

CATALOGUE NO. 8741.1

EMBARGOED UNTIL 11.30 a.m. 31 JANUARY 1994

DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES, NEW SOUTH WALES, OCTOBER 1993

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

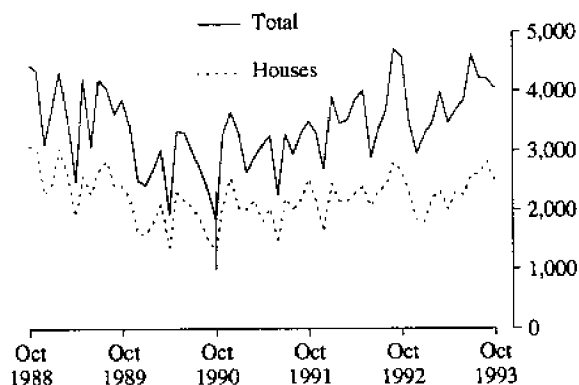
MAIN FEATURES

The total number of dwelling units commenced in New South Wales in October 1993 (4,054) was 4% lower than in the previous month (4,217) and 11% lower than in October 1992 (4,572).

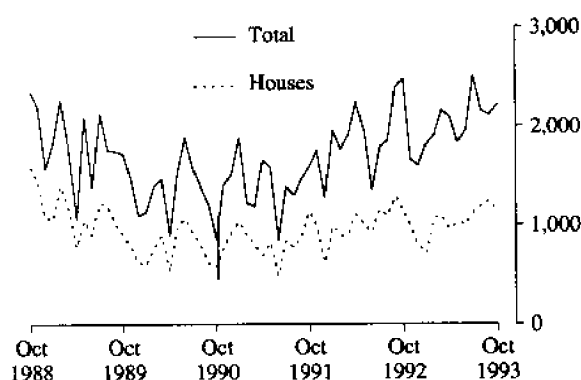
The number of houses commenced in New South Wales in October 1993 (2,483) was 12% lower than in the previous month (2,822), while for Sydney Statistical Division the decrease was 10%.

The number of dwelling units in Other residential buildings commenced in October 1993 (1,571) was 13% higher than in the previous month (1,395). The number of private sector dwelling units in Other residential buildings commenced in the four months ended October 1993 (5,744) was 15% higher than for the corresponding period in 1992 (4,981). The corresponding increase for Houses was 2%, from 9,962 to 10,195.

DWELLINGS COMMENCED IN NSW



DWELLINGS COMMENCED IN SYDNEY SD



indicates a break in series.

INQUIRIES

- for further information about statistics in this publication and the availability of related unpublished statistics, contact Geoff Howat on (02) 268 4610.
- 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.

DENIS FARRELL
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Unpublished data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
- Clerically extracted tabulation

A charge may be made for providing unpublished information in these forms.

For further details please telephone Geoff Howat on (02) 268 4610.

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
1991-92	25,183	11,403	36,586	1,033	3,038	4,071	26,216	14,441	40,657
1992-93	26,439	14,671	41,110	739	2,700	3,439	27,178	17,371	44,549
<i>July-October—</i>									
1992-93	9,962	4,981	14,943	200	1,208	1,408	10,162	6,189	16,351
1993-94	10,195	5,744	15,939	331	844	1,175	10,526	6,588	17,114
<i>1992—</i>									
October	2,618	1,703	4,321	19	232	251	2,637	1,935	4,572
November	2,269	1,111	3,380	28	54	82	2,297	1,165	3,462
December	1,753	1,082	2,835	59	69	128	1,812	1,151	2,963
<i>1993—</i>									
January	1,733	1,363	3,096	64	104	168	1,797	1,467	3,264
February	2,124	899	3,023	89	388	477	2,213	1,287	3,500
March	2,237	1,388	3,625	84	275	359	2,321	1,663	3,984
April	1,951	1,420	3,371	50	58	108	2,001	1,478	3,479
May	2,228	1,222	3,450	89	145	234	2,317	1,367	3,684
June	2,182	1,205	3,387	76	399	475	2,258	1,604	3,862
July	2,410	1,592	4,002	189	424	613	2,599	2,016	4,615
August	2,501	1,369	3,870	121	237	358	2,622	1,606	4,228
September	2,818	1,346	4,164	4	49	53	2,822	1,395	4,217
October	2,466	1,437	3,903	17	134	151	2,483	1,571	4,054

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									
1991-92	10,479	6,612	17,091	600	2,275	2,875	11,079	8,887	19,966
1992-93	11,919	9,464	21,383	382	1,758	2,140	12,301	11,222	23,523
<i>1992—</i>									
October	1,135	1,231	2,366	14	90	104	1,149	1,321	2,470
November	967	655	1,622	16	25	41	983	680	1,663
December	752	749	1,501	44	60	104	796	809	1,605
<i>1993—</i>									
January	691	1,021	1,712	31	68	99	722	1,089	1,811
February	1,027	536	1,563	46	297	343	1,073	833	1,906
March	1,041	909	1,950	42	166	208	1,083	1,075	2,158
April	918	1,114	2,032	30	36	66	948	1,150	2,098
May	992	735	1,727	34	68	102	1,026	803	1,829
June	964	659	1,623	30	304	334	994	963	1,957
July	1,035	1,120	2,155	95	254	349	1,130	1,374	2,504
August	1,110	816	1,926	84	142	226	1,194	958	2,152
September	1,245	828	2,073	—	41	41	1,245	869	2,114
October	1,120	984	2,104	3	115	118	1,123	1,099	2,222

