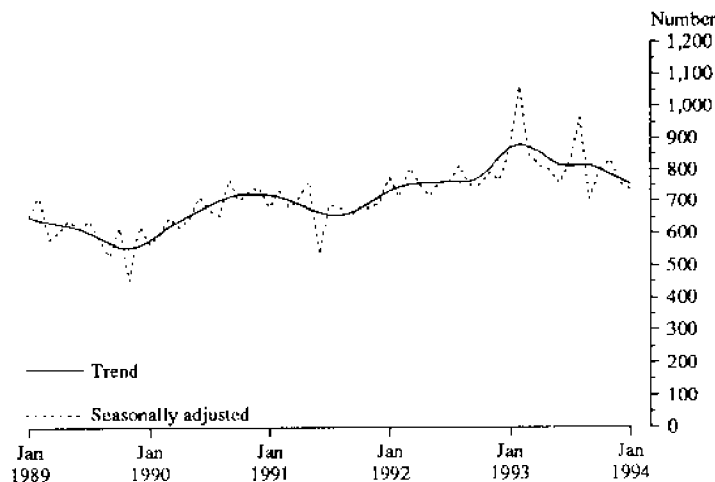


BUILDING APPROVALS, SOUTH AUSTRALIA, JANUARY 1994

SUMMARY OF FINDINGS

PRIVATE HOUSES APPROVED



Residential building

- The trend estimate series for private sector houses approved continued to move downward in January 1994 with the latest (provisional) estimate of 753 being 2.5% lower than the preceding month. Table 3 illustrates how this, together with other trend and seasonally adjusted series, have moved since November 1992.
- The seasonally adjusted number of private sector houses approved in January 1994 was 737, representing a 2.6% drop from the (revised) December level. This movement is well below the average downward month-to-month change in this series of 8.6%. It will take an increase of 15.6% in the seasonally adjusted value next month to arrest the downward movement in the trend estimate of private sector houses.
- In original terms, there was a drop in the number of dwellings approved for the private sector and an overall decline in the public sector although public sector houses improved from 19 to 31. Total dwellings approved fell to 732, the lowest level recorded since February 1992.
- The northern districts of Tea Tree Gully (83 dwellings) and Salisbury (37) and southern areas of Noarlunga (70), Happy Valley (34) and Marion (30) were responsible for the majority of private dwelling approvals in the Adelaide Statistical Division (ASD). Victor Harbor, with 28 dwellings reported the most dwelling approvals of any district outside the ASD.

- New residential building valued at \$51.5 million and alterations and additions valued at \$9.7 million were approved in January 1994. (See Table 5.) Table 4 shows the value of these categories, expressed in constant prices for the past six quarters.

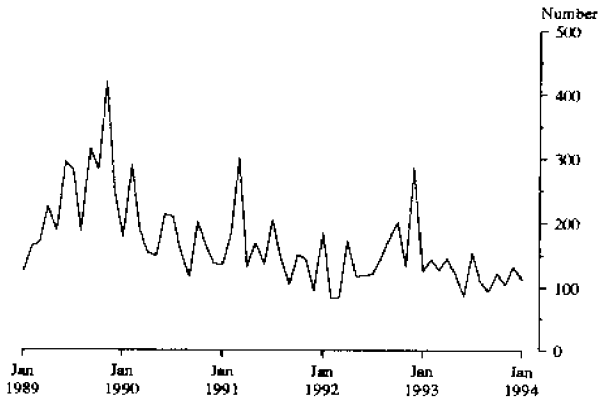
Non-residential building

- Total non-residential building of \$28.0 million was approved in January 1994. The most significant contributions to this total were from the Educational building class for which \$10.1 million of work was approved, followed by Offices with \$6.3 million and Health with \$4.5 million. (Refer Table 6 for more detail.)
- Tables 8 and 10 show the geographic distribution of approved work.

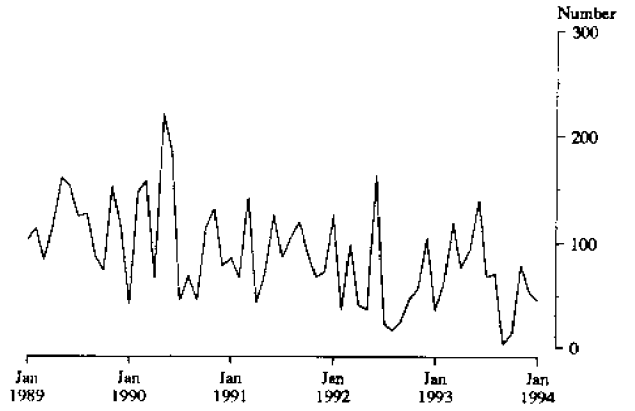
INQUIRIES

- 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.

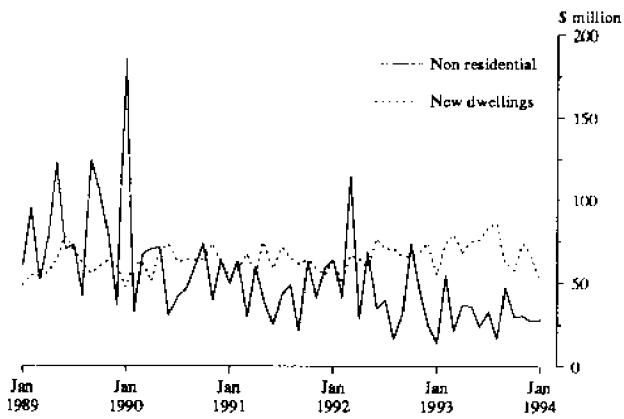
**OTHER RESIDENTIAL BUILDINGS APPROVED
PRIVATE SECTOR**



