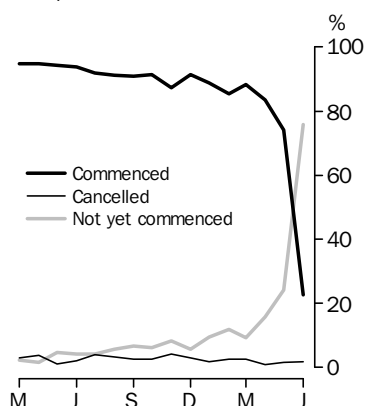


**DWELLING UNIT COMMENCEMENTS**  
**REPORTED BY APPROVING AUTHORITIES** *SOUTH AUSTRALIA*

EMBARGO: 11:30AM (CANBERRA TIME) FRI 18 SEPT 1998

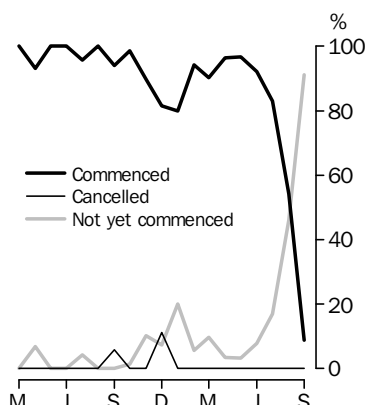
**Status of houses approved**

At September 1997



**Status, other dwellings approved**

At September 1997



**SEPTEMBER QTR KEY POINTS**

**ORIGINAL**

- There were 1,627 dwelling commencements recorded for the September quarter 1997. This comprised 1,475 houses and 152 dwellings in other residential buildings.
- There was greatest activity in the Northern Statistical Subdivision (SSD) with 418 dwellings followed by the Southern SSD with 354.
- Major growth areas outside of the Adelaide Statistical Division were at Port Elliot and Goolwa and Victor Harbor in the Fleurieu SSD.
- Between 90.9% and 97.8% of houses approved in any one month between September 1995 and March 1997 were commenced, whilst cancellations accounted for up to 4.3% of monthly approvals.

- For further information about these and related statistics, contact Merv Leaker on Adelaide 08 8237 7585, or any ABS office shown on the back cover of this publication.

## NOTES

### ABOUT THIS ISSUE

No amendments have been made to commencements data for previously released data prior to July 1996. Any dwellings approved prior to this date that subsequently have been found to have been commenced and not released are included in the value for July 1996.



### SYMBOLS AND OTHER USAGES

ABS	Australian Bureau of Statistics
C	City
S	Shire
T	Town
—	nil or rounded to zero

Where figures have been rounded, discrepancies may occur between sums of the component items and totals.

Peter Gardner  
Regional Director  
South Australia

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

Period	Private sector			Public sector			Total		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
ADELAIDE STATISTICAL DIVISION									
1994-95	5,260	1,000	6,260	443	160	603	5,703	1,160	6,863
1995-96	2,846	822	3,668	159	25	184	3,005	847	3,852
1996-97	3,674	590	4,264	113	17	130	3,787	607	4,394
1996—									
June quarter	756	147	903	55	2	57	811	149	960
September quarter	1,250	215	1,465	38	4	42	1,288	219	1,507
December quarter	753	201	954	31	—	31	784	201	985
1997—									
March quarter	718	58	776	4	—	4	722	58	780
June quarter	953	116	1,069	40	13	53	993	129	1,122
September quarter	970	124	1,094	42	6	48	1,012	130	1,142
SOUTH AUSTRALIA									
1994-95	7,739	1,197	8,936	449	191	640	8,188	1,388	9,576
1995-96	4,675	953	5,628	164	27	191	4,839	980	5,819
1996-97	5,653	702	6,355	124	17	141	5,777	719	6,496
1996—									
June quarter	1,176	166	1,342	56	2	58	1,232	168	1,400
September quarter	1,782	245	2,027	41	4	45	1,823	249	2,072
December quarter	1,205	218	1,423	31	—	31	1,236	218	1,454
1997—									
March quarter	1,111	83	1,194	6	—	6	1,117	83	1,200
June quarter	1,555	156	1,711	46	13	59	1,601	169	1,770
September quarter	1,424	146	1,570	51	6	57	1,475	152	1,627

