	2	3	2	—	—	—	—	2	—	1	3	3	2	5	2	
Goulburn (C)	3	3	9	6	3	4	—	2	—	—	2	—	3	5	9	6	5	4	
Gunning (A)	1	3	4	4	1	1	—	—	—	—	—	—	1	3	4	4	1	1	
Harden (A)	—	—	2	2	2	—	—	—	—	—	—	—	—	—	2	2	2	—	
Mulwaree (A)	4	3	1	3	3	9	—	—	—	—	—	—	4	1	1	3	3	9	
Tallaganda (A)	5	2	3	2	—	1	—	—	—	—	—	—	5	2	3	2	—	1	
Yarowlumla (A)	2	—	13	3	10	7	—	—	—	—	—	—	2	—	13	3	10	7	
Yass (A)	3	5	5	7	7	6	—	—	—	—	—	—	3	5	5	7	7	6	
Young (A)	1	8	3	1	2	3	—	—	—	—	—	—	1	8	3	1	2	3	
Southern Tablelands (excl. Queanbeyan) SSD	20	26	43	30	32	34	—	2	—	—	4	—	20	28	43	30	36	34	
Bega Valley (A)	19	19	16	14	17	13	—	10	—	—	—	—	19	29	16	14	17	13	
Eurobodalla (A)	3	—	12	21	23	13	2	—	—	8	2	—	5	—	12	29	25	13	
Lower South Coast SSD	22	19	28	35	40	26	2	10	—	8	2	—	24	29	28	43	42	26	
Bombala (A)	—	1	—	—	1	—	—	—	—	—	—	—	—	1	—	—	1	—	
Cooma — Monaro (A)	6	1	1	2	3	4	—	—	—	—	—	—	6	1	1	2	3	4	
Snowy River (A)	4	4	1	3	9	4	—	2	—	5	18	2	4	6	1	8	27	6	
Snowy SSD	10	6	2	5	13	8	—	2	—	5	18	2	10	8	2	10	31	10	
SOUTH EASTERN SD	68	63	87	79	101	82	4	19	—	17	24	13	72	82	87	96	125	95	

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			1996			1995			1996			1995			1996					
	Dec.	Jan.	Feb.	Jan.	Feb.	Mar.	Apr.	May.	Dec.	Jan.	Feb.	Mar.	Apr.	May.	Dec.	Jan.	Feb.		Mar.	Apr.	May.
MURRUMBIDGEE STATISTICAL DIVISION																					
Coolamon (A)	1	1	—	—	—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	1
Cootamundra (A)	4	4	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Gundagai (A)	1	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junee (A)	1	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Lockhart (A)	1	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Narrandera (A)	—	1	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Temora (A)	1	2	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Turnut (A)	5	1	10	4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Wagga Wagga (C)	16	6	3	9	53	17	2	11	—	—	2	14	—	—	—	—	—	—	—	—	—
Central Murrumbidgee SSD	29	18	17	24	64	31	6	14	—	—	2	14	—	—	—	—	—	—	—	—	—
Carrathool (A)	1	—	1	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Griffith (C)	7	5	20	13	7	12	9	—	—	—	4	2	4	—	—	—	—	—	—	—	—
Hay (A)	—	—	—	1	1	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Leeton (A)	2	1	1	—	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Murrumbidgee (A)	3	1	3	2	2	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Lower Murrumbidgee SSD	13	7	25	18	12	16	9	—	—	—	7	2	4	—	—	—	—	—	—	—	—
MURRUMBIDGEE SD	42	25	42	42	76	47	15	14	7	4	4	18	4	4	57	39	49	46	94	51	51

