

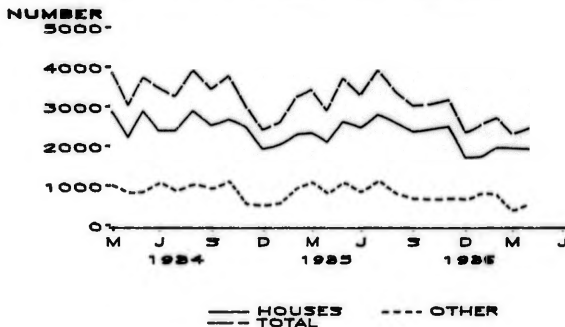
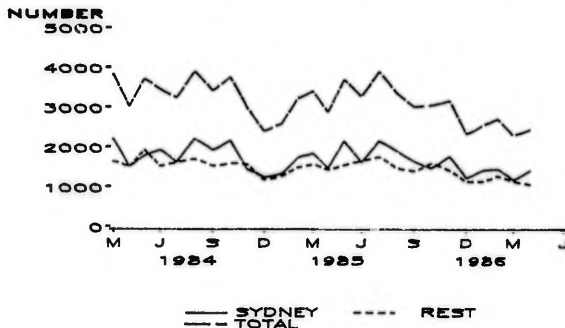
**DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES.****NEW SOUTH WALES, APRIL 1986 PRELIMINARY**

ENQUIRIES If you would like to obtain further information about these statistics, please ring Mr J. Middleton on (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 2001.

MAIN FEATURES

The preliminary estimate of the number of new private sector dwellings commenced in April 1986 (2,440) is 7% higher than March 1986 (2,280) and 27% lower than April 1985 (3,358). Comparing the ten month period ended April 1986 with the same period of the previous year, the number of new private sector dwellings commenced in New South Wales decreased by 11%.

NOTE: April 1986 Public Sector commencements are affected by a change in reporting practice. Refer to Explanatory Note 4.

**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 October 1985 to April 1986. (The data shown for periods up to September 1985 is published in greater geographic detail, in "Dwelling Unit Commencements Reported by Approving Authorities, New South Wales" July-September 1985 (Catalogue No. 8741.1).)

SCOPE AND COVERAGE

2. The preliminary estimates for October 1985 to April 1986 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.

4. The number of public sector commencements for March 1986 is affected significantly by a change in reporting arrangements by the NSW Department of Housing. Whilst the introduction of the new arrangements has had an effect on the figures for March and April 1986, the longer term effect on the series will be minimal.

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. 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 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.)

7. Commencement. For the purposes of this statistical series, a residential building 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.

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.

STATISTICAL AREAS OF NEW SOUTH WALES

9. 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 Regional Statistics, New South Wales (1304.1).

COMPARABILITY OF STATISTICS

10. 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

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

a. The figures for June 1985 and earlier months are not subject to revision. Figures for October 1985 - April 1986 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

12. 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

13. 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.

