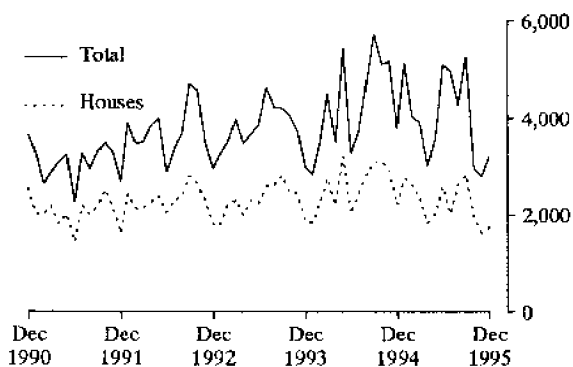


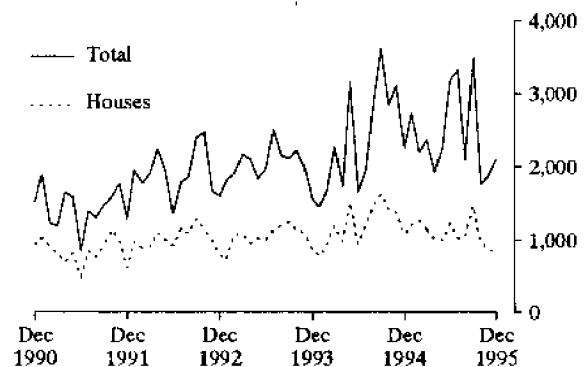
**DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES  
NEW SOUTH WALES, DECEMBER 1995**

**MAIN FEATURES**

**DWELLINGS COMMENCED IN NSW**



**DWELLINGS COMMENCED IN SYDNEY (SD)**



- The total number of dwelling units reported as commenced in December 1995 was 3,222. Of these, 2,104 were located in the Sydney Statistical Division (SSD).
- There were 1,725 private sector houses reported as commenced during December, of which 857 were located in the SSD.
- The number of other residential buildings that were reported as commenced in New South Wales was 1,459.

**NOTE:** Estimates for the number of other residential dwelling units commenced in September 1995 have been revised. The revision was due to the deletion of a private sector other residential job, involving 111 dwelling units in Leichhardt, which was found to be a duplicate of a commencement in an earlier month.

**INQUIRIES**

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.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 buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
1993-94	28,427	15,861	44,288	763	1,832	2,595	29,190	17,693	46,883
1994-95	30,409	21,074	51,483	409	1,128	1,537	30,818	22,202	53,020
July-Dec									
1994-95	16,356	10,993	27,349	255	617	872	16,611	11,610	28,221
1995-96	12,582	9,247	21,829	247	1,430	1,677	12,829	10,677	23,506
1994—									
December	2,188	1,494	3,682	27	87	114	2,215	1,581	3,796
1995—									
January	2,736	2,206	4,942	21	171	192	2,757	2,377	5,134
February	2,614	1,345	3,959	19	65	84	2,633	1,410	4,043
March	2,305	1,453	3,758	44	119	163	2,349	1,572	3,921
April	1,790	1,150	2,940	39	36	75	1,829	1,186	3,015
May	2,034	1,523	3,557	12	4	16	2,046	1,527	3,573
June	2,574	2,404	4,978	19	116	135	2,593	2,520	5,113
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

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

Period	Private sector			Public sector			Total		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
SYDNEY STATISTICAL DIVISION									
1993-94	12,622	10,295	22,917	355	1,198	1,553	12,977	11,493	24,470
1994-95	14,710	15,678	30,388	274	648	922	14,984	16,326	31,310
1994—									
December	1,048	1,141	2,189	24	50	74	1,072	1,191	2,263
1995—									
January	1,200	1,445	2,645	11	84	95	1,211	1,529	2,740
February	1,241	936	2,177	14	10	24	1,255	946	2,201
March	1,110	1,113	2,223	30	113	143	1,140	1,226	2,366
April	990	882	1,872	22	34	56	1,012	916	1,928
May	985	1,258	2,243	9	—	9	994	1,258	2,252
June	1,211	1,920	3,131	12	46	58	1,223	1,966	3,189
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