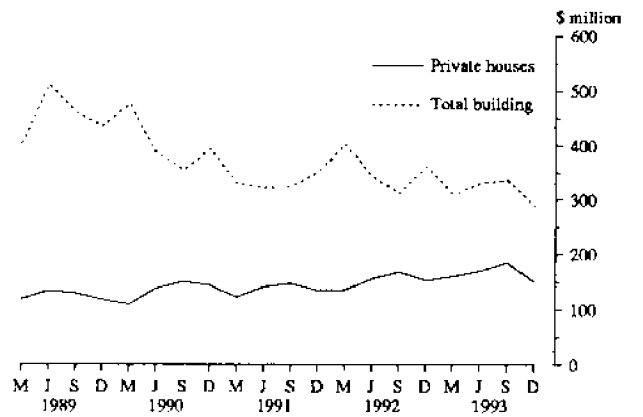
**DWELLING UNITS APPROVED
PUBLIC SECTOR**



VALUE OF BUILDING WORK APPROVED



**QUARTERLY VALUE OF BUILDING APPROVED
AVERAGE 1989-90 PRICES**



RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months August 1993 to January 1994.

Analysis of building approvals series has shown that the original series can be volatile and that the initial estimates of a month's trend value can be revised substantially. In particular, some months can elapse before a turning point in the trend series is identified reliably. Generally, the size of revisions to the trend estimates tends to be larger the greater the volatility of the original series. Revisions to trend estimates will also occur with revisions to original data and re-estimation of seasonal adjustment factors. See paragraphs 18 to 21 of the Explanatory Notes for more information.

To illustrate the possible impact of future months observations on the trend estimates for the latest months, the tables below show the revisions to the trend estimates which would result if the movements in the seasonally adjusted estimates for next month (February 1994) were to equal the average absolute monthly percentage change in the series over the last ten years.

For example, if the seasonally adjusted estimate for the number of private sector houses approved (the first table below) were to increase by 10% in February 1994, the trend estimate for that month would be 765, a movement of -0.8%. The movements in the trend estimates for November, December and January, which are currently estimated to be -2.0%, -2.0% and -2.4% respectively, would be revised to -1.8%, -1.4% and -1.0%. On the other hand, a 10% seasonally adjusted decline in the number of private sector houses approved in February 1994 would produce a trend estimate for February of 705, a movement of -3.6%, with the movements in the trend estimates for November, December and January being revised to -2.8%, -3.3% and -3.4% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if February 1994 seasonally adjusted estimate			
			is up 10% on January 1994		is down 10% on January 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
<i>1993—</i>						
August	816	0.6	815	0.4	817	0.7
September	815	-0.1	814	-0.1	819	0.2
October	803	-1.5	803	-1.4	805	-1.7
November	787	-2.0	789	-1.8	783	-2.8
December	772	-2.0	778	-1.4	757	-3.3
<i>1994—</i>						
January	753	-2.4	771	-1.0	731	-3.4
February	n.y.a.	n.y.a.	765	-0.8	705	-3.6

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if February 1994 seasonally adjusted estimate			
			is up 11% on January 1994		is down 11% on January 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
<i>1993—</i>						
August	1,023	-1.5	1,021	-1.7	1,025	-1.3
September	1,000	-2.3	996	-2.4	1,003	-2.1
October	973	-2.7	971	-2.5	975	-2.9
November	949	-2.5	954	-1.8	945	-3.1
December	931	-1.9	948	-0.6	918	-2.9
<i>1994—</i>						
January	910	-2.3	950	0.2	893	-2.8
February	n.y.a.	n.y.a.	961	1.2	874	-2.0

TABLE 1. NUMBER OF DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS

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	6,075	238	6,313	1,864	659	2,523	7,939	897	8,836
1991-92	6,188	290	6,478	1,415	668	2,083	7,603	958	8,561
1992-93	6,843	352	7,195	1,647	386	2,033	8,490	738	9,228
1992-93 July-January	3,828	86	3,914	1,084	186	1,270	4,912	272	5,184
1993-94 July-January	3,882	159	4,041	720	160	880	4,602	319	4,921
1992— November	549	28	577	114	25	139	663	53	716
December	506	14	520	278	64	342	784	78	862
1993— January	468	13	481	119	22	141	587	35	622
February	639	26	665	142	34	176	781	60	841
March	632	69	701	112	45	157	744	114	858
April	536	51	587	127	21	148	663	72	735
May	577	39	616	106	44	150	683	83	766
June	631	81	712	76	56	132	707	137	844
July	656	33	689	145	32	177	801	65	866
August	767	36	803	95	34	129	862	70	932
September	513	2	515	80	—	80	593	2	595
October	500	11	511	110	—	110	610	11	621
November	573	27	600	99	52	151	672	79	751
December	471	19	490	111	28	139	582	47	629
1994— January	402	31	433	80	14	94	482	45	527
SOUTH AUSTRALIA									
1990-91	8,351	282	8,633	2,048	726	2,774	10,399	1,008	11,407
1991-92	8,613	318	8,931	1,609	718	2,327	10,222	1,036	11,258
1992-93	9,710	377	10,087	1,809	416	2,225	11,519	793	12,312
1992-93 July-January	5,434	96	5,530	1,187	210	1,397	6,621	306	6,927
1993-94 July-January	5,585	161	5,746	831	171	1,002	6,416	332	6,748
1992— November	793	28	821	132	29	161	925	57	982
December	755	22	777	286	82	368	1,041	104	1,145
1993— January	651	13	664	125	22	147	776	35	811
February	876	27	903	144	34	178	1,020	61	1,081
March	891	69	960	127	49	176	1,018	118	1,136
April	778	55	833	146	21	167	924	76	1,000
May	848	47	895	118	46	164	966	93	1,059
June	883	83	966	87	56	143	970	139	1,109
July	916	33	949	155	34	189	1,071	67	1,138
August	1,007	37	1,044	110	34	144	1,117	71	1,188
September	795	3	798	95	—	95	890	3	893
October	723	11	734	122	2	124	845	13	858
November	831	27	858	104	52	156	935	79	1,014
December	739	19	758	132	35	167	871	54	925
1994— January	574	31	605	113	14	127	687	45	732

NOTE: The number of self-contained dwelling units approved as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were 2 such dwelling units approved in January 1994.

