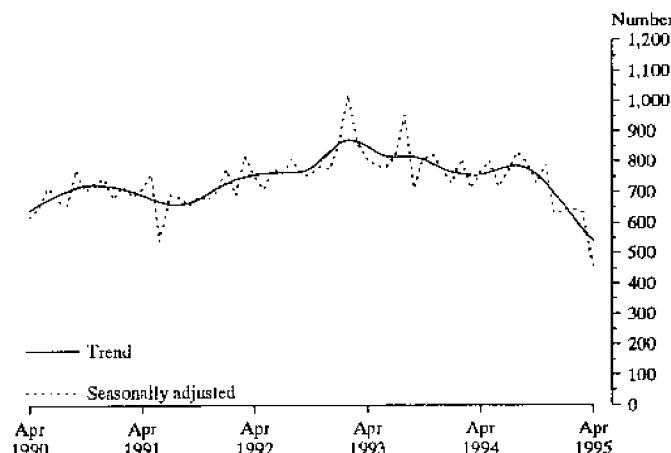


BUILDING APPROVALS, SOUTH AUSTRALIA, APRIL 1995

SUMMARY OF FINDINGS

PRIVATE HOUSES APPROVED



Residential Building

- The trend for private sector house approvals continued its downward movement in April 1995 with an estimate of 541, the lowest since January 1988. It is most likely that this trend will continue to fall next month.
- The trend estimate for the total number of dwellings approved in South Australia (685) is the lowest registered since this series commenced in July 1983.
- In original (unadjusted) terms the total number of dwelling units approved in April 1995 was 481 of which 425 were new houses. There were 331 dwelling unit approvals in the Adelaide Statistical Division. The councils that recorded the most dwelling unit approvals were Tea Tree Gully (55), Noarlunga (45) and Salisbury (38).
- The value of new residential building approved in April 1995 fell sharply to \$36.4 million in line with the low number of dwelling units approved. The value of alterations and additions to residential buildings also fell to \$6.6 million, the lowest value since January 1988.

- When expressed as average 1989–90 prices (see table 4) it can be seen that the value of new residential building for the March 1995 quarter (\$164.4 million) was only slightly lower than the December 1994 quarter figure of \$166.3 million.

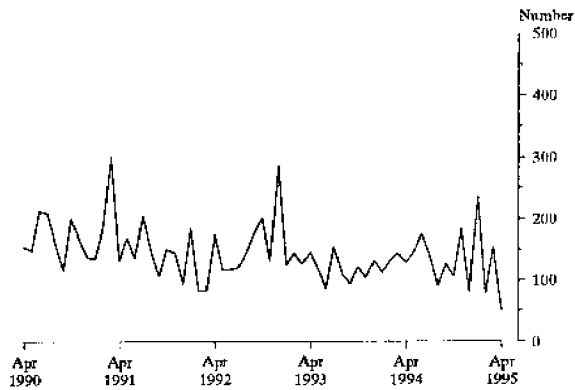
Non-residential Building

- The value of non-residential building approved for April 1995 was \$89.3 million, an increase of 14% from March 1995. Of the total, \$63.9 million was public sector work which included one project worth \$55 million in the Educational category. There was one approval valued at \$5 million and six others valued between \$1 million and \$5 million. Tables 5 and 6 give further details of the number and classification of non-residential building jobs approved.
- When expressed as average 1989–90 prices the value of non-residential building for the March 1995 quarter, \$118 million, was 37.2% higher than the previous quarter.

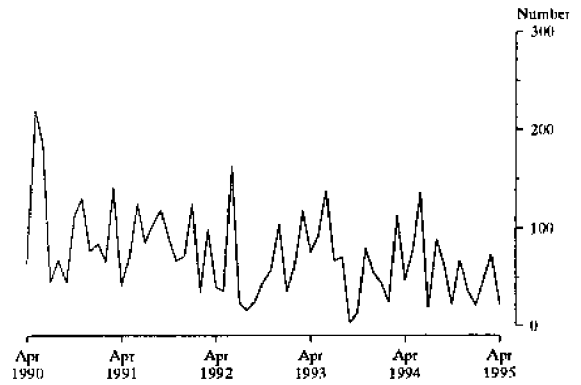
INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 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.