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

P. G. Howell
ACTING DEPUTY COMMONWEALTH STATISTICIAN

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

See Explanatory Note 11. Figures for July 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	12,981	5,188	18,169	800	2,023	2,823	13,781	7,211	20,992
1984-85: July to Apr.	10,858	4,482	15,340	560	1,332	1,892	11,418	5,814	17,232
1985-86: July to Apr. (a)(b)	10,350	3,580	13,930	249	1,287	1,536	10,600	4,870	15,470
1985: February	1,036	609	1,645	29	86	115	1,065	695	1,760
March	984	587	1,571	57	252	309	1,041	839	1,880
April	925	469	1,394	190	118	308	1,115	587	1,702
May	1,066	408	1,474	171	501	672	1,237	909	2,146
June	1,057	298	1,355	69	190	259	1,126	488	1,614
July	1,265	584	1,849	41	244	285	1,306	828	2,134
August	1,291	500	1,791	21	93	114	1,312	593	1,905
September	1,084	345	1,429	1	160	161	1,085	505	1,590
October (a)	1,090	270	1,360	14	74	88	1,100	340	1,450
November (a)	1,320	380	1,700	2	59	61	1,320	440	1,760
December (a)	770	310	1,080	30	98	128	800	410	1,210
1986: January (a)	740	270	1,010	87	316	403	830	580	1,410
February (a)	920	390	1,320	35	87	122	960	480	1,440
March (a) (b)	890	250	1,150	4	14	18	900	270	1,160
April (a) (b)	980	270	1,250	14	142	156	990	410	1,400
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	14,064	2,617	16,681	1,148	545	1,693	15,212	3,162	18,374
1984-85: July to Apr.	11,584	2,224	13,808	910	440	1,350	12,494	2,664	15,158
1985-86: July to Apr. (a)(b)	10,580	1,620	12,210	572	550	1,122	11,150	2,180	13,330
1985: February	1,178	190	1,368	84	73	157	1,262	263	1,525
March	1,186	180	1,366	136	86	222	1,322	266	1,588
April	1,103	288	1,391	185	80	265	1,288	368	1,656
May	1,176	168	1,344	195	37	232	1,371	205	1,576
June	1,304	225	1,529	43	68	111	1,347	293	1,640
July	1,337	280	1,617	88	36	124	1,425	316	1,741
August	1,224	174	1,398	41	68	109	1,265	242	1,507
September	1,211	184	1,395	42	-	42	1,253	184	1,437
October (a)	1,290	180	1,470	23	103	126	1,310	280	1,590
November (a)	1,100	160	1,260	75	62	137	1,180	220	1,400
December (a)	850	160	1,010	38	63	101	890	220	1,110
1986: January (a)	800	130	930	101	86	187	900	220	1,120
February (a)	900	150	1,050	103	117	220	1,000	270	1,270
March (a) (b)	1,020	90	1,110	12	-	12	1,030	90	1,120
April (a) (b)	860	110	970	49	15	64	910	130	1,040

See footnotes at end of table.

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

See Explanatory Note 11. Figures for July 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	27,045	7,805	34,850	1,948	2,568	4,516	28,993	10,373	39,366
1984-85: July to Apr.	22,442	6,706	29,148	1,470	1,772	3,242	23,912	8,478	32,390
1985-86: July to Apr. (a)(b)	20,930	5,210	26,140	821	1,837	2,658	21,760	7,040	28,800
1985: February	2,214	799	3,013	113	159	272	2,327	958	3,285
March	2,170	767	2,937	193	338	531	2,363	1,105	3,468
April	2,028	757	2,785	375	198	573	2,403	955	3,358
May	2,242	576	2,818	366	538	904	2,608	1,114	3,722
June	2,361	523	2,884	112	258	370	2,473	781	3,254
July	2,602	864	3,466	129	280	409	2,731	1,144	3,875
August	2,515	674	3,189	62	161	223	2,577	835	3,412
September	2,295	529	2,824	43	160	203	2,338	689	3,027
October (a)	2,380	450	2,830	37	177	214	2,410	630	3,040
November (a)	2,420	550	2,960	77	121	198	2,490	670	3,160
December (a)	1,620	470	2,100	68	161	229	1,690	630	2,320
1986: January (a)	1,540	400	1,940	188	402	590	1,720	800	2,530
February (a)	1,820	550	2,370	138	204	342	1,960	750	2,710
March (a) (b)	1,910	340	2,250	16	14	30	1,930	360	2,280
April (a) (b)	1,840	380	2,220	63	157	220	1,900	540	2,440

(a) Preliminary estimates. Figures for private sector and total dwelling units are rounded to the nearest 10 units. (b) See Explanatory Note 4.

