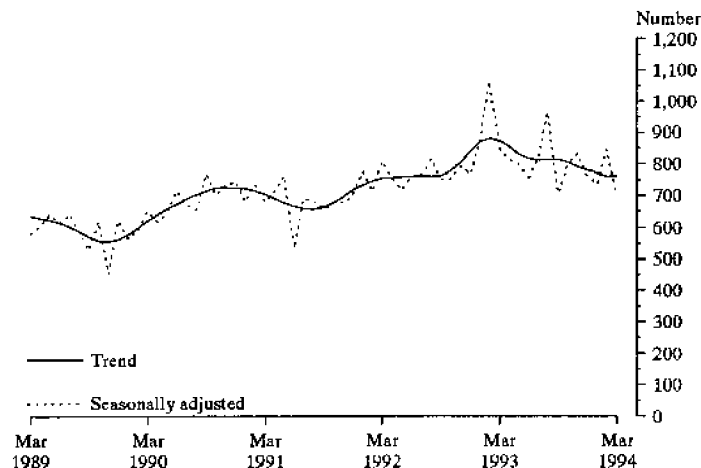


## BUILDING APPROVALS, SOUTH AUSTRALIA, MARCH 1994

### SUMMARY OF FINDINGS

#### PRIVATE HOUSES APPROVED



#### Residential building

- In March the trend estimate series for both private sector houses and total dwellings approved in South Australia broke from their downward paths of recent months. However, this latest change in direction should be viewed with caution because analysis of the trend series shows that an increase of at least 21% will be needed in the seasonally adjusted estimate of private sector houses for April to prevent the trend series resuming a downward path. The seasonally adjusted estimate of total dwellings approved for April needs to increase by more than 9% for the trend series to remain static.
- The seasonally adjusted number of private sector houses approved in March 1994 was 699, down 17.3% from February. Volatility of this estimate can be seen from the graph above.
- In original (unadjusted) terms, public sector approvals increased by 89 dwellings to 113 in March 1994. This accounted for nearly half of the increase in total dwellings approved and led to the highest number (1,031) of dwelling

units being approved in a month since August 1993 (see Table 1). Following seasonal adjustment, however, this number showed only a marginal 1.0% increase to 906 in March 1994 (See Table 3 for seasonally adjusted and trend estimates).

- The value of new residential building work approved in March 1994 was \$71.5 million, up 18.4% from the February level of \$60.4 million. The value of alterations and additions to residential building rebounded from the lows of previous months to reach \$10.4 million in March 1994.

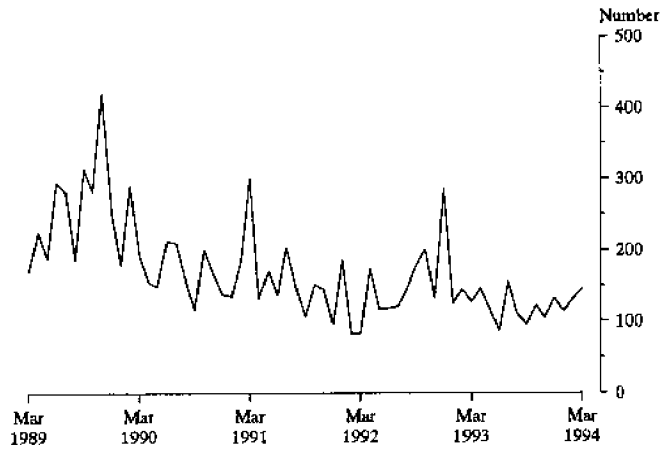
#### Non residential building

- The value of non residential buildings approved in March 1994 was \$29.6 million, comprising \$22.8 million from the private sector and \$6.8 million from the public sector. Although below the February total of \$40.0 million the total was boosted by two aged care facilities valued at \$7.9 million, recorded in the Miscellaneous building category.