**TABLE 2— DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS, SEPTEMBER 1997**

<i>Statistical local area, statistical subdivision and statistical division</i>	<i>Commenced during September qtr 97</i>			<i>Not yet Commenced (a)</i>		
	<i>Houses</i>	<i>Other residential buildings</i>	<i>Total</i>	<i>Houses</i>	<i>Other residential buildings</i>	<i>Total</i>
<b>ADELAIDE STATISTICAL DIVISION</b>						
Elizabeth (C)	—	—	—	9	—	9
Enfield (C) — Pt A	46	4	50	23	—	23
Gawler (M)	19	—	19	32	—	32
Munno Para (C)	111	—	111	91	—	91
Salisbury (C)	68	—	68	53	2	55
Tea Tree Gully (C)	168	2	170	35	—	35
<i>Northern (SSD)</i>	<i>412</i>	<i>6</i>	<i>418</i>	<i>243</i>	<i>2</i>	<i>245</i>
Enfield (C) — Pt B	4	—	4	13	—	13
Henly & Grange (C)	9	—	9	1	—	1
Hindmarsh and Woodville (C)	89	2	91	24	—	24
Port Adelaide (C)	23	2	25	13	2	15
Thebarton (M)	—	—	—	—	—	—
West Torrens (C)	23	2	25	14	8	22
Unincorporated Western	—	—	—	—	—	—
<i>Western (SSD)</i>	<i>148</i>	<i>6</i>	<i>154</i>	<i>65</i>	<i>10</i>	<i>75</i>
Adelaide (C)	4	10	14	2	8	10
Burnside (C)	55	24	79	7	2	9
Campbelltown (C)	62	4	66	5	2	7
East Torrens (DC)	—	—	—	3	—	3
Kensington & Norwood	1	11	12	6	2	8
Payneham (C)	11	4	15	5	—	5
Prospect (C)	1	—	1	1	—	1
St Peters (M)	3	2	5	2	—	2
Stirling (DC)	7	—	7	18	—	18
Unley (C)	8	6	14	11	—	11
Walkerville (M)	1	2	3	4	2	6
<i>Eastern (SSD)</i>	<i>153</i>	<i>63</i>	<i>216</i>	<i>64</i>	<i>16</i>	<i>80</i>
Brighton (C)	10	13	23	4	—	4
Glenelg (C)	12	8	20	3	—	3
Happy Valley (C)	42	6	48	22	—	22
Marion (C)	58	16	74	50	2	52
Mitcham (C)	19	2	21	14	4	18
Noarlunga (C)	133	10	143	48	5	53
Willunga (DC)	25	—	25	21	—	21
<i>Southern (SSD)</i>	<i>299</i>	<i>55</i>	<i>354</i>	<i>162</i>	<i>11</i>	<i>173</i>
<b>Total</b>	<b>1,012</b>	<b>130</b>	<b>1,142</b>	<b>534</b>	<b>39</b>	<b>573</b>

TABLE 2— DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS, SEPTEMBER 1997 —continued

Statistical local area, statistical subdivision and statistical division	Commenced during September qtr 97			Not yet Commenced (a)		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
OUTER ADELAIDE STATISTICAL DIVISION						
Angaston (DC)	18	2	20	6	5	11
Barossa (DC)	1	—	1	6	—	6
Gumeracha (DC)	4	—	4	4	—	4
Kapunda (DC)	1	—	1	2	—	2
Light (DC)	19	—	19	11	—	11
Mallala (DC)	8	—	8	10	—	10
Mount Pleasant (DC)	—	—	—	2	—	2
Tanunda (DC)	4	—	4	2	—	2
Barossa (SSD)	55	2	57	43	5	48
Dudley (DC)	3	—	3	10	—	10
Kingscote (DC)	6	2	8	13	—	13
Kangaroo Island (SSD)	9	2	11	23	—	23
Mount Barker (DC)	25	—	25	26	—	26
Onkaparinga (DC)	19	—	19	3	—	3
Onkaparinga (SSD)	44	—	44	29	—	29
Port Elliot & Goolwa (DC)	33	—	33	14	—	14
Strathalbyn (DC)	12	—	12	11	—	11
Victor Harbor (DC)	33	—	33	12	—	12
Yankalilla (DC)	12	—	12	4	—	4
Fleurieu (SSD)	90	—	90	41	—	41
<b>Total</b>	<b>198</b>	<b>4</b>	<b>202</b>	<b>136</b>	<b>5</b>	<b>141</b>
YORKE AND LOWER NORTH STATISTICAL DIVISION						
Bute (DC)	2	—	2	2	—	2
Central Yorke Peninsula (DC)	16	—	16	2	—	2
Minlaton (DC)	4	—	4	2	—	2
Northern Yorke Peninsula (DC)	10	—	10	8	—	8
Port Broughton (DC)	3	—	3	—	—	—
Walleroo (M)	5	—	5	3	—	3
Warooka (DC)	4	—	4	5	—	5
Yorke town (DC)	4	—	4	2	—	2
Unincorporated Yorke	—	—	—	—	—	—
Yorke (SSD)	48	—	48	24	—	24
Blyth-Snowtown (DC)	1	—	1	3	—	3
Burra Burra (DC)	—	—	—	—	—	—
Clare (DC)	3	—	3	2	—	2
Eudunda (DC)	—	—	—	—	—	—
Riverton (DC)	1	—	1	—	—	—
Robertstown (DC)	—	—	—	—	—	—
Saddleworth & Auburn (DC)	1	—	1	2	—	2
Spalding (DC)	—	—	—	—	—	—
Wakefield Plains (DC)	4	—	4	—	—	—
Lower North (SSD)	10	—	10	7	—	7
<b>Total</b>	<b>58</b>	<b>—</b>	<b>58</b>	<b>31</b>	<b>—</b>	<b>31</b>

