Australian Bureau of Statistics

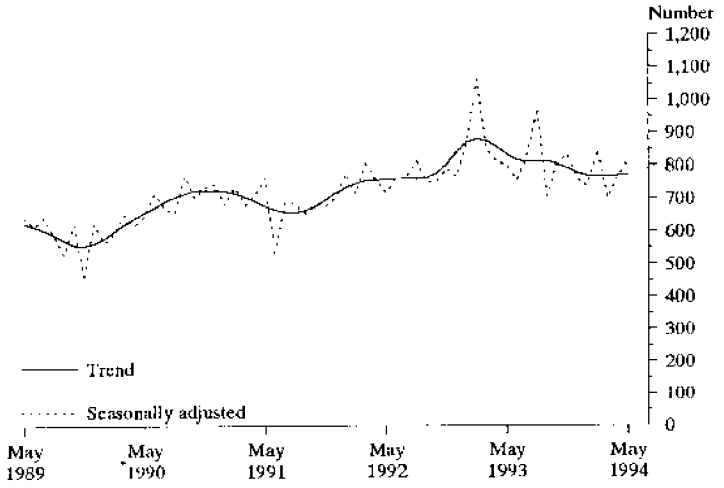
CATALOGUE NO. 8731.4

EMBARGOED UNTIL 11.00 A.M. 30 JUNE 1994

BUILDING APPROVALS, SOUTH AUSTRALIA, MAY 1994

SUMMARY OF FINDINGS

PRIVATE HOUSES APPROVED



Residential building

- There has been no appreciable change in the trend estimate series for private sector houses with the compilation of building approval data from May 1994. In fact, this indicator has varied only slightly since late 1993 (*See* graph above). The trend series for total dwellings shows growth of 6.6% over the same period as the May estimate (983) has risen from the 922 recorded in December 1993.

- Whilst the June seasonally adjusted value for private sector houses approved will need to fall by more than 11.7% for the trend to show no growth next month, movements of this magnitude are not uncommon. It will require a fall of over 20% in June's seasonally adjusted value to halt the growth in the trend series for total dwellings.

- All seasonally adjusted series reported in Table 3 of this publication show increases in May, ranging from 5.9% (all private dwellings) to 7.0% (total dwellings).

- There was a 30.2% increase in the number (unadjusted) of dwellings approved throughout South Australia during May compared with the previous month. The level recorded, 1103 dwellings, is the highest since August 1993. The increase was mainly attributable to the private housing sector where 879 houses were approved in May (671 in April). All other sectors showed some improvement, but to a lesser extent.

- The upturn in numbers of private sector house approvals was not restricted to those councils normally associated with housing growth. Tables 8 and 10 report the distribution of approvals throughout South Australia. When compared with the previous month it can be seen that councils throughout both the Adelaide Statistical Division and the rest of the state had more approvals in May. A noticeable exception to this was in Munno Para where 14 houses only were approved in May.

- The value of new residential building approved in May 1994 was $80.0 million (up by 29.2% from April) whilst alterations and additions to residential buildings were $10.7 million (steady from April).

Non residential building

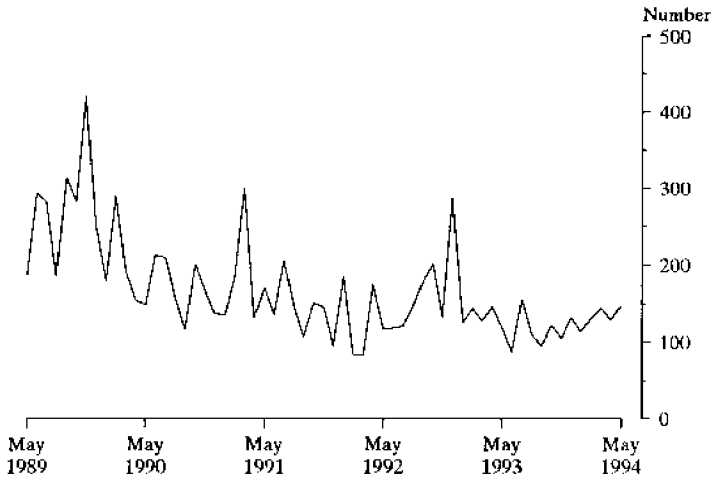
- There was $26.7 million worth of non residential building approved in South Australia in May 1994. It can be seen from data presented in Table 2 that this sector varies within a range of $20 million to $40 million each month, with the incidence of occasional large jobs (valued at $5 million or more) causing most variation. The number of jobs, classified by value size groups are given for the last three months in Table 6.

