

DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES SOUTH AUSTRALIA, AUGUST 1996

MAIN FEATURES

- Approving authorities reported 376 new dwelling unit commencements during August 1996. Of these, 334 were private sector houses and 42 were new dwelling units within other residential buildings.
- The Adelaide Statistical Division (ASD) accounted for 211 of the new dwelling units commenced during August, with 165 reported in the rest of the State.
- Within the ASD, Munno Para reported the most private sector house commencements with 25, followed by Noarlunga (20), Enfield (17) and both Salisbury and Willunga with 14.
- St Peters Municipality reported 19 new dwelling unit commencements within other residential buildings.
- Outside the ASD, the regions with the most private sector house commencements were Mount Gambier (14), and Port Elliot and Goolwa with 9.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of the number of new dwelling units reported by approving authorities as having commenced. Data for selected 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.

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 townhouses, duplexes, apartment buildings etc.).

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Jeff Bulger on Adelaide (08) 8237 7590 or any ABS State Office.
- for information about other ABS statistics and services please contact Information Services on Adelaide (08) 8237 7100, call at 55 Currie Street, Adelaide, or write to Information Services, ABS,

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 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.

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, South Australia (8731.4) – issued monthly

Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) – issued quarterly

Building Activity, South Australia (8752.4) – 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

— nil or rounded to zero

P.M. GARDNER
Regional Director

TABLE 1 - NUMBER OF NEW DWELLING UNITS COMMENCED BY OWNERSHIP AND TYPE OF RESIDENTIAL BUILDING

| | Houses | | | Other residential buildings | | | Total | | |
|-------------------------------|----------------|---------------|-------|-----------------------------|---------------|-------|----------------|---------------|--------------|
| | Private sector | Public sector | Total | Private sector | Public sector | Total | Private sector | Public sector | Period Total |
| ADELAIDE STATISTICAL DIVISION | | | | | | | | | |
| 1993-94 | 6,265 | 405 | 6,670 | 1,369 | 312 | 1,681 | 7,634 | 717 | 8,351 |
| 1994-95 | 5,260 | 443 | 5,703 | 1,000 | 160 | 1,160 | 6,260 | 603 | 6,863 |
| 1995-96 | 2,854 | 159 | 3,013 | 836 | 25 | 861 | 3,690 | 184 | 3,874 |
| 1994-95 -- | | | | | | | | | |
| June | 297 | 30 | 327 | 20 | 6 | 26 | 317 | 36 | 353 |
| 1995-96 -- | | | | | | | | | |
| July | 212 | 2 | 214 | 45 | — | 45 | 257 | 2 | 259 |
| Aug. | 403 | 1 | 404 | 107 | 6 | 113 | 510 | 7 | 517 |
| Sept. | 255 | 17 | 272 | 63 | 2 | 65 | 318 | 19 | 337 |
| Oct. | 231 | 9 | 240 | 77 | — | 77 | 308 | 9 | 317 |
| Nov. | 245 | 1 | 246 | 68 | 11 | 79 | 313 | 12 | 325 |
| Dec. | 187 | 50 | 237 | 114 | 2 | 116 | 301 | 52 | 353 |
| Jan. | 188 | 8 | 196 | 120 | 2 | 122 | 308 | 10 | 318 |
| Feb. | 159 | 6 | 165 | 36 | — | 36 | 195 | 6 | 201 |
| Mar. | 217 | 10 | 227 | 59 | — | 59 | 276 | 10 | 286 |
| Apr. | 389 | 46 | 435 | 103 | 2 | 105 | 492 | 48 | 540 |
| May | 152 | 6 | 158 | 23 | — | 23 | 175 | 6 | 181 |
| June | 216 | 3 | 219 | 21 | — | 21 | 237 | 3 | 240 |
| July | 255 | 10 | 265 | 36 | 4 | 40 | 291 | 14 | 305 |
| Aug. | 183 | — | 183 | 28 | — | 28 | 211 | — | 211 |
| SOUTH AUSTRALIA | | | | | | | | | |
| 1993-94 | 9,133 | 440 | 9,573 | 1,538 | 323 | 1,861 | 10,671 | 763 | 11,434 |
| 1994-95 | 7,739 | 449 | 8,188 | 1,197 | 191 | 1,388 | 8,936 | 640 | 9,576 |
| 1995-96 | 4,686 | 164 | 4,850 | 967 | 27 | 994 | 5,653 | 191 | 5,844 |
| 1994-95 -- | | | | | | | | | |
| June | 490 | 32 | 522 | 35 | 13 | 48 | 525 | 45 | 570 |
| 1995-96 -- | | | | | | | | | |
| July | 391 | 2 | 393 | 48 | — | 48 | 439 | 2 | 441 |
| Aug. | 591 | 1 | 592 | 121 | 6 | 127 | 712 | 7 | 719 |
| Sept. | 418 | 20 | 438 | 80 | 4 | 84 | 498 | 24 | 522 |
| Oct. | 375 | 9 | 384 | 92 | — | 92 | 467 | 9 | 476 |
| Nov. | 415 | 1 | 416 | 88 | 11 | 99 | 503 | 12 | 515 |
| Dec. | 333 | 50 | 383 | 130 | 2 | 132 | 463 | 52 | 515 |
| Jan. | 308 | 9 | 317 | 126 | 2 | 128 | 434 | 11 | 445 |
| Feb. | 306 | 6 | 312 | 39 | — | 39 | 345 | 6 | 351 |
| Mar. | 371 | 10 | 381 | 77 | — | 77 | 448 | 10 | 458 |
| Apr. | 603 | 46 | 649 | 109 | 2 | 111 | 712 | 48 | 760 |
| May | 243 | 6 | 249 | 34 | — | 34 | 277 | 6 | 283 |
| June | 332 | 4 | 336 | 23 | — | 23 | 355 | 4 | 359 |
| July | 398 | 13 | 411 | 36 | 4 | 40 | 434 | 17 | 451 |
| Aug. | 334 | — | 334 | 42 | — | 42 | 376 | — | 376 |