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

See Explanatory Note 11. Figures for July 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	2,200	503	2,703	184	80	264	2,384	583	2,967
1984-85: July to Apr.	1,844	330	2,174	136	62	198	1,980	392	2,372
1985-86: July to Apr. (a)(b)	1,560	n.p.	n.p.	66	35	101	1,620	n.p.	n.p.
1985: February	161	29	190	8	-	8	169	29	198
March	191	45	236	-	14	14	191	59	250
April	155	23	178	37	-	37	192	23	215
May	203	81	284	39	-	39	242	81	323
June	153	92	245	9	18	27	162	110	272
July	207	28	235	32	-	32	239	28	267
August	213	19	232	11	13	24	224	32	256
September	171	29	200	-	12	12	171	41	212
October (a)	130	n.p.	n.p.	10	-	10	140	n.p.	n.p.
November (a)	230	n.p.	n.p.	-	-	-	230	n.p.	n.p.
December (a)	80	n.p.	n.p.	-	-	-	80	n.p.	n.p.
1986: January (a)	100	n.p.	n.p.	-	-	-	100	n.p.	n.p.
February (a)	130	n.p.	n.p.	9	10	19	140	n.p.	n.p.
March (a) (b)	150	n.p.	n.p.	4	-	4	150	n.p.	n.p.
April (a) (b)	160	n.p.	n.p.	-	-	-	160	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	5,990	811	6,801	374	327	701	6,364	1,138	7,502
1984-85: July to Apr.	5,035	650	5,685	252	148	400	5,287	798	6,085
1985-86: July to Apr. (a)(b)	4,540	n.p.	n.p.	126	320	446	4,660	n.p.	n.p.
1985: February	480	48	528	17	16	33	497	64	561
March	412	118	530	56	-	56	468	118	586
April	449	37	486	118	12	130	567	49	616
May	510	108	618	69	118	187	579	226	805
June	445	53	498	53	61	114	498	114	612
July	550	105	655	4	136	140	554	241	795
August	593	89	682	2	43	45	595	132	727
September	480	34	514	1	18	19	481	52	533
October (a)	430	n.p.	n.p.	4	14	18	430	n.p.	n.p.
November (a)	620	n.p.	n.p.	1	24	25	620	n.p.	n.p.
December (a)	370	n.p.	n.p.	-	-	-	370	n.p.	n.p.
1986: January (a)	340	n.p.	n.p.	79	24	103	420	n.p.	n.p.
February (a)	440	n.p.	n.p.	21	13	34	460	n.p.	n.p.
March (a) (b)	310	n.p.	n.p.	-	-	-	310	n.p.	n.p.
April (a) (b)	410	n.p.	n.p.	14	48	62	430	n.p.	n.p.

See footnotes at end of table.

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

See Explanatory Note 11. Figures for July 1985 and later periods are subject to revision.

Period	Private sector			Public sector			Total		
	Houses	Other resi- dential buildings	Total dwell- ing units	Houses	Other resi- dential buildings	Total dwell- ing units	Houses	Other resi- dential buildings	Total dwell- ing 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	1,894	475	2,369	147	91	238	2,041	566	2,607
1984-85: July to Apr.	1,545	410	1,955	96	52	148	1,641	462	2,103
1985-86: July to Apr. (a) (b)	n.p.	n.p.	n.p.	75	65	140	n.p.	n.p.	n.p.
1985: February	147	30	177	2	-	2	149	30	179
March	167	60	227	1	12	13	168	72	240
April	115	30	145	20	-	20	135	30	165
May	157	38	195	51	25	76	208	63	271
June	192	27	219	-	14	14	192	41	233
July	181	66	247	2	-	2	183	66	249
August	177	6	183	2	-	2	179	6	185
September	172	32	204	32	-	32	204	32	236
October (a)	n.p.	n.p.	n.p.	-	-	-	n.p.	n.p.	n.p.
November (a)	n.p.	n.p.	n.p.	1	-	1	n.p.	n.p.	n.p.
December (a)	n.p.	n.p.	n.p.	30	39	69	n.p.	n.p.	n.p.
1986: January (a)	n.p.	n.p.	n.p.	8	14	22	n.p.	n.p.	n.p.
February (a)	n.p.	n.p.	n.p.	-	12	12	n.p.	n.p.	n.p.
March (a) (b)	n.p.	n.p.	n.p.	-	-	-	n.p.	n.p.	n.p.
April (a) (b)	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	2,991	370	3,361	307	253	560	3,298	623	3,921
1984-85: July to Apr.	2,503	347	2,850	240	193	433	2,743	540	3,283
1985-86: July to Apr. (a) (b)	2,270	n.p.	n.p.	79	233	312	2,350	n.p.	n.p.
1985: February	224	16	240	28	9	37	252	25	277
March	264	17	281	39	84	123	303	101	404
April	198	37	235	4	64	68	202	101	303
May	249	17	266	54	14	68	303	31	334
June	239	6	245	13	46	59	252	52	304
July	263	56	319	5	12	17	268	68	336
August	265	40	305	2	23	25	267	63	330
September	245	7	252	9	-	9	254	7	261
October (a)	270	n.p.	n.p.	-	71	71	270	n.p.	n.p.
November (a)	180	n.p.	n.p.	7	11	18	190	n.p.	n.p.
December (a)	210	n.p.	n.p.	13	27	40	230	n.p.	n.p.
1986: January (a)	130	n.p.	n.p.	11	10	21	140	n.p.	n.p.
February (a)	190	n.p.	n.p.	30	64	94	220	n.p.	n.p.
March (a) (b)	280	n.p.	n.p.	-	-	-	280	n.p.	n.p.
April (a) (b)	230	n.p.	n.p.	2	15	17	240	n.p.	n.p.