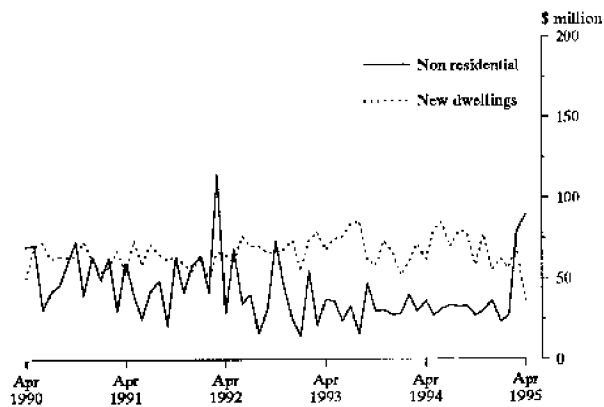
NEW OTHER RESIDENTIAL BUILDINGS APPROVED
PRIVATE SECTOR



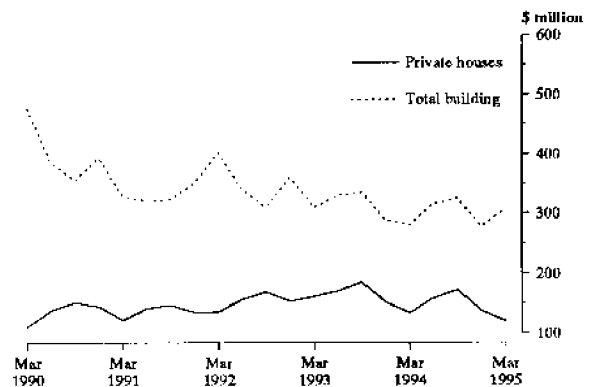
TOTAL DWELLING UNITS APPROVED
PUBLIC SECTOR



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 November 1994 to April 1995.

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 (May 1995) 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 May 1995, the trend estimate for that month would be 498, a movement of -6.6%. The movements in the trend estimates for February, March and April which are currently estimated to be -6.0%, -6.2%, and -5.8% respectively, would be revised to -6.2%, -6.6% and -6.6%. On the other hand, a 10% seasonally adjusted decline in the number of private sector houses approved in May 1995 would produce a trend estimate for May of 461, a movement of -9.4%, with the movements in the trend estimates for February, March and April being revised to -7.0%, -8.1% and -8.9% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if May 1995 seasonally adjusted estimate			
			is up 10% on April 1995		is down 10% on April 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994—						
November	730	-3.9	731	-3.7	733	-3.5
December	692	-5.2	694	-5.1	697	-4.9
1995—						
January	652	-5.8	652	-6.0	654	-6.2
February	612	-6.0	612	-6.2	608	-7.0
March	575	-6.2	571	-6.6	558	-8.1
April	541	-5.8	533	-6.6	509	-8.9
May	n.y.a.	n.y.a.	498	-6.6	461	-9.4

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if May 1995 seasonally adjusted estimate			
			is up 12% on April 1995		is down 12% on April 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994—						
November	934	-3.0	936	-2.8	939	-2.5
December	893	-4.4	896	-4.2	901	-4.0
1995—						
January	842	-5.7	843	-5.9	846	-6.1
February	787	-6.5	784	-7.1	778	-8.0
March	728	-7.5	721	-8.0	703	-9.7
April	685	-5.9	661	-8.3	627	-10.8
May	n.y.a.	n.y.a.	597	-9.7	545	-13.0