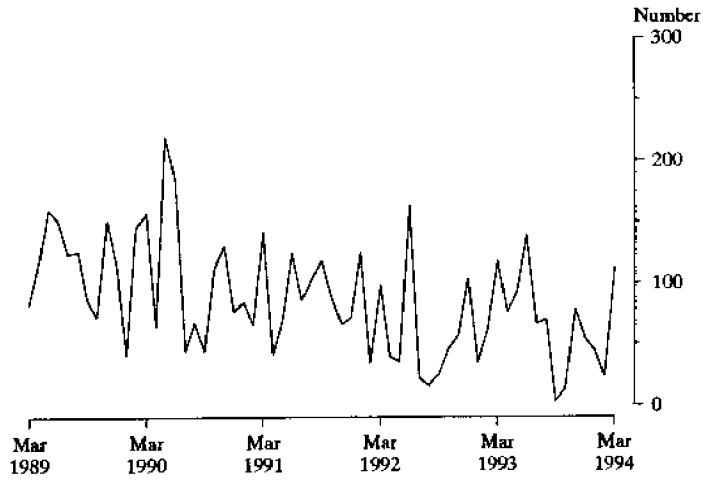
#### INQUIRIES

- 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.

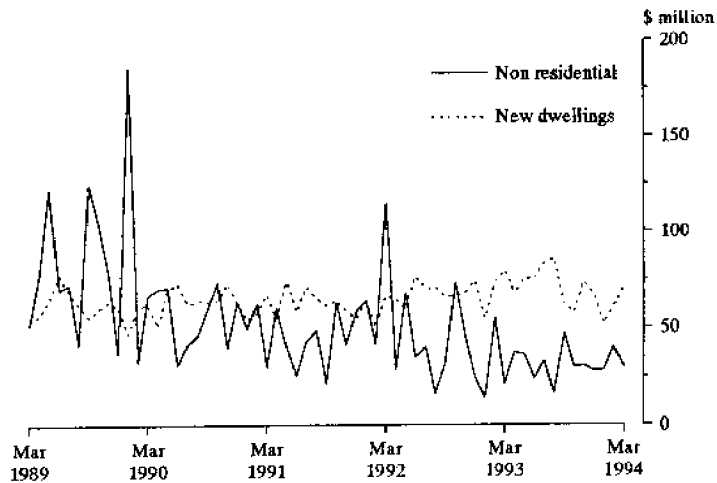
**OTHER RESIDENTIAL DWELLINGS APPROVED**



**DWELLING UNITS APPROVED  
PUBLIC SECTOR**



**VALUE OF BUILDING WORK APPROVED**



## RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months October 1993 to March 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 (April 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 April 1994, the trend estimate for that month would be 751, a movement of -1.4%. The movements in the trend estimates for January, February and March, which are currently estimated to be -1.2%, -1.3% and 0.2% respectively, would be revised to -1.0%, -0.7% and -0.5%. On the other hand, a 10% seasonally adjusted decline in the number of private sector houses approved in April 1994 would produce a trend estimate for April of 694, a movement of -4.2%, with the movements in the trend estimates for January, February and March being revised to -2.1%, -2.6% and -2.9% respectively.

### NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if April 1994 seasonally adjusted estimate			
			is up 10% on March 1994		is down 10% on March 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
<i>1993—</i>						
October	805	-1.1	805	-1.1	808	-0.8
November	792	-1.6	792	-1.6	797	-1.4
December	780	-1.6	780	-1.6	782	-1.9
<i>1994—</i>						
January	770	-1.2	772	-1.0	766	-2.1
February	761	-1.3	766	-0.7	746	-2.6
March	762	0.2	762	-0.5	724	-2.9
April	n.y.a.	n.y.a.	751	-1.4	694	-4.2

### TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if April 1994 seasonally adjusted estimate			
			is up 11% on March 1994		is down 11% on March 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
<i>1993—</i>						
October	973	-2.8	971	-3.0	975	-2.6
November	948	-2.6	944	-2.8	951	-2.4
December	929	-2.0	927	-1.8	930	-2.1
<i>1994—</i>						
January	919	-1.1	926	-0.2	917	-1.5
February	911	-0.9	930	0.5	901	-1.8
March	916	0.5	938	0.9	883	-1.9
April	n.y.a.	n.y.a.	941	0.3	858	-2.9

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
<b>ADELAIDE STATISTICAL DIVISION</b>									
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-March	5,099	181	5,280	1,338	265	1,603	6,437	446	6,883
1993-94									
July-March	4,902	225	5,127	930	225	1,155	5,832	450	6,282
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
February	480	7	487	117	13	130	597	20	617
March	540	59	599	93	52	145	633	111	744
<b>SOUTH AUSTRALIA</b>									
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-March	7,201	192	7,393	1,458	293	1,751	8,659	485	9,144
1993-94									
July-March	7,054	233	7,287	1,107	236	1,343	8,161	469	8,630
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
February	696	11	707	131	13	144	827	24	851
March	773	61	834	145	52	197	918	113	1,031

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 5 such dwelling units approved in March 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					
<b>ADELAIDE STATISTICAL DIVISION</b>														
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-March	372.1	10.3	382.5	79.3	13.0	92.3	451.5	23.3	474.8	82.0	104.8	271.8	637.2	828.6
1993-94 July-March	365.7	14.6	380.3	57.6	13.5	71.1	423.2	28.1	451.4	73.5	132.8	234.0	629.2	758.8
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
February	36.1	0.6	36.8	7.0	0.7	7.7	43.2	1.4	44.5	5.7	16.9	38.1	65.7	88.3
March	40.8	3.9	44.7	4.7	2.5	7.2	45.5	6.4	51.9	8.1	20.7	26.9	74.3	87.0
<b>SOUTH AUSTRALIA</b>														
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-March	511.0	11.0	522.0	85.6	14.6	100.2	596.6	25.6	622.2	96.9	130.3	321.4	822.4	1,040.5
1993-94 July-March	515.3	15.1	530.4	67.5	14.2	81.7	582.9	29.3	612.1	90.4	166.8	281.1	839.3	983.6
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
February	51.0	0.8	51.9	7.8	0.7	8.5	58.8	1.5	60.4	7.9	18.7	40.0	85.3	108.2
March	57.3	4.1	61.3	7.6	2.5	10.1	64.9	6.5	71.5	10.4	22.8	29.6	98.1	111.5

**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
1993—								
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	822	812	923	866	979	935	1,143	1,038
August	964	814	998	862	1,083	934	1,177	1,024
September	706	814	726	852	818	930	850	1,001
October	800	805	829	832	901	922	924	973
November	832	792	855	812	936	910	1,005	948
December	757	780	770	796	887	898	927	929
1994—								
January	737	770	750	787	917	889	927	919
February	845	761	853	780	885	880	897	911
March	699	762	741	784	843	881	906	916