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
1994—									
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
March	267	124	391	3	—	3	270	124	394
April	150	49	199	13	2	15	163	51	214
May	200	35	235	1	—	1	201	35	236
June	316	86	402	3	44	47	319	130	449
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
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
1994—									
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
March	286	76	362	3	2	5	289	78	367
April	138	44	182	—	—	—	138	44	182
May	135	42	177	—	—	—	135	42	177
June	135	44	179	—	25	25	135	44	179
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
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
1994—									
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
March	642	140	782	8	4	12	650	144	794
April	512	175	687	4	—	4	516	175	691
May	714	188	902	2	4	6	716	192	908
June	912	354	1,266	4	26	30	916	380	1,296
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

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

<i>Period</i>	<i>Double brick (a)</i>	<i>Brick veneer</i>	<i>Fibre cement</i>	<i>Timber</i>	<i>Other and not stated</i>	<i>Total</i>
PRIVATE SECTOR						
1993-94	3,797	21,003	1,067	1,857	703	28,427
1994-95	4,067	22,700	1,054	1,829	759	30,409
<i>1994—</i>						
December	322	1,571	89	149	57	2,188
<i>1995—</i>						
January	323	2,090	107	138	78	2,736
February	367	1,983	79	126	59	2,614
March	327	1,729	72	131	46	2,305
April	279	1,283	72	113	43	1,790
May	337	1,447	71	135	44	2,034
June	431	1,811	90	179	63	2,574
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
PUBLIC SECTOR						
1993-94	87	648	1	5	22	763
1994-95	39	356	3	2	9	409
<i>1994—</i>						
December	3	24	—	—	—	27
<i>1995—</i>						
January	4	15	—	—	2	21
February	2	17	—	—	—	19
March	2	42	—	—	—	44
April	—	39	—	—	—	39
May	1	11	—	—	—	12
June	9	9	1	—	—	19
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
TOTAL						
1993-94	3,884	21,651	1,068	1,862	725	29,190
1994-95	4,106	23,056	1,057	1,831	768	30,818
<i>1994—</i>						
December	325	1,595	89	149	57	2,215
<i>1995—</i>						
January	327	2,105	107	138	80	2,757
February	369	2,000	79	126	59	2,633
March	329	1,771	72	131	46	2,349
April	279	1,322	72	113	43	1,829
May	338	1,458	71	135	44	2,046
June	440	1,820	91	179	63	2,593
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

