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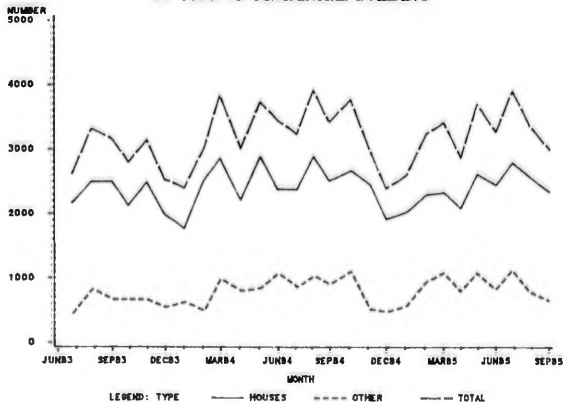
DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES,
NEW SOUTH WALES, SEPTEMBER 1985 PRELIMINARY

INQUIRIES If you want to know more about these statistics, ring Mr J. Middleton on Sydney (02)268-4276 or contact ABS Information Services on (02)268-4611, at level 3, St. Andrew's House, Sydney Square, Sydney; or write to the Deputy Commonwealth Statistician, Box 796 GPO, Sydney, N.S.W. 2001.

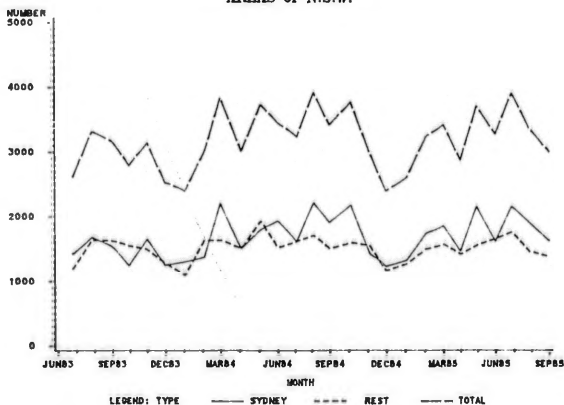
MAIN FEATURES

The preliminary estimate of the number of new dwellings commenced in September 1985 (2,990) is 10% lower than the preliminary estimate of the number of new dwellings commenced in August 1985 (3,340) and 12% lower than the number commenced in September 1984 (3,407).

DWELLING UNITS COMMENCED IN N.S.W. BY TYPE OF RESIDENTIAL BUILDING



DWELLING UNITS COMMENCED IN SELECTED AREAS OF N.S.W.



EXPLANATORY NOTES

INTRODUCTION

1. This publication contains preliminary estimates of the number of new dwelling units reported by approving authorities as having commenced for each of the months January to September 1985. (The data shown for periods up to March 1985 is published in greater geographic detail, in "Dwelling Unit Commencements Reported by Approving Authorities, New South Wales" January-March 1985 (Catalogue No. 8741.1).)

SCOPE AND COVERAGE

2. The preliminary estimates for January to September 1985 are based on initial reports provided by local and other government authorities of the 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, or

b. contracts were let or day labour work was authorised by Commonwealth, State, semi-government and local government authorities.

Major dwelling 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', i.e. buildings other than dwellings, is not included.

DEFINITIONS

4. 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.

5. A dwelling 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. includes townhouse, duplexes, apartment building, etc.)

6. Commencement. For the purposes of this statistical series, a dwelling is regarded as being commenced on the date when -

a. the building work 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 building work is determined as commenced by a building inspector or surveyor.

7. Ownership. The ownership of a dwelling is classified at the time of approval as either private sector or public sector according to the expected ownership of the completed building.

STATISTICAL AREAS OF NEW SOUTH WALES

8. For statistical purposes, local government areas are aggregated into statistical divisions, sub-divisions and districts.

Details of the boundaries of these geographic areas are provided in the Explanatory Notes to the Handbook of Local Statistics (1304.1).

COMPARABILITY OF STATISTICS

9. Because of the difference in data sources, collection and estimation 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 Catalogue No. 8752.1).

RELIABILITY OF THE ESTIMATES

10. In using these statistics the following points should be noted:

a. The figures for December 1984 and earlier months are not subject to revision. Figures for January-September 1985 will be subject to revision as more complete data become available.

b. On the basis of past analysis, revisions to the estimates for Sydney Statistical Division, Rest of New South Wales and Total, New South Wales can be expected to be relatively small.

c. Preliminary estimates are included for additional selected statistical divisions and sub-divisions (see Table 2). Revisions to preliminary estimates of private sector house commencements for these statistical areas can be more significant than the revisions mentioned in point b. above because of the difficulties associated with estimating commencements for smaller areas. Preliminary estimates for private sector other residential buildings (and as a consequence total private dwellings, total other residential buildings and total

dwellings) commencements for these statistical areas are considered insufficiently reliable for publication.