(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
1992—									
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
1993—									
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-March		1994		
			1992-93	1993-94	January	February	March
<b>PRIVATE SECTOR</b>							
New houses	609.9	691.4	511.0	515.3	42.0	51.0	57.3
New other residential buildings	97.0	106.4	85.6	67.5	7.3	7.8	7.6
<i>Total new residential building</i>	<i>706.8</i>	<i>797.8</i>	<i>596.6</i>	<i>582.9</i>	<i>49.3</i>	<i>58.8</i>	<i>64.9</i>
Alterations and additions to residential buildings	122.9	129.9	95.5	89.6	9.7	7.8	10.3
Hotels, etc.	11.6	5.4	4.1	3.4	0.1	1.5	0.2
Shops	51.7	35.9	29.2	34.0	1.7	1.0	1.3
Factories	38.5	17.9	12.6	11.3	1.1	1.2	0.2
Offices	91.0	27.7	22.9	33.8	3.7	6.8	3.1
Other business premises	53.2	32.0	21.1	19.9	2.4	1.5	3.0
Educational	17.1	14.3	11.0	13.5	1.4	0.4	1.8
Religious	8.4	5.8	5.4	0.9	—	0.1	—
Health	39.8	19.7	14.4	25.7	4.5	5.7	5.0
Entertainment and recreational	31.8	4.4	3.0	7.4	1.7	0.3	0.1
Miscellaneous	6.2	10.9	6.5	16.9	0.1	0.4	8.1
<i>Total non-residential building</i>	<i>349.2</i>	<i>174.0</i>	<i>130.3</i>	<i>166.8</i>	<i>16.7</i>	<i>18.7</i>	<i>22.8</i>
<b>Total</b>	<b>1,178.9</b>	<b>1,101.8</b>	<b>822.4</b>	<b>839.3</b>	<b>75.6</b>	<b>85.3</b>	<b>98.1</b>
<b>PUBLIC SECTOR</b>							
New houses	15.8	22.3	11.0	15.1	1.6	0.8	4.1
New other residential buildings	32.9	20.8	14.6	14.2	0.7	0.7	2.5
<i>Total new residential building</i>	<i>48.8</i>	<i>43.1</i>	<i>25.6</i>	<i>29.3</i>	<i>2.2</i>	<i>1.5</i>	<i>6.5</i>
Alterations and additions to residential buildings	0.9	2.6	1.4	0.8	—	—	0.1
Hotels, etc.	0.6	1.0	0.9	0.7	—	—	—
Shops	12.3	3.9	3.3	1.7	—	—	0.1
Factories	1.4	3.5	2.6	3.2	—	—	—
Offices	27.1	64.9	46.9	18.1	2.6	7.9	1.8
Other business premises	55.3	7.8	6.0	6.1	0.1	—	0.3
Educational	78.5	99.2	91.3	64.1	8.7	13.0	3.3
Religious	—	—	—	—	—	—	—
Health	51.2	29.0	9.2	7.3	—	—	0.4
Entertainment and recreational	24.6	7.1	5.9	2.9	—	—	0.3
Miscellaneous	26.4	28.0	25.1	10.1	—	0.4	0.6
<i>Total non-residential building</i>	<i>277.4</i>	<i>244.4</i>	<i>191.1</i>	<i>174.2</i>	<i>11.4</i>	<i>21.3</i>	<i>6.8</i>
<b>Total</b>	<b>327.1</b>	<b>290.1</b>	<b>218.1</b>	<b>144.3</b>	<b>13.6</b>	<b>22.9</b>	<b>13.5</b>
<b>TOTAL</b>							
New houses	625.7	713.7	522.0	530.4	43.6	51.9	61.3
New other residential buildings	129.9	127.3	100.2	81.7	8.0	8.5	10.1
<i>Total new residential building</i>	<i>755.6</i>	<i>840.9</i>	<i>622.2</i>	<i>612.1</i>	<i>51.5</i>	<i>60.4</i>	<i>71.5</i>
Alterations and additions to residential buildings	123.8	132.6	96.9	90.4	9.7	7.9	10.4
Hotels, etc.	12.2	6.4	5.0	4.1	0.1	1.5	0.2
Shops	64.0	39.8	32.5	35.7	1.7	1.0	1.3
Factories	39.9	21.4	15.2	14.4	1.1	1.2	0.2
Offices	118.1	92.6	69.8	51.9	6.3	14.7	4.9
Other business premises	108.5	39.8	27.1	25.9	2.5	1.5	3.4
Educational	95.6	113.5	102.4	77.6	10.1	13.4	5.1
Religious	8.4	5.8	5.4	0.9	—	0.1	—
Health	90.9	48.7	23.5	33.1	4.5	5.7	5.4
Entertainment and recreational	56.4	11.5	8.9	10.3	1.7	0.3	0.4
Miscellaneous	32.6	38.9	31.6	27.0	0.1	0.8	8.7
<i>Total non-residential building</i>	<i>626.6</i>	<i>418.4</i>	<i>321.4</i>	<i>281.1</i>	<i>28.0</i>	<i>40.0</i>	<i>29.6</i>
<b>Total</b>	<b>1,506.0</b>	<b>1,391.9</b>	<b>1,040.5</b>	<b>983.6</b>	<b>89.2</b>	<b>108.2</b>	<b>111.5</b>

