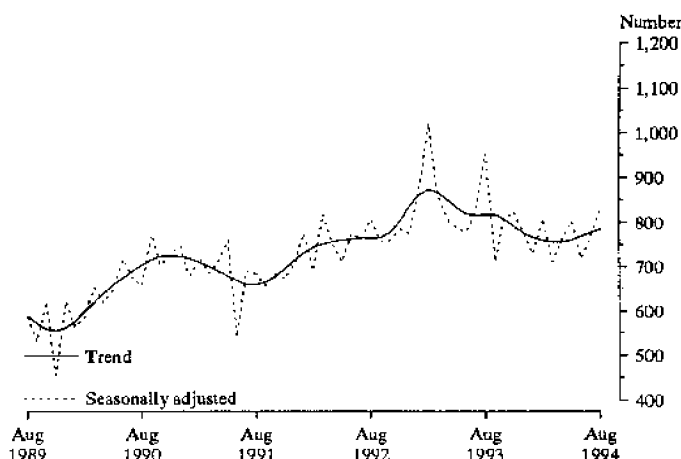


BUILDING APPROVALS, SOUTH AUSTRALIA, AUGUST 1994

SUMMARY OF FINDINGS

PRIVATE HOUSES APPROVED



Residential building

- The trend estimates of the number of private sector houses approved has reverted to an upward trend for the last 4 months. However, the flattening (but still rising) trend evident last month in the total number of dwelling units approved has now turned slightly down.
- In seasonally adjusted terms, the number of private sector houses approved during August was 830, an increase of 8.1%. The trend estimate of this series will continue to increase in September provided the seasonally adjusted figure for September does not fall by more than 15%.
- In original (unadjusted) terms, the total number of dwelling units approved during August rose 123 or 12.9% to 1,078. The number of houses approved totalled 927, an increase of 129, while the number of other residential dwelling units approved fell slightly. The increase in housing approvals was entirely within the Adelaide Statistical Division with Munno Para recording an increase of 36, Campbelltown 33 and Salisbury 31.

- The value of new residential building approved during August was \$79.7 million, of which \$19.0 million was outside the Adelaide Statistical Division. Alterations and additions to residential buildings approved totalled \$10.9 million.

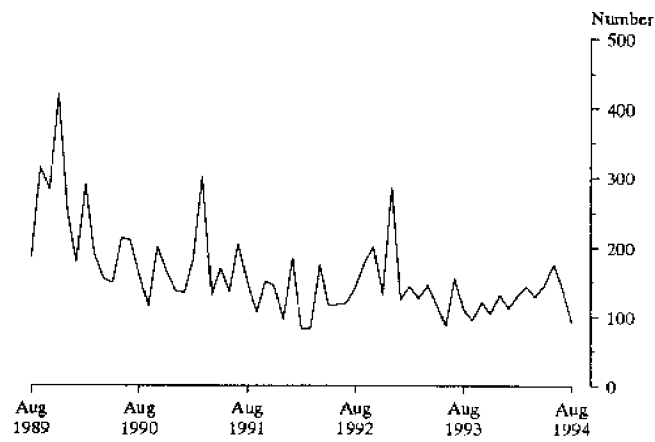
Non-residential building

- The value of non-residential building approved during August was \$32.6 million of which \$26.5 million was for the private sector. Of the total, shops accounted for \$10.9 million (and included the only job approved with an estimated value exceeding \$5 million) and other business premises \$6.3 million.

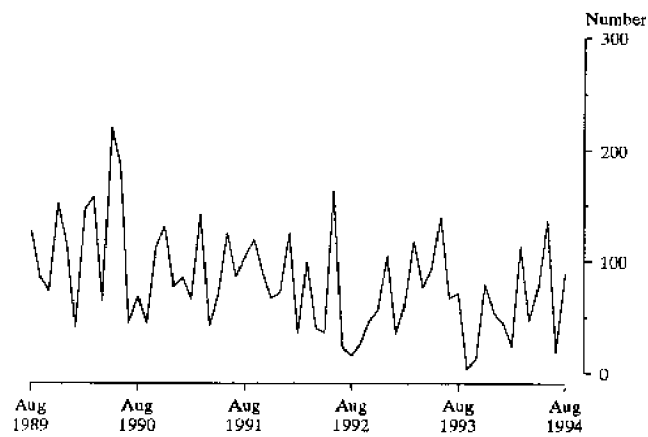
INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.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

