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

INQUIRIES If you want to know more about these statistics, ring Mr M. Strange on Sydney (02)268-4261, call at the Australian Bureau of Statistics, St. Andrew's House, Sydney Square (George Street, next to Sydney Town Hall), 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 February 1985 (3,170) is 22% higher than the preliminary estimate of the number of new dwellings commenced in January 1985 (2,590) and 6% higher than the number commenced in February 1984 (2,990).

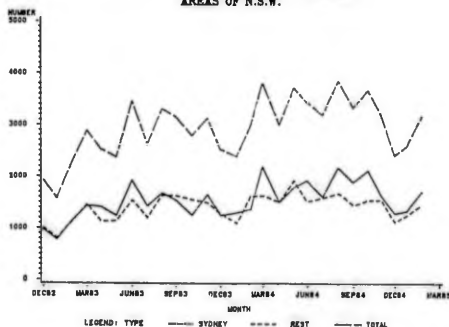
Comparing the eight months ended February 1985 with the same period of the previous year, the preliminary estimate of dwelling unit commencements for N.S.W. increased by 11% (25,390 compared with 22,868), houses increasing by 4% (17,961 to 18,740) and other dwellings increasing by 36% (4,907 to 6,650).

Over this same period, commencements of houses decreased in the Gosford-Wyong (-6%) Statistical Subdivision of Sydney and the Hunter (-6%), Illawarra (-5%) and Mid North Coast (-0.4%) Statistical Divisions. However, there was an increase in the South Western (4%) and Western (7%) Sydney Statistical Subdivisions.

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



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 July 1984 to February 1985. (The data shown for periods up to September 1984 is published in greater geographic detail, in "Dwelling Unit Commencements Reported by Approving Authorities, New South Wales" July-September 1984 (Catalogue No. 8741.1).)

SCOPE AND COVERAGE

2. The preliminary estimates for July 1984 to February 1985 are based on initial reports provided by local and other government authorities of the commencements of new houses and new other dwellings 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 'other 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 accommodations 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 dwellings 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 dwelling 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 June 1984 and earlier months are not subject to revision. Figures for July 1984 - February 1985 will be subject to revision as more complete data becomes 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 dwellings (and as a consequence total private dwellings, total other dwellings 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. Further information about New South Wales publications may be obtained in List of Publications (1101.1), which is available free of charge from this Office.

SYMBOLS AND OTHER USAGES

n.p	not available for publication
r	figure of series revised since previous issue
**	not applicable
—	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 July 1984 and later periods are subject to revision.

Period	Private sector			Public sector			Total		
	Houses	Other dwellings	Total dwellings	Houses	Other dwellings	Total dwellings	Houses	Other dwellings	Total dwellings
SYDNEY STATISTICAL DIVISION									
1981-82	12,075	8,286	20,361	154	441	595	12,229	8,727	20,956
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
1983-84: July-Feb.	8,034	1,998	10,032	351	1,043	1,394	8,385	3,041	11,426
1984-85: July-Feb. (a)	8,730	3,750	12,460	312	980	1,292	9,040	4,710	13,750
1983: December	904	152	1,056	26	164	190	930	316	1,246
1984: January	743	220	963	125	211	336	868	431	1,299
February	1,142	118	1,260	22	85	107	1,164	203	1,367
March	1,360	459	1,819	97	273	370	1,457	732	2,189
April	1,023	338	1,361	36	108	144	1,059	446	1,505
May	1,277	442	1,719	57	16	73	1,334	458	1,792
June	1,170	411	1,581	46	296	342	1,216	707	1,923
July	1,037	327	1,364	29	207	236	1,066	534	1,600
August	1,401	586	1,987	67	119	186	1,468	705	2,173
September	1,185	266	1,451	54	386	440	1,239	652	1,891
October (a)	1,270	720	2,000	26	96	122	1,300	820	2,120
November (a)	1,070	500	1,570	40	26	66	1,110	520	1,630
December (a)	840	430	1,260	5	20	25	840	450	1,290
1985: January (a)	890	350	1,240	62	40	102	950	390	1,340
February (a)	1,030	560	1,590	29	86	115	1,060	640	1,710
REST OF NEW SOUTH WALES									
1981-82	15,298	6,783	22,081	486	235	721	15,784	7,018	22,802
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
1983-84: July-Feb.	8,911	1,407	10,318	665	459	1,124	9,576	1,866	11,442
1984-85: July-Feb. (a)	9,110	1,660	10,770	594	276	870	9,710	1,930	11,630
1983: December	985	170	1,155	62	55	117	1,047	225	1,272
1984: January	856	109	965	37	83	120	893	192	1,085
February	1,267	158	1,425	75	123	198	1,342	281	1,623
March	1,280	204	1,484	101	44	145	1,381	248	1,629
April	1,135	267	1,402	11	83	94	1,146	350	1,496
May	1,416	304	1,720	121	80	201	1,537	384	1,921
June	1,080	260	1,340	72	100	172	1,152	360	1,512
July	1,108	242	1,350	157	80	237	1,265	322	1,587
August	1,342	294	1,636	17	21	38	1,359	315	1,674
September	1,122	150	1,272	97	72	169	1,219	222	1,441
October (a)	1,250	260	1,510	35	4	39	1,290	260	1,550
November (a)	1,280	240	1,520	12	22	34	1,290	260	1,550
December (a)	900	140	1,030	81	4	85	980	140	1,120
1985: January (a)	970	170	1,140	111	-	111	1,080	170	1,250
February (a)	1,140	170	1,310	84	73	157	1,220	240	1,460