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.												
1994 January	1	0.1	—	—	—	—	—	—	—	—	1	0.1
February	2	0.2	—	—	—	—	1	1.3	—	—	3	1.5
March	2	0.2	—	—	—	—	—	—	—	—	2	0.2
SHOPS												
1994 January	4	0.4	2	0.6	1	0.7	—	—	—	—	7	1.7
February	6	0.6	1	0.4	—	—	—	—	—	—	7	1.0
March	9	0.7	—	—	1	0.6	—	—	—	—	10	1.3
FACTORIES												
1994 January	5	0.5	3	0.7	—	—	—	—	—	—	8	1.1
February	1	0.1	—	—	—	—	1	1.1	—	—	2	1.2
March	3	0.2	—	—	—	—	—	—	—	—	3	0.2
OFFICES												
1994 January	9	0.8	5	1.3	2	1.8	2	2.4	—	—	18	6.3
February	9	0.9	4	1.0	1	0.9	—	—	2	11.9	16	14.7
March	10	0.9	4	1.4	4	2.5	—	—	—	—	18	4.9
OTHER BUSINESS PREMISES												
1994 January	10	1.0	3	0.6	1	0.8	—	—	—	—	14	2.5
February	6	0.6	1	0.4	1	0.5	—	—	—	—	8	1.5
March	7	0.6	4	1.2	2	1.6	—	—	—	—	13	3.4
EDUCATIONAL												
1994 January	1	0.1	12	3.6	2	1.3	2	5.1	—	—	17	10.1
February	2	0.3	2	0.5	—	—	4	12.6	—	—	8	13.4
March	1	0.1	3	0.7	—	—	2	4.3	—	—	6	5.1
RELIGIOUS												
1994 January	—	—	—	—	—	—	—	—	—	—	—	—
February	1	0.1	—	—	—	—	—	—	—	—	1	0.1
March	—	—	—	—	—	—	—	—	—	—	—	—
HEALTH												
1994 January	2	0.2	—	—	—	—	2	4.3	—	—	4	4.5
February	—	—	1	0.4	—	—	2	5.3	—	—	3	5.7
March	6	0.7	1	0.2	2	1.4	2	3.1	—	—	11	5.4
ENTERTAINMENT AND RECREATIONAL												
1994 January	3	0.3	—	—	—	—	1	1.4	—	—	4	1.7
February	1	0.1	1	0.2	—	—	—	—	—	—	2	0.3
March	3	0.2	1	0.2	—	—	—	—	—	—	4	0.4
MISCELLANEOUS												
1994 January	1	0.1	—	—	—	—	—	—	—	—	1	0.1
February	2	0.2	2	0.7	—	—	—	—	—	—	4	0.8
March	4	0.4	1	0.4	—	—	1	2.0	1	5.9	7	8.7
TOTAL NON-RESIDENTIAL BUILDING												
1994 January	36	3.4	25	6.9	6	4.6	7	13.2	—	—	74	28.0
February	30	2.8	12	3.6	2	1.4	8	20.3	2	11.9	54	40.0
March	45	4.1	14	4.1	9	6.2	5	9.4	1	5.9	74	29.6



