



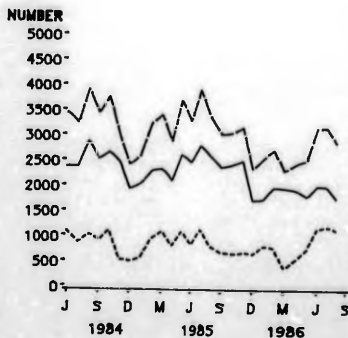
## DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES, NEW SOUTH WALES AUGUST 1986 PRELIMINARY

ENQUIRIES If you would like to obtain further information about these statistics, please ring Dave Barnes on (02) 268 4276; 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

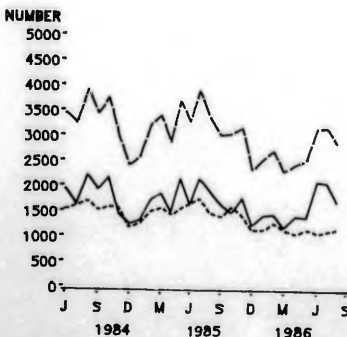
- At 2,840 the estimated number of new dwellings commenced in N.S.W. in August 1986 is 10% lower than July 1986 (3,160) and 17% lower than August 1985 (3,412).
- The drop of around 1,000 private sector dwelling unit commencements between July and August was partly offset by an increase for the public sector of almost 700.
- The number of private sector commencements for August 1986 (1,760) is the lowest recorded for any month since January 1983 (1,570).

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



DWELLING — HOUSES ---- OTHER  
--- TOTAL

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



AREA — SYDNEY ---- REST  
--- TOTAL

## 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 August 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 August 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 had an effect on the figures for March, April and May 1986, there has been no longer term effect on the series.

## 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, statistical local areas are aggregated into statistical divisions and sub-divisions.

Details of the boundaries of these geographic areas are provided in the Explanatory Notes to Building Approvals, New South Wales (July 1986) (8731.1).

#### 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 - August 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 (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 dwelling units, total other

residential buildings and total dwelling units) 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 (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  
r revised

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

JOHN WILSON  
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									
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
1985-86 (a) (b)	r12,180	r4,410	r16,590	r302	r2,041	r2,343	r12,480	r6,450	r18,930
1985-86: July to Aug.	2,556	1,084	3,640	62	337	399	2,618	1,421	4,039
1986-87: July to Aug. (a)(b)	1,720	820	2,540	186	1,002	1,188	1,910	1,820	3,730
1985: 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
May (a) (b)	820	270	1,090	4	266	270	830	530	1,360
June (a)	1,000	560	1,560	49	488	537	1,050	1,040	2,100
July (a)	1,040	700	1,740	9	303	312	1,040	1,000	2,050
August (a)	690	120	810	177	699	876	860	820	1,680
REST OF NEW SOUTH WALES									
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
1985-86 (a) (b)	r12,300	r1,820	r14,120	r746	r668	r1,414	r13,040	r2,490	r15,530
1985-86: July to Aug.	2,561	454	3,015	129	104	233	2,690	558	3,248
1986-87: July to Aug. (a)(b)	1,620	360	1,980	170	125	295	1,790	480	2,280
1985: 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
May (a) (b)	890	140	1,030	53	63	116	940	200	1,150
June (a)	830	50	880	121	55	176	950	110	1,060
July (a)	840	190	1,030	80	6	86	920	200	1,120
August (a)	780	170	950	90	119	209	870	290	1,160

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 dwelling units	Houses	Other residential buildings	Total dwelling units	Houses	Other residential buildings	Total dwelling units
TOTAL NEW SOUTH WALES									
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
1985-86 (a) (b)	r24,480	r6,230	r30,700	r1,048	r2,709	r3,757	r25,530	r8,930	r34,460
1985-86: July to Aug.	5,117	1,538	6,655	191	441	632	5,308	1,979	7,287
1986-87: July to Aug. (a)(b)	3,340	1,180	4,520	356	1,127	1,483	3,700	2,300	6,010
1985: 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
May (a) (b)	1,720	410	2,130	57	329	386	1,770	740	2,510
June (a)	1,830	610	2,440	170	543	713	2,000	1,150	3,150
July (a)	1,880	890	2,770	89	309	398	1,960	1,200	3,160
August (a)	1,470	290	1,760	267	818	1,085	1,740	1,100	2,840

(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 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
HUNTER STATISTICAL DIVISION									
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
1985-86 (a) (b)	r2,660	n.p.	n.p.	r113	r233	r346	r2,780	n.p.	n.p.
1985-86: July to Aug.	528	96	624	7	35	42	535	131	666
1986-87: July to Aug. (a)(b)	310	n.p.	n.p.	2	113	115	310	n.p.	n.p.
1985: 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.
May (a) (b)	230	n.p.	n.p.	29	-	29	260	n.p.	n.p.
June (a)	160	n.p.	n.p.	5	-	5	170	n.p.	n.p.
July (a)	160	n.p.	n.p.	2	-	2	160	n.p.	n.p.
August (a)	160	n.p.	n.p.	-	113	113	160	n.p.	n.p.
ILLAWARRA STATISTICAL DIVISION									
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
1985-86 (a) (b)	r2,030	n.p.	n.p.	r26	r236	r262	r2,060	n.p.	n.p.
1985-86: July to Aug.	459	68	527	10	17	27	469	85	554
1986-87: July to Aug. (a)(b)	290	n.p.	n.p.	80	-	80	370	n.p.	n.p.
1985: 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.
May (a) (b)	150	n.p.	n.p.	-	59	59	150	n.p.	n.p.
June (a)	160	n.p.	n.p.	-	51	51	160	n.p.	n.p.
July (a)	180	n.p.	n.p.	18	-	18	200	n.p.	n.p.
August (a)	110	n.p.	n.p.	62	-	62	170	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
MID-NORTH COAST STATISTICAL DIVISION									
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
1985-86 (a) (b)	r1,900	n.p.	n.p.	r71	r28	r99	r1,970	n.p.	n.p.
1985-86: July to Aug.	416	39	455	12	-	12	428	39	467
1986-87: July to Aug. (a)(b)	260	n.p.	n.p.	27	-	27	290	n.p.	n.p.
1985: 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.
May (a) (b)	160	n.p.	n.p.	10	-	10	170	n.p.	n.p.
June (a)	120	n.p.	n.p.	21	-	21	140	n.p.	n.p.
July (a)	140	n.p.	n.p.	27	-	27	170	n.p.	n.p.
August (a)	120	n.p.	n.p.	-	-	-	120	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.