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									
1991-92	3,135	1,446	4,581	128	242	370	3,263	1,688	4,951
1992-93	3,214	1,594	4,808	69	199	268	3,283	1,793	5,076
<i>1992—</i>									
October	314	138	452	1	10	11	315	148	463
November	233	101	334	3	—	3	236	101	337
December	222	74	296	2	5	7	224	79	303
<i>1993—</i>									
January	225	105	330	17	—	17	242	105	347
February	251	71	322	11	31	42	262	102	364
March	287	160	447	11	14	25	298	174	472
April	180	125	305	6	4	10	186	129	315
May	269	133	402	6	—	6	275	133	408
June	284	170	454	4	16	20	288	186	474
July	415	180	595	14	24	38	429	204	633
August	360	138	498	8	25	33	368	163	531
September	387	163	550	4	6	10	391	169	560
October	367	191	558	3	17	20	370	208	578
ILLAWARRA STATISTICAL DIVISION									
1991-92	2,368	553	2,921	94	209	303	2,462	762	3,224
1992-93	2,310	939	3,249	26	246	272	2,336	1,185	3,521
<i>1992—</i>									
October	223	54	277	—	69	69	223	123	346
November	264	108	372	—	21	21	264	129	393
December	159	74	233	—	—	—	159	74	233
<i>1993—</i>									
January	162	66	228	3	—	3	165	66	231
February	208	102	310	9	35	44	217	137	354
March	119	78	197	2	37	39	121	115	236
April	179	43	222	—	—	—	179	43	222
May	204	109	313	—	—	—	204	109	313
June	189	52	241	12	—	12	201	52	253
July	211	62	273	28	27	55	239	89	328
August	207	98	305	1	23	24	208	121	329
September	329	66	395	—	—	—	329	66	395
October	223	92	315	—	—	—	223	92	315
BALANCE OF NEW SOUTH WALES									
1991-92	9,201	2,792	11,993	211	312	523	9,412	3,104	12,516
1992-93	8,996	2,674	11,670	262	497	759	9,258	3,171	12,429
<i>1992—</i>									
October	946	280	1,226	4	63	67	950	343	1,293
November	805	247	1,052	9	8	17	814	255	1,069
December	620	185	805	13	4	17	633	189	822
<i>1993—</i>									
January	655	171	826	13	36	49	668	207	875
February	638	190	828	23	25	48	661	215	876
March	790	241	1,031	29	58	87	819	299	1,118
April	674	138	812	14	18	32	688	156	844
May	763	245	1,008	49	77	126	812	322	1,134
June	745	324	1,069	30	79	109	775	403	1,178
July	749	230	979	52	119	171	801	349	1,150
August	824	317	1,141	28	47	75	852	364	1,216
September	857	289	1,146	—	2	2	857	291	1,148
October	756	170	926	11	2	13	767	172	939

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

Period	Double brick (a)	Brick veneer	Fibre cement	Timber	Other and not stated	Total
PRIVATE SECTOR						
1991-92	3,116	18,747	1,239	1,757	324	25,183
1992-93	3,203	19,857	1,133	1,763	483	26,439
1992—						
October	303	1,970	137	175	33	2,618
November	253	1,735	105	146	30	2,269
December	235	1,274	79	132	33	1,753
1993—						
January	228	1,256	82	134	33	1,733
February	210	1,663	65	147	39	2,124
March	291	1,665	101	150	30	2,237
April	264	1,424	101	124	38	1,951
May	328	1,590	94	149	67	2,228
June	344	1,512	86	155	85	2,182
July	313	1,698	91	192	116	2,410
August	365	1,723	97	192	124	2,501
September	347	2,114	115	168	74	2,818
October	327	1,796	96	186	61	2,466
PUBLIC SECTOR						
1991-92	20	991	9	2	11	1,033
1992-93	67	658	9	2	3	739
1992—						
October	1	18	—	—	—	19
November	2	26	—	—	—	28
December	9	49	—	—	1	59
1993—						
January	1	63	—	—	—	64
February	1	88	—	—	—	89
March	2	82	—	—	—	84
April	11	39	—	—	—	50
May	15	73	—	—	1	89
June	11	59	5	—	1	76
July	29	137	1	2	20	189
August	21	98	—	—	2	121
September	—	4	—	—	—	4
October	1	16	—	—	—	17
TOTAL						
1991-92	3,136	19,738	1,248	1,759	335	26,216
1992-93	3,270	20,515	1,142	1,765	486	27,178
1992—						
October	304	1,988	137	175	33	2,637
November	255	1,761	105	146	30	2,297
December	244	1,323	79	132	34	1,812
1993—						
January	229	1,319	82	134	33	1,797
February	211	1,751	65	147	39	2,213
March	293	1,747	101	150	30	2,321
April	275	1,463	101	124	38	2,001
May	343	1,663	94	149	68	2,317
June	355	1,571	91	155	86	2,258
July	342	1,835	92	194	136	2,599
August	386	1,821	97	192	126	2,622
September	347	2,118	115	168	74	2,822
October	328	1,812	96	186	61	2,483