**TABLE 7. NUMBER AND VALUE OF DWELLING UNITS (a) APPROVED  
BY MATERIAL OF OUTER WALLS  
MARCH 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>
<b>ADELAIDE STATISTICAL DIVISION</b>						
Houses —						
Brick, stone or concrete	18	2,088	—	—	18	2,088
Brick-veneer	374	28,191	30	2,098	404	30,288
Timber	—	—	—	—	—	—
Fibre cement	3	134	—	—	3	134
Steel, aluminium or other materials	1	60	—	—	1	60
Not stated	144	10,351	29	1,812	173	12,163
<i>Total houses</i>	<i>540</i>	<i>40,824</i>	<i>59</i>	<i>3,910</i>	<i>599</i>	<i>44,733</i>
<i>Other residential buildings</i>	<i>93</i>	<i>4,720</i>	<i>52</i>	<i>2,481</i>	<i>145</i>	<i>7,202</i>
<b>Total residential buildings</b>	<b>633</b>	<b>45,544</b>	<b>111</b>	<b>6,391</b>	<b>744</b>	<b>51,935</b>
<b>REST OF SOUTH AUSTRALIA</b>						
Houses —						
Brick, stone or concrete	17	1,316	—	—	17	1,316
Brick-veneer	95	7,400	—	—	95	7,400
Timber	13	524	—	—	13	524
Fibre cement	29	1,509	1	32	30	1,541
Steel, aluminium or other materials	3	170	—	—	3	170
Not stated	76	5,540	1	123	77	5,663
<i>Total houses</i>	<i>233</i>	<i>16,458</i>	<i>2</i>	<i>155</i>	<i>235</i>	<i>16,613</i>
<i>Other residential buildings</i>	<i>52</i>	<i>2,921</i>	<i>—</i>	<i>—</i>	<i>52</i>	<i>2,921</i>
<b>Total residential buildings</b>	<b>285</b>	<b>19,379</b>	<b>2</b>	<b>155</b>	<b>287</b>	<b>19,534</b>
<b>TOTAL SOUTH AUSTRALIA</b>						
Houses —						
Brick, stone or concrete	35	3,404	—	—	35	3,404
Brick-veneer	469	35,590	30	2,098	499	37,688
Timber	13	524	—	—	13	524
Fibre cement	32	1,643	1	32	33	1,675
Steel, aluminium or other materials	4	230	—	—	4	230
Not stated	220	15,890	30	1,935	250	17,826
<i>Total houses</i>	<i>773</i>	<i>57,281</i>	<i>61</i>	<i>4,065</i>	<i>834</i>	<i>61,346</i>
<i>Other residential buildings</i>	<i>145</i>	<i>7,642</i>	<i>52</i>	<i>2,481</i>	<i>197</i>	<i>10,123</i>
<b>Total residential buildings</b>	<b>918</b>	<b>64,923</b>	<b>113</b>	<b>6,546</b>	<b>1,031</b>	<b>71,469</b>