TABLE 2— DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS, SEPTEMBER 1997 —continued

Statistical local area, statistical subdivision and statistical division	Commenced during September qtr 97			Not yet Commenced (a)		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
MURRAY LANDS STATISTICAL DIVISION						
Barmera (DC)	2	—	2	—	—	—
Berri (DC)	10	2	12	2	—	2
Browns Well (DC)	—	—	—	—	—	—
Loxton (DC)	4	4	8	—	—	—
Morgan (DC)	—	—	—	3	—	3
Paringa (DC)	10	—	10	—	—	—
Renmark (M)	11	4	15	3	—	3
Waikerie (DC)	3	—	3	2	—	2
Unincorporated Riverland	—	—	—	—	—	—
Riverland (SSD)	40	10	50	10	—	10
Coonalpyn Downs (DC)	2	—	2	—	—	—
Karoonda East Murray (DC)	1	—	1	—	—	—
Lameroo (DC)	—	—	—	—	—	—
Mannum (DC)	4	—	4	8	—	8
Meningie (DC)	7	—	7	4	—	4
Murray Bridge (RC)	15	—	15	4	—	4
Peake (DC)	—	—	—	—	—	—
Pinnaroo (DC)	1	—	1	—	—	—
Ridley-Truro (DC)	2	—	2	6	—	6
Unincorporated Murray Mallee	—	—	—	—	—	—
Murray Mallee (SSD)	32	—	32	22	—	22
<b>Total</b>	<b>72</b>	<b>10</b>	<b>82</b>	<b>32</b>	<b>—</b>	<b>32</b>
SOUTH EAST STATISTICAL DIVISION						
Lacepede (DC)	4	—	4	2	2	4
Lucindale (DC)	—	—	—	—	—	—
Naracoorte (M)	5	—	5	1	—	1
Naracoorte (DC)	2	—	2	—	—	—
Robe (DC)	9	—	9	1	—	1
Tatiara (DC)	5	2	7	1	—	1
Upper South East (SSD)	25	2	27	5	2	7
Beachport (DC)	—	—	—	—	—	—
Millicent (DC)	5	—	5	1	—	1
Mount Gambier (C)	26	—	26	4	—	4
Mount Gambier (DC)	8	—	8	2	—	2
Penola (DC)	3	—	3	—	—	—
Port MacDonnell (DC)	4	—	4	2	—	2
Lower South East (SSD)	46	—	46	9	—	9
<b>Total</b>	<b>71</b>	<b>2</b>	<b>73</b>	<b>14</b>	<b>2</b>	<b>16</b>

TABLE 2— DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS, SEPTEMBER 1997 —continued