RELATED PUBLICATIONS

11. 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 Preliminary
(monthly) 8730.1

Building Approvals (monthly) 8731.1

Building Approvals in Local Government Areas
(annual) 8733.1

Building Activity (quarterly) 8752.1

Dwelling Unit Commencements Reported by
Approving Authorities (quarterly) 8741.1

AUSTRALIA

Building Approvals (monthly) 8731.0

Building Activity (quarterly) 8752.0

Construction (other than Building) Activity
(quarterly) 8761.0

12. All publications produced by the ABS are listed in the Catalogue of Publications (1101.0) which is available free of charge from any ABS Office.

SYMBOLS AND OTHER USAGES

n.p not available for publication
— nil or rounded to zero.

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

T.J. Skinner
DEPUTY COMMONWEALTH STATISTICIAN

TABLE 1. DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES
(NUMBER OF DWELLING UNITS)

See Explanatory Note 10. Figures for January 1985 and later periods are subject to revision.

Period	Private sector			Public sector			Total		
	Houses	Other residential buildings	Total dwelling units	Houses	Other residential buildings	Total dwelling units	Houses	Other residential buildings	Total dwelling units
SYDNEY STATISTICAL DIVISION									
1982-83	9,161	3,888	13,049	571	1,207	1,778	9,732	5,095	14,827
1983-84	12,864	3,648	16,512	587	1,736	2,323	13,451	5,384	18,835
1984-85 (a)	12,770	5,050	17,820	811	2,004	2,815	13,580	7,050	20,640
1984-85: July-Sept.	3,668	1,187	4,855	150	712	862	3,818	1,899	5,717
1985-86: July-Sept. (a)	3,700	1,350	5,050	67	529	596	3,770	1,880	5,640
1984: July	1,048	327	1,375	29	207	236	1,077	534	1,611
August	1,420	594	2,014	67	119	186	1,487	713	2,200
September	1,200	266	1,466	54	386	440	1,254	652	1,906
October	1,328	714	2,042	26	96	122	1,354	810	2,164
November	1,138	244	1,382	40	-	40	1,178	244	1,422
December	892	302	1,194	6	28	34	898	330	1,228
1985: January	864	354	1,218	62	40	102	926	394	1,320
February	1,015	605	1,620	29	86	115	1,044	691	1,735
March	965	582	1,547	57	240	297	1,022	822	1,844
April (a)	760	410	1,160	194	99	293	950	510	1,460
May (a)	1,090	360	1,450	175	513	688	1,260	870	2,140
June (a)	1,050	290	1,350	72	190	262	1,130	480	1,610
July (a)	1,300	560	1,860	40	244	284	1,340	800	2,140
August (a)	1,280	480	1,770	25	93	118	1,310	580	1,880
September (a)	1,110	310	1,420	2	192	194	1,120	500	1,620
REST OF NEW SOUTH WALES									
1982-83	10,789	2,930	13,719	1,061	364	1,425	11,850	3,294	15,144
1983-84	13,822	2,442	16,264	970	766	1,736	14,792	3,208	18,000
1984-85 (a)	13,770	2,580	16,350	1,154	521	1,675	14,920	3,110	18,030
1984-85: July-Sept.	3,653	715	4,368	271	173	444	3,924	888	4,812
1985-86: July-Sept. (a)	3,730	560	4,300	174	104	278	3,910	660	4,570
1984: July	1,131	242	1,373	157	80	237	1,288	322	1,610
August	1,369	294	1,663	17	21	38	1,386	315	1,701
September	1,153	179	1,332	97	72	169	1,250	251	1,501
October	1,264	288	1,552	35	4	39	1,299	292	1,591
November	1,262	250	1,512	8	20	28	1,270	270	1,540
December	934	140	1,074	80	4	84	1,014	144	1,158
1985: January	984	173	1,157	111	-	111	1,095	173	1,268
February	1,157	180	1,337	84	73	157	1,241	253	1,494
March	1,164	173	1,337	136	86	222	1,300	259	1,559
April (a)	940	260	1,200	186	16	202	1,130	280	1,410
May (a)	1,140	170	1,310	201	37	238	1,340	210	1,550
June (a)	1,270	230	1,500	42	108	150	1,310	340	1,650
July (a)	1,340	280	1,620	89	36	125	1,430	320	1,750
August (a)	1,210	130	1,340	41	68	109	1,250	200	1,450
September (a)	1,180	150	1,330	44	-	44	1,220	150	1,370

(a) Preliminary estimates. Figures for private sector and total dwelling units are rounded to the nearest 10 units.