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

TABLE 4. HOUSES COMMENCED IN STATISTICAL DIVISIONS

Statistical division	September 1993						October 1993					
	Double brick (a)	Brick veneer	Fibre cement	Timber	Other and not stated	Total	Double brick (a)	Brick veneer	Fibre cement	Timber	Other and not stated	Total
PRIVATE SECTOR												
Sydney	114	1,035	11	50	35	1,245	124	912	22	45	17	1,120
Hunter	58	278	17	27	7	387	60	248	14	36	9	367
Illawarra	15	270	25	12	7	329	20	172	8	19	4	223
Richmond-Tweed	14	143	1	17	5	180	8	119	1	20	4	152
Mid-North Coast	46	132	5	21	4	208	26	105	6	19	8	164
Northern	34	27	12	4	—	77	27	38	10	12	—	87
North Western	8	25	4	8	1	46	4	21	2	3	—	30
Central West	11	23	5	3	1	43	22	23	9	7	1	62
South Eastern	39	92	26	22	8	187	25	70	12	21	7	135
Murrumbidgee	8	49	7	3	6	73	7	62	11	3	10	93
Murray	—	40	2	1	—	43	4	26	1	1	1	33
Far West	—	—	—	—	—	—	—	—	—	—	—	—
New South Wales	347	2,114	115	168	74	2,818	327	1,796	96	186	61	2,466
PUBLIC SECTOR												
Sydney	—	—	—	—	—	—	—	3	—	—	—	3
Hunter	—	4	—	—	—	4	—	3	—	—	—	3
Illawarra	—	—	—	—	—	—	—	—	—	—	—	—
Richmond-Tweed	—	—	—	—	—	—	—	—	—	—	—	—
Mid-North Coast	—	—	—	—	—	—	—	—	—	—	—	—
Northern	—	—	—	—	—	—	—	—	—	—	—	—
North Western	—	—	—	—	—	—	—	—	—	—	—	—
Central West	—	—	—	—	—	—	—	—	—	—	—	—
South Eastern	—	—	—	—	—	—	1	—	—	—	—	1
Murrumbidgee	—	—	—	—	—	—	—	10	—	—	—	10
Murray	—	—	—	—	—	—	—	—	—	—	—	—
Far West	—	—	—	—	—	—	—	—	—	—	—	—
New South Wales	—	4	—	—	—	4	1	16	—	—	—	17
TOTAL												
Sydney	114	1,035	11	50	35	1,245	124	915	22	45	17	1,123
Hunter	58	282	17	27	7	391	60	251	14	36	9	370
Illawarra	15	270	25	12	7	329	20	172	8	19	4	223
Richmond-Tweed	14	143	1	17	5	180	8	119	1	20	4	152
Mid-North Coast	46	132	5	21	4	208	26	105	6	19	8	164
Northern	34	27	12	4	—	77	27	38	10	12	—	87
North Western	8	25	4	8	1	46	4	21	2	3	—	30
Central West	11	23	5	3	1	43	22	23	9	7	1	62
South Eastern	39	92	26	22	8	187	26	70	12	21	7	136
Murrumbidgee	8	49	7	3	6	73	7	72	11	3	10	103
Murray	—	40	2	1	—	43	4	26	1	1	1	33
Far West	—	—	—	—	—	—	—	—	—	—	—	—
New South Wales	347	2,118	115	168	74	2,822	328	1,812	96	186	61	2,483

(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
OCTOBER 1993**

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	278	317	595	188	128	188	504	—	1,099
Hunter	114	51	165	43	—	—	43	—	208
Illawarra	67	8	75	17	—	—	17	—	92
Richmond-Tweed	33	2	35	23	—	—	23	—	58
Mid-North Coast	30	3	33	5	—	—	5	—	38
Northern	8	—	8	9	—	—	9	—	17
North Western	2	—	2	2	—	—	2	—	4
Central West	2	—	2	4	—	—	4	—	6
South Eastern	14	—	14	12	—	—	12	—	26
Murrumbidgee	6	—	6	12	—	—	12	—	18
Murray	—	—	—	5	—	—	5	—	5
Far West	—	—	—	—	—	—	—	—	—
New South Wales	554	381	935	320	128	188	636	—	1,571
VALUE (\$'000)									
Sydney	20,006	18,448	38,454	11,179	10,080	34,225	55,484	—	93,938
Hunter	6,961	3,126	10,087	2,641	—	—	2,641	—	12,728
Illawarra	4,292	592	4,884	1,100	—	—	1,100	—	5,984
Richmond-Tweed	1,888	150	2,038	1,529	—	—	1,529	—	3,567
Mid-North Coast	2,154	240	2,394	290	—	—	290	—	2,684
Northern	388	—	388	610	—	—	610	—	998
North Western	140	—	140	88	—	—	88	—	228
Central West	65	—	65	258	—	—	258	—	323
South Eastern	1,020	—	1,020	901	—	—	901	—	1,921
Murrumbidgee	380	—	380	803	—	—	803	—	1,183
Murray	—	—	—	298	—	—	298	—	298
Far West	—	—	—	—	—	—	—	—	—
New South Wales	37,294	22,556	59,850	19,696	10,080	34,225	64,001	—	123,851