TABLE 1. NUMBER OF DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
ADELAIDE STATISTICAL DIVISION										
1991-92	6,188	290	6,478	1,415	668	2,083	23	7,626	958	8,584
1992-93	6,843	352	7,195	1,647	386	2,033	20	8,510	738	9,248
1993-94	6,587	401	6,988	1,342	286	1,628	15	7,944	687	8,631
1993-94										
July-April	5,366	243	5,609	1,051	239	1,290	15	6,432	482	6,914
1994-95										
July-April	4,597	315	4,912	1,096	112	1,208	56	5,736	440	6,176
1994										
February	480	7	487	117	13	130	1	598	20	618
March	540	59	599	93	52	145	4	637	111	748
April	464	18	482	121	14	135	—	585	32	617
May	617	52	669	125	20	145	—	742	72	814
June	604	106	710	166	27	193	—	770	133	903
July	559	4	563	130	15	145	14	690	32	722
August	669	30	699	82	37	119	3	754	67	821
September	604	50	654	108	12	120	20	732	62	794
October	467	20	487	99	2	101	3	569	22	591
November	525	37	562	155	30	185	7	687	67	754
December	386	28	414	61	8	69	1	448	36	484
1995—										
January	332	17	349	227	4	231	—	559	21	580
February	347	41	388	68	—	68	1	416	41	457
March	444	66	510	126	4	130	2	572	70	642
April	264	22	286	40	—	40	5	309	22	331
SOUTH AUSTRALIA										
1991-92	8,613	318	8,931	1,609	718	2,327	32	10,254	1,036	11,290
1992-93	9,710	377	10,087	1,809	416	2,225	29	11,548	793	12,341
1993-94	9,470	431	9,901	1,559	299	1,858	18	11,046	731	11,777
1993-94										
July-April	7,725	266	7,991	1,236	250	1,486	18	8,978	517	9,495
1994-95										
July-April	6,751	319	7,070	1,252	139	1,391	66	8,056	471	8,527
1994—										
February	696	11	707	131	13	144	1	828	24	852
March	773	61	834	145	52	197	5	922	114	1,036
April	671	33	704	129	14	143	1	801	47	848
May	879	57	936	147	20	167	—	1,026	77	1,103
June	866	108	974	176	29	205	—	1,042	137	1,179
July	794	4	798	142	15	157	14	937	32	969
August	897	30	927	92	59	151	3	992	89	1,081
September	863	50	913	127	12	139	21	1,011	62	1,073
October	671	20	691	106	2	108	5	782	22	804
November	796	37	833	184	30	214	8	988	67	1,055
December	578	28	606	82	8	90	2	662	36	698
1995—										
January	515	17	532	237	4	241	1	753	21	774
February	553	45	598	78	2	80	1	632	47	679
March	681	66	747	154	7	161	5	840	73	913
April	403	22	425	50	—	50	6	459	22	481

(a) Includes Conversions, etc. See paragraphs 9-11 of the Explanatory Notes.

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

(\$ 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														
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
1993-94	494.3	25.7	520.0	86.3	17.0	103.3	580.6	42.7	623.3	98.7	167.2	314.2	846.0	1,036.2
1993-94														
July-April	401.5	15.9	417.3	65.4	14.3	79.7	466.8	30.2	497.0	82.3	146.6	265.0	695.4	844.3
1994-95														
July-April	365.1	21.6	386.7	80.0	6.4	86.4	445.1	28.0	473.1	81.2	135.9	332.9	661.2	887.2
1994--														
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
April	35.8	1.3	37.1	7.8	0.8	8.6	43.6	2.1	45.7	8.8	13.8	31.0	66.2	85.5
May	47.1	3.1	50.3	9.2	1.3	10.5	56.3	4.4	60.8	8.1	11.2	21.9	75.4	90.7
June	45.8	6.7	52.4	11.7	1.4	13.1	57.5	8.1	65.5	8.3	9.4	27.4	75.2	101.2
July	41.8	0.4	42.2	8.5	1.1	9.6	50.4	1.4	51.8	9.3	19.9	27.9	78.8	89.0
August	51.5	1.8	53.3	5.5	1.9	7.4	57.0	3.7	60.7	8.8	20.7	26.7	86.4	96.2
September	47.2	3.4	50.6	6.9	0.8	7.7	54.1	4.2	58.3	10.9	8.0	27.2	73.0	96.4
October	35.4	1.2	36.6	5.8	0.1	5.9	41.2	1.3	42.5	8.7	10.8	18.2	60.7	69.4
November	42.4	2.2	44.6	10.0	1.7	11.6	52.3	3.8	56.2	8.7	14.8	22.7	75.8	87.6
December	31.2	1.9	33.1	5.1	0.4	5.5	36.3	2.3	38.6	7.6	13.9	25.3	57.8	71.5
1995--														
January	28.1	1.3	29.4	18.3	0.2	18.5	46.4	1.5	47.9	6.4	5.8	14.9	58.6	69.3
February	29.2	3.5	32.7	7.7	—	7.7	36.9	3.5	40.4	5.8	11.8	21.2	54.5	67.4
March	36.2	4.5	40.6	9.9	0.3	10.1	46.0	4.7	50.8	10.1	13.1	68.6	69.2	129.5
April	22.1	1.5	23.6	2.4	—	2.4	24.5	1.5	25.9	4.9	17.1	80.1	46.5	110.9
SOUTH AUSTRALIA														
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
1993-94	695.1	27.5	722.6	98.5	17.8	116.3	793.6	45.3	838.9	122.2	208.4	375.2	1,122.8	1,336.3
1993-94														
July-April	566.0	17.2	583.2	75.9	14.9	90.8	641.8	32.2	674.0	101.0	182.2	317.2	924.1	1,092.2
1994-95														
July-April	524.1	21.8	545.8	89.6	7.8	97.4	613.7	29.6	643.3	101.4	188.6	409.9	901.0	1,154.6
1994--														
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
April	50.7	2.1	52.8	8.3	0.8	9.1	59.0	2.9	61.9	10.6	15.3	36.1	84.8	108.6
May	65.0	3.4	68.4	10.4	1.3	11.7	75.3	4.7	80.0	10.7	14.6	26.7	99.9	117.4
June	64.1	6.9	71.0	12.3	1.5	13.8	76.4	8.4	84.8	10.6	11.7	31.3	98.7	126.7
July	59.5	0.4	59.8	9.2	1.1	10.3	68.7	1.4	70.1	12.0	22.6	33.4	102.0	115.5
August	68.8	1.8	70.6	6.1	3.0	9.1	74.8	4.8	79.7	10.9	26.5	32.6	112.1	123.2
September	65.9	3.4	69.3	8.2	0.8	9.0	74.1	4.2	78.3	13.6	12.5	33.1	100.3	125.0
October	50.3	1.2	51.5	6.2	0.1	6.3	56.5	1.3	57.8	10.3	15.3	26.7	82.1	94.9
November	62.1	2.2	64.3	11.7	1.7	13.3	73.7	3.8	77.6	10.5	19.7	30.2	103.9	118.3
December	45.7	1.9	47.6	6.9	0.4	7.3	52.6	2.3	54.9	9.4	22.9	36.2	84.8	100.6
1995--														
January	41.6	1.3	42.9	18.8	0.2	19.0	60.4	1.5	61.9	8.0	7.2	23.4	75.5	93.4
February	44.1	3.7	47.8	8.5	0.1	8.6	52.6	3.7	56.3	7.5	16.8	26.8	76.9	90.6
March	54.1	4.5	58.5	11.2	0.5	11.7	65.3	5.0	70.2	12.6	19.5	78.1	96.5	160.9
April	32.1	1.5	33.6	2.8	—	2.8	34.9	1.5	36.4	6.6	25.4	89.3	66.8	132.2