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

TABLE 4. HOUSES COMMENCED IN STATISTICAL DIVISIONS

Statistical division	November 1995					December 1995						
	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
<b>PRIVATE SECTOR</b>												
Sydney	100	623	15	28	72	838	134	589	8	31	95	857
Hunter	20	117	8	8	19	172	19	176	8	12	21	236
Illawarra	7	136	5	5	3	156	12	89	9	14	5	129
Richmond—Tweed	11	53	2	15	2	83	11	54	—	14	3	82
Mid-North Coast	11	74	3	14	5	107	13	71	12	14	7	117
Northern	5	2	5	1	2	15	4	10	3	4	2	23
North Western	—	19	3	1	1	24	4	19	9	2	5	39
Central West	12	25	8	7	3	55	19	52	10	9	5	95
South Eastern	22	27	8	8	5	70	17	26	13	11	1	68
Murrumbidgee	15	14	7	1	5	42	8	16	6	2	8	40
Murray	8	17	3	2	5	35	8	22	4	2	1	37
Far West	—	—	—	—	—	—	—	2	—	—	—	2
<b>New South Wales</b>	<b>211</b>	<b>1,107</b>	<b>67</b>	<b>90</b>	<b>122</b>	<b>1,597</b>	<b>249</b>	<b>1,126</b>	<b>82</b>	<b>115</b>	<b>153</b>	<b>1,725</b>
<b>PUBLIC SECTOR</b>												
Sydney	2	19	—	—	—	21	1	23	—	—	—	24
Hunter	—	14	—	—	—	14	—	3	—	—	—	3
Illawarra	—	—	—	—	—	—	—	1	—	—	—	1
Richmond—Tweed	—	—	—	—	—	—	—	—	—	—	—	—
Mid-North Coast	—	1	—	—	—	1	—	5	—	—	—	5
Northern	—	—	—	—	—	—	—	—	—	—	—	—
North Western	—	—	—	—	—	—	—	—	—	—	—	—
Central West	—	—	—	—	—	—	1	—	—	—	—	1
South Eastern	—	—	—	—	—	—	—	—	—	—	—	—
Murrumbidgee	—	—	—	—	—	—	—	2	—	—	—	2
Murray	—	—	—	—	—	—	—	1	1	—	—	2
Far West	—	—	—	—	—	—	—	—	—	—	—	—
<b>New South Wales</b>	<b>2</b>	<b>34</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>36</b>	<b>2</b>	<b>35</b>	<b>1</b>	<b>—</b>	<b>—</b>	<b>38</b>
<b>TOTAL</b>												
Sydney	102	642	15	28	72	859	135	612	8	31	95	881
Hunter	20	131	8	8	19	186	19	179	8	12	21	239
Illawarra	7	136	5	5	3	156	12	90	9	14	5	130
Richmond—Tweed	11	53	2	15	2	83	11	54	—	14	3	82
Mid-North Coast	11	75	3	14	5	108	13	76	12	14	7	122
Northern	5	2	5	1	2	15	4	10	3	4	2	23
North Western	—	19	3	1	1	24	4	19	9	2	5	39
Central West	12	25	8	7	3	55	20	52	10	9	5	96
South Eastern	22	27	8	8	5	70	17	26	13	11	1	68
Murrumbidgee	15	14	7	1	5	42	8	18	6	2	8	42
Murray	8	17	3	2	5	35	8	23	5	2	1	39
Far West	—	—	—	—	—	—	—	2	—	—	—	2
<b>New South Wales</b>	<b>213</b>	<b>1,141</b>	<b>67</b>	<b>90</b>	<b>122</b>	<b>1,633</b>	<b>251</b>	<b>1,161</b>	<b>83</b>	<b>115</b>	<b>153</b>	<b>1,763</b>

(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  
December 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	198	231	429	83	160	551	794	—	1,223
Hunter	28	27	55	38	—	—	38	—	93
Illawarra	4	2	6	49	—	—	49	—	55
Richmond — Tweed	11	—	11	3	28	—	31	—	42
Mid North Coast	6	2	8	6	—	—	6	—	14
Northern	5	—	5	—	—	—	—	—	5
North Western	—	—	—	—	—	—	—	—	—
Central West	6	—	6	—	—	—	—	—	6
South Eastern	4	—	4	—	—	—	—	—	4
Murrumbidgee	8	—	8	—	7	—	7	—	15
Murray	2	—	2	—	—	—	—	—	2
Far West	—	—	—	—	—	—	—	—	—
<b>New South Wales</b>	<b>272</b>	<b>262</b>	<b>534</b>	<b>179</b>	<b>195</b>	<b>551</b>	<b>925</b>	<b>—</b>	<b>1,459</b>
VALUE (\$'000)									
Sydney	15,104	20,917	36,021	6,082	13,595	97,300	116,977	—	152,998
Hunter	2,372	2,290	4,662	5,400	—	—	5,400	—	10,062
Illawarra	200	185	385	3,000	—	—	3,000	—	3,385
Richmond — Tweed	850	—	850	285	2,360	—	2,645	—	3,495
Mid North Coast	450	159	609	480	—	—	480	—	1,089
Northern	323	—	323	—	—	—	—	—	323
North Western	—	—	—	—	—	—	—	—	—
Central West	390	—	390	—	—	—	—	—	390
South Eastern	365	—	365	—	—	—	—	—	365
Murrumbidgee	408	—	408	—	500	—	500	—	908
Murray	135	—	135	—	—	—	—	—	135
Far West	—	—	—	—	—	—	—	—	—
<b>New South Wales</b>	<b>20,597</b>	<b>23,551</b>	<b>44,148</b>	<b>15,247</b>	<b>16,455</b>	<b>97,300</b>	<b>129,002</b>	<b>—</b>	<b>173,150</b>