Statistical local area, statistical subdivision and statistical division	Commenced during September qtr 97			Not yet Commenced (a)		
	Houses	Other residential buildings	Total	Houses	Other residential buildings	Total
EYRE STATISTICAL DIVISION						
Cleve (DC)	2	2	4	—	—	—
Elliston (DC)	1	—	1	1	—	1
Franklin Harbor (DC)	—	—	—	—	—	—
Kimba (DC)	—	—	—	—	—	—
Le Hunte (DC)	1	—	1	—	—	—
Lower Eyre Peninsula (DC)	6	—	6	5	—	5
Port Lincoln (C)	17	—	17	6	5	11
Tumby Bay (DC)	—	—	—	—	—	—
Unincorporated Lincoln	—	—	—	—	—	—
Lincoln (SSD)	27	2	29	12	5	17
Ceduna (DC)	1	—	1	5	4	9
Streaky Bay (DC)	2	—	2	4	—	4
Unincorporated West Coast	—	—	—	—	—	—
West Coast (SSD)	3	—	3	9	4	13
<b>Total</b>	<b>30</b>	<b>2</b>	<b>32</b>	<b>21</b>	<b>9</b>	<b>30</b>
NORTHERN STATISTICAL DIVISION						
Whyalla (C)	7	—	7	7	—	7
Unincorporated Whyalla	—	—	—	—	—	—
Whyalla (SSD)	7	—	7	7	—	7
Crystal Brook-Redhill (DC)	3	—	3	—	—	—
Hallett (DC)	—	—	—	—	—	—
Jamestown (DC)	2	—	2	—	—	—
Orroroo (DC)	—	—	—	—	—	—
Peterborough (M)	—	—	—	—	—	—
Peterborough (DC)	—	—	—	—	—	—
Pirie (DC)	3	—	3	1	—	1
Port Pirie (C)	1	—	1	3	—	3
Rocky River (DC)	1	—	1	—	—	—
Unincorporated Pirie	—	—	—	—	—	—
Pirie (SSD)	10	—	10	4	—	4
Carrieton	—	—	—	—	—	—
Hawker (DC)	—	—	—	—	—	—
Kanyaka-Quorn (DC)	1	—	1	—	—	—
Mount Remarkable (DC)	2	—	2	1	—	1
Port Augusta (C)	4	—	4	1	—	1
Unincorporated Flinders Ranges	2	—	2	—	—	—
Finders Ranges (SSD)	9	—	9	2	—	2
Cooper Pedy (DC)	—	—	—	12	—	12
Roxby Downs (M)	3	4	7	7	4	11
Unincorporated Far North	5	—	5	—	—	—
Far North (SSD)	8	4	12	19	4	23
<b>Total</b>	<b>34</b>	<b>4</b>	<b>38</b>	<b>32</b>	<b>4</b>	<b>36</b>
SOUTH AUSTRALIA						
<b>South Australia</b>	<b>1,475</b>	<b>152</b>	<b>1,627</b>	<b>800</b>	<b>59</b>	<b>859</b>

TABLE 3 — HOUSES APPROVED BY MONTH OF APPROVAL AND COMMENCEMENT STATUS

<i>Month of approval</i>	<i>Commenced</i>		<i>Cancelled</i>		<i>Not yet commenced</i>		<i>Total</i>	
	<i> dwellings</i>	<i> percent</i>	<i> dwellings</i>	<i> percent</i>	<i> dwellings</i>	<i> percent</i>	<i> dwellings</i>	<i> percent</i>
<i>1995—</i>								
September	428	91.6	19	4.1	20	4.3	467	100.0
October	397	94.1	13	3.1	12	2.8	422	100.0
November	374	95.9	9	2.3	7	1.8	390	100.0
December	349	95.1	11	3.0	7	1.9	367	100.0
<i>1996—</i>								
January	290	94.8	13	4.2	3	1.0	306	100.0
February	409	97.8	5	1.2	4	1.0	418	100.0
March	375	95.4	12	3.1	6	1.5	393	100.0
April	367	95.1	14	3.6	5	1.3	386	100.0
May	458	94.8	5	1.0	20	4.1	483	100.0
June	389	95.8	8	2.0	9	2.2	406	100.0
July	450	93.6	19	4.0	12	2.5	481	100.0
August	460	93.5	16	3.3	16	3.3	492	100.0
September	431	93.3	12	2.6	19	4.1	462	100.0
October	385	93.0	10	2.4	19	4.6	414	100.0
November	398	90.9	19	4.3	21	4.8	438	100.0
December	351	91.6	11	2.9	21	5.5	383	100.0
<i>1997—</i>								
January	313	92.1	6	1.8	21	6.2	340	100.0
February	398	91.7	11	2.5	25	5.8	434	100.0
March	475	94.8	13	2.6	13	2.6	501	100.0
April	522	91.9	4	0.7	42	7.4	568	100.0
May	510	92.6	9	1.6	32	5.8	551	100.0
June	462	85.6	9	1.7	69	12.8	540	100.0
July	398	68.3	7	1.2	178	30.5	583	100.0
August	360	68.1	6	1.1	163	30.8	529	100.0
September	84	15.9	2	0.4	441	83.7	527	100.0