- The largest job in May came from the Educational category and was valued at $5.3 million.

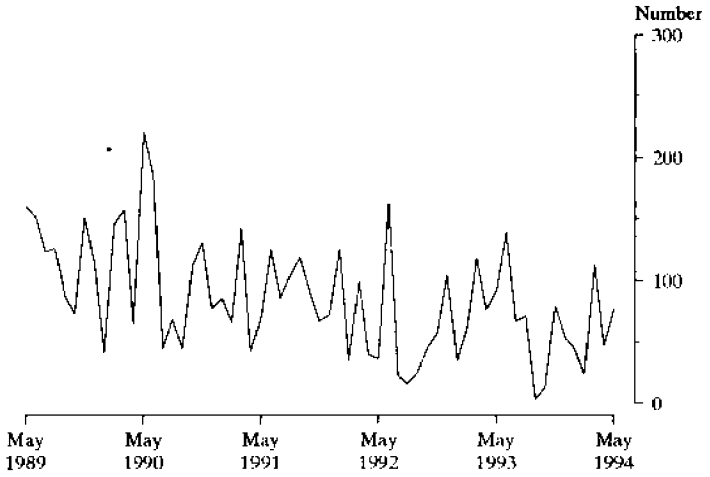
INQUIRIES

- *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.

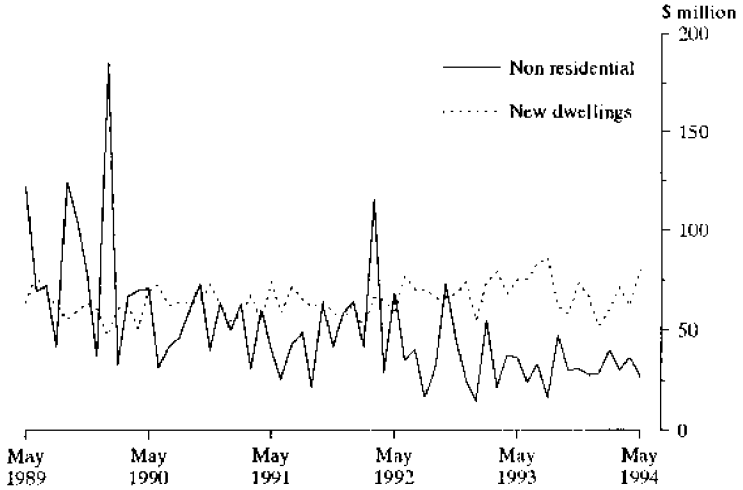
OTHER RESIDENTIAL BUILDINGS APPROVED
PRIVATE SECTOR



DWELLING UNITS APPROVED
PUBLIC SECTOR



VALUE OF BUILDING WORK APPROVED



RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months December 1993 to May 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 (June 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 June 1994, the trend estimate for that month would be 833, a movement of 3.1%. The movements in the trend estimates for March, April and May, which are currently estimated to be 0.0%, 0.1% and 0.5% respectively, would be revised to 1.0%, 1.9% and 2.5%. On the other hand, a 10% seasonally adjusted decline in the number of private sector houses approved in June 1994 would produce a trend estimate for June of 767, a movement of 0.3%, with the movements in the trend estimates for March, April and May being revised to –0.3%, –0.2% and –0.1% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED
RELIABILITY OF TREND ESTIMATES

			Revised trend estimate if June 1994 seasonally adjusted estimate			
	Trend estimate		*is up 10% on May 1994*		*is down 10% on May 1994*	
	No.	*% change on previous month*	*No.*	*% change on previous month*	*No.*	*% change on previous month*
1993–						
December	777	–1.7	775	–2.0	778	–1.7
1994 –						
January	770	–0.9	765	–1.2	771	–0.9
February	770	0.1	767	0.2	770	–0.1
March	769	0.0	774	1.0	767	–0.3
April	770	0.1	789	1.9	766	–0.2
May	774	0.5	809	2.5	765	–0.1
June	n.y.a.	n.y.a.	833	3.1	767	0.3