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

Statistical area	1995												Total					
	Houses						Other residential buildings											
	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.						
SYDNEY STATISTICAL DIVISION — continued																		
Auburn (A)	—	—	32	5	12	5	4	—	73	14	2	46	4	—	105	19	14	51
Holroyd (A)	7	5	8	6	—	12	36	17	4	2	2	13	43	22	12	8	2	25
Parramatta (C)	24	8	12	4	4	5	66	17	29	6	14	15	90	25	41	10	18	20
Central Western Sydney SSD	31	13	52	15	16	22	106	34	106	22	18	74	137	47	158	37	34	96
Blue Mountains (C)	22	31	34	24	18	21	2	14	21	—	2	—	24	45	55	24	20	21
Hawkesbury (C)	74	21	26	20	15	16	38	40	9	6	4	—	112	61	35	26	19	16
Pennith (C)	13	86	88	68	51	47	12	65	121	47	4	20	25	151	209	115	55	67
Outer Western Sydney SSD	109	138	148	112	84	84	52	119	151	53	10	20	161	257	299	165	94	104
Baulkham Hills (A)	42	55	29	48	33	30	35	23	23	26	16	4	77	78	52	74	49	34
Blacktown (C)	80	131	230	131	100	71	22	22	137	61	30	16	102	153	367	192	130	87
Blacktown — Baulkham Hills SSD	122	186	259	179	133	101	57	45	160	87	46	20	179	231	419	266	179	171
Hunter's Hill (A)	—	2	2	—	2	3	—	3	11	4	—	2	—	5	13	4	2	5
Lane Cove (A)	5	10	5	2	4	—	20	6	—	2	4	4	25	16	5	4	8	4
Mosman (A)	2	—	2	1	—	2	7	27	11	4	—	2	9	27	13	5	—	4
North Sydney (A)	2	—	2	2	2	6	—	6	22	—	—	—	2	6	24	2	2	6
Ryde (C)	11	25	16	7	8	12	61	46	38	19	18	15	72	71	54	26	26	27
Willoughby (C)	8	11	20	3	13	8	25	6	330	20	22	21	33	17	350	23	35	29
Lower Northern Sydney SSD	28	48	47	15	29	31	113	94	412	49	44	44	141	142	439	64	73	75
Hornsby (A)	118	56	56	48	56	41	118	72	78	78	17	36	236	128	134	126	73	77
Ku-ring-gai (A)	5	29	10	7	6	9	—	53	4	10	14	38	5	82	14	17	20	47
Hornsby — Ku-ring-gai SSD	123	85	66	55	62	50	118	125	82	88	31	74	241	210	148	143	93	124
Manly (A)	1	—	1	3	—	1	2	2	2	4	4	—	3	2	3	7	4	1
Pittwater (A)	16	13	15	7	12	6	10	6	4	—	2	3	26	19	19	7	14	9
Warringah (A)	28	21	27	30	14	19	61	20	8	52	10	20	89	41	35	82	24	39
Northern Beaches SSD	45	34	43	40	26	26	73	28	14	56	16	23	118	62	57	96	42	49
Gosford (C)	—	63	155	56	95	112	47	138	18	7	46	44	47	201	173	63	141	156
Wyong (A)	5	2	187	78	61	74	44	2	93	10	15	16	49	4	280	88	76	90
Gosford — Wyong SSD	5	65	342	134	156	186	91	140	111	17	61	60	96	205	453	151	217	246
<b>SYDNEY SD</b>	<b>1,028</b>	<b>1,036</b>	<b>1,467</b>	<b>993</b>	<b>859</b>	<b>881</b>	<b>2,302</b>	<b>1,060</b>	<b>2,023</b>	<b>768</b>	<b>1,017</b>	<b>1,223</b>	<b>3,330</b>	<b>2,096</b>	<b>3,490</b>	<b>1,761</b>	<b>1,876</b>	<b>2,104</b>