(a) Preliminary estimates. Figures for private sector and total dwellings 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 July 1984 and later periods are subject to revision.

Period	Private sector			Public sector			Total		
	Houses	Other dwell-ings	Total dwell-ings	Houses	Other dwell-ings	Total dwell-ings	Houses	Other dwell-ings	Total dwell-ings
TOTAL, NEW SOUTH WALES									
1981-82	27,373	15,069	42,442	640	676	1,316	28,013	15,745	43,758
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
1983-84: July-Feb.	16,945	3,405	20,350	1,016	1,502	2,518	17,961	4,907	22,868
1984-85: July-Feb. (a)	17,820	5,390	23,220	906	1,256	2,162	18,740	6,650	25,390
1983: December	1,889	322	2,211	88	219	307	1,977	541	2,518
1984: January	1,599	329	1,928	162	294	456	1,761	623	2,384
February	2,409	276	2,685	97	208	305	2,506	484	2,990
March	2,640	663	3,303	198	317	515	2,838	980	3,818
April	2,158	605	2,763	47	191	238	2,205	796	3,001
May	2,693	746	3,439	178	96	274	2,871	842	3,713
June	2,250	671	2,921	118	396	514	2,368	1,067	3,435
July	2,145	569	2,714	186	287	473	2,331	856	3,187
August	2,743	880	3,623	84	140	224	2,827	1,020	3,847
September	2,307	416	2,723	151	458	609	2,458	874	3,332
October (a)	2,520	980	3,510	61	100	161	2,590	1,080	3,670
November (a)	2,340	740	3,080	52	48	100	2,400	790	3,180
December (a)	1,730	560	2,300	86	24	110	1,820	590	2,410
1985: January (a)	1,860	520	2,380	173	40	213	2,030	560	2,590
February (a)	2,170	720	2,900	113	159	272	2,280	880	3,170

(a) Preliminary estimates. Figures for private sector and total dwellings 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 July 1984 and later periods are subject to revision.