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

TABLE 8. SUMMARY OF BUILDING APPROVED BY STATISTICAL DIVISION, MARCH 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>			
<b>PRIVATE SECTOR</b>									
Adelaide	540	40,824	93	4,720	633	45,544	8,027	20,703	74,274
Outer Adelaide	112	8,226	3	250	115	8,476	1,182	1,103	10,762
Yorke and Lower North	34	1,896	10	554	44	2,449	254	98	2,801
Murray Lands	32	2,350	30	1,411	62	3,761	285	570	4,616
South East	24	1,754	—	—	24	1,754	285	100	2,139
Eyre	12	1,045	9	707	21	1,752	100	250	2,102
Northern	19	1,187	—	—	19	1,187	205	—	1,392
<b>South Australia</b>	<b>773</b>	<b>57,281</b>	<b>145</b>	<b>7,642</b>	<b>918</b>	<b>64,923</b>	<b>10,339</b>	<b>22,824</b>	<b>98,086</b>
<b>PUBLIC SECTOR</b>									
Adelaide	59	3,910	52	2,481	111	6,391	110	6,204	12,705
Outer Adelaide	1	32	—	—	1	32	—	140	172
Yorke and Lower North	—	—	—	—	—	—	—	—	—
Murray Lands	—	—	—	—	—	—	—	58	58
South East	—	—	—	—	—	—	—	—	—
Eyre	1	123	—	—	1	123	—	—	123
Northern	—	—	—	—	—	—	—	393	393
<b>South Australia</b>	<b>61</b>	<b>4,065</b>	<b>52</b>	<b>2,481</b>	<b>113</b>	<b>6,546</b>	<b>110</b>	<b>6,795</b>	<b>13,451</b>
<b>TOTAL</b>									
Adelaide	599	44,733	145	7,202	744	51,935	8,137	26,906	86,979
Outer Adelaide	113	8,259	3	250	116	8,509	1,182	1,243	10,934
Yorke and Lower North	34	1,896	10	554	44	2,449	254	98	2,801
Murray Lands	32	2,350	30	1,411	62	3,761	285	628	4,674
South East	24	1,754	—	—	24	1,754	285	100	2,139
Eyre	13	1,168	9	707	22	1,875	100	250	2,225
Northern	19	1,187	—	—	19	1,187	205	393	1,785
<b>South Australia</b>	<b>834</b>	<b>61,346</b>	<b>197</b>	<b>10,123</b>	<b>1,031</b>	<b>71,469</b>	<b>10,449</b>	<b>29,619</b>	<b>111,538</b>

TABLE 9. NEW DWELLING UNITS APPROVED, BY TYPE AND STATISTICAL DIVISION, MARCH 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	599	124	21	145	—	—	—	—	145	744
Outer Adelaide	113	—	3	3	—	—	—	—	3	116
Yorke and Lower North	34	10	—	10	—	—	—	—	10	44
Murray Lands	32	30	—	30	—	—	—	—	30	62
South East	24	—	—	—	—	—	—	—	—	24
Eyre	13	2	7	9	—	—	—	—	9	22
Northern	19	—	—	—	—	—	—	—	—	19
<b>South Australia</b>	<b>834</b>	<b>166</b>	<b>31</b>	<b>197</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>197</b>	<b>1,031</b>
VALUE (\$'000)										
Adelaide	44,733	5,764	1,438	7,202	—	—	—	—	7,202	51,935
Outer Adelaide	8,259	—	250	250	—	—	—	—	250	8,509
Yorke and Lower North	1,896	554	—	554	—	—	—	—	554	2,449
Murray Lands	2,350	1,411	—	1,411	—	—	—	—	1,411	3,761
South East	1,754	—	—	—	—	—	—	—	—	1,754
Eyre	1,168	122	585	707	—	—	—	—	707	1,875
Northern	1,187	—	—	—	—	—	—	—	—	1,187
<b>South Australia</b>	<b>61,346</b>	<b>7,850</b>	<b>2,273</b>	<b>10,123</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>10,123</b>	<b>71,469</b>