NEW OTHER RESIDENTIAL DWELLING UNITS COMMENCED, NSW

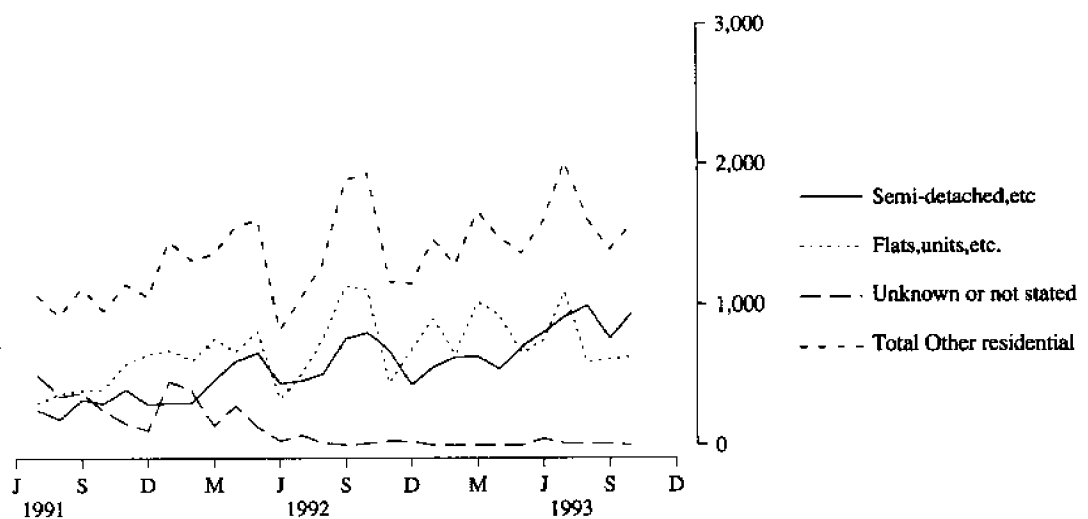


TABLE 6. DWELLING UNITS COMMENCED BY TYPE OF RESIDENTIAL BUILDING IN STATISTICAL LOCAL AREAS—continued
(Number of dwelling units)

Statistical area	Houses												Total				
	Other residential buildings																
	1993	May	Jun.	Jul.	Aug.	Sep.	Oct.	May	Jun.	Jul.	Aug.	Sep.		Oct.			
SYDNEY STATISTICAL DIVISION—continued																	
Auburn (M)	3	6	3	1	10	2	8	32	7	—	6	5	14	35	8	1	16
Holroyd (M)	11	1	14	4	11	7	13	25	10	44	53	18	14	39	14	52	64
Parramatta (C)	7	16	16	33	13	17	41	102	88	16	68	24	57	118	121	36	81
Central Western Sydney SSD	21	23	33	38	34	26	62	159	105	60	127	47	85	192	143	89	161
Blue Mountains (C)	34	34	37	29	64	—	7	2	—	—	2	34	41	39	29	36	66
Hawkesbury (C)	32	66	17	40	20	22	21	—	15	23	6	54	87	17	55	58	26
Penrith (C)	96	85	71	59	66	31	10	61	25	117	12	127	95	132	84	240	78
Outer Western Sydney SSD	162	185	125	128	150	53	38	63	40	140	20	215	223	188	168	334	170
Baulkham Hills (S)	78	35	51	54	37	12	15	74	79	41	21	90	50	125	133	85	58
Blacktown (C)	87	112	133	152	94	8	46	65	35	55	98	95	158	198	187	275	192
Blacktown—Baulkham Hills SSD	165	147	184	206	131	20	61	139	114	96	119	185	208	323	320	360	250
Hunter's Hill (M)	2	—	6	7	3	2	2	—	—	—	2	4	2	6	7	4	5
Lane Cove (M)	4	2	6	5	—	2	2	—	—	—	—	6	4	6	5	—	—
Mosman (M)	—	3	3	6	3	—	—	17	5	4	10	—	3	20	11	4	13
North Sydney (M)	1	4	3	1	3	5	9	2	31	10	13	6	13	5	32	16	16
Ryde (C)	12	16	17	13	14	33	100	8	17	26	209	45	116	25	30	33	223
Willoughby (C)	8	5	4	8	6	15	21	2	7	2	4	23	26	6	15	5	10
Lower Northern Sydney SSD	27	30	39	40	29	57	134	29	60	42	238	84	164	68	100	62	267
Hornsby (S)	72	74	73	43	50	54	54	28	50	44	44	126	128	101	93	91	94
Ku-ring-gai (M)	20	11	8	13	9	—	8	2	—	4	4	20	19	10	13	12	13
Hornsby—Ku-ring-gai SSD	92	85	81	56	59	54	62	30	50	48	48	146	147	111	106	103	107
Manly (M)	—	5	2	2	3	3	18	48	12	—	2	3	23	50	14	—	5
Pittwater (M)	9	14	13	11	17	—	8	2	2	—	2	9	22	15	13	2	19
Warringah (S)	10	45	27	27	20	8	71	6	24	6	42	18	116	33	51	24	62
Northern Beaches SSD	19	64	42	40	40	11	97	56	38	6	46	30	161	98	78	26	86
Gosford (C)	49	36	87	77	71	61	40	71	22	114	9	110	76	158	99	201	80
Wyong (S)	101	71	96	188	71	22	33	16	64	39	31	123	104	112	252	189	102
Gosford—Wyong SSD	150	107	183	265	142	83	73	87	86	153	40	233	180	270	351	390	182
SYDNEY SD	1,026	994	1,130	1,194	1,123	803	963	1,374	958	869	1,099	1,829	1,957	2,504	2,152	2,114	2,222