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

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
1994—								
February	809	760	831	794	879	887	929	944
March	715	756	758	793	861	890	934	953
April	761	756	798	795	898	897	959	963
May	803	763	850	802	958	907	1,040	978
June	718	773	778	813	893	919	967	994
July	769	783	795	824	900	924	964	1,001
August	832	787	791	827	926	925	956	998
September	796	779	954	819	984	917	1,163	983
October r	730	759	740	801	815	904	828	963
November r	790	730	799	773	990	882	999	934
December r	627	692	693	735	703	847	765	893
1995—								
January r	642	652	667	693	952	800	988	842
February r	640	612	701	651	670	748	740	787
March r	632	575	676	610	790	693	822	728
April	452	541	467	580	506	646	525	685

(a) Includes Conversions, etc. See paragraphs 9-11 of the Explanatory Notes. (b) 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							
1991-92	573.0	588.0	121.7	709.8	116.4	330.1	591.9	1,109.6	1,418.2
1992-93	652.7	673.8	119.1	793.0	125.1	163.6	393.3	1,038.5	1,311.3
1993-94	628.9	653.6	107.5	761.1	110.4	194.0	348.9	1,023.9	1,220.5
1993—									
Dec. qtr.	151.1	154.4	25.1	179.5	27.5	50.8	81.2	249.2	288.2
1994—									
Mar. qtr.	134.3	140.1	24.6	164.7	25.0	54.1	90.7	234.6	280.4
June qtr.	158.2	169.1	31.9	201.0	28.0	38.6	87.3	253.0	316.2
Sept. qtr.	171.3	176.3	26.0	202.3	32.2	57.1	91.7	281.5	326.2
Dec. qtr.	137.1	141.7	24.6	166.3	26.3	53.4	86.0	239.6	278.5
1995—									
Mar. qtr.	120.4	128.6	35.8	164.4	24.2	40.0	118.0	219.5	306.6