TABLE 2. VALUE OF BUILDING APPROVED
(\$ million)

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
ADELAIDE STATISTICAL DIVISION														
1990-91	438.2	11.9	450.0	109.2	32.4	141.6	547.4	44.3	591.7	101.6	369.3	516.8	1,018.2	1,210.0
1991-92	450.8	13.7	464.5	86.5	30.3	116.9	537.3	44.0	581.3	104.0	317.8	579.4	959.1	1,264.8
1992-93	500.9	20.6	521.6	98.0	19.1	117.1	598.9	39.7	638.6	111.4	132.8	345.9	840.8	1,096.0
1992-93 July-January	280.1	4.1	284.2	64.2	8.7	72.9	344.3	12.8	357.1	63.1	81.2	208.4	488.1	628.5
1993-94 July-January	288.7	10.0	298.7	45.8	10.3	56.2	334.5	20.4	354.9	59.7	95.2	169.0	489.2	583.5
1992— November	41.4	1.3	42.8	6.9	1.0	7.9	48.3	2.4	50.7	8.5	9.8	44.2	66.4	103.4
December	36.6	0.7	37.3	14.6	3.5	18.1	51.2	4.2	55.4	8.8	6.2	9.5	66.2	73.7
1993— January	32.6	0.6	33.2	8.3	1.0	9.2	40.9	1.6	42.4	7.2	4.0	11.0	52.0	60.6
February	46.0	1.4	47.4	7.9	1.7	9.7	53.9	3.1	57.0	7.6	13.3	46.8	74.8	111.5
March	46.1	4.8	50.9	7.2	2.6	9.8	53.3	7.4	60.7	11.3	10.3	16.6	74.2	88.6
April	38.5	3.3	41.8	7.4	1.0	8.5	45.9	4.4	50.3	10.6	8.6	31.6	63.9	92.5
May	44.3	2.4	46.7	6.4	2.1	8.6	50.8	4.5	55.2	9.5	10.4	27.5	70.6	92.1
June	46.0	4.6	50.6	4.7	2.9	7.7	50.8	7.5	58.3	9.4	8.9	15.0	69.2	82.8
July	49.0	2.7	51.7	10.0	2.7	12.7	59.0	5.4	64.4	8.7	14.4	20.8	82.0	93.9
August	57.7	2.0	59.7	6.1	2.1	8.2	63.8	4.1	67.9	9.3	9.0	12.1	82.1	89.3
September	36.8	0.1	36.9	4.6	—	4.6	41.4	0.1	41.5	8.5	20.5	42.5	70.4	92.5
October	34.4	1.1	35.5	6.5	—	6.5	40.9	1.1	42.0	7.8	14.4	27.0	63.0	76.8
November	43.6	1.5	45.1	6.2	3.5	9.7	49.8	5.0	54.7	9.6	15.6	25.5	75.0	89.8
December	37.2	1.0	38.2	6.8	1.4	8.2	44.0	2.4	46.4	7.5	8.2	17.1	59.7	71.1
1994 January	30.1	1.6	31.6	5.6	0.7	6.2	35.6	2.2	37.9	8.3	13.1	24.0	57.0	70.1
SOUTH AUSTRALIA														
1990-91	583.8	16.0	599.8	119.2	36.1	155.3	703.0	52.1	755.1	119.2	407.5	590.6	1,229.1	1,464.9
1991-92	609.9	15.8	625.7	97.0	32.9	129.9	706.8	48.8	755.6	123.8	349.2	626.6	1,178.9	1,506.0
1992-93	691.4	22.3	713.7	106.4	20.8	127.3	797.8	43.1	840.9	132.6	174.0	418.4	1,101.8	1,391.9
1992-93 July-January	385.2	4.7	389.9	69.6	9.8	79.5	454.9	14.5	469.4	73.8	100.3	245.6	628.6	788.8
1993-94 July-January	407.0	10.2	417.2	52.1	11.0	63.1	459.2	21.2	480.3	72.1	125.4	211.5	655.9	763.9
1992— November	57.5	1.3	58.8	8.0	1.2	9.2	65.4	2.5	68.0	9.7	11.0	45.7	85.9	123.3
December	53.4	1.1	54.5	14.9	4.3	19.3	68.3	5.5	73.7	10.6	12.6	24.8	91.5	109.2
1993— January	44.6	0.6	45.2	8.7	1.0	9.6	53.2	1.6	54.8	8.3	5.6	14.4	67.1	77.5
February	62.3	1.5	63.7	8.0	1.7	9.8	70.3	3.2	73.5	9.5	16.5	54.8	96.0	137.8
March	63.5	4.8	68.3	8.0	3.0	11.0	71.5	7.8	79.3	13.6	13.5	21.0	97.8	113.9
April	54.6	3.8	58.4	8.5	1.0	9.5	63.1	4.8	67.9	13.1	12.7	37.1	87.7	118.2
May	63.0	2.8	65.9	7.0	2.2	9.2	70.0	5.1	75.1	11.1	16.8	36.1	97.9	122.3
June	62.8	4.7	67.5	5.3	2.9	8.3	68.1	7.6	75.7	11.4	14.2	23.7	93.8	110.9
July	67.1	2.7	69.8	10.8	2.8	13.7	77.9	5.5	83.5	10.8	19.8	32.8	108.5	127.1
August	74.7	2.1	76.8	7.0	2.1	9.1	81.6	4.2	85.9	10.9	10.7	16.3	103.2	113.1
September	56.3	0.2	56.4	5.3	—	5.3	61.6	0.2	61.7	10.3	23.6	47.1	95.4	119.2
October	49.4	1.1	50.5	7.2	0.1	7.3	56.6	1.2	57.8	9.4	16.5	29.5	82.4	96.7
November	61.9	1.5	63.4	6.6	3.5	10.1	68.5	5.0	73.4	11.7	20.5	30.4	100.6	115.5
December	55.8	1.0	56.7	7.9	1.8	9.7	63.6	2.8	66.5	9.3	17.7	27.4	90.2	103.1
1994— January	42.0	1.6	43.6	7.3	0.7	8.0	49.3	2.2	51.5	9.7	16.7	28.0	75.6	89.2