TOTAL NUMBER OF DWELLING UNITS APPROVED
RELIABILITY OF TREND ESTIMATES

			Revised trend estimate if June 1994 seasonally adjusted estimate			
	Trend estimate		*is up 11% on May 1994*		*is down 11% on May 1994*	
	No.	*% change on previous month*	*No.*	*% change on previous month*	*No.*	*% change on previous month*
1993						
December	922	–2.1	918	–2.6	922	–2.1
1994–						
January	922	–0.1	913	0.5	921	0.1
February	933	1.3	929	1.8	933	1.3
March	947	1.5	955	2.7	945	1.2
April	964	1.8	991	3.8	958	1.4
May	983	1.9	1,034	4.3	971	1.4
June	n.y.a.	n.y.a.	1,082	4.6	986	1.6

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-May	6,212	271	6,483	1,571	330	1,901	7,783	601	8,384
1993-94									
July-May	5,983	295	6,278	1,176	259	1,435	7,159	554	7,713
1993—									
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
April	464	18	482	121	14	135	585	32	617
May	617	52	669	125	20	145	742	72	814
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-May	8,827	294	9,121	1,722	360	2,082	10,549	654	11,203
1993-94									
July-May	8,604	323	8,927	1,383	270	1,653	9,987	593	10,580
1993—									
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
April	671	33	704	129	14	143	800	47	847
May	879	57	936	147	20	167	1,026	77	1,103

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 0 such dwelling units approved in May 1994.

TABLE 2. VALUE OF BUILDING APPROVED
($ million)

Period	New residential building: Houses: Private sector	Houses: Public sector	Houses: Total	Other residential buildings: Private sector	Other residential buildings: Public sector	Other residential buildings: Total	Total: Private sector	Total: Public sector	Total: Total	Alterations and additions to residential buildings	Non-residential building: Private sector	Non-residential building: Total	Total building: Private sector	Total building: 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-May	454.9	16.0	470.9	93.2	16.2	109.4	548.1	32.2	580.3	102.0	123.9	330.9	771.7	1,013.2
1993-94														
July-May	448.6	19.0	467.6	74.6	15.6	90.2	523.2	34.6	557.8	90.4	157.8	286.9	770.8	935.0
1993														
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
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
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-May	628.6	17.6	646.2	101.1	17.9	119.0	729.7	35.5	765.2	121.2	159.8	394.7	1,008.0	1,281.0
1993-94														
July-May	630.9	20.6	651.6	86.2	16.2	102.5	717.2	36.9	754.1	111.6	196.7	343.9	1,024.1	1,209.6
1993														
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
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

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

	Houses				*Total*			
	Private sector		*Total*		*Private sector*		*Total*	
Period	*Seasonally adjusted*	*Trend estimate*	*Seasonally adjusted*	*Trend estimate*	*Seasonally adjusted*	*Trend estimate*	*Seasonally adjusted*	*Trend estimate*
1993								
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	921	924	971
November r	832	791	855	809	936	907	1,005	942
December r	757	777	770	792	887	894	927	922
1994								
January r	737	770	750	788	917	890	927	922
February r	845	770	853	792	885	895	897	933
March r	699	769	741	797	843	901	906	947
April r	765	770	804	804	919	909	982	964
May	816	774	856	813	973	920	1,051	983

(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)

	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*
Period	*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	163.6	393.3	1,038.5	1,311.3
1992									
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	40.9	90.7	263.0	330.5
Sept. qtr.	185.2	190.0	26.0	216.0	29.9	50.4	89.7	287.1	335.6
Dec. qtr.	151.1	154.4	25.1	179.5	27.5	50.7	81.0	249.2	288.0
1994									
Mar. qtr.	134.4	140.2	24.6	164.8	25.0	54.0	90.5	234.6	280.4