(a) See paragraphs 25 to 27 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	July-April				1995		
	1992-93	1993-94	1993-94	1994-95	February	March	April
PRIVATE SECTOR							
New houses	691.4	695.1	566.0	524.1	44.1	54.1	32.1
New other residential buildings	106.4	98.5	75.9	89.6	8.5	11.2	2.8
Total new residential building	797.8	793.6	641.8	613.7	52.6	65.3	34.9
Alterations and additions to residential buildings	129.9	120.7	100.1	98.7	7.4	11.8	6.5
Hotels, etc.	5.4	5.0	3.7	3.2	0.4	0.3	0.3
Shops	35.9	40.8	35.9	39.3	5.0	5.5	4.4
Factories	17.9	18.2	15.6	19.2	3.3	—	1.0
Offices	27.7	39.1	34.9	26.0	2.2	3.5	2.9
Other business premises	32.0	24.8	20.7	46.2	2.8	5.0	5.5
Educational	14.3	18.2	13.7	13.8	—	2.3	1.1
Religious	5.8	1.9	1.0	2.7	—	0.1	0.2
Health	19.7	26.9	25.8	16.0	1.5	0.4	2.6
Entertainment and recreational	4.4	15.9	13.7	9.6	0.3	1.7	1.4
Miscellaneous	10.9	17.6	17.3	12.6	1.3	0.7	6.1
Total non-residential building	174.0	208.4	182.2	188.6	16.8	19.5	25.4
Total	1,101.8	1,122.8	924.1	901.0	76.9	96.5	66.8
PUBLIC SECTOR							
New houses	22.3	27.5	17.2	21.8	3.7	4.5	1.5
New other residential buildings	20.8	17.8	14.9	7.8	0.1	0.5	—
Total new residential building	43.1	45.3	32.2	29.6	3.7	5.0	1.5
Alterations and additions to residential buildings	2.6	1.5	0.8	2.7	—	0.9	—
Hotels, etc.	1.0	0.9	0.9	0.4	—	0.1	0.3
Shops	3.9	3.0	1.8	3.0	1.9	0.2	0.1
Factories	3.5	3.2	3.2	5.5	—	—	—
Offices	64.9	25.0	20.5	90.5	2.7	52.1	0.6
Other business premises	7.8	7.0	6.1	9.8	0.1	0.7	5.0
Educational	99.2	100.2	77.2	83.1	0.7	5.0	57.2
Religious	—	—	—	—	—	—	—
Health	29.0	9.5	8.6	8.9	4.2	0.3	0.2
Entertainment and recreational	7.1	4.4	3.7	6.2	0.4	—	0.3
Miscellaneous	28.0	13.6	13.1	14.0	—	0.2	0.3
Total non-residential building	244.4	166.8	135.0	221.3	10.0	58.6	63.9
Total	290.1	213.5	168.0	253.6	13.7	64.4	65.4
TOTAL							
New houses	713.7	722.6	583.2	545.8	47.8	58.5	33.6
New other residential buildings	127.3	116.3	90.8	97.4	8.6	11.7	2.8
Total new residential building	840.9	838.9	674.0	643.3	56.3	70.2	36.4
Alterations and additions to residential buildings	132.6	122.2	101.0	101.4	7.5	12.6	6.6
Hotels, etc.	6.4	5.9	4.6	3.7	0.4	0.4	0.6
Shops	39.8	43.8	37.7	42.3	6.9	5.7	4.5
Factories	21.4	21.3	18.7	24.7	3.3	—	1.0
Offices	92.6	64.1	55.4	116.5	5.0	55.5	3.5
Other business premises	39.8	31.8	26.7	56.0	2.8	5.7	10.5
Educational	113.5	118.4	90.9	96.8	0.7	7.4	58.3
Religious	5.8	1.9	1.0	2.7	—	0.1	0.2
Health	48.7	36.4	34.3	24.9	5.7	0.7	2.8
Entertainment and recreational	11.5	20.4	17.4	15.9	0.7	1.7	1.7
Miscellaneous	38.9	31.2	30.4	26.6	1.3	1.0	6.4
Total non-residential building	418.4	375.2	317.2	409.9	26.8	78.1	89.3
Total	1,391.9	1,336.3	1,092.2	1,154.6	90.6	160.9	132.2

