

DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES, SOUTH AUSTRALIA, OCTOBER 1994

MAIN FEATURES

- Approving authorities reported 907 new dwelling unit commencements during October 1994, a decrease of 7.3% on the September figure of 978.
- The Adelaide Statistical Division (ASD) accounted for 658 of the new dwelling units commenced, a decrease of 42 from last month. This fall was caused by fewer reported commencements for private and public sector houses.
- Within the ASD, Marion reported 68 commencements followed by Campbelltown (61), Salisbury (60) and Noarlunga (58).
- Outside the ASD, Victor Harbor again reported most commencements with 24 followed by Port Elliot and Goolwa (17), Loxton (14) and Mt. Gambier (14).

Note: The figures shown for Campbelltown are inclusive of 27 houses and 1 unit commenced prior to October but not reported to the ABS. Similarly 13 houses in Happy Valley were commenced prior to October.

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. From January 1991 the data were compiled using an 'as reported' method. Previously, data were revised for up to four months as councils notified the ABS of commencements occurring before the reference month.

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.

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 e.g. motels, hostels and holiday apartments, are not defined as dwelling units.

5. 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.).

6. *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

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.
- for information about other ABS statistics and services please contact Information Services on Adelaide (08) 237 7100, call at 55 Currie Street, Adelaide, or write to Information Services, ABS, GPO Box 2272, Adelaide SA 5001.

- (b) the residential building is determined as commenced by a building inspector or surveyor.

7. *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)

8. Area statistics are now being classified to the *Australian Standard Geographical Classification, Edition 2.4* (1216.0) and ASGC terminology has been adopted in the presentation of building statistics.

Comparability of statistics

9. 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.

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)
Building Approvals, South Australia (8731.4)
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0)
Building Activity, Australia (8752.0)
Building Activity, South Australia (8752.4)

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 *Publications Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Publications Advice are available from any ABS office.