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
	1993																				
	May	Jun.	Jul.	Aug.	Sep.	Oct.	May	Jun.	Jul.	Aug.	Sep.	Oct.	May	Jun.	Jul.	Aug.	Sep.	Oct.			
RICHMOND-TWEED STATISTICAL DIVISION																					
Tweed (S) Pt A	20	45	29	30	41	55	17	105	16	38	28	15	37	45	68	69	70				
Tweed Heads SSD	20	45	29	30	41	55	17	105	16	38	28	15	37	150	45	68	70				
Ballina (S)	24	25	27	33	32	24	18	18	45	22	19	17	42	43	72	55	41				
Byron (S)	31	26	37	36	40	20	37	2	9	20	71	4	68	28	46	56	24				
Casino (M)	6	14	5	6	6	5	—	6	—	6	—	—	6	20	5	12	6				
Kyogle (S)	1	5	1	1	—	13	—	—	—	—	—	3	1	5	1	—	16				
Lismore (C)	13	10	37	23	30	10	2	33	6	12	17	9	15	43	35	47	19				
Richmond River (S)	—	6	16	13	13	10	—	—	—	4	—	—	—	6	16	17	10				
Tweed (S) Pt B	23	35	13	30	18	15	12	20	4	10	12	10	35	55	17	40	25				
Richmond-Tweed SD Balance SSD	98	121	136	142	139	97	69	79	64	74	119	43	167	200	216	258	140				
RICHMOND-TWEED SD	118	166	165	172	180	152	86	184	80	112	147	58	204	245	284	327	210				
MID-NORTH COAST STATISTICAL DIVISION																					
Bellingen (S)	9	7	5	8	13	8	—	—	—	—	—	2	9	7	8	13	10				
Coffs Harbour (C)	71	57	54	56	62	42	16	21	6	26	14	18	87	78	82	76	60				
Copmanhurst (S)	1	3	—	1	1	1	—	—	—	—	—	—	1	3	1	1	1				
Grafton (C)	9	1	7	3	6	3	2	7	2	11	17	3	11	8	9	14	6				
Macleay (S)	20	22	17	25	10	15	8	12	10	2	8	2	28	34	27	27	17				
Nambucca (S)	15	8	10	12	17	11	4	2	6	2	2	—	19	10	14	19	11				
Nymboida (S)	3	3	2	2	6	8	—	—	—	—	—	—	3	3	2	6	8				
Ullmarra (S)	8	11	7	4	6	6	3	—	—	—	—	—	11	11	7	6	6				
Clarence SSD	136	112	102	111	121	94	33	42	24	41	41	25	169	154	152	162	119				
Greater Taree (C)	37	14	18	30	15	28	18	28	19	27	6	11	55	42	37	57	39				
Hastings (M)	60	4	5	9	56	39	13	4	4	15	12	2	73	8	9	24	68				
Kempsey (S)	17	18	30	15	16	3	—	10	4	—	3	—	17	28	34	15	19				
Hastings SSD	114	36	53	54	87	70	31	42	27	42	21	13	145	78	96	108	83				
MID-NORTH COAST SD	250	148	155	165	208	164	64	84	51	83	62	38	314	206	248	270	202				