Period	Private sector			Public sector			Total		
	Houses	Other dwell- ings	Total dwell- ings	Houses	Other dwell- ings	Total dwell- ings	Houses	Other dwell- ings	Total dwell- ings
SOUTH WESTERN SYDNEY SUBDIVISION									
1981-82	1,833	836	2,669	13	45	58	1,846	881	2,727
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
1983-84: July-Feb.	1,439	309	1,748	78	193	271	1,517	502	2,019
1984-85: July-Feb. (a)	1,490	n.p.	n.p.	98	48	146	1,580	n.p.	n.p.
1983: December	145	-	145	-	-	-	145	-	145
1984: January	124	30	154	-	-	-	124	30	154
February	238	39	277	4	-	4	242	39	281
March	273	110	383	-	-	-	273	110	383
April	181	32	213	11	31	42	192	63	255
May	223	6	229	-	-	-	223	6	229
June	199	40	239	-	39	39	199	79	278
July	185	4	189	-	-	-	185	4	189
August	256	45	301	31	39	70	287	84	371
September	194	79	273	-	-	-	194	79	273
October (a)	210	n.p.	n.p.	25	9	34	230	n.p.	n.p.
November (a)	210	n.p.	n.p.	-	-	-	210	n.p.	n.p.
December (a)	160	n.p.	n.p.	4	-	4	160	n.p.	n.p.
1985: January (a)	120	n.p.	n.p.	30	-	30	150	n.p.	n.p.
February (a)	150	n.p.	n.p.	8	-	8	160	n.p.	n.p.
WESTERN SYDNEY SUBDIVISION									
1981-82	4,798	1,362	6,160	37	235	272	4,835	1,597	6,432
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
1983-84: July-Feb.	3,865	268	4,133	121	136	257	3,986	404	4,390
1984-85: July-Feb. (a)	4,230	n.p.	n.p.	78	136	214	4,280	n.p.	n.p.
1983: December	441	68	509	1	-	1	442	68	510
1984: January	359	9	368	84	49	133	443	58	501
February	511	24	535	12	14	26	523	38	561
March	640	57	697	85	10	95	725	67	792
April	459	75	534	21	-	21	480	75	555
May	577	94	671	57	6	63	634	100	734
June	561	80	641	2	12	14	563	92	655
July	489	85	574	1	37	38	490	122	612
August	628	69	697	6	16	22	634	85	719
September	527	19	546	26	67	93	553	86	639
October (a)	640	n.p.	n.p.	1	-	1	640	n.p.	n.p.
November (a)	560	n.p.	n.p.	-	-	-	560	n.p.	n.p.
December (a)	400	n.p.	n.p.	-	-	-	400	n.p.	n.p.
1985: January (a)	490	n.p.	n.p.	27	-	27	510	n.p.	n.p.
February (a)	490	n.p.	n.p.	17	16	33	500	n.p.	n.p.

(a) Preliminary estimates. Figures for private sector and total dwellings 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 July 1984 and later periods are subject to revision.

Period	Private sector			Public sector			Total		
	Houses	Other dwell-ings	Total dwell-ings	Houses	Other dwell-ings	Total dwell-ings	Houses	Other dwell-ings	Total dwell-ings
GOSFORD-WYONG SUBDIVISION									
1981-82	1,883	583	2,466	23	-	23	1,906	583	2,489
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
1983-84: July-Feb.	1,084	228	1,312	82	87	169	1,166	315	1,481
1984-85: July-Feb. (a)	1,030	n.p.	n.p.	75	40	115	1,100	n.p.	n.p.
1983: December	130	27	157	25	39	64	155	66	221
1984: January	103	50	153	41	37	78	144	87	231
February	145	37	182	5	-	5	150	37	187
March	185	9	194	12	39	51	197	48	245
April	147	3	150	1	-	1	148	3	151
May	167	56	223	-	-	-	167	56	223
June	164	60	224	37	57	94	201	117	318
July	124	17	141	-	20	20	124	37	161
August	180	47	227	-	-	-	180	47	227
September	196	10	206	28	-	28	224	10	234
October (a)	120	n.p.	n.p.	-	-	-	120	n.p.	n.p.
November (a)	90	n.p.	n.p.	40	-	40	130	n.p.	n.p.
December (a)	100	n.p.	n.p.	-	20	20	100	n.p.	n.p.
1985: January (a)	90	n.p.	n.p.	5	-	5	100	n.p.	n.p.
February (a)	130	n.p.	n.p.	2	-	2	130	n.p.	n.p.
HUNTER STATISTICAL DIVISION									
1981-82	3,386	1,298	4,684	195	11	206	3,581	1,309	4,890
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
1983-84: July-Feb.	2,185	278	2,463	181	277	458	2,366	555	2,921
1984-85: July-Feb.	2,030	n.p.	n.p.	195	45	240	2,230	n.p.	n.p.
1983: December	219	25	244	-	55	55	219	80	299
1984: January	180	17	197	2	24	26	182	41	223
February	312	2	314	21	121	142	333	123	456
March	287	38	325	27	26	53	314	64	378
April	271	73	344	1	11	12	272	84	356
May	344	70	414	79	52	131	423	122	545
June	242	26	268	48	75	123	290	101	391
July	258	21	279	26	16	42	284	37	321
August	321	54	375	-	-	-	321	54	375
September	266	9	275	48	2	50	314	11	325
October (a)	280	n.p.	n.p.	23	-	23	310	n.p.	n.p.
November (a)	260	n.p.	n.p.	1	18	19	260	n.p.	n.p.
December (a)	190	n.p.	n.p.	50	-	50	250	n.p.	n.p.
1985: January (a)	220	n.p.	n.p.	19	-	19	240	n.p.	n.p.
February (a)	230	n.p.	n.p.	28	9	37	260	n.p.	n.p.