(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-May*		*1994*		
			1992-93	*1993-94*	*March*	*April*	*May*
PRIVATE SECTOR							
New houses	609.9	691.4	628.6	630.9	57.3	50.7	65.0
New other residential buildings	97.0	106.4	101.1	86.2	7.6	8.3	10.4
Total new residential building	*706.8*	*797.8*	*729.7*	*717.2*	*64.9*	*59.0*	*75.3*
Alterations and additions to residential buildings	122.9	129.9	118.5	110.2	10.3	10.5	10.0
Hotels, etc.	11.6	5.4	5.3	4.4	0.2	0.3	0.7
Shops	51.7	35.9	32.4	37.0	1.3	1.9	1.1
Factories	38.5	17.9	15.8	16.7	0.2	4.3	1.1
Offices	91.0	27.7	26.2	37.0	3.1	1.1	2.1
Other business premises	53.2	32.0	28.4	24.1	3.0	0.8	3.4
Educational	17.1	14.3	13.3	17.0	1.8	0.2	3.3
Religious	8.4	5.8	5.8	1.0		0.1	—
Health	39.8	19.7	17.6	26.7	5.0	0.1	0.9
Entertainment and recreational	31.8	4.4	3.8	15.4	0.1	6.3	1.8
Miscellaneous	6.2	10.9	10.9	17.4	8.1	0.3	0.1
Total non-residential building	*349.2*	*174.0*	*159.8*	*196.7*	*22.8*	*15.3*	*14.6*
Total	**1,178.9**	**1,101.8**	**1,008.0**	**1,024.1**	**98.1**	**84.8**	**99.9**
PUBLIC SECTOR							
New houses	15.8	22.3	17.6	20.6	4.1	2.1	3.4
New other residential buildings	32.9	20.8	17.9	16.2	2.5	0.8	1.3
Total new residential building	*48.8*	*43.1*	*35.5*	*36.9*	*6.5*	*2.9*	*4.7*
Alterations and additions to residential buildings	0.9	2.6	2.6	1.5	0.1		0.6
Hotels, etc.	0.6	1.0	1.0	0.9	—	0.2	—
Shops	12.3	3.9	3.6	2.2	0.1	0.1	0.4
Factories	1.4	3.5	3.5	3.2	—	..	—
Offices	27.1	64.9	63.9	23.8	1.8	2.4	3.3
Other business premises	55.3	7.8	6.4	6.9	0.3	—	0.9
Educational	78.5	99.2	94.9	83.6	3.3	13.0	6.4
Religious			...	—	—	..	.
Health	51.2	29.0	27.8	8.6	0.4	1.2	—
Entertainment and recreational	24.6	7.1	6.4	4.4	0.3	0.8	0.7
Miscellaneous	26.4	28.0	27.4	13.6	0.6	3.1	0.5
Total non-residential building	*277.4*	*244.4*	*234.9*	*147.2*	*6.8*	*20.8*	*12.2*
Total	**327.1**	**290.1**	**273.0**	**185.5**	**13.5**	**23.7**	**17.5**
TOTAL							
New houses	625.7	713.7	646.2	651.6	61.3	52.8	68.4
New other residential buildings	129.9	127.3	119.0	102.5	10.1	9.1	11.7
Total new residential building	*755.6*	*840.9*	*765.2*	*754.1*	*71.5*	*61.9*	*80.0*
Alterations and additions to residential buildings	123.8	132.6	121.2	111.6	10.4	10.6	10.7
Hotels, etc.	12.2	6.4	6.3	5.3	0.2	0.6	0.7
Shops	64.0	39.8	36.1	39.2	1.3	1.9	1.5
Factories	39.9	21.4	19.3	19.8	0.2	4.3	1.1
Offices	118.1	92.6	90.1	60.8	4.9	3.5	5.4
Other business premises	108.5	39.8	34.8	31.0	3.4	0.8	4.3
Educational	95.6	113.5	108.2	100.5	5.1	13.3	9.7
Religious	8.4	5.8	5.8	1.0	—	0.1	—
Health	90.9	48.7	45.4	35.3	5.4	1.3	0.9
Entertainment and recreational	56.4	11.5	10.2	19.9	0.4	7.0	2.5
Miscellaneous	32.6	38.9	38.3	31.0	8.7	3.4	0.5
Total non-residential building	*626.6*	*418.4*	*394.7*	*343.9*	*29.6*	*36.1*	*26.7*
Total	**1,506.0**	**1,391.9**	**1,281.0**	**1,209.6**	**111.5**	**108.6**	**117.4**