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
	1993												1993												
	May	Jun.	Jul.	Aug.	Sep.	Oct.	May	Jun.	Jul.	Aug.	Sep.	Oct.	May	Jun.	Jul.	Aug.	Sep.	Oct.							
NORTH WESTERN STATISTICAL DIVISION																									
Coolah (S)	2	2	2	3	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—						
Coonabarabran (S)	2	7	2	1	6	2	—	—	—	—	—	—	—	—	—	—	—	—	—						
Dubbo (C)	40	26	28	29	16	8	8	2	4	13	2	2	2	2	2	42	18	10	10						
Gilgandra (S)	2	1	8	3	1	1	—	—	—	—	—	—	—	—	—	—	—	—	—						
Mudgee (S)	8	6	11	9	8	9	12	—	4	4	—	—	—	—	20	6	15	8							
Narramine (S)	—	4	7	3	7	3	—	—	—	—	—	—	—	—	—	4	7	3	3						
Wellington (S)	2	6	1	1	1	2	—	—	9	—	—	—	—	—	2	6	10	1							
Central Macquarie SSD	56	52	59	49	40	25	20	2	17	17	2	4	4	76	54	76	66	42	29						
Bogan (S)	—	4	—	5	—	2	—	4	—	2	—	—	—	—	—	8	7	—	2						
Coonamble (S)	3	1	—	3	2	2	—	—	—	—	—	—	—	3	1	—	3	2	2						
Walgett (S)	1	1	2	8	3	1	—	—	—	—	—	—	—	1	1	2	8	3	1						
Warren (S)	1	1	1	1	—	—	—	—	—	—	—	—	—	1	1	1	1	—	—						
Macquarie-Barwon SSD	5	7	3	17	5	5	—	4	—	2	—	—	—	5	11	3	19	5	5						
Bourke (S)	—	2	—	—	—	—	—	—	—	2	—	—	—	—	2	—	2	—	—						
Brewarrina (S)	2	—	—	1	—	—	—	—	2	—	2	—	—	2	—	2	1	2	—						
Cobar (S)	2	—	2	—	1	—	—	—	—	—	—	—	—	2	—	2	—	1	—						
Upper Darling SSD	4	2	2	1	1	—	—	—	2	2	2	—	—	4	2	4	3	3	—						
NORTH WESTERN SD	65	61	64	67	46	30	20	6	19	21	4	4	4	85	67	83	88	50	34						

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
	1993										1993										
	May	Jun.	Jul.	Aug.	Sep.	Oct.	May	Jun.	Jul.	Aug.	Sep.	Oct.	May	Jun.	Jul.	Aug.	Sep.	Oct.			
CENTRAL WEST STATISTICAL DIVISION																					
Bathurst (C)	29	14	10	12	4	9	6	10	29	—	2	2	2	35	24	39	12	6	11		
Blayney (S) Pt A	1	1	2	—	1	2	—	—	—	—	—	—	—	1	1	2	—	1	2		
Cabonne (S) Pt A	—	—	2	2	2	2	—	—	—	—	—	—	—	—	—	2	2	2	2		
Evans (S) Pt A	—	1	1	—	1	—	—	—	—	—	—	—	—	—	1	1	—	1	—		
Orange (C)	15	4	25	11	7	10	22	8	28	—	—	—	—	37	12	53	11	7	10		
Bathurst-Orange SSD	45	20	40	25	15	23	28	18	57	—	2	2	2	73	38	97	25	17	25		
Blayney (S) Pt B	2	1	3	2	—	—	—	—	—	—	—	—	—	2	1	3	2	—	—		
Cabonne (S) Pt B	—	3	4	1	—	2	—	—	—	—	—	—	—	—	3	4	1	—	2		
Evans (S) Pt B	5	1	2	3	2	4	—	—	—	—	—	—	—	5	1	2	3	2	4		
Greater Lithgow (C)	6	8	3	19	7	6	—	—	—	—	—	—	—	6	8	3	19	7	6		
Obeton (S)	1	3	2	4	3	8	—	—	—	—	2	—	—	1	3	2	6	3	8		
Rylstone (S)	—	1	—	—	1	—	—	—	—	—	—	—	—	—	1	—	—	1	—		
Central Tablelands (excl. Bathurst-Orange) SSD	14	17	14	29	13	20	—	—	—	2	—	—	—	14	17	14	31	13	20		
Bland (S)	2	3	1	—	1	2	—	—	—	—	—	—	—	2	3	1	—	1	2		
Cabonne (S) Pt C	4	4	6	8	4	4	—	—	—	—	—	—	—	4	4	6	8	4	4		
Cowra (S)	3	5	6	7	6	6	—	3	—	—	—	—	—	3	8	6	7	6	6		
Forbes (S)	1	—	9	5	3	1	—	2	—	—	—	—	—	1	2	9	5	3	5		
Lachlan (S)	2	6	5	1	1	4	5	—	—	—	—	—	—	7	6	5	1	1	4		
Parkes (S)	2	2	1	—	—	—	—	—	—	—	—	—	—	2	2	1	—	—	—		
Weddin (S)	—	2	2	1	—	2	—	—	—	—	—	—	—	—	2	2	1	—	2		
Lachlan SSD	14	22	30	22	15	19	5	5	—	—	4	4	4	19	27	30	22	15	23		
CENTRAL WEST SD	73	59	84	76	43	62	33	23	57	2	2	2	6	106	82	141	78	45	68		