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

Statistical area	Other residential buildings												Total					
	Houses						Other residential buildings											
	1995		1996		1996		1995		1996		1996							
Dec.	Jan.	Feb.	Mar.	Apr.	May.	Dec.	Jan.	Feb.	Mar.	Apr.	May.	Dec.	Jan.	Feb.	Mar.	Apr.	May.	
	14	19	18	17	15	20	—	—	—	4	—	2	14	19	18	21	15	22
Albury (C)	6	—	2	4	7	5	—	—	—	—	—	—	8	—	5	4	7	5
Hume (A)	20	19	20	21	22	23	2	—	—	4	—	2	22	19	23	25	22	27
Albury SSD	4	4	4	2	3	5	—	10	—	—	—	2	4	14	4	2	3	7
Corowa (A)	1	—	1	1	1	—	—	—	—	—	—	—	1	—	1	1	—	—
Culcairn (A)	—	—	—	1	—	—	—	—	—	—	—	—	—	1	—	1	—	—
Holbrook (A)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Tumbarumba (A)	—	—	4	—	2	1	—	—	—	—	—	—	—	—	4	—	2	1
Urana (A)	3	—	—	1	—	—	—	—	—	—	—	—	3	—	—	1	—	—
Upper Murray (excl. Albury) SSD	8	5	9	5	6	6	—	10	—	—	—	2	8	15	9	5	6	8
Berrigan (A)	6	2	4	3	1	2	—	—	—	—	—	—	6	2	10	3	1	2
Conargo (A)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Deniliquin (A)	—	—	2	2	3	2	—	—	—	—	—	—	—	—	4	2	6	2
Jerilderie (A)	—	1	—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	1
Murray (A)	2	4	3	8	5	4	—	—	—	2	—	2	2	4	3	10	5	6
Wakool (A)	1	1	3	—	—	—	—	—	—	—	—	—	—	1	3	—	—	—
Windouran (A)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Central Murray SSD	9	8	12	13	9	9	—	—	—	8	2	3	9	8	20	15	12	11
Bairnsdale (A)	1	1	1	—	—	—	—	—	—	—	—	2	1	1	1	—	—	2
Wentworth (A)	1	1	3	4	2	—	—	—	—	—	—	—	1	1	3	4	2	—
Murray—Darling SSD	2	2	4	4	2	—	—	—	—	—	—	2	2	2	4	4	2	2
MURRAY SD	39	34	45	43	39	40	2	10	11	6	3	8	41	44	56	49	42	48
	FAR WEST STATISTICAL DIVISION																	
Broken Hill (C)	2	3	—	—	3	—	—	—	—	—	—	—	2	3	—	—	—	3
Central Darling (A)	—	—	1	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
FAR WEST SD	2	3	1	—	3	—	—	—	—	—	—	—	2	3	1	—	—	3
	NEW SOUTH WALES																	
NEW SOUTH WALES	1,763	1,723	2,055	1,658	1,904	1,930	1,459	1,489	1,449	684	1,748	2,150	3,222	3,212	3,504	2,342	3,652	4,080

EXPLANATORY NOTES

Introduction

This publication contains monthly details of the number of new dwelling units reported by approving authorities as having commenced. Data for statistical local areas are included.

Scope and coverage

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

Major dwelling unit commencements in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites) are also included.

3. The number of dwelling units created by alterations and additions to existing buildings and through the construction of new non-residential buildings is not included.

Comparability of statistics

4. 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 commencement statistics with the quarterly dwelling unit commencement statistics from the Building Activity Survey.

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 e.g. 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. Residential buildings 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 non-residential 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. includes town-houses, duplexes, apartment buildings etc.).

7. *Commencements.* For the purposes of this statistical series, a dwelling unit is regarded as being commenced on the date when:

- (a) the residential building 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 residential building is determined as commenced by a building inspector or surveyor.

8. *Ownership of a building* is classified as either Public Sector or Private Sector according to the sector of the intended owner of the completed building as evident at the time of approval. Residential buildings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

Australian Standard Geographical Classification (ASGC)

9. Area statistics are now being classified to the *Australian Standard Geographical Classification, Edition 2.5* (1216.0) and ASGC terminology has been adopted in the presentation of building statistics. Changes brought about by the (State) *Local Government Act 1993* to the titles of legal Local Government Areas (LGAs) have been incorporated in this publication.

- (a) *Statistical Local Areas (SLAs)* 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 6 of this publication).

Unpublished data

10. The ABS can also make available certain dwelling unit commencement data which are not published. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms: microfiche, photocopy, computer printout and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

Related publications

11. Other ABS publications which may be of interest include:

Building Approvals, Australia (8731.0) – issued monthly

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

Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) – issued quarterly

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

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

Price Index of Materials Used in House Building (6408.0) – issued monthly

Engineering Construction Survey (8762.0) – issued quarterly

12. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (1101.0). The ABS also issues, on Tuesdays and Fridays, a *Release Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Release Advice are available from any ABS office.

Symbols and Other Usages

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

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

GREGORY W. BRAY
Regional Director
New South Wales



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