See footnotes at end of table.

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

See Explanatory Note 11. Figures for July 1985 and later periods are subject to revision.

Period	Private sector			Public sector			Total		
	Houses	Other resi- dential buildings	Total dwell- ing units	Houses	Other resi- dential buildings	Total dwell- ing units	Houses	Other resi- dential buildings	Total dwell- ing 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	2,229	356	2,585	52	175	227	2,281	531	2,812
1984-85: July to Apr.	1,828	314	2,142	46	130	176	1,874	444	2,318
1985-86: July to Apr. (a)(b)	1,720	n.p.	n.p.	26	126	152	1,740	n.p.	n.p.
1985: February	194	53	247	4	64	68	198	117	315
March	182	48	230	6	-	6	188	48	236
April	197	18	215	11	-	11	208	18	226
May	198	15	213	6	23	29	204	38	242
June	203	27	230	-	22	22	203	49	252
July	224	47	271	3	17	20	227	64	291
August	235	21	256	7	-	7	242	21	263
September	184	34	218	12	-	12	196	34	230
October (a)	180	n.p.	n.p.	-	10	10	180	n.p.	n.p.
November (a)	170	n.p.	n.p.	-	-	-	170	n.p.	n.p.
December (a)	130	n.p.	n.p.	1	24	25	130	n.p.	n.p.
1986: January (a)	150	n.p.	n.p.	-	38	38	150	n.p.	n.p.
February (a)	140	n.p.	n.p.	-	37	37	140	n.p.	n.p.
March (a) (b)	180	n.p.	n.p.	1	-	1	180	n.p.	n.p.
April (a) (b)	140	n.p.	n.p.	2	-	2	140	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	2,240	427	2,667	184	2	186	2,424	429	2,853
1984-85: July to Apr.	1,851	371	2,222	140	2	142	1,991	373	2,364
1985-86: July to Apr. (a)(b)	1,620	n.p.	n.p.	40	28	68	1,660	n.p.	n.p.
1985: February	193	37	230	3	-	3	196	37	233
March	189	27	216	31	2	33	220	29	249
April	153	7	160	50	-	50	203	7	210
May	153	23	176	44	-	44	197	23	220
June	236	33	269	-	-	-	236	33	269
July	203	13	216	3	-	3	206	13	219
August	213	26	239	9	-	9	222	26	248
September	201	31	232	9	-	9	210	31	241
October (a)	200	n.p.	n.p.	-	-	-	200	n.p.	n.p.
November (a)	190	n.p.	n.p.	15	28	43	200	n.p.	n.p.
December (a)	90	n.p.	n.p.	-	-	-	90	n.p.	n.p.
1986: January (a)	110	n.p.	n.p.	-	-	-	110	n.p.	n.p.
February (a)	120	n.p.	n.p.	4	-	4	130	n.p.	n.p.
March (a) (b)	150	n.p.	n.p.	-	-	-	150	n.p.	n.p.
April (a) (b)	140	n.p.	n.p.	-	-	-	140	n.p.	n.p.

(a) Preliminary estimates. Figures for private sector and total dwelling units are rounded to the nearest 10 units. (b) See Explanatory Note 4.