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

Statistical area	1995																			
	Houses						Other residential buildings						Total							
	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Dec.							
HUNTER STATISTICAL DIVISION																				
Cessnock (C)	36	16	43	13	10	18	4	—	4	—	—	—	6	44	40	16	47	13	16	62
Lake Macquarie (C)	92	155	59	77	62	57	72	49	17	10	—	—	11	—	164	204	76	87	73	57
Manildra (C)	31	42	22	15	35	24	2	11	—	—	—	—	4	—	33	53	22	15	39	24
Newcastle (C) --- Inner & Remainder	43	40	33	30	13	67	69	50	87	14	49	112	11	49	112	90	120	44	24	116
Port Stephens (A)	6	80	34	37	38	40	4	39	13	15	—	10	13	—	10	119	47	52	51	40
Newcastle SSD	208	333	191	172	158	206	151	149	121	39	93	359	45	93	359	482	312	211	203	299
Dungog (A)	6	3	8	7	7	6	—	—	—	—	—	—	—	—	6	3	8	7	7	6
Gloucester (A)	1	1	4	1	2	1	—	—	—	—	—	—	—	—	1	1	4	1	2	1
Great Lakes (A)	43	20	17	24	11	15	20	—	6	29	—	63	4	—	63	20	23	53	15	15
Merrivale (A)	—	—	1	—	—	1	—	—	—	—	—	—	—	—	—	—	1	—	—	1
Murrumbidgee (A)	—	3	—	—	—	—	—	—	—	—	—	—	—	—	—	3	—	—	—	—
Muswellbrook (A)	5	5	3	5	5	5	—	—	—	—	—	—	—	—	5	5	3	5	5	5
Scone (A)	11	2	6	2	2	4	—	4	2	—	—	11	—	—	11	6	8	2	2	4
Singleton (A)	13	13	7	3	1	1	—	2	—	2	—	13	—	—	13	15	7	5	1	1
Hunter SD Balance SSD	79	47	46	42	38	33	20	6	8	31	4	99	4	—	99	53	54	73	32	33
<b>HUNTER SD</b>	<b>287</b>	<b>380</b>	<b>237</b>	<b>214</b>	<b>186</b>	<b>239</b>	<b>171</b>	<b>155</b>	<b>129</b>	<b>70</b>	<b>49</b>	<b>458</b>	<b>49</b>	<b>93</b>	<b>458</b>	<b>535</b>	<b>366</b>	<b>284</b>	<b>235</b>	<b>332</b>
ILLAWARRA STATISTICAL DIVISION																				
Kiama (A)	—	25	4	9	15	10	—	8	5	—	—	—	—	2	—	33	9	9	15	12
Shellharbour (A)	19	27	20	34	18	15	2	5	18	38	4	21	4	2	21	32	38	72	22	17
Wollongong (C)	106	84	117	56	69	3	199	30	108	62	22	305	22	—	305	114	225	118	91	3
Wollongong SSD	125	136	141	99	102	28	201	43	131	100	26	326	26	4	326	179	272	199	128	32
Shoalhaven (C)	2	42	264	65	44	56	25	14	8	6	6	27	6	—	27	56	272	71	50	56
Wingecarribee (A)	24	20	33	23	10	46	14	—	—	—	—	38	—	51	20	33	33	23	10	97
Illawarra SD Balance SSD	26	62	297	88	54	102	39	14	8	6	6	63	6	51	76	305	94	60	60	153
<b>ILLAWARRA SD</b>	<b>151</b>	<b>198</b>	<b>438</b>	<b>187</b>	<b>156</b>	<b>130</b>	<b>240</b>	<b>57</b>	<b>139</b>	<b>106</b>	<b>32</b>	<b>391</b>	<b>32</b>	<b>55</b>	<b>391</b>	<b>255</b>	<b>577</b>	<b>293</b>	<b>188</b>	<b>185</b>