**TABLE 3. NUMBER OF DWELLING UNITS APPROVED
SEASONALLY ADJUSTED AND TREND ESTIMATES (a)**

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate
	<i>1992—</i>							
November	792	804	795	822	917	994	940	1,045
December	766	839	787	857	1,054	1,022	1,149	1,070
<i>1993—</i>								
January	866	870	878	889	1,076	1,035	1,094	1,083
February	1,062	881	1,086	904	1,093	1,027	1,142	1,078
March	849	874	857	906	967	1,006	986	1,067
April	812	855	895	897	974	978	1,101	1,058
May	799	832	819	883	937	953	1,010	1,051
June	755	816	807	871	842	939	942	1,045
July r	822	812	923	866	979	935	1,143	1,038
August r	964	816	998	864	1,083	934	1,177	1,023
September r	706	815	726	853	818	929	850	1,000
October r	800	803	829	832	901	920	924	973
November r	832	787	855	808	936	910	1,005	949
December r	757	772	770	786	887	904	927	931
<i>1994—</i>								
January	737	753	750	761	917	893	927	910

(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average. Trend estimates for the most recent months are provisional and can be revised as data for additional months become available. See Explanatory Notes for a more detailed explanation.

**TABLE 4. VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES (a)
(\$ million)**

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1990-91	559.0	574.3	147.5	721.8	114.2	388.3	562.9	1,174.1	1,398.9
1991-92	573.3	588.3	121.7	710.1	116.5	330.1	591.9	1,109.8	1,418.5
1992-93	652.7	673.8	119.1	793.0	125.1	163.5	393.2	1,038.5	1,311.3
<i>1992—</i>									
Sept. qtr.	168.4	169.5	26.0	195.4	32.5	57.9	82.5	283.0	310.5
Dec. qtr.	153.2	156.2	39.5	195.7	29.3	31.4	135.3	246.8	360.4
<i>1993—</i>									
Mar. qtr.	160.7	167.2	28.5	195.6	29.6	33.4	84.7	245.7	309.9
June qtr.	170.3	181.0	25.2	206.2	33.6	40.8	90.6	263.0	330.4
Sept. qtr.	185.2	190.0	26.0	216.0	29.9	50.4	89.6	286.8	335.5
Dec. qtr.	151.1	154.4	25.1	179.5	27.5	50.6	80.9	248.9	287.9

(a) See paragraphs 23 to 25 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
(\$ million)

