

DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES, SOUTH AUSTRALIA, JANUARY 1995

MAIN FEATURES

- The number of new dwelling units recorded as commenced during January 1995 was 796. There were 599 commencements recorded in the Adelaide Statistical Division (ASD) and 197 in the remainder of the State.
- The areas recording most commencements in the ASD were Tea Tree Gully (143), Salisbury (79), Burnside (64), Munno Para (43) and Enfield (38).
- Outside the ASD, Mount Gambier with 19, reported most commencements for January, followed by Mount Barker (18), Victor Harbor (13) and Port Elliot and Goolwa (12).

Note: The ability of the ABS to record dwelling commencements in the month in which they occur has been affected by changes to inspection policies by some local government authorities following implementation of the Development Act early in 1994. Attention is drawn to the number of commencements recorded for some Statistical Local Areas (SLAs) where data have been influenced by procedures adopted by the ABS of inspecting the construction site of approved jobs for those authorities who have changed their administrative methods. This process has led to the discovery of a number of dwelling unit commencements which had not and would not have been reported to the ABS in the normal course of events. Data for private houses in Tea Tree Gully and Mount Barker have been revised for the months of October, November and December and it is believed that data for January include some commencements which occurred in previous months. Where delays are most apparent in recording the commencement of approved dwellings ABS will endeavour to monitor the relevant SLAs.

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.).

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.

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
- (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, 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

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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 —									
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.	r 519	21	540	157	10	167	676	31	707
Nov.	r 495	25	520	106	6	112	601	31	632
Dec.	r 431	35	466	96	21	117	527	56	583
Jan.	466	14	480	114	5	119	580	19	599
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 —									
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.	r 747	21	768	176	22	198	923	43	966
Nov.	r 729	25	754	117	8	125	846	33	879
Dec.	r 661	35	696	105	21	126	766	56	822
Jan.	655	14	669	122	5	127	777	19	796

TABLE 2 - NUMBER OF NEW DWELLING UNITS COMMENCED IN SELECTED STATISTICAL LOCAL AREAS, JANUARY 1995

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	22	—	22	24	—	24
Brighton (C)	1	—	1	4	—	4	5	—	5
Burnside (C)	40	—	40	24	—	24	64	—	64
Campbelltown (C)	11	—	11	—	—	—	11	—	11
East Torrens (DC)	1	—	1	—	—	—	1	—	1
Elizabeth (C)	1	—	1	—	—	—	1	—	1
Enfield (C) Pt A and Pt B	29	4	33	—	5	5	29	9	38
Gawler (M)	7	—	7	—	—	—	7	—	7
Glenelg (C)	1	—	1	2	—	2	3	—	3
Happy Valley (C)	15	—	15	—	—	—	15	—	15
Henley and Grange (C)	5	—	5	2	—	2	7	—	7
Hindmarsh and Woodville (C)	22	—	22	4	—	4	26	—	26
Kensington and Norwood (C)	—	—	—	27	—	27	27	—	27
Marion (C)	19	1	20	4	—	4	23	1	24
Mitcham (C)	4	—	4	—	—	—	4	—	4
Munno Para (C)	43	—	43	—	—	—	43	—	43
Noarlunga (C)	20	—	20	2	—	2	22	—	22
Payneham (C)	1	—	1	—	—	—	1	—	1
Port Adelaide (C)	4	—	4	—	—	—	4	—	4
Prospect (C)	4	—	4	—	—	—	4	—	4
St Peters (M)	1	—	1	—	—	—	1	—	1
Salisbury (C)	63	1	64	15	—	15	78	1	79
Stirling (DC)	8	—	8	—	—	—	8	—	8
Tea Tree Gully (C)	129	8	137	6	—	6	135	8	143
Thebarton (M)	—	—	—	—	—	—	—	—	—
Unley (C)	2	—	2	—	—	—	2	—	2
Walkerville (M)	1	—	1	—	—	—	1	—	1
West Torrens (C)	5	—	5	2	—	2	7	—	7
Willunga (DC)	27	—	27	—	—	—	27	—	27
Unincorporated	—	—	—	—	—	—	—	—	—
Total	466	14	480	114	5	119	580	19	599
REST OF STATE									
Barossa (DC)	3	—	3	—	—	—	3	—	3
Light (DC)	4	—	4	—	—	—	4	—	4
Mallala (DC)	4	—	4	—	—	—	4	—	4
Mount Barker (DC)	18	—	18	—	—	—	18	—	18
Mount Gambier (C)	15	—	15	4	—	4	19	—	19
Murray Bridge (RC)	5	—	5	—	—	—	5	—	5
Northern Yorke Peninsula (DC)	10	—	10	—	—	—	10	—	10
Port Augusta (C)	2	—	2	—	—	—	2	—	2
Port Elliot and Goolwa (DC)	12	—	12	—	—	—	12	—	12
Port Lincoln (C)	9	—	9	—	—	—	9	—	9
Port Pirie (C)	4	—	4	—	—	—	4	—	4
Strathalbyn (DC)	7	—	7	2	—	2	9	—	9
Victor Harbor (DC)	13	—	13	—	—	—	13	—	13
Whyalla (C)	3	—	3	—	—	—	3	—	3
Other	80	—	80	2	—	2	82	—	82
Total	189	—	189	8	—	8	197	—	197
South Australia	655	14	669	122	5	127	777	19	796

(C) Municipality with city status

(DC) District Council

(M) Municipality

(RC) Rural City