**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.												
1995 February	1	0.1	1	0.3	—	—	—	—	—	—	2	0.4
March	3	0.4	—	—	—	—	—	—	—	—	3	0.4
April	3	0.3	1	0.3	—	—	—	—	—	—	4	0.6
SHOPS												
1995 February	13	1.1	2	0.5	—	—	3	5.4	—	—	18	6.9
March	10	0.8	4	1.2	1	0.6	1	3.2	—	—	16	5.7
April	10	0.9	2	0.7	1	0.7	1	2.2	—	—	14	4.5
FACTORIES												
1995 February	4	0.3	2	0.5	1	0.5	1	1.9	—	—	8	3.3
March	—	—	—	—	—	—	—	—	—	—	—	—
April	4	0.3	2	0.7	—	—	—	—	—	—	6	1.0
OFFICES												
1995 February	16	1.4	5	1.8	—	—	1	1.7	—	—	22	5.0
March	14	1.2	7	1.9	2	1.4	1	3.1	1	48.0	25	55.5
April	13	1.2	6	1.7	1	0.5	—	—	—	—	20	3.5
OTHER BUSINESS PREMISES												
1995 February	14	1.2	3	0.8	1	0.8	—	—	—	—	18	2.8
March	17	1.4	6	1.8	4	2.5	—	—	—	—	27	5.7
April	8	0.8	1	0.2	—	—	1	4.5	1	5.0	11	10.5
EDUCATIONAL												
1995 February	2	0.3	1	0.4	—	—	—	—	—	—	3	0.7
March	2	0.2	7	2.2	1	0.6	2	4.3	—	—	12	7.4
April	6	0.5	7	2.2	1	0.6	—	—	1	55.0	15	58.3
RELIGIOUS												
1995 February	—	—	—	—	—	—	—	—	—	—	—	—
March	1	0.1	—	—	—	—	—	—	—	—	1	0.1
April	1	0.2	—	—	—	—	—	—	—	—	1	0.2
HEALTH												
1995 February	4	0.3	2	0.5	1	0.9	1	4.0	—	—	8	5.7
March	1	0.1	2	0.6	—	—	—	—	—	—	3	0.7
April	2	0.2	—	—	—	—	1	2.6	—	—	3	2.8
ENTERTAINMENT AND RECREATIONAL												
1995 February	2	0.2	2	0.6	—	—	—	—	—	—	4	0.7
March	3	0.3	2	0.5	1	0.9	—	—	—	—	6	1.7
April	4	0.4	—	—	—	—	1	1.3	—	—	5	1.7
MISCELLANEOUS												
1995 February	1	0.1	—	—	—	—	1	1.2	—	—	2	1.3
March	7	0.7	1	0.3	—	—	—	—	—	—	8	1.0
April	7	0.8	—	—	1	0.7	2	4.9	—	—	10	6.4
TOTAL NON-RESIDENTIAL BUILDING												
1995 February	57	5.0	18	5.4	3	2.2	7	14.2	—	—	85	26.8
March	58	5.1	29	8.3	9	6.0	4	10.6	1	48.0	101	78.1
April	58	5.6	19	5.7	4	2.5	6	15.4	2	60.0	89	89.3

**TABLE 7. NUMBER AND VALUE OF DWELLING UNITS (a) APPROVED
BY MATERIAL OF OUTER WALLS
APRIL 1995**

<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	11	1,580	—	—	11	1,580
Brick-veneer	210	16,532	22	1,494	232	18,026
Timber	—	—	—	—	—	—
Fibre cement	4	184	—	—	4	184
Steel, aluminium or other materials	1	152	—	—	1	152
Not stated	38	3,609	—	—	38	3,609
Total houses	264	22,057	22	1,494	286	23,551
<i>Other residential buildings</i>	<i>40</i>	<i>2,397</i>			<i>40</i>	<i>2,397</i>
Total residential buildings	304	24,454	22	1,494	326	25,948
REST OF SOUTH AUSTRALIA						
Houses —						
Brick, stone or concrete	23	1,895	—	—	23	1,895
Brick-veneer	64	4,922	—	—	64	4,922
Timber	8	489	—	—	8	489
Fibre cement	23	1,440	—	—	23	1,440
Steel, aluminium or other materials	2	70	—	—	2	70
Not stated	19	1,200	—	—	19	1,200
Total houses	139	10,016	—	—	139	10,016
<i>Other residential buildings</i>	<i>10</i>	<i>430</i>			<i>10</i>	<i>430</i>
Total residential buildings	149	10,446	—	—	149	10,446
TOTAL SOUTH AUSTRALIA						
Houses —						
Brick, stone or concrete	34	3,475	—	—	34	3,475
Brick-veneer	274	21,454	22	1,494	296	22,948
Timber	8	489	—	—	8	489
Fibre cement	27	1,624	—	—	27	1,624
Steel, aluminium or other materials	3	222	—	—	3	222
Not stated	57	4,809	—	—	57	4,809
Total houses	403	32,073	22	1,494	425	33,567
<i>Other residential buildings</i>	<i>50</i>	<i>2,827</i>	—		<i>50</i>	<i>2,827</i>
Total residential buildings	453	34,900	22	1,494	475	36,394