TABLE 2 – NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS, AUGUST 1996

| Statistical local area | Houses | | | Other residential buildings | | | Total | | |
|-------------------------------|----------------|---------------|------------|-----------------------------|---------------|-----------|----------------|---------------|------------|
| | Private sector | Public sector | Total | Private sector | Public sector | Total | Private sector | Public sector | Total |
| ADELAIDE STATISTICAL DIVISION | | | | | | | | | |
| Adelaide (C) | 1 | — | 1 | — | — | — | 1 | — | 1 |
| Brighton (C) | 2 | — | 2 | — | — | — | 2 | — | 2 |
| Burnside (C) | 4 | — | 4 | — | — | — | 4 | — | 4 |
| Campbelltown (C) | 4 | — | 4 | — | — | — | 4 | — | 4 |
| East Torrens (C) | — | — | — | — | — | — | — | — | — |
| Elizabeth (C) | 1 | — | 1 | — | — | — | 1 | — | 1 |
| Enfield (C) Pt A and Pt B | 17 | — | 17 | — | — | — | 17 | — | 17 |
| Gawler (M) | 7 | — | 7 | — | — | — | 7 | — | 7 |
| Glenside (C) | 5 | — | 5 | — | — | — | 5 | — | 5 |
| Happy Valley (C) | 10 | — | 10 | — | — | — | 10 | — | 10 |
| Henley and Grange (C) | 1 | — | 1 | — | — | — | 1 | — | 1 |
| Hindmarsh and Woodville (C) | 9 | — | 9 | — | — | — | 9 | — | 9 |
| Kensington and Norwood (C) | — | — | — | — | — | — | — | — | — |
| Marion (C) | 11 | — | 11 | 5 | — | 5 | 16 | — | 16 |
| Mitcham (C) | 7 | — | 7 | — | — | — | 7 | — | 7 |
| Munno Para (C) | 25 | — | 25 | — | — | — | 25 | — | 25 |
| Noarlunga (C) | 20 | — | 20 | — | — | — | 20 | — | 20 |
| Payneham (C) | 4 | — | 4 | 2 | — | 2 | 6 | — | 6 |
| Port Adelaide (C) | 2 | — | 2 | — | — | — | 2 | — | 2 |
| Prospect (C) | — | — | — | — | — | — | — | — | — |
| St Peters (M) | — | — | — | 19 | — | 19 | 19 | — | 19 |
| Salisbury (C) | 14 | — | 14 | — | — | — | 14 | — | 14 |
| Stirling (DC) | 1 | — | 1 | — | — | — | 1 | — | 1 |
| Tea Tree Gully (C) | 10 | — | 10 | — | — | — | 10 | — | 10 |
| Thebarton (M) | 1 | — | 1 | — | — | — | 1 | — | 1 |
| Unley (C) | 4 | — | 4 | 2 | — | 2 | 6 | — | 6 |
| Walkerville (M) | — | — | — | — | — | — | — | — | — |
| West Torrens (C) | 9 | — | 9 | — | — | — | 9 | — | 9 |
| Willunga (DC) | 14 | — | 14 | — | — | — | 14 | — | 14 |
| Woodville (C) | — | — | — | — | — | — | — | — | — |
| Unincorporated | — | — | — | — | — | — | — | — | — |
| Total | 183 | — | 183 | 28 | — | 28 | 211 | — | 211 |
| REST OF STATE | | | | | | | | | |
| Barossa (DC) | 3 | — | 3 | — | — | — | 3 | — | 3 |
| Light (DC) | 5 | — | 5 | — | — | — | 5 | — | 5 |
| Mallala (DC) | 6 | — | 6 | — | — | — | 6 | — | 6 |
| Mount Barker (DC) | 2 | — | 2 | — | — | — | 2 | — | 2 |
| Mount Gambier (C) | 14 | — | 14 | — | — | — | 14 | — | 14 |
| Murray Bridge (RC) | 2 | — | 2 | 2 | — | 2 | 4 | — | 4 |
| Northern Yorke Peninsula (DC) | 5 | — | 5 | — | — | — | 5 | — | 5 |
| Port Augusta (C) | 2 | — | 2 | — | — | — | 2 | — | 2 |
| Port Elliot and Goolwa (DC) | 9 | — | 9 | — | — | — | 9 | — | 9 |
| Port Lincoln (C) | 5 | — | 5 | — | — | — | 5 | — | 5 |
| Port Pirie (C) | 1 | — | 1 | — | — | — | 1 | — | 1 |
| Strathalbyn (DC) | 1 | — | 1 | — | — | — | 1 | — | 1 |
| Victor Harbor (DC) | 6 | — | 6 | — | — | — | 6 | — | 6 |
| Whyalla (C) | 2 | — | 2 | — | — | — | 2 | — | 2 |
| Other | 88 | — | 88 | 12 | — | 12 | 100 | — | 100 |
| Total | 151 | — | 151 | 14 | — | 14 | 165 | — | 165 |
| South Australia | 334 | — | 334 | 42 | — | 42 | 376 | — | 376 |

(C) Municipality with city status (DC) District Council (M) Municipality (RC) Rural City

