

**DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES
SOUTH AUSTRALIA, JULY 1996**

MAIN FEATURES

- Approving authorities reported 451 new dwelling unit commencements during July. Of the total, 398 were private sector houses, 13 were public sector houses and 40 were new dwelling units within other residential buildings.
- The Adelaide Statistical Division (ASD) accounted for 305 of the new dwelling units commenced during July, with 146 reported in the rest of the State.
- The council areas that accounted for the most private sector house commencements within the ASD were Tea Tree Gully (67, see note below), Munno Para (31), Noarlunga (24), Happy Valley (16) and Salisbury and Hindmarsh and Woodville with 14.
- Adelaide City Council reported 16 new dwelling unit commencements within other residential buildings.
- Outside the ASD, the regions with the most private sector house commencements were Mount Gambier (15), Victor Harbor (14), Port Elliot and Goolwa (10) and Port Lincoln with 9.

NOTE: The figures reported for Tea Tree Gully in this publication include houses commenced in an earlier period.

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.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker 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, GPO Box 2272, Adelaide SA 5001.

- (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.).

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 --									
May	303	19	322	33	3	36	336	22	358
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
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 --									
May	448	19	467	52	3	55	500	22	522
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

TABLE 2 - NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS, JULY 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)	—	—	—	16	—	16	16	—	16
Brighton (C)	8	—	8	6	—	6	14	—	14
Burnside (C)	2	—	2	6	—	6	8	—	8
Campbelltown (C)	8	3	11	—	—	—	8	3	11
East Torrens (C)	1	—	1	—	—	—	1	—	1
Elizabeth (C)	—	—	—	—	—	—	—	—	—
Enfield (C) Pt A and Pt B	13	4	17	—	—	—	13	4	17
Gawler (M)	7	—	7	—	—	—	7	—	7
Gleneig (C)	1	—	1	—	—	—	1	—	1
Happy Valley (C)	16	—	16	6	—	6	22	—	22
Henley and Grange (C)	1	—	1	—	—	—	1	—	1
Hindmarsh and Woodville (C)	14	—	14	2	—	2	16	—	16
Kensington and Norwood (C)	1	—	1	—	—	—	1	—	1
Marion (C)	11	—	11	—	—	—	11	—	11
Mitcham (C)	5	—	5	—	—	—	5	—	5
Munno Para (C)	31	—	31	—	—	—	31	—	31
Noarlunga (C)	24	3	27	—	4	4	24	7	31
Payneham (C)	3	—	3	—	—	—	3	—	3
Port Adelaide (C)	5	—	5	—	—	—	5	—	5
Prospect (C)	—	—	—	—	—	—	—	—	—
St Peters (M)	1	—	1	—	—	—	1	—	1
Salisbury (C)	14	—	14	—	—	—	14	—	14
Stirling (DC)	3	—	3	—	—	—	3	—	3
Tea Tree Gully (C)	67	—	67	—	—	—	67	—	67
Thebarton (M)	—	—	—	—	—	—	—	—	—
Unley (C)	1	—	1	—	—	—	1	—	1
Walkerville (M)	—	—	—	—	—	—	—	—	—
West Torrens (C)	8	—	8	—	—	—	8	—	8
Willunga (DC)	10	—	10	—	—	—	10	—	10
Woodville (C)	—	—	—	—	—	—	—	—	—
Unincorporated	—	—	—	—	—	—	—	—	—
Total	255	10	265	36	4	40	291	14	305
REST OF STATE									
Barossa (DC)	1	—	1	—	—	—	1	—	1
Light (DC)	3	—	3	—	—	—	3	—	3
Mallala (DC)	—	—	—	—	—	—	—	—	—
Mount Barker (DC)	—	—	—	—	—	—	—	—	—
Mount Gambier (C)	15	—	15	—	—	—	15	—	15
Murray Bridge (RC)	3	—	3	—	—	—	3	—	3
Northern Yorke Peninsula (DC)	2	—	2	—	—	—	2	—	2
Port Augusta (C)	7	—	7	—	—	—	7	—	7
Port Elliot and Goolwa (DC)	10	—	10	—	—	—	10	—	10
Port Lincoln (C)	9	—	9	—	—	—	9	—	9
Port Pirie (C)	4	—	4	—	—	—	4	—	4
Strathalbyn (DC)	5	—	5	—	—	—	5	—	5
Victor Harbor (DC)	14	—	14	—	—	—	14	—	14
Whyalla (C)	6	—	6	—	—	—	6	—	6
Other	64	3	67	—	—	—	64	3	67
Total	143	3	146	—	—	—	143	3	146
South Australia	398	13	411	36	4	40	434	17	451

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