Class of building	1991-92	1992-93	July-January		1993		1994
			1992-93	1993-94	November	December	January
PRIVATE SECTOR							
New houses	609.9	691.4	385.2	407.0	61.9	55.8	42.0
New other residential buildings	97.0	106.4	69.6	52.1	6.6	7.9	7.3
<i>Total new residential building</i>	<i>706.8</i>	<i>797.8</i>	<i>454.9</i>	<i>459.2</i>	<i>68.5</i>	<i>63.6</i>	<i>49.3</i>
Alterations and additions to residential buildings	122.9	129.9	73.5	71.4	11.6	8.9	9.7
Hotels, etc.	11.6	5.4	3.3	1.7	0.1	0.3	0.1
Shops	51.7	35.9	25.9	31.8	1.8	6.3	1.7
Factories	38.5	17.9	9.4	9.9	0.9	2.7	1.1
Offices	91.0	27.7	17.4	24.0	5.0	3.3	3.7
Other business premises	53.2	32.0	14.3	15.4	4.6	0.5	2.4
Educational	17.1	14.3	9.2	11.3	1.0	2.3	1.4
Religious	8.4	5.8	2.9	0.9	0.1	0.3	—
Health	39.8	19.7	12.1	15.0	4.2	1.1	4.5
Entertainment and recreational	31.8	4.4	2.6	7.0	0.8	0.4	1.7
Miscellaneous	6.2	10.9	3.2	8.4	2.0	0.4	0.1
<i>Total non-residential building</i>	<i>349.2</i>	<i>174.0</i>	<i>100.3</i>	<i>125.4</i>	<i>20.5</i>	<i>17.7</i>	<i>16.7</i>
Total	1,178.9	1,101.8	628.6	655.9	100.6	90.2	75.6
PUBLIC SECTOR							
New houses	15.8	22.3	4.7	10.2	1.5	1.0	1.6
New other residential buildings	32.9	20.8	9.8	11.0	3.5	1.8	0.7
<i>Total new residential building</i>	<i>48.8</i>	<i>43.1</i>	<i>14.5</i>	<i>21.2</i>	<i>5.0</i>	<i>2.8</i>	<i>2.2</i>
Alterations and additions to residential buildings	0.9	2.6	0.4	0.7	0.1	0.4	—
Hotels, etc.	0.6	1.0	0.9	0.7	0.1	0.1	—
Shops	12.3	3.9	3.2	1.6	—	0.7	—
Factories	1.4	3.5	2.5	3.2	0.6	0.1	—
Offices	27.1	64.9	41.1	8.4	2.1	0.8	2.6
Other business premises	55.3	7.8	3.9	5.7	0.1	—	0.1
Educational	78.5	99.2	65.2	47.8	3.7	6.2	8.7
Religious	—	—	—	—	—	—	—
Health	51.2	29.0	0.3	7.0	0.6	0.9	—
Entertainment and recreational	24.6	7.1	3.5	2.6	0.4	0.1	—
Miscellaneous	26.4	28.0	24.7	9.1	2.2	0.8	—
<i>Total non-residential building</i>	<i>277.4</i>	<i>244.4</i>	<i>145.3</i>	<i>86.1</i>	<i>9.9</i>	<i>9.7</i>	<i>11.4</i>
Total	327.1	290.1	160.2	107.9	14.9	12.9	13.6
TOTAL							
New houses	625.7	713.7	389.9	417.2	63.4	56.7	43.6
New other residential buildings	129.9	127.3	79.5	63.1	10.1	9.7	8.0
<i>Total new residential building</i>	<i>755.6</i>	<i>840.9</i>	<i>469.4</i>	<i>480.3</i>	<i>73.4</i>	<i>66.5</i>	<i>51.5</i>
Alterations and additions to residential buildings	123.8	132.6	73.8	72.1	11.7	9.3	9.7
Hotels, etc.	12.2	6.4	4.2	2.4	0.2	0.3	0.1
Shops	64.0	39.8	29.1	33.5	1.8	7.0	1.7
Factories	39.9	21.4	11.9	13.0	1.5	2.8	1.1
Offices	118.1	92.6	58.5	32.4	7.2	4.2	6.3
Other business premises	108.5	39.8	18.2	21.1	4.7	0.5	2.5
Educational	95.6	113.5	74.4	59.1	4.7	8.5	10.1
Religious	8.4	5.8	2.9	0.9	0.1	0.3	—
Health	90.9	48.7	12.4	22.0	4.9	2.0	4.5
Entertainment and recreational	56.4	11.5	6.1	9.6	1.2	0.5	1.7
Miscellaneous	32.6	38.9	27.9	17.5	4.2	1.2	0.1
<i>Total non-residential building</i>	<i>626.6</i>	<i>418.4</i>	<i>245.6</i>	<i>211.5</i>	<i>30.4</i>	<i>27.4</i>	<i>28.0</i>
Total	1,506.0	1,391.9	788.8	763.9	115.5	103.1	89.2

TABLE 6. NON-RESIDENTIAL BUILDING JOBS APPROVED, BY CLASS OF BUILDING AND VALUE SIZE GROUPS

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1993 November	2	0.2	—	—	—	—	—	—	—	—	2	0.2
December	5	0.3	—	—	—	—	—	—	—	—	5	0.3
1994 January	1	0.1	—	—	—	—	—	—	—	—	1	0.1
SHOPS												
1993 November	8	0.8	3	0.9	—	—	—	—	—	—	11	1.8
December	10	0.8	—	—	2	1.1	—	—	1	5.1	13	7.0
1994 January	4	0.4	2	0.6	1	0.7	—	—	—	—	7	1.7
FACTORIES												
1993 November	3	0.3	2	0.6	1	0.6	—	—	—	—	6	1.5
December	7	0.6	3	0.7	—	—	1	1.5	—	—	11	2.8
1994 January	5	0.5	3	0.7	—	—	—	—	—	—	8	1.1
OFFICES												
1993 November	7	0.8	4	1.1	1	0.5	3	4.7	—	—	15	7.2
December	11	0.9	5	1.4	1	0.8	1	1.0	—	—	18	4.2
1994 January	9	0.8	5	1.3	2	1.8	2	2.4	—	—	18	6.3
OTHER BUSINESS PREMISES												
1993 November	10	0.9	4	1.2	1	0.7	1	2.0	—	—	16	4.7
December	4	0.5	—	—	—	—	—	—	—	—	4	0.5
1994 January	10	1.0	3	0.6	1	0.8	—	—	—	—	14	2.5
EDUCATIONAL												
1993 November	5	0.4	4	1.3	2	1.2	1	1.8	—	—	12	4.7
December	5	0.5	6	2.1	3	2.7	1	3.2	—	—	15	8.5
1994 January	1	0.1	12	3.6	2	1.3	2	5.1	—	—	17	10.1
RELIGIOUS												
1993 November	1	0.1	—	—	—	—	—	—	—	—	1	0.1
December	—	—	1	0.3	—	—	—	—	—	—	1	0.3
1994 January	—	—	—	—	—	—	—	—	—	—	—	—
HEALTH												
1993 November	6	0.7	4	1.3	2	1.4	1	1.5	—	—	13	4.9
December	1	0.1	1	0.3	2	1.6	—	—	—	—	4	2.0
1994 January	2	0.2	—	—	—	—	2	4.3	—	—	4	4.5
ENTERTAINMENT AND RECREATIONAL												
1993 November	1	0.1	2	0.6	1	0.5	—	—	—	—	4	1.2
December	4	0.3	1	0.2	—	—	—	—	—	—	5	0.5
1994 January	3	0.3	—	—	—	—	1	1.4	—	—	4	1.7
MISCELLANEOUS												
1993 November	6	0.5	1	0.2	2	1.6	1	1.9	—	—	10	4.2
December	2	0.1	3	1.1	—	—	—	—	—	—	5	1.2
1994 January	1	0.1	—	—	—	—	—	—	—	—	1	0.1
TOTAL NON-RESIDENTIAL BUILDING												
1993 November	49	4.8	24	7.2	10	6.5	7	11.9	—	—	90	30.4
December	49	4.2	20	6.1	8	6.3	3	5.7	1	5.1	81	27.4
1994 January	36	3.4	25	6.9	6	4.6	7	13.2	—	—	74	28.0