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

Statistical area	Houses												Other residential buildings												Total
	1995												1995												
	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.							
CENTRAL WEST STATISTICAL DIVISION																									
Bathurst (C)	2	40	7	13	9	18	—	14	2	2	—	—	—	—	2	54	9	15	9	18					
Blayney (A) Pt A	—	5	3	2	2	1	—	—	—	—	—	—	—	—	—	5	3	2	2	1					
Cabonne (A) Pt A	—	7	3	3	1	3	—	—	—	—	—	—	—	—	—	7	3	3	1	3					
Evans (A) Pt A	1	—	—	—	—	1	—	—	—	—	—	—	—	—	1	—	—	—	—	1					
Orange (C)	8	20	14	18	11	14	4	2	23	—	—	—	—	—	12	22	37	18	11	14					
Bathurst — Orange SSD	11	72	27	36	33	37	4	16	35	2	—	—	—	—	15	88	52	38	23	37					
Blayney (A) Pt B	—	—	—	2	1	—	—	—	—	—	—	—	—	—	—	—	—	2	1	—					
Cabonne (A) Pt B	—	—	—	—	1	2	—	—	—	—	—	—	—	—	—	—	—	—	1	2					
Evans (A) Pt B	—	6	2	—	1	—	—	—	—	—	—	—	—	—	—	6	2	—	—	—					
Greater Lithgow (C)	9	9	13	14	9	5	—	—	—	2	—	—	—	—	9	9	13	16	9	5					
Oberon (A)	6	16	7	5	6	4	2	9	—	—	2	—	—	—	8	25	7	5	6	6					
Rylstone (A)	—	—	2	—	—	—	—	—	—	—	—	—	—	—	—	—	2	—	—	—					
Central Tablelands (excl. Bathurst — Orange) SSD	15	31	24	21	18	11	2	9	—	2	—	—	—	—	17	40	24	23	18	13					
Bland (A)	—	3	—	1	—	5	—	—	—	—	—	—	—	—	—	3	—	1	—	5					
Cabonne (A) Pt C	—	9	3	2	3	6	—	—	—	—	—	—	—	—	—	9	3	2	3	6					
Cowra (A)	1	6	4	5	1	6	—	—	—	—	—	—	—	—	1	6	4	5	1	6					
Forbes (A)	2	—	6	5	2	11	2	2	—	—	—	—	—	—	4	2	6	5	2	15					
Lachlan (A)	—	2	—	1	2	1	—	—	—	—	—	—	—	—	—	2	—	1	2	1					
Parkes (A)	13	32	4	8	6	18	4	3	—	—	—	—	—	—	17	35	4	8	6	18					
Weddin (A)	2	—	—	1	—	1	—	—	—	—	—	—	—	—	2	—	—	1	—	1					
Lachlan SSD	18	52	17	23	14	48	6	5	—	—	—	—	—	—	24	57	17	23	14	52					
<b>CENTRAL WEST SD</b>	<b>44</b>	<b>155</b>	<b>68</b>	<b>80</b>	<b>55</b>	<b>96</b>	<b>12</b>	<b>30</b>	<b>25</b>	<b>4</b>	<b>—</b>	<b>6</b>	<b>—</b>	<b>56</b>	<b>185</b>	<b>93</b>	<b>84</b>	<b>55</b>	<b>102</b>						

