

**DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING
AUTHORITIES, SOUTH AUSTRALIA, FEBRUARY 1994**

MAIN FEATURES

- Approving authorities reported 1,029 dwelling commencements throughout South Australia during February 1994.
- Noarlunga with 139 reported the highest number of dwelling commencements for a statistical local area (refer Note below). Tea Tree Gully was next with 97, followed by Salisbury with 64 and Munno Para with 53.
- Noarlunga led the way in terms of house commencements reporting 98, then followed Tea Tree Gully (81), Salisbury (58) and Munno Para with 53.
- Total commencements outside the Adelaide Statistical Division in February 1994 were 345. Mount Barker was highest with 119 (refer Note below), followed by Victor Harbor with 21 and Mount Gambier (C) with 19.

NOTE: The figures reported by Mount Barker in this publication include 70 houses which started prior to February 1994. Similarly Noarlunga (56), Burnside (9) and Port Lincoln (8) also reported 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. 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

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.

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 2.1* (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

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									
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 --									
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	196	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
Jan.	368	29	397	106	30	136	474	59	533
Feb.	491	16	507	149	28	177	640	44	684
SOUTH AUSTRALIA									
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	775	11,542
1992-93 --									
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	919	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
Feb.	815	16	831	170	28	198	985	44	1,029

TABLE 2 – NUMBER OF NEW DWELLING UNITS COMMENCED IN SELECTED STATISTICAL LOCAL AREAS FEBRUARY 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)	—	—	—	6	12	18	6	12	18
Brighton (C)	8	—	8	5	—	5	13	—	13
Burnside (C)	20	—	20	16	—	16	36	—	36
Campbelltown (C)	24	—	24	2	—	2	26	—	26
East Torrens (DC)	1	—	1	—	—	—	1	—	1
Elizabeth (C)	—	—	—	—	—	—	—	—	—
Enfield (C) Pt A & Pt B	20	—	20	4	—	4	24	—	24
Gawler (M)	21	—	21	—	—	—	21	—	21
Glenclg (C)	1	—	1	—	—	—	1	—	1
Happy Valley (C)	25	—	25	—	—	—	25	—	25
Henley & Grange (C)	3	—	3	—	—	—	3	—	3
Hindmarsh (M)	3	—	3	2	—	2	5	—	5
Kensington & Norwood (C)	—	—	—	8	—	8	8	—	8
Marion (C)	17	9	26	19	2	21	36	11	47
Mitcham (C)	8	—	8	2	—	2	10	—	10
Munno Para (C)	52	1	53	—	—	—	52	1	53
Noarlunga (C)	98	—	98	41	—	41	139	—	139
Payneham (C)	6	—	6	—	—	—	6	—	6
Port Adelaide (C)	3	—	3	1	—	1	4	—	4
Prospect (C)	—	—	—	4	8	12	4	8	12
St Peters (M)	1	—	1	—	—	—	1	—	1
Salisbury (C)	54	4	58	6	—	6	60	4	64
Stirling (DC)	3	—	3	—	—	—	3	—	3
Tea Tree Gully (C)	79	2	81	16	—	16	95	2	97
Thebarton (M)	3	—	3	—	—	—	3	—	3
Unley (C)	3	—	3	11	—	11	14	—	14
Walkerville (M)	3	—	3	—	—	—	3	—	3
West Torrens (C)	13	—	13	4	6	10	17	6	23
Willunga (DC)	9	—	9	—	—	—	9	—	9
Woodville (C)	13	—	13	2	—	2	15	—	15
Unincorporated	—	—	—	—	—	—	—	—	—
Total	491	16	507	149	28	177	640	44	684
REST OF STATE									
Barossa (DC)	4	—	4	—	—	—	4	—	4
Light (DC)	6	—	6	—	—	—	6	—	6
Mallala (DC)	5	—	5	—	—	—	5	—	5
Mount Barker (DC)	115	—	115	4	—	4	119	—	119
Mount Gambier (C)	19	—	19	—	—	—	19	—	19
Murray Bridge (RC)	13	—	13	2	—	2	15	—	15
Northern Yorke Peninsula (DC)	6	—	6	—	—	—	6	—	6
Port Augusta (C)	—	—	—	—	—	—	—	—	—
Port Elliot & Goolwa (DC)	14	—	14	—	—	—	14	—	14
Port Lincoln (C)	10	—	10	5	—	5	15	—	15
Port Pirie (C)	2	—	2	2	—	2	4	—	4
Strathalbyn (DC)	7	—	7	—	—	—	7	—	7
Victor Harbor (DC)	21	—	21	—	—	—	21	—	21
Whyalla (C)	2	—	2	—	—	—	2	—	2
Other	100	—	100	8	—	8	108	—	108
Total	324	—	324	21	—	21	345	—	345
South Australia	815	16	831	170	28	198	985	44	1,029

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

