

Australian Bureau of Statistics



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

MAIN FEATURES

- South Australian approving authorities reported the commencement of 720 dwellings in January 1994. A majority of these (661) were attributed to the private sector whilst the public sector accounted for 59 dwellings.
- The highest number of dwelling commencements came from the statistical local area of Noarlunga which reported 106. Other areas of major activity were Salisbury (80) and Tea Tree Gully (79).
- Noarlunga advised the highest number of house commencements (92) and Tea Tree Gully (67) and Salisbury (62) were the only other councils to report higher than 50 commencements each.
- Outside the Adelaide Statistical Division, most commencements were reported by Victor Harbor (26) with several other centres reporting 11.

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
 - (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.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 237 7676 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.

Australian Standard Geographical Classification (ASGC)

8. Area statistics are now being classified to the Australian Standard Geographical Classification, Edition 2.1 (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

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and Government Statist

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

	Houses			Othe	r residential buil	ldings	Total			
Period	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total	
			ADEL	AIDE STATIST	ICAL DIVISION	١				
1990-91	5,590	245	5,835	1,588	757	2,345	- 7,178	1,002	8,180	
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	
1992-93 —						•				
Nov.	570	5	575 .	167	22	189	<i>7</i> 37	27	764	
Dec.	492	28	520	191	60	251	683	88	771	
Jan.	402	15	417	100	24	124	502	39	541	
Feb.	542	16	558	121	30	151	663	46	709	
Mar.	638	22	660 '	19 6	37	233	834	59	893	
Apr.	534	26	560	80	18	98	614	44	658	
May	608	50	658	174	34	208	782	84	866	
June	561	53	614	141	38	179	702	91	793	
1993-94										
July	622	47	669	106	29	135	728	76	804	
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	
Jam.	368	29	397	106	30	136	474	59	533	
		<u> </u>		SOUTH AUS	TRALIA					
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1990-91	7,636	315	7,951	1,753	848	2,601	9,389	1,163	10,552	
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	<i>7</i> 75	11,542	
1992-93 —										
Nov.	7 79	5	784	180	24	204	959	29	988	
Dec.	720	30	750	209	64	273	929	94	1,023	
Jan.	582	15	597	106	30	136	688	45	733	
Feb.	739	18	757	134	34	168	873	52	925	
Mar.	913	27	940	203	45	248	1,116	72	1,188	
Apr	748	28	776	95	18	113	843	46	889	
May	830	52	882	185	36	221	1,015	88	1,103	
June	831	55	886	157	42	199	988	97	1,085	
1993–94 —										
July	870	49	9 19	114	29	143	984	78	1,062	
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	

TABLE 2 – NUMBER OF NEW DWELLING UNITS COMMENCED IN SELECTED STATISTICAL LOCAL AREAS, JANUARY 1994

	Houses			Other residential buildings			Total		
Statistical local area	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Ţota.
		ADE	LAIDE STA	FISTICAL DIV	ISION				
Adelaide (C)	1	<u> </u>	1	. <u></u>	. 8	~ 8	1	8	<u>-</u>
Brighton (C)	4	_	4	2		2	6	_	ć
Burnside (C)	, 9	_	9	_	_		9		9
Campbelltown (C)	20		20	2	4	- 6	22	4	20
East Torrens (DC) Elizabeth (C)	2 1		2 1	- -	_		2 1		2
Enfield (C) Pt A & Pt B	15	<u> </u>	16	6	4	10	21		26
Gawler (M)	5	_	5	_			5	_	
Glenelg (C)	_		_	-	_	_		_	
Happy Valley (C)	16	_	16	_		_	1 6	_	16
Henley & Grange (C)	3		3	2	_	2	5		
Hindmarsh (M)	3	1	4			_	3	1	2
Kensington & Norwood (C) Marion (C)	26		26	10	_	10	36	_	36
Mitcham (C)		_	-	_	_	_			
Munno Para (C)	21		21	_		_	21	_	21
Noarlunga (C)	77	15	92	12	2	14	89	17	106
Payneham (C)	5		5	17	_	17	22	-	22
Port Adelaide (C)	- 4		4	8	_	8	12		. 12
Prospect (C) St Peters (M)	1	_	1	4	8	12	5	8	13
Salisbury (C)	56	6	62	16		18	72	- 8	80
Stirling (DC)	3	_	3				3		3
Tea Tree Gully (C)	63	4	67	10	2	12	73	6	79
Thebarton (M)	1	_	1	_	· —	_	1		1
Unley (C)	1	-	1	2	_	2	3		3
Walkerville (M)	_	-		13	-	13	13	_	13
West Torrens (C)	6	_	6	2		• 2	. 8	_	
Willunga (DC) Woodville (C)	17 8		. 17 10			_	17 8		17 10
Unincorporated	_	_	_	_	_	_	-		
Total	368	29	397	106	30	136	474	59	533
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			REST	OF STATE					
Barossa (DC)	4	-	4	_	_	_	4		4
Light (DC)	2		2	_	_	_	2		2
Mallala (DC)	. 5		5	_		_	. 5	_	-
Mount Barker (DC)	11 11	_	11 11	<u> </u>	_	_	11 11	_	! ! ! !
Mount Gambier (C) Murray Bridge (RC)	9		9	2			11		1 I
Northern Yorke Peninsula (DC)	6	_	6		_		6		6
Port Augusta (C)	4		4	_		_	4	_	Ž
Port Elliot & Goolwa (DC)	1		1	4		4	5		5
Port Lincoln (C)	2	_	2	_		_	2	-	2
Port Pirie (C)	4		4	2		2	6		6
Strathalbyn (DC) Victor Harbor (DC)	9 26	_	9 26	_	_	_	9 26	_	9 26
Whyalla (C)	26 1	_	26 l	_	_	_	26 1	_	1
Other	79	_	79	5	_	5	84	_	84
Total	174		174	13	-	13	187		187
South Australia	542	29	571	119	30	149	661	59	720

⁽C) Municipality with city status



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⁽DC) District Council (M) Municipality (RC) Rural City