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

Statistical area	1995												Total					
	Houses						Other residential buildings											
	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.						
Queanbeyan (C)	6	25	17	8	8	16	6	9	—	—	—	2	12	34	17	8	8	18
Queanbeyan SSD	6	25	17	8	8	16	6	9	—	—	—	2	12	34	17	8	8	18
Boorowa (A)	—	3	3	1	—	—	—	—	—	—	—	—	—	3	3	1	—	—
Crookwell (A)	4	2	5	—	1	1	—	—	—	—	—	—	4	2	5	—	1	1
Goulburn (C)	—	51	6	7	17	3	—	72	—	—	—	—	—	123	6	7	17	3
Gunning (A)	—	—	1	2	1	1	—	—	—	—	—	—	—	—	2	1	1	1
Harden (A)	—	—	—	4	3	1	—	—	—	—	—	—	—	—	4	3	1	—
Mulwasee (A)	2	4	4	3	3	4	—	—	—	—	—	—	2	4	4	3	3	4
Tallaganda (A)	2	6	—	2	1	5	—	—	—	—	—	—	2	6	—	2	1	5
Yarrowlumla (A)	—	3	8	3	4	2	—	—	—	—	—	2	—	3	8	3	6	2
Yass (A)	2	6	7	6	6	3	—	—	—	—	—	—	2	6	7	8	6	3
Young (A)	1	4	9	5	2	1	—	2	—	4	—	—	1	6	9	5	6	1
Southern Tablelands (excl. Queanbeyan) SSD	11	79	47	32	36	20	—	74	—	2	6	—	11	153	47	34	42	20
Bega Valley (A)	35	28	21	8	9	19	2	10	2	—	—	—	37	38	23	8	9	19
Eurobodalla (A)	80	19	86	18	11	3	17	2	19	—	—	2	97	21	105	18	11	5
Lower South Coast SSD	115	47	107	26	20	22	19	12	21	—	—	2	134	59	128	26	20	24
Bombala (A)	—	—	3	—	—	—	—	—	—	—	—	—	—	—	3	—	—	—
Cooma - Monaro (A)	—	7	1	1	3	6	—	4	—	—	—	—	—	11	1	1	3	6
Stoway River (A)	3	1	9	3	3	4	—	—	2	—	6	—	3	1	11	3	9	4
Stoway SSD	3	8	13	4	6	10	—	4	2	—	6	—	3	12	15	4	12	10
<b>SOUTH EASTERN SD</b>	<b>135</b>	<b>159</b>	<b>184</b>	<b>70</b>	<b>70</b>	<b>68</b>	<b>25</b>	<b>99</b>	<b>23</b>	<b>2</b>	<b>12</b>	<b>4</b>	<b>160</b>	<b>258</b>	<b>207</b>	<b>72</b>	<b>82</b>	<b>72</b>

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

Statistical area	Houses												Other residential buildings												Total
	1995												1995												
	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	
MURRUMBIDGEE STATISTICAL DIVISION																									
Coolamon (A)	1	1	1	—	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Cootamundra (A)	1	1	—	2	1	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Gundagai (A)	1	1	—	—	4	4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Junee (A)	—	3	2	2	2	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Lockhart (A)	—	1	—	1	2	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Narrandera (A)	3	3	1	1	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Temora (A)	3	—	3	—	2	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Tumut (A)	2	8	6	4	2	5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Wagga Wagga (C)	26	9	19	11	6	16	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Central Murrumbidgee SSD	37	27	32	21	21	29	26	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Carrathool (A)	—	1	1	—	2	1	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Griffith (C)	4	25	10	10	14	7	4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hay (A)	—	4	3	1	1	—	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Leeton (A)	1	12	5	6	3	2	9	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Murrumbidgee (A)	—	6	2	2	1	3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Lower Murrumbidgee SSD	5	48	21	19	21	13	15	11	2	2	10	9	20	59	23	21	31	22	—	—	—	—	—	—	—
<b>MURRUMBIDGEE SD</b>	<b>42</b>	<b>75</b>	<b>53</b>	<b>40</b>	<b>42</b>	<b>42</b>	<b>41</b>	<b>11</b>	<b>14</b>	<b>4</b>	<b>10</b>	<b>15</b>	<b>83</b>	<b>86</b>	<b>67</b>	<b>44</b>	<b>52</b>	<b>57</b>							