Symbols and other usages

— nil or rounded to zero

P.M. GARDNER
 Deputy Commonwealth Statistician
 and Government Statist

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

| Period | Houses | | | Other residential buildings | | | Total | | |
|-------------------------------|----------------|---------------|-------|-----------------------------|---------------|-------|----------------|---------------|--------|
| | Private sector | Public sector | Total | Private sector | Public sector | Total | Private sector | Public sector | Total |
| ADELAIDE STATISTICAL DIVISION | | | | | | | | | |
| 1991-92 | 5,644 | 276 | 5,920 | 1,394 | 714 | 2,108 | 7,038 | 990 | 8,028 |
| 1992-93 | 6,399 | 303 | 6,702 | 1,596 | 415 | 2,011 | 7,995 | 718 | 8,713 |
| 1993-94 | 6,265 | 405 | 6,670 | 1,369 | 312 | 1,681 | 7,634 | 717 | 8,351 |
| 1993-94 — | | | | | | | | | |
| Aug. | 539 | 61 | 600 | 92 | 24 | 116 | 631 | 85 | 716 |
| Sept. | 605 | 45 | 650 | 119 | 33 | 152 | 724 | 78 | 802 |
| Oct. | 509 | 17 | 526 | 129 | 12 | 141 | 638 | 29 | 667 |
| Nov. | 617 | 20 | 637 | 86 | 30 | 116 | 703 | 50 | 753 |
| Dec. | 551 | 8 | 559 | 111 | 20 | 131 | 662 | 28 | 690 |
| Jan. | 368 | 29 | 397 | 106 | 30 | 136 | 474 | 59 | 533 |
| Feb. | 491 | 16 | 507 | 149 | 28 | 177 | 640 | 44 | 684 |
| Mar. | 493 | 28 | 521 | 102 | 30 | 132 | 595 | 58 | 653 |
| Apr. | 435 | 63 | 498 | 140 | 27 | 167 | 575 | 90 | 665 |
| May | 509 | 39 | 548 | 121 | 23 | 144 | 630 | 62 | 692 |
| June | 521 | 32 | 553 | 108 | 26 | 134 | 629 | 58 | 687 |
| 1994-95 — | | | | | | | | | |
| July | 510 | 22 | 532 | 100 | 48 | 148 | 610 | 70 | 680 |
| Aug. | 546 | 60 | 606 | 79 | 40 | 119 | 625 | 100 | 725 |
| Sept. | 546 | 76 | 622 | 72 | 6 | 78 | 618 | 82 | 700 |
| Oct. | 478 | 21 | 499 | 149 | 10 | 159 | 627 | 31 | 658 |
| SOUTH AUSTRALIA | | | | | | | | | |
| 1991-92 | 7,861 | 304 | 8,165 | 1,571 | 754 | 2,325 | 9,432 | 1,058 | 10,490 |
| 1992-93 | 9,012 | 320 | 9,332 | 1,755 | 455 | 2,210 | 10,767 | 775 | 11,542 |
| 1993-94 | 9,133 | 440 | 9,573 | 1,538 | 323 | 1,861 | 10,671 | 763 | 11,434 |
| 1993-94 — | | | | | | | | | |
| Aug. | 783 | 67 | 850 | 102 | 25 | 127 | 885 | 92 | 977 |
| Sept. | 889 | 47 | 936 | 134 | 34 | 168 | 1,023 | 81 | 1,104 |
| Oct. | 794 | 17 | 811 | 139 | 12 | 151 | 933 | 29 | 962 |
| Nov. | 816 | 20 | 836 | 98 | 32 | 130 | 914 | 52 | 966 |
| Dec. | 756 | 8 | 764 | 124 | 27 | 151 | 880 | 35 | 915 |
| Jan. | 542 | 29 | 571 | 119 | 30 | 149 | 661 | 59 | 720 |
| Feb. | 815 | 16 | 831 | 170 | 28 | 198 | 985 | 44 | 1,029 |
| Mar. | 711 | 43 | 754 | 133 | 30 | 163 | 844 | 73 | 917 |
| Apr. | 668 | 71 | 739 | 148 | 27 | 175 | 816 | 98 | 914 |
| May | 713 | 41 | 754 | 137 | 23 | 160 | 850 | 64 | 914 |
| June | 770 | 32 | 802 | 120 | 26 | 146 | 890 | 58 | 948 |
| 1994-95 — | | | | | | | | | |
| July | 715 | 24 | 739 | 121 | 48 | 169 | 836 | 72 | 908 |
| Aug. | 795 | 61 | 856 | 102 | 42 | 144 | 897 | 103 | 1,000 |
| Sept. | 795 | 76 | 871 | 93 | 14 | 107 | 888 | 90 | 978 |
| Oct. | 696 | 21 | 717 | 168 | 22 | 190 | 864 | 43 | 907 |