**TABLE 7. NUMBER AND VALUE OF DWELLING UNITS (a) APPROVED
BY MATERIAL OF OUTER WALLS
JANUARY 1994**

<i>Particulars</i>	<i>Private sector</i>		<i>Public sector</i>		<i>Total</i>	
	<i>Number</i>	<i>Value (\$'000)</i>	<i>Number</i>	<i>Value (\$'000)</i>	<i>Number</i>	<i>Value (\$'000)</i>
ADELAIDE STATISTICAL DIVISION						
Houses —						
Brick, stone or concrete	16	1,479	—	—	16	1,479
Brick-veneer	319	23,500	31	1,583	350	25,083
Timber	—	—	—	—	—	—
Fibre cement	—	—	—	—	—	—
Steel, aluminium or other materials	1	85	—	—	1	85
Not stated	66	4,986	—	—	66	4,986
<i>Total houses</i>	<i>402</i>	<i>30,050</i>	<i>31</i>	<i>1,583</i>	<i>433</i>	<i>31,634</i>
<i>Other residential buildings</i>	<i>80</i>	<i>5,563</i>	<i>14</i>	<i>665</i>	<i>94</i>	<i>6,228</i>
Total residential buildings	482	35,614	45	2,249	527	37,862
REST OF SOUTH AUSTRALIA						
Houses —						
Brick, stone or concrete	8	620	—	—	8	620
Brick-veneer	93	7,173	—	—	93	7,173
Timber	3	188	—	—	3	188
Fibre cement	30	1,427	—	—	30	1,427
Steel, aluminium or other materials	1	48	—	—	1	48
Not stated	37	2,464	—	—	37	2,464
<i>Total houses</i>	<i>172</i>	<i>11,920</i>	<i>—</i>	<i>—</i>	<i>172</i>	<i>11,920</i>
<i>Other residential buildings</i>	<i>33</i>	<i>1,743</i>	<i>—</i>	<i>—</i>	<i>33</i>	<i>1,743</i>
Total residential buildings	205	13,664	—	—	205	13,664
TOTAL SOUTH AUSTRALIA						
Houses —						
Brick, stone or concrete	24	2,099	—	—	24	2,099
Brick-veneer	412	30,673	31	1,583	443	32,256
Timber	3	188	—	—	3	188
Fibre cement	30	1,427	—	—	30	1,427
Steel, aluminium or other materials	2	133	—	—	2	133
Not stated	103	7,451	—	—	103	7,451
<i>Total houses</i>	<i>574</i>	<i>41,971</i>	<i>31</i>	<i>1,583</i>	<i>605</i>	<i>43,554</i>
<i>Other residential buildings</i>	<i>113</i>	<i>7,306</i>	<i>14</i>	<i>665</i>	<i>127</i>	<i>7,972</i>
Total residential buildings	687	49,277	45	2,249	732	51,526

(a) Comprises new houses and dwelling units in new other residential buildings.

TABLE 8. SUMMARY OF BUILDING APPROVED BY STATISTICAL DIVISION, JANUARY 1994

Statistical division	<i>Dwelling units in new residential buildings</i>						<i>Alterations and additions to residential buildings (\$'000)</i>	<i>Non-residential building (\$'000)</i>	<i>Total (\$'000)</i>
	<i>Houses</i>		<i>Other residential buildings</i>		<i>Total</i>				
	<i>Number</i>	<i>Value (\$'000)</i>	<i>Number</i>	<i>Value (\$'000)</i>	<i>Number</i>	<i>Value (\$'000)</i>			
PRIVATE SECTOR									
Adelaide	402	30,050	80	5,563	482	35,614	8,268	13,101	56,983
Outer Adelaide	85	5,920	4	216	89	6,136	632	850	7,618
Yorke and Lower North	31	1,820	3	125	34	1,945	65	500	2,510
Murray Lands	14	1,050	10	512	24	1,562	133	600	2,295
South East	24	1,852	—	—	24	1,852	258	1,108	3,218
Eyre	4	370	16	890	20	1,260	70	200	1,530
Northern	14	910	—	—	14	910	260	310	1,480
South Australia	574	41,971	113	7,306	687	49,277	9,686	16,669	75,633
PUBLIC SECTOR									
Adelaide	31	1,583	14	665	45	2,249	—	10,877	13,125
Outer Adelaide	—	—	—	—	—	—	—	—	—
Yorke and Lower North	—	—	—	—	—	—	—	—	—
Murray Lands	—	—	—	—	—	—	—	—	—
South East	—	—	—	—	—	—	—	485	485
Eyre	—	—	—	—	—	—	—	—	—
Northern	—	—	—	—	—	—	—	—	—
South Australia	31	1,583	14	665	45	2,249	—	11,361	13,610
TOTAL									
Adelaide	433	31,634	94	6,228	527	37,862	8,268	23,978	70,108
Outer Adelaide	85	5,920	4	216	89	6,136	632	850	7,618
Yorke and Lower North	31	1,820	3	125	34	1,945	65	500	2,510
Murray Lands	14	1,050	10	512	24	1,562	133	600	2,295
South East	24	1,852	—	—	24	1,852	258	1,593	3,702
Eyre	4	370	16	890	20	1,260	70	200	1,530
Northern	14	910	—	—	14	910	260	310	1,480
South Australia	605	43,554	127	7,972	732	51,526	9,686	28,031	89,243