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

Statistical area	Houses												Total						
	Other residential buildings																		
	1995																		
	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.	
MURRAY STATISTICAL DIVISION																			
Albury (C)	7	9	19	34	9	14	2	—	2	12	—	—	9	9	21	46	9	14	
Hume (A)	—	6	1	2	4	6	—	—	—	—	—	—	—	6	1	2	4	8	
Albury SSD	7	15	20	36	13	20	2	—	2	12	—	—	9	15	22	48	13	22	
Corowa (A)	5	10	2	5	2	4	—	—	—	—	—	—	5	10	2	5	2	4	
Culcairn (A)	—	2	1	—	—	1	—	—	—	—	—	—	—	2	1	—	—	1	
Holbrook (A)	—	—	—	—	1	—	—	—	—	—	—	—	—	—	—	—	—	1	
Tumbarumba (A)	2	4	1	1	3	—	—	—	—	—	—	—	2	4	1	1	3	—	
Urana (A)	1	—	—	—	—	3	—	—	—	—	—	—	1	—	—	—	—	3	
Upper Murray (excl. Albury) SSD	8	16	4	6	6	8	—	—	—	—	—	—	8	16	4	6	6	8	
Berrigan (A)	—	12	8	7	2	6	—	—	—	—	—	—	—	12	8	7	2	6	
Conargo (A)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Deniliquin (A)	1	1	3	3	1	—	—	—	—	3	—	—	1	1	3	6	1	—	
Jenilderie (A)	—	2	1	—	—	—	—	—	—	—	—	—	—	4	1	—	—	—	
Murray (A)	5	6	4	9	7	2	—	—	—	3	—	—	5	6	4	12	7	2	
Wakool (A)	1	1	1	1	—	1	—	—	—	—	—	—	1	1	1	—	—	1	
Windouran (A)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Central Murray SSD	7	22	17	20	10	9	—	—	—	6	—	—	7	24	17	26	10	9	
Balranald (A)	—	2	—	1	2	1	—	—	—	—	—	—	—	2	—	1	2	1	
Wentworth (A)	2	8	3	2	4	1	—	—	—	—	—	—	2	8	3	2	4	1	
Murray—Darling SSD	2	10	3	3	6	2	—	—	—	—	—	—	2	10	3	3	6	2	
<b>MURRAY SD</b>	<b>24</b>	<b>63</b>	<b>44</b>	<b>65</b>	<b>35</b>	<b>39</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>18</b>	<b>—</b>	<b>2</b>	<b>26</b>	<b>65</b>	<b>46</b>	<b>83</b>	<b>35</b>	<b>41</b>	
FAR WEST STATISTICAL DIVISION																			
Broken Hill (C)	—	1	1	1	—	2	—	—	—	—	—	—	—	1	1	1	—	2	
Central Darling (A)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Unincorp. Far West	2	—	—	—	—	—	—	—	2	—	—	—	2	—	—	—	—	—	
<b>FAR WEST SD</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>—</b>	<b>2</b>	<b>—</b>	<b>—</b>	<b>2</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>2</b>	<b>1</b>	<b>3</b>	<b>1</b>	<b>—</b>	<b>2</b>	
NEW SOUTH WALES																			
<b>NEW SOUTH WALES</b>	<b>2,015</b>	<b>2,636</b>	<b>2,839</b>	<b>1,943</b>	<b>1,633</b>	<b>1,763</b>	<b>2,965</b>	<b>1,634</b>	<b>2,423</b>	<b>1,030</b>	<b>1,166</b>	<b>1,459</b>	<b>4,980</b>	<b>4,270</b>	<b>5,262</b>	<b>2,973</b>	<b>2,799</b>	<b>3,222</b>	



## 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**  
Deputy Commonwealth Statistician



## 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 from all ABS Offices.

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### Internet

<http://www.statistics.gov.au>

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