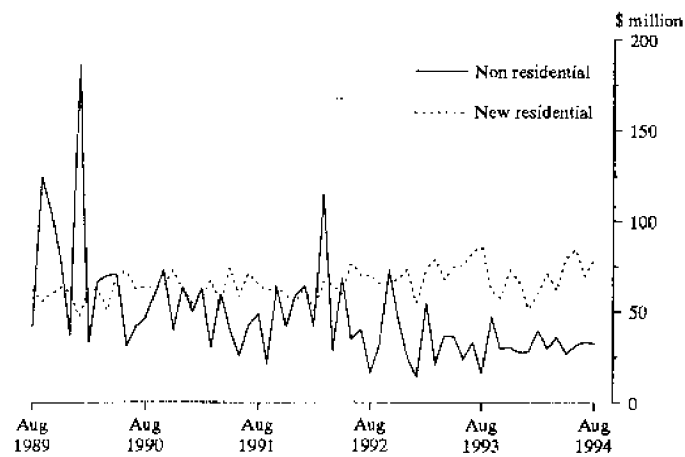
**OTHER RESIDENTIAL BUILDINGS APPROVED
PRIVATE SECTOR**



**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 March 1994 to August 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 (September 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 9% in September 1994, the trend estimate for that month would be 849, a movement of 3.6%. The movements in the trend estimates for June, July and August which are currently estimated to be 1.0%, 1.2% and 1.0% respectively, would be revised to 2.0%, 2.7% and 3.1%. On the other hand, a 9% seasonally adjusted decline in the number of private sector houses approved in September 1994 would produce a trend estimate for September of 783, a movement of -0.9%, with the movements in the trend estimates for June, July and August being revised to 0.8%, 0.7% and 0.5% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if September 1994 seasonally adjusted estimate			
			is up 9% on August 1994		is down 9% on August 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994—						
March	756	0.4	753	-0.8	756	-0.4
April	755	-0.1	750	-0.4	756	-0.1
May	761	0.8	759	1.1	761	0.7
June	769	1.0	774	2.0	767	0.8
July	778	1.2	795	2.7	772	0.7
August	786	1.0	820	3.1	776	0.5
September	n.y.a.	n.y.a.	849	3.6	783	0.9

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if September 1994 seasonally adjusted estimate			
			is up 10% on August 1994		is down 10% on August 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994—						
March	954	1.2	953	1.1	957	1.5
April	964	1.0	961	0.8	967	1.1
May	971	0.8	970	1.0	973	0.6
June	974	0.3	978	0.8	969	-0.5
July	973	-0.1	984	0.7	955	-1.4
August	970	-0.3	991	0.7	936	-2.0
September	n.y.a.	n.y.a.	999	0.7	916	-2.2

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									
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
1993-94	6,587	401	6,988	1,342	286	1,628	7,929	687	8,616
1993-94 July-August	1,423	69	1,492	240	66	306	1,663	135	1,798
1994-95 July-August	1,228	34	1,262	212	52	264	1,440	86	1,526
1993— June	631	81	712	76	56	132	707	137	844
July	656	33	689	145	32	177	801	63	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
June	604	106	710	166	27	193	770	133	903
July	559	4	563	130	15	145	689	19	708
August	669	30	699	82	37	119	751	67	818
SOUTH AUSTRALIA									
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
1993-94	9,470	431	9,901	1,559	299	1,858	11,029	730	11,759
1993-94 July-August	1,923	70	1,993	265	68	333	2,188	138	2,326
1994-95 July-August	1,691	34	1,725	234	74	308	1,925	108	2,033
1993— 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
June	866	108	974	176	29	205	1,042	137	1,179
July	794	4	798	142	15	157	936	19	955
August	897	30	927	92	59	151	989	89	1,078

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 3 such dwelling units approved in August 1994.

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
ADELAIDE STATISTICAL DIVISION														
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-August	106.7	4.8	111.5	16.1	4.8	20.9	122.8	9.6	132.3	18.0	23.4	33.0	164.1	183.3
1994-95														
July-August	93.3	2.1	95.5	14.0	3.0	17.0	107.3	5.2	112.5	18.1	40.6	54.6	165.1	185.2
1993—														
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
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
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-August	141.7	4.9	146.6	17.8	4.9	22.7	159.6	9.8	169.3	21.7	30.5	49.1	211.8	240.1
1994-95														
July-August	128.2	2.1	130.4	15.3	4.1	19.4	143.5	6.3	149.8	22.9	49.2	66.0	214.2	238.7
1993—														
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
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

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

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate
<i>1993—</i>								
June	779	818	812	862	874	940	947	1,028
July	823	815	912	856	972	937	1,114	1,020
August	953	817	945	854	1,059	937	1,109	1,008
September	712	817	762	849	841	933	891	991
October	810	807	833	834	912	922	938	968
November	821	790	845	815	928	905	978	946
December	773	775	793	799	889	890	934	932
<i>1994—</i>								
January	728	765	762	792	889	883	937	931
February r	808	759	830	793	878	885	928	943
March r	712	756	755	795	858	890	930	954
April r	761	755	798	798	897	896	957	964
May r	803	761	850	801	958	905	1,040	971
June r	718	769	778	800	893	911	967	974
July r	768	778	795	799	899	915	950	973
August	830	786	789	794	923	919	953	970