(a) Preliminary estimates. Figures for private sector and total dwellings 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 July 1984 and later periods are subject to revision.

Period	Private sector			Public sector			Total		
	Houses	Other dwell-ings	Total dwell-ings	Houses	Other dwell-ings	Total dwell-ings	Houses	Other dwell-ings	Total dwell-ings
ILLAWARRA STATISTICAL DIVISION									
1981-82	2,567	682	3,249	34	115	149	2,601	797	3,398
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
1983-84: July-Feb.	1,445	190	1,635	92	27	119	1,537	217	1,754
1984-85: July-Feb. (a)	1,440	n.p.	n.p.	29	130	159	1,460	n.p.	n.p.
1983: December	140	17	157	3	-	3	143	17	160
1984: January	172	10	182	20	-	20	192	10	202
February	198	42	240	23	-	23	221	42	263
March	220	5	225	38	14	52	258	19	277
April	190	15	205	1	39	40	191	54	245
May	246	48	294	18	28	46	264	76	340
June	181	36	217	4	23	27	185	59	244
July	156	103	259	15	49	64	171	152	323
August	241	19	260	3	-	3	244	19	263
September	180	19	199	2	17	19	182	36	218
October (a)	180	n.p.	n.p.	5	-	5	190	n.p.	n.p.
November (a)	180	n.p.	n.p.	-	-	-	180	n.p.	n.p.
December (a)	150	n.p.	n.p.	-	-	-	150	n.p.	n.p.
1985: January (a)	160	n.p.	n.p.	-	-	-	160	n.p.	n.p.
February (a)	190	n.p.	n.p.	4	64	68	190	n.p.	n.p.
MID-NORTH COAST STATISTICAL DIVISION									
1981-82	2,011	1,249	3,260	7	28	35	2,018	1,277	3,295
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
1983-84: July-Feb.	1,435	302	1,737	111	58	169	1,546	360	1,906
1984-85: July-Feb. (a)	1,460	n.p.	n.p.	59	-	59	1,540	n.p.	n.p.
1983: December	175	40	215	7	-	7	182	40	222
1984: January	134	25	159	12	38	50	146	63	209
February	209	15	224	4	-	4	213	15	228
March	181	53	234	5	-	5	186	53	239
April	187	29	216	6	-	6	193	29	222
May	235	60	295	2	-	2	237	60	297
June	150	24	174	3	-	3	153	24	177
July	214	33	247	36	-	36	250	33	283
August	214	79	293	1	-	1	215	79	294
September	175	23	198	4	-	4	179	23	202
October (a)	150	n.p.	n.p.	-	-	-	150	n.p.	n.p.
November (a)	210	n.p.	n.p.	-	-	-	210	n.p.	n.p.
December (a)	160	n.p.	n.p.	-	-	-	160	n.p.	n.p.
1985: January (a)	140	n.p.	n.p.	15	-	15	160	n.p.	n.p.
February (a)	200	n.p.	n.p.	3	-	3	210	n.p.	n.p.

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