TABLE 10. BUILDING APPROVED BY SELECTED STATISTICAL LOCAL AREA, MARCH 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)				
<b>ADELAIDE STATISTICAL DIVISION</b>										
Adelaide (C)	1	—	250	3	—	270	300	1,674	3,093	3,913
Brighton (C)	—	12	960	—	7	221	25	—	—	1,206
Burnside (C)	—	—	—	—	—	—	—	—	—	—
Campbelltown (C)	21	—	2,002	32	6	1,450	235	240	240	3,928
East Torrens (DC)	4	—	477	—	—	—	165	—	—	642
Elizabeth (C)	3	8	575	—	—	—	31	75	75	681
Enfield (C) Pt A & Pt B	27	21	3,637	2	2	233	30	280	280	4,180
Gawler (M)	15	—	961	—	—	—	63	920	1,156	2,180
Glenside (C)	1	—	123	2	—	160	262	—	—	545
Happy Valley (C)	37	—	3,171	—	—	—	421	—	—	3,593
Henley & Grange (C)	—	—	—	—	—	—	57	56	56	113
Hindmarsh (M)	13	—	707	—	—	—	65	—	—	772
Kensington & Norwood (C)	1	—	60	—	—	—	—	—	—	60
Marion (C)	17	13	2,154	6	14	1,172	390	228	228	3,944
Mitcham (C)	7	1	627	4	—	200	1,033	—	353	2,213
Munno Para (C)	82	—	5,477	—	—	—	37	—	—	5,514
Noarlunga (C)	63	—	4,374	16	—	763	86	94	164	5,387
Payncam (C)	2	—	213	—	—	—	87	—	—	300
Port Adelaide (C)	14	—	876	8	—	360	199	110	110	1,545
Prospect (C)	3	—	207	4	23	1,233	613	2,870	2,870	4,923
St Peters (M)	—	—	—	—	—	—	469	52	52	521
Salisbury (C)	93	1	5,970	—	—	—	297	8,151	11,421	17,688
Stirling (DC)	2	—	170	—	—	—	599	—	—	769
Tea Tree Gully (C)	80	3	7,327	—	—	—	738	—	215	8,280
Thebarton (M)	1	—	114	—	—	—	142	440	440	696
Unley (C)	2	—	503	4	—	390	512	690	690	2,095
Walkerville (M)	—	—	—	—	—	—	140	1,900	1,900	2,040
West Torrens (C)	13	—	908	—	—	—	318	1,773	2,113	3,339
Willunga (DC)	19	—	1,360	—	—	—	55	200	200	1,615
Woodville (C)	19	—	1,529	12	—	750	768	950	1,250	4,297
Unincorporated	—	—	—	—	—	—	—	—	—	—
<b>Adelaide (SD)</b>	<b>540</b>	<b>59</b>	<b>44,733</b>	<b>93</b>	<b>52</b>	<b>7,202</b>	<b>8,137</b>	<b>20,703</b>	<b>26,906</b>	<b>86,979</b>
<b>REST OF STATE</b>										
Barossa (DC)	5	—	282	—	—	—	40	—	—	322
Light (DC)	5	—	390	—	—	—	31	890	890	1,311
Mallala (DC)	13	—	767	—	—	—	25	—	—	792
Mount Barker (DC)	25	—	1,997	—	—	—	149	133	133	2,279
Mount Gambier (C)	12	—	840	—	—	—	91	100	100	1,032
Murray Bridge (RC)	10	—	689	4	—	151	37	410	468	1,345
Northern Yorke Peninsula (DC)	9	—	443	2	—	80	25	—	—	548
Port Augusta (C)	5	—	284	—	—	—	20	—	—	304
Port Elliot & Goolwa (DC)	18	—	814	—	—	—	154	—	—	967
Port Lincoln (C)	1	—	220	9	—	707	50	50	50	1,027
Port Pirie (C)	8	—	433	—	—	—	47	—	—	480
Roxby Downs (M)	1	—	65	—	—	—	—	—	—	65
Strathalbyn (DC)	1	—	50	—	—	—	—	—	—	50
Victor Harbor (DC)	19	—	1,935	3	—	250	309	—	—	2,493
Whyalla (C)	3	—	268	—	—	—	71	—	—	339
Other	98	2	7,137	34	—	1,734	1,264	538	1,071	11,206
<b>Rest of State</b>	<b>233</b>	<b>2</b>	<b>16,613</b>	<b>52</b>	<b>—</b>	<b>2,921</b>	<b>2,312</b>	<b>2,121</b>	<b>2,712</b>	<b>24,559</b>
<b>SOUTH AUSTRALIA</b>										
<b>South Australia</b>	<b>773</b>	<b>61</b>	<b>61,346</b>	<b>145</b>	<b>52</b>	<b>10,123</b>	<b>10,449</b>	<b>22,824</b>	<b>29,619</b>	<b>111,538</b>

(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 livestock. 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 townhouses, 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.

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