TABLE 4 — OTHER RESIDENTIAL DWELLINGS APPROVED BY MONTH OF APPROVAL AND COMMENCEMENT STATUS

<i>Month of approval</i>	<i>Commenced</i>		<i>Cancelled</i>		<i>Not yet commenced</i>		<i>Total</i>	
	<i>dwellings</i>	<i>percent</i>	<i>dwellings</i>	<i>percent</i>	<i>dwellings</i>	<i>percent</i>	<i>dwellings</i>	<i>percent</i>
<i>1995—</i>								
September	100	100.0	—	—	—	—	100	100.0
October	94	97.9	2	2.1	—	—	96	100.0
November	131	98.5	—	—	2	1.5	133	100.0
December	61	100.0	—	—	—	—	61	100.0
<i>1996—</i>								
January	46	100.0	—	—	—	—	46	100.0
February	64	97.0	2	3.0	—	—	66	100.0
March	41	100.0	—	—	—	—	41	100.0
April	41	93.2	—	—	3	6.8	44	100.0
May	22	100.0	—	—	—	—	22	100.0
June	25	100.0	—	—	—	—	25	100.0
July	45	95.7	—	—	2	4.3	47	100.0
August	51	100.0	—	—	—	—	51	100.0
September	48	94.1	3	5.9	—	—	51	100.0
October	146	98.6	—	—	2	1.4	148	100.0
November	44	89.8	—	—	5	10.2	49	100.0
December	22	81.5	3	11.1	2	7.4	27	100.0
<i>1997—</i>								
January	8	80.0	—	—	2	20.0	10	100.0
February	33	94.3	—	—	2	5.7	35	100.0
March	37	90.2	—	—	4	9.8	41	100.0
April	55	96.5	—	—	2	3.5	57	100.0
May	61	96.8	—	—	2	3.2	63	100.0
June	47	92.2	—	—	4	7.8	51	100.0
July	39	83.0	—	—	8	17.0	47	100.0
August	20	54.1	—	—	17	45.9	37	100.0
September	6	8.8	—	—	62	91.2	68	100.0

## EXPLANATORY NOTES

### INTRODUCTION

**1** This publication contains details of the number of new dwelling units reported by approving authorities as having commenced.

### SCOPE AND COVERAGE

**2** The statistics were compiled from information provided by local and other government authorities, of commencements of new houses and new other residential buildings for which:

- building permits were issued by local government or other government authorities in areas subject to building control by those authorities; and
- contracts were let or day labour work was authorised by Commonwealth, State, semi-government and local government authorities.

**3** Major dwelling unit commencements in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites) are also included.

**4** 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

**5** 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 these dwelling unit commencement statistics with the quarterly dwelling unit commencement statistics from the Building Activity Survey.

### DEFINITIONS

**6** 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.

**7** 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 *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.
- 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.).

## EXPLANATORY NOTES *continued*

### DEFINITIONS *continued*

**8 Commencements.** For the purposes of this statistical series, a dwelling unit is regarded as being commenced on the date when:

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

**9 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)

**10** Area statistics are now being classified to the *Australian Standard Geographical Classification, 1996 Edition* (Cat no. 1216.0), effective from 1 July 1996, and ASGC terminology has been adopted in the presentation of building statistics.

### UNPUBLISHED DATA AND RELATED PUBLICATIONS

**11** 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: photocopy, computer printout, floppy disk and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

**12** Other ABS publications which may be of interest include:

*Building Activity, Australia: Dwelling Unit Commencements, Preliminary* (Cat. no. 8750.0) — issued quarterly

*Building Activity, South Australia* (Cat. no. 8752.4) — issued quarterly

*Building Approvals, Australia* (Cat. no. 8731.0) — issued monthly

*Building Approvals, South Australia* (Cat. no. 8731.4) — issued monthly

*Engineering Construction Activity, Australia* (Cat. no. 8762.0) — issued quarterly

**13** Current publications produced by the ABS are listed in the *Catalogue of Publications and Products* (Cat. no. 1101.0). The ABS also issues, on Tuesdays and Fridays, a *Release Advice* (Cat. no. 1105.0) which lists publications to be released in the next few days. The Catalogue and Release Advice are available from any ABS office.

**SELF-HELP ACCESS TO STATISTICS**

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