TABLE 2 - NUMBER OF NEW DWELLING UNITS COMMENCED IN SELECTED STATISTICAL LOCAL AREAS, OCTOBER 1994

| 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) | 2 | — | 2 | 4 | — | 4 | 6 | — | 6 |
| Brighton (C) | 5 | — | 5 | 8 | — | 8 | 13 | — | 13 |
| Burnside (C) | 16 | — | 16 | 6 | — | 6 | 22 | — | 22 |
| Campbelltown (C) | 55 | — | 55 | 6 | — | 6 | 61 | — | 61 |
| East Torrens (DC) | — | — | — | — | — | — | — | — | — |
| Elizabeth (C) | — | — | — | — | — | — | — | — | — |
| Enfield (C) Pt A and Pt B | 22 | 3 | 25 | 11 | — | 11 | 33 | 3 | 36 |
| Gawler (M) | 15 | — | 15 | — | — | — | 15 | — | 15 |
| Glenelg (C) | 5 | — | 5 | 2 | — | 2 | 7 | — | 7 |
| Happy Valley (C) | 41 | — | 41 | — | — | — | 41 | — | 41 |
| Henley & Grange (C) | — | — | — | — | — | — | — | — | — |
| Hindmarsh and Woodville (C) | 17 | 3 | 20 | 9 | 2 | 11 | 26 | 5 | 31 |
| Kensington and Norwood (C) | 3 | — | 3 | 9 | — | 9 | 12 | — | 12 |
| Marion (C) | 30 | — | 30 | 32 | 6 | 38 | 62 | 6 | 68 |
| Mitcham (C) | 7 | — | 7 | 14 | — | 14 | 21 | — | 21 |
| Munno Para (C) | 46 | — | 46 | — | — | — | 46 | — | 46 |
| Noarlunga (C) | 54 | 4 | 58 | — | — | — | 54 | 4 | 58 |
| Payneham (C) | 4 | — | 4 | 4 | — | 4 | 8 | — | 8 |
| Port Adelaide (C) | 8 | — | 8 | 4 | — | 4 | 12 | — | 12 |
| Prospect (C) | 10 | — | 10 | 10 | — | 10 | 20 | — | 20 |
| St Peters (M) | — | — | — | — | — | — | — | — | — |
| Salisbury (C) | 49 | 1 | 50 | 10 | — | 10 | 59 | 1 | 60 |
| Stirling (DC) | 4 | — | 4 | — | — | — | 4 | — | 4 |
| Tea Tree Gully (C) | 38 | 7 | 45 | 2 | 2 | 4 | 40 | 9 | 49 |
| Thebarton (M) | 1 | — | 1 | 5 | — | 5 | 6 | — | 6 |
| Unley (C) | 3 | — | 3 | 2 | — | 2 | 5 | — | 5 |
| Walkerville (M) | 1 | — | 1 | — | — | — | 1 | — | 1 |
| West Torrens (C) | 18 | 3 | 21 | 11 | — | 11 | 29 | 3 | 32 |
| Willunga (DC) | 24 | — | 24 | — | — | — | 24 | — | 24 |
| Unincorporated | — | — | — | — | — | — | — | — | — |
| Total | 478 | 21 | 499 | 149 | 10 | 159 | 627 | 31 | 658 |
| REST OF STATE | | | | | | | | | |
| Barossa (DC) | 1 | — | 1 | — | — | — | 1 | — | 1 |
| Light (DC) | 5 | — | 5 | — | — | — | 5 | — | 5 |
| Mallala (DC) | 8 | — | 8 | — | — | — | 8 | — | 8 |
| Mount Barker (DC) | 12 | — | 12 | — | — | — | 12 | — | 12 |
| Mount Gambier (C) | 12 | — | 12 | 2 | — | 2 | 14 | — | 14 |
| Murray Bridge (RC) | 8 | — | 8 | — | — | — | 8 | — | 8 |
| Northern Yorke Peninsula (DC) | 7 | — | 7 | — | — | — | 7 | — | 7 |
| Port Augusta (C) | 6 | — | 6 | — | — | — | 6 | — | 6 |
| Port Elliot and Goolwa (DC) | 17 | — | 17 | — | — | — | 17 | — | 17 |
| Port Lincoln (C) | 4 | — | 4 | — | — | — | 4 | — | 4 |
| Port Pirie (C) | 10 | — | 10 | — | — | — | 10 | — | 10 |
| Strathalbyn (DC) | 3 | — | 3 | — | — | — | 3 | — | 3 |
| Victor Harbor (DC) | 22 | — | 22 | 2 | — | 2 | 24 | — | 24 |
| Whyalla (C) | 2 | — | 2 | — | — | — | 2 | — | 2 |
| Other | 101 | — | 101 | 15 | 12 | 27 | 116 | 12 | 128 |
| Total | 218 | — | 218 | 19 | 12 | 31 | 237 | 12 | 249 |
| South Australia | 696 | 21 | 717 | 168 | 22 | 190 | 864 | 43 | 907 |

(C) Municipality with city status

(DC) District Council

(M) Municipality

(RC) Rural City