TABLE 9. NEW DWELLING UNITS APPROVED, BY TYPE AND STATISTICAL DIVISION, JANUARY 1994

Statistical division	Other residential building								Total residential building
	Houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys		
		Total							
NUMBER OF DWELLING UNITS									
Adelaide	433	74	20	94	—	—	—	94	527
Outer Adelaide	85	4	—	4	—	—	—	4	89
Yorke and Lower North	31	3	—	3	—	—	—	3	34
Murray Lands	14	10	—	10	—	—	—	10	24
South East	24	—	—	—	—	—	—	—	24
Eyre	4	16	—	16	—	—	—	16	20
Northern	14	—	—	—	—	—	—	—	14
South Australia	605	107	20	127	—	—	—	127	732
VALUE (\$'000)									
Adelaide	31,634	4,808	1,420	6,228	—	—	—	6,228	37,862
Outer Adelaide	5,920	216	—	216	—	—	—	216	6,136
Yorke and Lower North	1,820	125	—	125	—	—	—	125	1,945
Murray Lands	1,050	512	—	512	—	—	—	512	1,562
South East	1,852	—	—	—	—	—	—	—	1,852
Eyre	370	890	—	890	—	—	—	890	1,260
Northern	910	—	—	—	—	—	—	—	910
South Australia	43,554	6,552	1,420	7,972	—	—	—	7,972	51,526

TABLE 10. BUILDING APPROVED BY SELECTED STATISTICAL LOCAL AREA, JANUARY 1994

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
ADELAIDE STATISTICAL DIVISION										
Adelaide (C)	—	—	—	6	—	500	223	1,130	3,991	4,714
Brighton (C)	2	—	328	—	—	—	213	85	85	626
Burnside (C)	11	—	1,299	4	—	416	519	—	313	2,547
Campbelltown (C)	22	—	1,849	6	—	483	150	—	3,500	5,982
East Torrens (DC)	1	—	40	—	—	—	60	—	—	100
Elizabeth (C)	1	—	51	—	—	—	139	1,500	1,500	1,690
Enfield (C) Pt A & Pt B	19	4	1,510	2	6	433	149	100	100	2,191
Gawler (M)	13	—	862	—	—	—	73	100	100	1,035
Glenside (C)	—	—	—	—	—	—	12	—	219	231
Happy Valley (C)	32	—	2,604	2	—	100	376	—	—	3,080
Henley & Grange (C)	2	—	122	—	—	—	167	2,585	2,585	2,875
Hindmarsh (M)	5	—	325	—	—	—	90	250	250	665
Kensington & Norwood (C)	—	—	—	10	—	620	118	—	—	738
Marion (C)	18	1	1,378	12	—	630	490	900	900	3,398
Mitcham (C)	12	—	1,010	—	—	—	1,274	856	856	3,140
Munno Para (C)	27	—	1,627	—	—	—	—	—	1,658	3,285
Noarlunga (C)	68	—	4,609	2	—	100	387	540	1,672	6,768
Payneham (C)	8	—	595	16	—	1,284	258	60	60	2,197
Port Adelaide (C)	1	—	71	4	—	160	150	75	75	456
Prospect (C)	—	—	—	4	—	260	225	—	—	485
St Peters (M)	—	—	—	—	—	—	—	—	—	—
Salisbury (C)	31	—	2,011	6	—	380	142	2,800	3,643	6,175
Stirling (DC)	8	—	739	—	—	—	389	—	—	1,128
Tea Tree Gully (C)	83	21	7,641	—	—	—	344	—	—	7,985
Thebarton (M)	—	—	—	—	—	—	—	—	—	—
Unley (C)	4	—	288	—	—	—	1,321	—	—	1,608
Walkerville (M)	2	—	271	—	—	—	60	—	—	331
West Torrens (C)	8	2	607	—	8	353	400	370	720	2,080
Willunga (DC)	17	—	1,159	6	—	510	149	—	—	1,818
Woodville (C)	7	3	640	—	—	—	390	1,750	1,750	2,780
Unincorporated	—	—	—	—	—	—	—	—	—	—
Adelaide (SD)	402	31	31,634	80	14	6,228	8,268	13,101	23,978	70,108
REST OF STATE										
Barossa (DC)	5	—	361	—	—	—	25	150	150	536
Light (DC)	1	—	76	—	—	—	19	120	120	215
Mallala (DC)	4	—	254	—	—	—	—	—	—	254
Mount Barker (DC)	7	—	449	—	—	—	62	80	80	591
Mount Gambier (C)	11	—	888	—	—	—	105	1,048	1,048	2,041
Murray Bridge (RC)	5	—	342	4	—	182	44	—	—	568
Northern Yorke Peninsula (DC)	10	—	651	3	—	125	65	—	—	841
Port Augusta (C)	3	—	158	—	—	—	65	190	190	413
Port Elliot & Goolwa (DC)	7	—	445	4	—	216	111	—	—	773
Port Lincoln (C)	3	—	320	16	—	890	18	50	50	1,278
Port Pirie (C)	2	—	139	—	—	—	75	60	60	274
Roxby Downs (M)	—	—	—	—	—	—	—	—	—	—
Strathalbyn (DC)	10	—	636	—	—	—	38	200	200	874
Victor Harbor (DC)	28	—	2,101	—	—	—	40	—	—	2,141
Whyalla (C)	2	—	182	—	—	—	105	—	—	287
Other	74	—	4,918	6	—	330	647	1,670	2,155	8,050
Rest of State	172	—	11,920	33	—	1,743	1,418	3,568	4,053	19,135
SOUTH AUSTRALIA										
South Australia	574	31	43,554	113	14	7,972	9,686	16,669	28,031	89,243

(C) Municipality with city status. (DC) District Council. (M) Municipality. (RC) Rural City. (SD) Statistical Division.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

2. Statistics of building work approved are compiled from:

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

Major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites) is also included.