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
	1993																				
	May	Jun.	Jul.	Aug.	Sep.	Oct.	May	Jun.	Jul.	Aug.	Sep.	Oct.	May	Jun.	Jul.	Aug.	Sep.	Oct.			
SOUTH EASTERN STATISTICAL DIVISION																					
Queanbeyan (C)	20	6	19	15	12	39	16	4	8	2	7	16	36	10	27	17	19	55			
Queanbeyan SSD	20	6	19	15	12	39	16	4	8	2	7	16	36	10	27	17	19	55			
Boorowa (S)	1	1	1	2	—	1	—	—	—	—	—	—	1	1	1	2	—	1			
Crookwell (S)	1	1	5	2	—	3	—	—	—	—	—	—	1	1	5	2	—	3			
Goulburn (C)	5	8	4	8	8	5	5	7	—	—	—	—	10	15	4	8	8	5			
Gunning (S)	1	2	1	5	2	—	—	2	—	—	—	—	1	2	3	5	2	—			
Harden (S)	3	2	6	2	1	3	—	—	—	—	—	—	3	2	6	2	1	3			
Mulwaree (S)	5	7	5	8	8	9	—	—	—	—	—	—	5	7	5	8	8	9			
Tallaganda (S)	2	2	4	2	1	—	—	—	—	2	—	—	2	2	4	4	1	—			
Yarrowlumia (S)	16	25	24	30	2	9	—	—	—	—	—	—	16	25	24	30	2	9			
Yass (S)	3	—	16	15	8	—	15	—	—	—	—	—	18	—	16	15	8	—			
Young (S)	7	9	6	5	8	2	2	10	—	6	—	—	9	19	6	11	8	2			
Southern Tablelands (excl. Queanbeyan) SSD	44	57	72	79	38	32	22	17	2	8	—	—	66	74	74	87	33	32			
Bega Valley (S)	30	22	45	45	29	32	20	6	47	47	2	4	50	28	92	92	31	36			
Eurobodalla (S)	32	111	13	30	97	25	2	29	34	2	32	2	34	140	47	32	129	27			
Lower South Coast SSD	62	133	58	75	126	57	22	35	81	49	34	6	84	168	139	124	160	63			
Bombala (S)	—	—	—	3	2	1	—	—	—	—	—	4	—	—	—	3	2	5			
Cooma-Monaro (S)	2	8	1	7	5	2	14	—	—	—	—	—	16	8	1	7	5	2			
Snowy River (S)	—	—	—	4	4	5	—	—	—	2	2	—	—	—	—	6	6	5			
Snowy SSD	2	8	1	14	11	8	14	—	—	2	2	4	16	8	1	16	13	12			
SOUTH EASTERN SD	128	204	150	183	187	136	74	56	91	61	43	26	202	260	241	244	230	162			

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
	1993												1993												
	May	Jun.	Jul.	Aug.	Sep.	Oct.	May	Jun.	Jul.	Aug.	Sep.	Oct.	May	Jun.	Jul.	Aug.	Sep.	Oct.							
MURRUMBIDGEE STATISTICAL DIVISION																									
Coolamon (S)	1	2	2	—	3	1	—	—	—	—	—	—	—	—	—	—	—	—	—						
Cootamundra (S)	2	—	2	3	3	—	—	—	—	—	—	—	—	—	—	—	—	—	—						
Gundagai (S)	2	2	1	—	1	2	—	—	—	—	—	—	—	—	—	—	—	—	—						
Junee (S)	3	—	2	1	1	6	—	—	—	—	—	—	—	—	—	—	—	—	—						
Lockhart (S)	1	—	1	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—						
Narrandera (S)	—	1	5	2	3	3	—	—	—	—	—	—	—	—	—	—	—	—	—						
Temora (S)	2	—	1	—	—	3	—	—	—	—	—	—	—	—	—	—	—	—	—						
Tumut (S)	—	—	—	—	8	12	—	—	—	—	—	—	—	—	—	—	—	—	—						
Wagga Wagga (C)	31	6	5	24	44	67	2	3	—	5	6	12	33	9	5	29	50	79	12						
Central Murrumbidgee SSD	42	11	19	31	63	94	2	3	6	13	6	12	44	14	25	44	69	106	—						
Carrathool (S)	—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—						
Griffith (C)	3	4	8	8	7	4	7	8	—	12	—	—	10	12	—	20	7	—	—						
Hay (S)	2	2	2	1	—	—	—	—	—	—	—	—	2	2	2	1	—	—	—						
Leeton (S)	6	3	4	2	2	4	—	—	—	6	—	—	6	5	4	8	6	—	—						
Murrumbidgee (S)	1	2	2	1	1	1	—	—	—	—	—	—	1	2	2	1	—	—	—						
Lower Murrumbidgee SSD	12	11	16	13	10	9	7	10	—	18	—	—	19	21	16	31	14	—	—						
MURRUMBIDGEE SD	54	22	35	44	73	103	9	13	6	31	10	18	63	35	41	75	83	121	121						