TABLE 1. DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES (continued)
(NUMBER OF DWELLING UNITS)

See Explanatory Note 10. Figures for January 1985 and later periods are subject to revision.

Period	Private sector			Public sector			Total		
	Houses	Other residential buildings	Total dwell- ing units	Houses	Other residential buildings	Total dwell- ing units	Houses	Other residential buildings	Total dwell- ing units
TOTAL, NEW SOUTH WALES									
1982-83	19,950	6,818	26,768	1,632	1,571	3,203	21,582	8,389	29,971
1983-84	26,686	6,090	32,776	1,557	2,502	4,059	28,243	8,592	36,835
1984-85 (a)	26,540	7,630	34,180	1,965	2,525	4,490	28,500	10,160	38,660
1984-85: July-Sept.	7,321	1,902	9,223	421	885	1,306	7,742	2,787	10,529
1985-86: July-Sept. (a)	7,440	1,910	9,340	241	633	874	7,680	2,540	10,220
1984: July	2,179	569	2,748	186	287	473	2,365	856	3,221
August	2,789	888	3,677	84	140	224	2,873	1,028	3,901
September	2,353	445	2,798	151	458	609	2,504	903	3,407
October	2,592	1,002	3,594	61	100	161	2,653	1,102	3,755
November	2,400	494	2,894	48	20	68	2,448	514	2,962
December	1,826	442	2,268	86	32	118	1,912	474	2,386
1985: January	1,848	527	2,375	173	40	213	2,021	567	2,588
February	2,172	785	2,957	113	159	272	2,285	944	3,229
March	2,129	755	2,884	193	326	519	2,322	1,081	3,403
April (a)	1,700	670	2,370	380	115	495	2,080	790	2,860
May (a)	2,230	530	2,760	376	550	926	2,600	1,080	3,690
June (a)	2,320	520	2,850	114	298	412	2,440	820	3,260
July (a)	2,650	840	3,480	129	280	409	2,780	1,120	3,890
August (a)	2,500	620	3,110	66	161	227	2,560	780	3,340
September (a)	2,290	460	2,750	46	192	238	2,340	650	2,990

(a) Preliminary estimates. Figures for private sector and total dwelling units are rounded to the nearest 10 units.

TABLE 2. DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES
IN SELECTED STATISTICAL DIVISIONS AND SUBDIVISIONS
(NUMBER OF DWELLING UNITS)

See Explanatory Note 10. Figures for January 1985 and later periods are subject to revision.