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

TABLE 8. SUMMARY OF BUILDING APPROVED BY STATISTICAL DIVISION, APRIL 1995

Statistical division	Dwelling units in new residential buildings (a)						Alterations and additions to residential buildings (\$ '000)	Non- residential building (\$ '000)	Total (\$ '000)
	Houses		Other residential buildings		Total				
	Number	Value (\$ '000)	Number	Value (\$ '000)	Number	Value (\$ '000)			
PRIVATE SECTOR									
Adelaide	264	22,057	40	2,397	304	24,454	4,905	17,127	46,486
Outer Adelaide	64	4,491	—	—	64	4,491	905	5,105	10,501
Yorke and Lower North	26	1,692	—	—	26	1,692	152	100	1,944
Murray Lands	13	791	4	200	17	991	119	2,581	3,691
South East	20	1,687	3	100	23	1,787	241	170	2,198
Eyre	3	237	3	130	6	367	72	165	604
Northern	13	1,118	—	—	13	1,118	137	147	1,402
South Australia	403	32,073	50	2,827	453	34,900	6,531	25,394	66,825
PUBLIC SECTOR									
Adelaide	22	1,494	—	—	22	1,494	—	62,939	64,433
Outer Adelaide	—	—	—	—	—	—	—	85	85
Yorke and Lower North	—	—	—	—	—	—	—	209	209
Murray Lands	—	—	—	—	—	—	—	111	111
South East	—	—	—	—	—	—	—	—	—
Eyre	—	—	—	—	—	—	24	—	24
Northern	—	—	—	—	—	—	—	556	556
South Australia	22	1,494	—	—	22	1,494	24	63,900	65,418
TOTAL									
Adelaide	286	23,551	40	2,397	326	25,948	4,905	80,066	110,919
Outer Adelaide	64	4,491	—	—	64	4,491	905	5,190	10,586
Yorke and Lower North	26	1,692	—	—	26	1,692	152	309	2,153
Murray Lands	13	791	4	200	17	991	119	2,692	3,802
South East	20	1,687	3	100	23	1,787	241	170	2,198
Eyre	3	237	3	130	6	367	96	165	628
Northern	13	1,118	—	—	13	1,118	137	702	1,957
South Australia	425	33,567	50	2,827	475	36,394	6,555	89,294	132,243

(a) Excludes Conversions, etc.

TABLE 9. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, APRIL 1995

Statistical division	New other residential building									Total new residential building
	New 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	286	40	—	40	—	—	—	—	40	326
Outer Adelaide	64	—	—	—	—	—	—	—	—	64
Yorke and Lower North	26	—	—	—	—	—	—	—	—	26
Murray Lands	13	4	—	4	—	—	—	—	4	17
South East	20	3	—	3	—	—	—	—	3	23
Eyre	3	3	—	3	—	—	—	—	3	6
Northern	13	—	—	—	—	—	—	—	—	13
South Australia	425	50	—	50	—	—	—	—	50	475
VALUE (\$'000)										
Adelaide	23,551	2,397	—	2,397	—	—	—	—	2,397	25,948
Outer Adelaide	4,491	—	—	—	—	—	—	—	—	4,491
Yorke and Lower North	1,692	—	—	—	—	—	—	—	—	1,692
Murray Lands	791	200	—	200	—	—	—	—	200	991
South East	1,687	100	—	100	—	—	—	—	100	1,787
Eyre	237	130	—	130	—	—	—	—	130	367
Northern	1,118	—	—	—	—	—	—	—	—	1,118
South Australia	33,567	2,827	—	2,827	—	—	—	—	2,827	36,394

(a) Excludes Conversions, etc.