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
	May	Jun.	Jul.	Aug.	Sep.	Oct.	May	Jun.	Jul.	Aug.	Sep.	Oct.	May	Jun.	Jul.	Aug.	Sep.	Oct.			
MURRAY STATISTICAL DIVISION																					
Albury (C)	15	29	27	25	21	13	3	8	5	37	4	2	18	37	32	62	25	15			
Hume (S)	8	3	5	4	6	2	—	—	—	—	—	—	8	3	5	4	6	2			
Albury SSD	23	32	32	29	27	15	3	8	5	37	4	2	26	40	37	66	31	17			
Corowa (S)	4	4	6	2	3	6	—	—	—	—	—	3	4	4	6	2	3	9			
Culcairn (S)	—	1	—	3	—	1	—	—	—	—	—	—	—	1	—	3	—	1			
Holbrook (S)	1	2	—	1	1	3	—	—	—	—	—	—	1	2	—	1	1	3			
Tumbarumba (S)	—	—	1	3	1	—	—	—	—	—	—	—	—	—	1	3	1	—			
Urana (S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—			
Upper Murray (excl. Albury) SSD	5	7	7	9	5	10	—	—	—	—	—	3	5	7	7	9	5	13			
Berrigan (S)	4	7	5	6	6	3	—	—	—	—	—	—	4	7	5	6	6	3			
Conargo (S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—			
Deniliquin (M)	4	2	4	3	2	—	—	5	—	—	—	—	4	7	4	3	2	—			
Jerildene (S)	1	2	2	—	—	1	—	2	—	—	—	—	1	2	4	—	—	1			
Murray (S)	2	3	6	6	2	2	—	4	—	—	—	—	2	7	6	6	2	2			
Wakool (S)	2	—	1	2	—	—	—	—	—	—	—	—	2	—	1	2	—	—			
Windouran (S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—			
Central Murray SSD	13	14	18	17	10	6	—	9	2	—	—	—	13	23	20	17	10	6			
Balranald (S)	1	—	5	2	1	—	—	—	—	—	—	—	1	—	5	2	1	—			
Wentworth (S)	—	1	4	2	—	2	—	—	—	—	—	—	—	1	4	2	—	2			
Murray-Darling SSD	1	1	9	4	1	2	—	—	—	—	—	—	1	1	9	4	1	2			
MURRAY SD	42	54	66	59	43	33	3	17	7	37	4	5	45	71	73	96	47	38			
FAR WEST STATISTICAL DIVISION																					
Broken Hill (C)	1	3	2	1	—	—	—	—	14	—	—	—	1	3	16	1	—	—			
Central Darling (S)	3	—	—	—	—	—	2	—	—	—	—	—	5	—	—	—	—	—			
Unincorp. Far West	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—			
FAR WEST SD	4	3	2	1	—	—	2	—	14	—	—	—	6	3	16	1	—	—			
NEW SOUTH WALES																					
NEW SOUTH WALES	2,316	2,258	2,599	2,622	2,822	2,483	1,367	1,604	2,016	1,606	1,398	1,571	3,683	3,862	4,615	4,228	4,217	4,054			

EXPLANATORY NOTES

Introduction

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

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

Scope and coverage

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

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

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

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Statistical areas of New South Wales

14. This bulletin contains data presented according to the Australian Standard Geographical Classification (ASGC). 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. In aggregate, SLAs cover the whole of the State without gaps or overlaps. In some cases legal LGAs overlap Statistical Subdivision boundaries and therefore comprise two SLAs (Part A and Part B) or three SLAs in the case of Cabonne (S) (Part A, Part B and Part C).
- (b) *Statistical Subdivisions (SSDs)*. These consist of one or more SLAs and form the intermediate size spatial unit for the presentation of regional data.
- (c) *Statistical Divisions (SDs)*. These consist of one or more Statistical Subdivisions (SSDs). Where SSDs are not shown for statistical purposes, statistical local areas are shown ordered alphabetically within statistical divisions. The divisions are designed to be relatively homogeneous regions characterised by identifiable social and economic units within the region, under the unifying influence of one or more major towns or cities.
- (d) *Statistical Districts*. To provide comparable statistics over a period of time, statistical districts have been defined around selected urban centres, with a population of 25,000 or more, experiencing urban growth beyond the legal local government area boundaries. Those districts are intended to contain the anticipated urban spread over the next 20 years. In some cases, Statistical District boundaries are identical to those of particular Statistical

Subdivisions (e.g. Newcastle SSD and Wollongong SSD included in Table 5 of this publication).

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

General

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

Comparability of statistics

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

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

NEW SOUTH WALES

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

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

AUSTRALIA

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

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

Building Approvals, Australia (monthly) (8731.0)

Building Activity, Australia (quarterly) (8752.0)

Engineering Construction Survey, Australia (quarterly) (8762.0)

Symbols and other usages

C	City
M	Municipality
r	figure or series revised since previous issue
S	Shire
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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