Scope and Coverage

3. The statistics relate to *building* activity which includes construction of new buildings, and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks etc.) is excluded.

4. In relation to work carried out on existing buildings, the statistics include details of non-structural renovation and refurbishment work and the installation of integral building fixtures for which building approval was obtained.

5. From July 1990, the statistics cover:

- (a) all approved new residential building jobs valued at \$10,000 or more (previously \$5,000 or more)
- (b) approved alterations and additions to residential buildings valued at \$10,000 or more
- (c) all approved non-residential building jobs valued at \$50,000 or more (previously \$30,000 or more).

These changes mainly affect non-residential building data. In particular, care should be taken in interpreting data for specific classes of non-residential building.

Definitions

6. A *building* is defined as a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or live-stock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by persons.

7. 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, such as motels, hostels and holiday apartments are not defined as dwelling units. The value of units of this type is included in the appropriate category of non-residential buildings' approved.

8. 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*.

(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 caretaker's 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 town-houses, duplexes, apartment buildings etc.).

9. 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 in the tables but is shown as a footnote to Table 1.

10. Values data are derived by aggregation of the estimated value (when completed) of building work (excluding value of land and landscaping but including site preparation) *as reported on approval documents*. For 'houses', these estimates are usually a reliable indicator of the completed value of the building. However, for 'other residential buildings' and 'non-residential buildings' these estimates can differ significantly from the completed value of the building.

Building Classification

11. *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.

12. *Functional classification of buildings*: a building is classified according to its intended major function. Hence a building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to Offices, a detached cafeteria building to Shops, while factory buildings would be classified to Factories. An exception to this rule is the treatment of group accommodation buildings e.g. a student accommodation building on a university campus would be classified to Educational.

13. From July 1992, an expanded functional classification of buildings based on the *Dwelling Structure Classification (DSC)* has been introduced by the ABS to provide more detailed information on residential building approvals.

14. The DSC has been developed by the ABS to provide a standard classification of the different types of dwelling structures (houses, flats, townhouses, etc.). The DSC will be implemented across all major collections of housing data in the ABS. The DSC has the same overall scope as the classification used in previous collections but provides more detail than previously available to reflect the current interest in medium to high density housing.

15. In particular, for Building Approvals, DSC allows new *other residential building* to be classified as follows:

- (a) *Semi-detached, row or terrace houses, townhouses, etc.* (dwellings having their own private grounds and no other dwellings above or below) with:
- one storey;
 - two or more storeys.
- (b) *Flats, units or apartments, etc.* (dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell) in a building of:
- one or two storeys;
 - three storeys;
 - four or more storeys.

16. More details on the DSC are contained in the ABS Information Paper, *Dwelling Structure Classification (DSC)* (1296.0).

General

17. For purposes of comparison, it should be noted that statistics of building approvals are affected from month to month by large projects (e.g. blocks of flats, multi-storey office buildings) approved in particular months and also by the administrative arrangements of government authorities.

Seasonal Adjustment and Trend Estimates

18. Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series may be more clearly recognised.

19. Table 3 shows seasonally adjusted estimates for both private and total dwellings. For the four series shown, account has been taken of normal seasonal factors and 'trading day' effects (arising from the varying numbers of Sundays, Mondays, Tuesdays etc. in the month) and the effect of movement in the date of Easter which may, in successive years, affect figures for different months. Seasonal adjustment procedures do not aim to remove the irregular or non-seasonal influences which may be present in any particular month, such as the effect of the approval of large projects or as a consequence of the administrative arrangements of approving authorities. Irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal variation. Details of the methods used in seasonally adjusting these statistics are given in *Seasonally Adjusted Indicators, Australia* (1308.0).

20. Seasonally adjusted series can be smoothed to reduce the impact of the irregular component in the adjusted series. This smoothed seasonally adjusted series is called a trend estimate.

21. Table 3 shows trend estimates for both private and total dwellings. These are obtained by applying a thirteen-term Henderson moving average to the seasonally adjusted series. Estimates for the six most recent months are subject to revision as additional observations become available. There may be revisions because of changes in the original data, and as a result of re-estimation of the seasonal factors. Further information may be found in *A Guide to Smoothing Time Series - Estimates of "Trend"* (1316.0).

Australian Standard Geographical Classification (ASGC)

22. 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.

Estimates at Constant Prices

23. Estimates of the quarterly value of building approvals at average 1989-90 prices are presented in Table 4. (Note: monthly value data at constant prices are not available.)

24. Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates in this publication are derived from the same price data underlying the deflators compiled for the dwellings and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

25. Estimates at constant prices are subject to a number of approximations and assumptions. Further information on the nature and concepts of constant price estimates is contained in Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (5216.0).

Unpublished Data and Related Publications

26. The ABS can also make available certain building approvals 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.

27. Other ABS publications which may be of interest include:

Building Approvals, Australia (8731.0)
Dwelling Unit Commencements Reported by Approving Authorities, South Australia (8741.4)
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0)
Building Activity, Australia (8752.0)
Building Activity, South Australia (8752.4)

28. 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

r figure or series revised since previous issue
 — nil or rounded to zero
 n.a. not available

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

P.M. GARDNER
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