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 March	2	0.2	..			—	—	..		..	2	0.2
April	5	0.3	1	0.2	.	—	—	..			6	0.6
May	5	0.5	1	0.2	—	..		.	—	—	6	0.7
SHOPS												
1994 March	9	0.7	—	—	1	0.6	..	—	—	—	10	1.3
April	9	0.9	4	1.1	—	...			—	—	13	1.9
May	4	0.4	3	1.1			—	—			7	1.5
FACTORIES												
1994 March	3	0.2	—			—	—			—	3	0.2
April	3	0.3	—	—			1	4.0	..		4	4.3
May	2	0.2			1	0.9	.		.	—	3	1.1
OFFICES												
1994 March	10	0.9	4	1.4	4	2.5		..	—	—	18	4.9
April	12	1.2	1	0.4	1	0.6	1	1.4	..	—	15	3.5
May	9	0.9	6	2.1	4	2.5	—	—	.		19	5.4
OTHER BUSINESS PREMISES												
1994 March	7	0.6	4	1.2	2	1.6	.		—	—	13	3.4
April	7	0.6	1	0.2	....	—	—		.	—	8	0.8
May	10	1.0	5	1.3	1	0.9	1	1.1	—	—	17	4.3
EDUCATIONAL												
1994 March	1	0.1	3	0.7	—	—	2	4.3	—	—	6	5.1
April	—	—	4	1.3	1	0.6	1	3.1	1	8.3	7	13.3
May	3	0.4	4	1.2	4	2.8	.	—	1	5.3	12	9.7
RELIGIOUS												
1994 March		.	—	—	—		—	—	—			—
April	1	0.1	—	—	—		—	—	..		1	0.1
May	—	—	—		—	—	—		..	—	—	
HEALTH												
1994 March	6	0.7	1	0.2	2	1.4	2	3.1		—	11	5.4
April	4	0.4			1	0.9	—	.		—	5	1.3
May	3	0.3	2	0.6	—	—			—	—	5	0.9
ENTERTAINMENT AND RECREATIONAL												
1994 March	3	0.2	1	0.2		..	—	—	—		4	0.4
April	4	0.5	2	0.5		—	1	1.0	1	5.0	8	7.0
May	6	0.7	1	0.3	1	0.6	1	1.0	—	—	9	2.5
MISCELLANEOUS												
1994 March	4	0.4	1	0.4		—	1	2.0	1	5.9	7	8.7
April	10	0.9	2	0.5	1	0.7	1	1.4		—	14	3.4
May	4	0.3	1	0.2		..	—	—	..		5	0.5
TOTAL NON-RESIDENTIAL BUILDING												
1994 March	45	4.1	14	4.1	9	6.2	5	9.4	1	5.9	74	29.6
April	55	5.1	15	4.2	4	2.7	5	10.8	2	13.3	81	36.1
May	46	4.8	23	7.0	11	7.5	2	2.1	1	5.3	83	26.7

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

Particulars	Private sector		Public sector		Total	
	Number	Value ($'000)	Number	Value ($'000)	Number	Value ($'000)
ADELAIDE STATISTICAL DIVISION						
Houses —						
Brick, stone or concrete	39	5,004	..	—	39	5,004
Brick-veneer	488	35,419	24	1,354	512	36,772
Timber	1	30	..	—	1	30
Fibre cement	4	116		—	4	116
Steel, aluminium or other materials	1	118	—	.	1	118
Not stated	84	6,432	28	1,782	112	8,214
Total houses	*617*	*47,120*	*52*	*3,135*	*669*	*50,255*
Other residential buildings	*125*	*9,209*	*20*	*1,290*	*145*	*10,499*
Total residential buildings	**742**	**56,328**	**72**	**4,425**	**814**	**60,753**
REST OF SOUTH AUSTRALIA						
Houses —						
Brick, stone or concrete	22	1,632		—	22	1,632
Brick-veneer	134	9,727		—	134	9,727
Timber	16	821	—		16	821
Fibre cement	27	1,096	—		27	1,096
Steel, aluminium or other materials	—		—		—	
Not stated	63	4,556	5	271	68	4,827
Total houses	*262*	*17,831*	*5*	*271*	*267*	*18,102*
Other residential buildings	*22*	*1,170*	..	—	*22*	*1,170*
Total residential buildings	**284**	**19,001**	**5**	**271**	**289**	**19,272**
TOTAL SOUTH AUSTRALIA						
Houses —						
Brick, stone or concrete	61	6,636	..	.	61	6,636
Brick-veneer	622	45,146	24	1,354	646	46,499
Timber	17	851		—	17	851
Fibre cement	31	1,212	—	..	31	1,212
Steel, aluminium or other materials	1	118	—	..	1	118
Not stated	147	10,988	33	2,053	180	13,041
Total houses	*879*	*64,951*	*57*	*3,406*	*936*	*68,357*
Other residential buildings	*147*	*10,379*	*20*	*1,290*	*167*	*11,669*
Total residential buildings	**1,026**	**75,330**	**77**	**4,696**	**1,103**	**80,026**