PUBLICATIONS ISSUED BY AUSTRALIAN BUREAU OF STATISTICS (NEW SOUTH WALES OFFICE)

The Deputy Commonwealth Statistician issues a large range of publications presenting statistics relating to New South Wales. All of these are obtainable from the Australian Bureau of Statistics, St. Andrew's House, Sydney Square (George Street, next to Sydney Town Hall), Sydney.

The New South Wales Year Book presents a comprehensive statistical survey of the social, demographic, and economic structure and growth of the State, and describes the legislative provisions and administrative arrangements which are of significance for a proper interpretation and analysis of the statistics of the State. The Pocket Year Book and New South Wales In Brief contain a wide range of statistical and other material in compact form and are useful for handy reference. More recent statistics are available in the Monthly Summary of Statistics. The Regional Statistics presents a selection of the more important statistics available for geographical areas of the State. More detailed statistics relating to matters treated generally in the above publications are available in the various Subject Bulletins, which range from preliminary monthly statements to detailed bulletins presenting the results of periodic censuses, etc. The date of release and current price of the more important bulletins issued by this Office appears below.

Catalogue No.	Publication	Month of Issue	Price (\$)	
			Excl. postage	Incl. postage
1300.1	New South Wales Year Book, No. 70, 1986 (softcover)	May 1986	27.50	30.70
1301.1	New South Wales Year Book, No. 70, 1986 (hardcover)	May 1986	32.50	35.70
1302.1	Pocket Year Book of New South Wales, 1986	May 1986	2.80	3.50
1303.1	New South Wales In Brief, 1986	June 1986	Free	Free
1304.1	Regional Statistics, New South Wales, 1986	Dec. 1985	1.80	2.60
1305.1	Monthly Summary of Statistics, September 1986 Census 1981	Sept. 1986	1.20	2.10
2201.1	Families with Children under 16 Years	Nov. 1984	1.70	2.40
2202.1	Internal Migration between 1976 and 1981 by Local Govt. Areas Characteristics of Persons and Dwellings In Local Govt. Areas	Mar. 1984	1.70	2.40
2401.1	Part 1, Sydney, Hunter and Illawarra Statistical Divisions	Feb. 1983	1.50	2.20
2402.1	Part 2, Balance of State	Feb. 1983	3.10	4.30
3101.1	Population and Migration, 1984	Apr. 1986	1.20	2.10
3208.1	Estimated Resident Population and Components of Change In Population of Local Government Areas, 1976 to 1981	Sept. 1983	1.00	1.70
3210.1	Est. Resident Pop. In Local Govt. Areas, (Prelim.), June 1985	Apr. 1986	Free	Free
3302.1	Causes of Death, 1984	Apr. 1986	Free	Free
3303.1	Perinatal Deaths, 1984	Apr. 1986	1.20	2.10
3304.1	Divorces, 1985	July 1986	Free	Free
3305.1	Marriages, 1985	Aug. 1986	Free	Free
3306.1	Births, 1984	Nov. 1985	1.10	1.90
3307.1	Deaths, 1984	Apr. 1986	1.20	2.10
4202.1	Schools, 1984	May 1986	1.20	2.10
4203.1	Tertiary Education, 1984	Apr. 1986	Free	Free
4310.1	Census of Mental Health and Long-Stay In-Patients In Hospitals and Nursing Homes, 1984	Apr. 1986	1.20	2.10
4502.1	Higher Criminal Courts, 1983	July 1985	1.80	2.60
5502.1	Local Government Finance, 1984	May 1986	1.90	2.80
6201.1	The Labour Force (Including Regional Estimates), (quarterly) May 1986	Aug. 1986	1.90	2.80
7221.1	Livestock and Livestock Products, 1984-85	July 1986	1.90	2.80
7321.1	Crops and Pastures, 1984-85	July 1986	1.90	2.80
7322.1	Fruit, 1984-85	July 1986	1.20	2.10
7411.1	Agricultural Land Use and Selected Inputs, 1984-85	May 1986	1.20	2.10
7501.1	Value of Agricultural Commodities Produced, 1984-85 Census of Manufacturing Establishments -	Aug. 1986	1.20	2.10
8201.1	Summary of Operations, by Industry Class, 1984-85	Sept. 1986	Free	Free
8203.1	Small Area Statistics, by Industry, 1983-84	Dec. 1985	1.80	2.60
8204.1	Selected Items of Data Classified by Industry and Employment Size, 1983-84	Dec. 1985	Free	Free
8401.1	Mining, 1984-85	Aug. 1986	Free	Free
8635.1	Tourist Accommodation, June Quarter 1986	Sept. 1986	Free	Free
8731.1	Building Approvals, (monthly) August 1986	Sept. 1986	Free	Free
8741.1	Dwelling Unit Commencements Reported by Approving Authorities July - September 1985	Apr. 1986	Free	Free
8752.1	Building Activity, March Quarter 1986	Sept. 1986	1.20	2.10