Period	Private sector			Public sector			Total		
	Houses	Other residential buildings	Total dwelling units	Houses	Other residential buildings	Total dwelling units	Houses	Other residential buildings	Total dwelling units
SOUTH WESTERN SYDNEY SUBDIVISION									
1982-83	1,793	322	2,115	23	298	321	1,816	620	2,436
1983-84	2,315	497	2,812	89	263	352	2,404	760	3,164
1984-85 (a)	2,160	n.p.	n.p.	184	80	264	2,340	n.p.	n.p.
1984-85: July-Sept.	643	128	771	31	39	70	674	167	841
1985-86: July-Sept. (a)	590	n.p.	n.p.	41	25	66	630	n.p.	n.p.
1984: July	187	4	191	-	-	-	187	4	191
August	259	45	304	31	39	70	290	84	374
September	197	79	276	-	-	-	197	79	276
October	212	30	242	25	9	34	237	39	276
November	200	15	215	-	-	-	200	15	215
December	154	42	196	5	-	5	159	42	201
1985: January	127	10	137	30	-	30	157	10	167
February	159	29	188	8	-	8	167	29	196
March	190	45	235	-	14	14	190	59	249
April (a)	120	n.p.	n.p.	37	-	37	160	n.p.	n.p.
May (a)	200	n.p.	n.p.	39	-	39	240	n.p.	n.p.
June (a)	150	n.p.	n.p.	9	18	27	160	n.p.	n.p.
July (a)	220	n.p.	n.p.	30	-	30	250	n.p.	n.p.
August (a)	180	n.p.	n.p.	11	13	24	190	n.p.	n.p.
September (a)	190	n.p.	n.p.	-	12	12	190	n.p.	n.p.
WESTERN SYDNEY SUBDIVISION									
1982-83	4,222	584	4,806	395	294	689	4,617	878	5,495
1983-84	6,102	574	6,676	286	164	450	6,388	738	7,126
1984-85 (a)	5,900	n.p.	n.p.	352	323	675	6,260	n.p.	n.p.
1984-85: July-Sept.	1,654	173	1,827	33	120	153	1,687	293	1,980
1985-86: July-Sept. (a)	1,640	n.p.	n.p.	10	179	189	1,650	n.p.	n.p.
1984: July	491	85	576	1	37	38	492	122	614
August	630	69	699	6	16	22	636	85	721
September	533	19	552	26	67	93	559	86	645
October	639	73	712	1	-	1	640	73	713
November	538	33	571	-	-	-	538	33	571
December	414	53	467	-	-	-	414	53	467
1985: January	445	115	560	27	-	27	472	115	587
February	470	48	518	17	16	33	487	64	551
March	406	118	524	56	-	56	462	118	580
April (a)	360	n.p.	n.p.	122	8	130	480	n.p.	n.p.
May (a)	520	n.p.	n.p.	72	118	190	600	n.p.	n.p.
June (a)	450	n.p.	n.p.	24	61	85	480	n.p.	n.p.
July (a)	570	n.p.	n.p.	4	136	140	570	n.p.	n.p.
August (a)	580	n.p.	n.p.	5	43	48	580	n.p.	n.p.
September (a)	490	n.p.	n.p.	1	-	1	490	n.p.	n.p.

(a) Preliminary estimates. Figures for private sector and total dwelling units are rounded to the nearest 10 units.

TABLE 2. DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES
IN SELECTED STATISTICAL DIVISIONS AND SUBDIVISIONS (continued)
(NUMBER OF DWELLING UNITS)

See Explanatory Note 10. Figures for January 1985 and later periods are subject to revision.

Period	Private sector			Public sector			Total		
	Houses	Other residential buildings	Total dwelling units	Houses	Other residential buildings	Total dwelling units	Houses	Other residential buildings	Total dwelling units
GOSFORD-WYONG SUBDIVISION									
1982-83	1,411	374	1,785	134	76	210	1,545	450	1,995
1983-84	1,747	356	2,103	132	183	315	1,879	539	2,418
1984-85 (a)	1,790	n.p.	n.p.	148	91	239	1,930	n.p.	n.p.
1984-85: July-Sept.	516	74	590	28	20	48	544	94	638
1985-86: July-Sept. (a)	n.p.	n.p.	n.p.	6	-	6	n.p.	n.p.	n.p.
1984: July	126	17	143	-	20	20	126	37	163
August	189	47	236	-	-	-	189	47	236
September	201	10	211	28	-	28	229	10	239
October	175	46	221	-	-	-	175	46	221
November	158	44	202	40	-	40	198	44	242
December	139	53	192	-	20	20	139	73	212
1985: January	118	73	191	5	-	5	123	73	196
February	142	26	168	2	-	2	144	26	170
March	159	55	214	1	-	1	160	55	215
April (a)	100	n.p.	n.p.	20	-	20	120	n.p.	n.p.
May (a)	130	n.p.	n.p.	52	37	89	180	n.p.	n.p.
June (a)	150	n.p.	n.p.	-	14	14	150	n.p.	n.p.
July (a)	n.p.	n.p.	n.p.	3	-	3	n.p.	n.p.	n.p.
August (a)	n.p.	n.p.	n.p.	3	-	3	n.p.	n.p.	n.p.
September (a)	n.p.	n.p.	n.p.	-	-	-	n.p.	n.p.	n.p.
HUNTER STATISTICAL DIVISION									
1982-83	2,541	619	3,160	302	144	446	2,843	763	3,606
1983-84	3,329	485	3,814	336	441	777	3,665	926	4,591
1984-85 (a)	2,940	n.p.	n.p.	308	189	497	3,230	n.p.	n.p.
1984-85: July-Sept.	858	89	947	74	18	92	932	107	1,039
1985-86: July-Sept. (a)	710	n.p.	n.p.	16	35	51	730	n.p.	n.p.
1984: July	262	21	283	26	16	42	288	37	325
August	325	54	379	-	-	-	325	54	379
September	271	14	285	48	2	50	319	16	335
October	281	101	382	23	-	23	304	101	405
November	269	58	327	-	18	18	269	76	345
December	199	18	217	53	-	53	252	18	270
1985: January	204	11	215	19	-	19	223	11	234
February	219	16	235	28	9	37	247	25	272
March	258	13	271	39	84	123	297	97	394
April (a)	160	n.p.	n.p.	4	-	4	160	n.p.	n.p.
May (a)	250	n.p.	n.p.	55	14	69	300	n.p.	n.p.
June (a)	240	n.p.	n.p.	13	46	59	250	n.p.	n.p.
July (a)	260	n.p.	n.p.	5	12	17	260	n.p.	n.p.
August (a)	250	n.p.	n.p.	2	23	25	250	n.p.	n.p.
September (a)	210	n.p.	n.p.	9	-	9	220	n.p.	n.p.