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

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

Statistical division	Dwelling units in new residential buildings: Houses Number	Houses Value ($'000)	Other residential buildings Number	Other residential buildings Value ($'000)	Total Number	Total Value ($'000)	Alterations and additions to residential buildings ($'000)	Non-residential building ($'000)	Total ($'000)
PRIVATE SECTOR									
Adelaide	617	47,120	125	9,209	742	56,328	7,860	11,218	75,406
Outer Adelaide	123	8,411			123	8,411	1,195	905	10,511
Yorke and Lower North	30	1,762	13	740	43	2,502	252	320	3,074
Murray Lands	35	2,320	3	70	38	2,390	186	193	2,770
South East	35	2,396	—	—	35	2,396	249	1,055	3,700
Eyre	19	1,451	6	360	25	1,811	40	—	1,851
Northern	20	1,492			20	1,492	250	862	2,603
South Australia	**879**	**64,951**	**147**	**10,379**	**1,026**	**75,330**	**10,032**	**14,553**	**99,915**
PUBLIC SECTOR									
Adelaide	52	3,135	20	1,290	72	4,425	250	10,646	15,321
Outer Adelaide	1	64	—	—	1	64	—		64
Yorke and Lower North	—	—	—	—		—	—	—	—
Murray Lands	—	—	—	—	—		—	—	—
South East						—	—	1,123	1,123
Eyre		—	—			—	—	114	114
Northern	4	207	—	—	4	207	389	301	896
South Australia	**57**	**3,406**	**20**	**1,290**	**77**	**4,696**	**639**	**12,184**	**17,519**
TOTAL									
Adelaide	669	50,255	145	10,499	814	60,753	8,110	21,864	90,728
Outer Adelaide	124	8,475	—	—	124	8,475	1,195	905	10,575
Yorke and Lower North	30	1,762	13	740	43	2,502	252	320	3,074
Murray Lands	35	2,320	3	70	38	2,390	186	193	2,770
South East	35	2,396	—	—	35	2,396	249	2,179	4,824
Eyre	19	1,451	6	360	25	1,811	40	114	1,965
Northern	24	1,698	—	—	24	1,698	638	1,163	3,499
South Australia	**936**	**68,357**	**167**	**11,669**	**1,103**	**80,026**	**10,671**	**26,737**	**117,434**

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

Statistical division	Houses	Other residential building							Total residential building
		Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total	Total
	NUMBER OF DWELLING UNITS								
Adelaide	669	97	48	145	—		—	—	145	814
Outer Adelaide	124		—	—		—	—	—		124
Yorke and Lower North	30	13	—	13	—	—	—	—	13	43
Murray Lands	35	3		3	—		—	—	3	38
South East	35	—	—	—	—	—		—	—	35
Eyre	19	6	—	6	—		—	—	6	25
Northern	24			—	—		—	—	—	24
South Australia	**936**	**119**	**48**	**167**	—	—	—	—	**167**	**1,103**
	VALUE ($'000)									
Adelaide	50,255	5,975	4,524	10,499	—			—	10,499	60,753
Outer Adelaide	8,475	—	—			—	—			8,475
Yorke and Lower North	1,762	740	—	740			—	—	740	2,502
Murray Lands	2,320	70	—	70	—	—	—		70	2,390
South East	2,396	—	—		—	—	—			2,396
Eyre	1,451	360		360	—	—		—	360	1,811
Northern	1,698			—	—			—	—	1,698
South Australia	**68,357**	**7,145**	**4,524**	**11,669**	—	—	—	—	**11,669**	**80,026**