TABLE 10. BUILDING APPROVED BY SELECTED STATISTICAL LOCAL AREA, APRIL 1995

Statistical local area	New residential buildings (a)						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)	—	—	—	—	—	—	186	1,656	61,836	62,022
Brighton (C)	—	—	—	4	—	240	86	—	—	326
Burnside (C)	3	—	552	—	—	—	361	—	85	998
Campbelltown (C)	18	—	1,606	2	—	100	153	470	470	2,329
East Torrens (DC)	1	—	80	—	—	—	—	—	—	80
Elizabeth (C)	—	6	316	—	—	—	30	—	—	346
Enfield (C) Pt A & Pt B	4	9	1,028	—	—	—	56	370	508	1,591
Gawler (M)	9	—	653	—	—	—	23	—	—	676
Glenside (C)	—	—	—	—	—	—	180	—	—	180
Happy Valley (C)	11	—	930	—	—	—	155	500	500	1,585
Henley & Grange (C)	—	—	—	—	—	—	65	—	—	65
Hindmarsh and Woodville (C)	11	—	1,031	4	—	200	399	287	519	2,149
Kensington & Norwood (C)	1	—	61	—	—	—	—	—	57	119
Marion (C)	14	—	1,693	10	—	603	346	67	67	2,708
Mitcham (C)	7	—	764	—	—	—	337	—	673	1,774
Munno Para (C)	34	—	2,146	—	—	—	36	—	—	2,182
Noarlunga (C)	43	2	3,366	—	—	—	116	5,863	6,661	10,143
Payneham (C)	1	—	95	—	—	—	28	—	—	123
Port Adelaide (C)	7	—	583	2	—	150	—	530	530	1,263
Prospect (C)	—	—	—	—	—	—	478	455	455	932
St Peters (M)	1	—	80	—	—	—	294	—	—	374
Salisbury (C)	34	2	2,371	2	—	114	180	5,215	5,682	8,348
Stirling (DC)	10	—	947	—	—	—	230	—	—	1,176
Tea Tree Gully (C)	38	3	3,651	14	—	910	406	72	212	5,179
Thebarton (M)	—	—	—	—	—	—	—	380	380	380
Unley (C)	2	—	275	2	—	80	505	633	701	1,562
Walkerville (M)	1	—	162	—	—	—	70	200	200	432
West Torrens (C)	10	—	860	—	—	—	120	347	447	1,427
Willunga (DC)	4	—	302	—	—	—	65	83	83	449
Unincorporated	—	—	—	—	—	—	—	—	—	—
Adelaide (SD)	264	22	23,551	40	—	2,397	4,905	17,127	80,066	110,919
REST OF STATE										
Barossa (DC)	2	—	131	—	—	—	76	—	—	207
Light (DC)	2	—	146	—	—	—	—	—	—	146
Maitland (DC)	—	—	—	—	—	—	—	—	—	—
Mount Barker (DC)	19	—	1,401	—	—	—	286	4,120	4,205	5,892
Mount Gambier (C)	8	—	742	—	—	—	—	170	170	912
Murray Bridge (RC)	5	—	282	—	—	—	—	99	99	381
Northern Yorke Peninsula (DC)	7	—	497	—	—	—	—	100	100	597
Port Augusta (C)	—	—	—	—	—	—	—	60	60	60
Port Elliot & Goolwa (DC)	7	—	346	—	—	—	18	215	215	579
Port Lincoln (C)	—	—	—	—	—	—	24	70	70	94
Port Pirie (C)	1	—	32	—	—	—	—	—	—	32
Roxby Downs (M)	11	—	980	—	—	—	10	—	—	990
Strathalbyn (DC)	4	—	267	—	—	—	—	—	—	267
Victor Harbor (DC)	11	—	727	—	—	—	—	—	—	727
Whyalla (C)	1	—	106	—	—	—	127	87	346	579
Other	61	—	4,359	10	—	430	1,108	3,347	3,963	9,861
Rest of State	139	—	10,016	10	—	430	1,650	8,267	9,228	21,324
SOUTH AUSTRALIA										
South Australia	403	22	33,567	50	—	2,827	6,555	25,394	89,294	132,243

(a) Excludes Conversions, etc. (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. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building is shown separately in Table 1 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in the table. Previously, such dwellings were only included as a footnote.

10. In addition, from the January 1995 issue, the seasonally adjusted and trend estimates for the number of dwelling units approved, shown in Table 3, include these conversions, etc. Previously, only dwelling units approved as part of the construction of new residential buildings were included in these estimates.

11. The value of new residential building approved continues to exclude the value of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building. Approved building work represented by these conversions, etc. jobs continues to be included in the value of alterations and additions to residential buildings or in the value of non-residential building as appropriate.

12. 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

13. *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.

14. *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.

15. 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.

16. 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.

17. 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.

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

General

19. 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

20. 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.

21. 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).

22. 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.

23. 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)

24. Area statistics are now being classified to the Australian Standard Geographical Classification, Edition 2.4 (1216.0) and ASGC terminology has been adopted in the presentation of building statistics.

Estimates at Constant Prices

25. 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.)

26. 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'.

27. 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

28. 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.

29. 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, South Australia (8752.4)

30. 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.

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r figure or series revised since previous issue
 — nil or rounded to zero
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31. Where figures have been rounded, discrepancies may occur between sums of the component items and totals.

P.M. GARDNER
 Deputy Commonwealth Statistician
 and Government Statist



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