(a) Preliminary estimates. Figures for private sector and total dwelling units are rounded to the nearest 10 units.

TABLE 2. DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES
IN SELECTED STATISTICAL DIVISIONS AND SUBDIVISIONS (continued)
(NUMBER OF DWELLING UNITS)

See Explanatory Note 10. Figures for January 1985 and later periods are subject to revision.

Period	Private sector			Public sector			Total		
	Houses	Other residential buildings	Total dwelling units	Houses	Other residential buildings	Total dwelling units	Houses	Other residential buildings	Total dwelling units
ILLAWARRA STATISTICAL DIVISION									
1982-83	1,869	460	2,329	180	130	310	2,049	590	2,639
1983-84	2,282	294	2,576	153	131	284	2,435	425	2,860
1984-85 (a)	2,140	n.p.	n.p.	52	215	267	2,200	n.p.	n.p.
1984-85: July-Sept.	597	141	738	20	66	86	617	207	824
1985-86: July-Sept. (a)	610	n.p.	n.p.	22	17	39	630	n.p.	n.p.
1984: July	162	103	265	15	49	64	177	152	329
August	248	19	267	3	-	3	251	19	270
September	187	19	206	2	17	19	189	36	225
October	180	7	187	5	-	5	185	7	192
November	174	19	193	-	-	-	174	19	193
December	144	-	144	-	-	-	144	-	144
1985: January	157	28	185	-	-	-	157	28	185
February	191	47	238	4	64	68	195	111	306
March	180	48	228	6	-	6	186	48	234
April (a)	160	n.p.	n.p.	11	-	11	170	n.p.	n.p.
May (a)	180	n.p.	n.p.	6	23	29	190	n.p.	n.p.
June (a)	180	n.p.	n.p.	-	62	62	180	n.p.	n.p.
July (a)	200	n.p.	n.p.	3	17	20	210	n.p.	n.p.
August (a)	230	n.p.	n.p.	7	-	7	240	n.p.	n.p.
September (a)	170	n.p.	n.p.	12	-	12	180	n.p.	n.p.
MID-NORTH COAST STATISTICAL DIVISION									
1982-83	1,659	510	2,169	140	6	146	1,799	516	2,315
1983-84	2,188	468	2,656	127	58	185	2,315	526	2,841
1984-85 (a)	2,220	n.p.	n.p.	186	2	188	2,400	n.p.	n.p.
1984-85: July-Sept.	635	153	788	41	-	41	676	153	829
1985-86: July-Sept. (a)	620	n.p.	n.p.	26	-	26	650	n.p.	n.p.
1984: July	221	33	254	36	-	36	257	33	290
August	225	79	304	1	-	1	226	79	305
September	189	41	230	4	-	4	193	41	234
October	159	27	186	-	-	-	159	27	186
November	210	55	265	-	-	-	210	55	265
December	163	22	185	-	-	-	163	22	185
1985: January	147	43	190	15	-	15	162	43	205
February	190	37	227	3	-	3	193	37	230
March	185	27	212	31	2	33	216	29	245
April (a)	140	n.p.	n.p.	50	-	50	190	n.p.	n.p.
May (a)	150	n.p.	n.p.	46	-	46	190	n.p.	n.p.
June (a)	240	n.p.	n.p.	-	-	-	240	n.p.	n.p.
July (a)	190	n.p.	n.p.	6	-	6	200	n.p.	n.p.
August (a)	230	n.p.	n.p.	9	-	9	240	n.p.	n.p.
September (a)	200	n.p.	n.p.	11	-	11	220	n.p.	n.p.

(a) Preliminary estimates. Figures for private sector and total dwelling units are rounded to the nearest 10 units.