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

Statistical local area	New residential buildings: Houses: Private sector (number)	Houses: Public sector (number)	Houses: Total value ($'000)	Other residential buildings: Private sector (number)	Other residential buildings: Public sector (number)	Other residential buildings: Total value ($'000)	Alterations and additions to residential buildings ($'000)	Non-residential building: Private sector ($'000)	Non-residential building: Total ($'000)	Total building ($'000)
ADELAIDE STATISTICAL DIVISION										
Adelaide (C)	3	—	296	16	—	2,212	272	2,480	4,401	7,182
Brighton (C)	1		60			—	25			85
Burnside (C)	8	—	1,379	12	—	870	691			2,940
Campbelltown (C)	29	—	2,535	4	—	220	264	120	376	3,396
East Torrens (DC)	2	—	210	—	—		30	—	—	240
Elizabeth (C)	—	—	—				—	—	—	—
Enfield (C) Pt A & Pt B	45	8	4,241	4	18	1,353	102	350	350	6,047
Gawler (M)	18	—	1,179	—	—	—	114	435	435	1,728
Glenelg (C)	2	—	113	2		100	189	140	140	542
Happy Valley (C)	35	6	3,562	3	—	159	297		118	4,136
Henley & Grange (C)	4		538				52	140	140	730
Hindmarsh (M)	2	—	104		—		40	130	130	274
Kensington & Norwood (C)					—	—	248	60	60	308
Marion (C)	28		1,981	16	—	932	511	—	—	3,424
Mitcham (C)	12	—	1,105	8	—	588	973	700	6,389	9,055
Munno Para (C)	14	—	882	—	—	—	—	—	—	882
Noarlunga (C)	96	—	7,011	—	—	—	356	1,696	1,696	9,062
Paynecham (C)	3	7	633	2	2	281	195			1,109
Port Adelaide (C)	35	4	3,010	4		244	78	450	450	3,782
Prospect (C)	4		248	4	—	267	347	75	261	1,122
St Peters (M)	5	—	450	4	—	270	235	110	110	1,065
Salisbury (C)	93	5	5,823	8		452	455	2,242	2,682	9,412
Stirling (DC)	5	—	451	—	—	—	315	110	110	876
Tea Tree Gully (C)	107	16	9,123	20	—	1,267	554	735	1,921	12,866
Thebarton (M)	6		250	2		190	50			490
Unley (C)	1	—	115	4		280	498	95	95	988
Walkerville (M)	1	—	85	6	—	440	103	—	—	628
West Torrens (C)	20	—	1,356	2	—	153	330	800	1,650	3,489
Willunga (DC)	22		1,433				117	300	300	1,850
Woodville (C)	16	6	2,080	4		220	670	50	50	3,020
Unincorporated	—	—	—	—	—	—	—	—	—	—
Adelaide (SD)	**617**	**52**	**50,255**	**125**	**20**	**10,499**	**8,110**	**11,218**	**21,864**	**90,728**
REST OF STATE										
Barossa (DC)	7	—	416	—	—	—	17	—	—	433
Light (DC)		—	—	—	—	—	—	—	—	—
Mallala (DC)	9	—	618	—	—	—	65			683
Mount Barker (DC)	25	—	1,717				192	790	790	2,698
Mount Gambier (C)	25		1,483	—	—	—	100	55	475	2,058
Murray Bridge (RC)	15		811	—	—	—	12	—	—	823
Northern Yorke Peninsula (DC)	11	—	629	10	—	500	50	—	—	1,179
Port Augusta (C)	7	—	626	—	—	—	103	80	80	809
Port Elliot & Goolwa (DC)	14	—	922	—	—	—	184	—	—	1,106
Port Lincoln (C)	3	—	425	—	—	—	40	—	—	465
Port Pirie (C)	8	4	717	—	—	—	—	80	80	797
Roxby Downs (M)	1		79	—	—	—	18	350	350	447
Strathalbyn (DC)	9	—	577	—	—	—	68			644
Victor Harbor (DC)	39	1	2,819	—	—	—	184	—	—	3,003
Whyalla (C)	2		143		—	—	119	162	162	424
Other	87	—	6,121	12	—	670	1,410	1,818	2,936	11,137
Rest of State	**262**	**5**	**18,102**	**22**	**—**	**1,170**	**2,561**	**3,335**	**4,873**	**26,707**
SOUTH AUSTRALIA										
South Australia	**879**	**57**	**68,357**	**147**	**20**	**11,669**	**10,671**	**14,553**	**26,737**	**117,434**

(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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Australian Bureau of Statistics

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