(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)

(\$ 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	573.3	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
1993-94	629.1	653.9	107.6	761.5	110.5	194.1	349.2	1,024.6	1,221.1
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	50.5	89.7	287.1	335.7
Dec. qtr.	151.1	154.4	25.1	179.5	27.5	50.8	81.2	249.2	288.2
1994—									
Mar. qtr.	134.4	140.2	24.6	164.8	25.0	54.1	90.8	234.8	280.7
June qtr.	158.3	169.2	31.9	201.2	28.0	38.7	87.4	253.5	316.6

(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
(S million)

Class of building	(\$ million)				1994		
	1992-93	1993-94	July-August		June	July	August
			1993-94	1994-95			
PRIVATE SECTOR							
New houses	691.4	695.1	141.7	128.2	64.1	59.5	68.8
New other residential buildings	106.4	98.5	17.8	15.3	12.3	9.2	6.1
Total new residential building	797.8	793.6	159.6	143.5	76.4	68.7	74.8
Alterations and additions to residential buildings	129.9	120.7	21.7	21.4	10.6	10.7	10.7
Hotels, etc.	5.4	5.0	0.5	0.8	0.6	0.6	0.3
Shops	35.9	40.8	4.4	13.0	3.8	2.1	10.9
Factories	17.9	18.2	1.8	4.4	1.5	2.3	2.2
Offices	27.7	39.1	9.7	2.4	2.1	1.6	0.8
Other business premises	32.0	24.8	2.9	15.8	0.7	9.8	6.0
Educational	14.3	18.2	4.0	3.0	1.2	2.4	0.6
Religious	5.8	1.9	0.3	2.1	0.9	1.8	0.3
Health	19.7	26.9	0.9	6.1	0.2	1.0	5.1
Entertainment and recreational	4.4	15.9	1.2	1.0	0.5	0.8	0.2
Miscellaneous	10.9	17.6	4.8	0.5	0.2	0.2	0.3
Total non-residential building	174.0	208.4	30.5	49.2	17.7	22.6	26.5
Total	1,101.8	1,122.8	211.8	214.2	98.7	102.0	112.1
PUBLIC SECTOR							
New houses	22.3	27.5	4.9	2.1	6.9	0.4	1.8
New other residential buildings	20.8	17.8	4.9	4.1	1.5	1.1	3.0
Total new residential building	43.1	45.3	9.8	6.3	8.4	1.4	4.8
Alterations and additions to residential buildings	2.6	1.5	—	1.5	—	1.3	0.2
Hotels, etc.	1.0	0.9	0.5	—	—	—	—
Shops	3.9	3.0	—	0.1	0.8	—	0.1
Factories	3.5	3.2	—	0.6	—	0.4	0.1
Offices	64.9	25.0	1.7	6.2	1.1	1.9	4.3
Other business premises	7.8	7.0	4.2	0.6	0.1	0.3	0.3
Educational	99.2	100.2	5.5	4.7	16.6	4.7	—
Religious	—	—	—	—	—	—	—
Health	29.0	9.5	1.9	0.2	0.9	—	0.2
Entertainment and recreational	7.1	4.4	1.8	1.4	—	1.3	0.1
Miscellaneous	28.0	13.6	3.0	3.1	—	2.1	1.0
Total non-residential building	244.4	166.8	18.6	16.8	19.6	10.7	6.1
Total	290.1	213.5	28.4	24.5	28.0	13.5	11.0
TOTAL							
New houses	713.7	722.6	146.6	130.4	71.0	59.8	70.6
New other residential buildings	127.3	116.3	22.7	19.4	13.8	10.3	9.1
Total new residential building	840.9	838.9	169.3	149.8	84.8	70.1	79.7
Alterations and additions to residential buildings	132.6	122.2	21.7	22.9	10.6	12.0	10.9
Hotels, etc.	6.4	5.9	1.0	0.8	0.6	0.6	0.3
Shops	39.8	43.8	4.4	13.1	4.6	2.1	10.9
Factories	21.4	21.3	1.8	5.0	1.5	2.7	2.3
Offices	92.6	64.1	11.4	8.6	3.2	3.5	5.1
Other business premises	39.8	31.8	7.1	16.4	0.8	10.1	6.3
Educational	113.5	118.4	9.5	7.7	17.9	7.2	0.6
Religious	5.8	1.9	0.3	2.1	0.9	1.8	0.3
Health	48.7	36.4	2.9	6.3	1.1	1.0	5.3
Entertainment and recreational	11.5	20.4	3.0	2.3	0.5	2.1	0.3
Miscellaneous	38.9	31.2	7.8	3.6	0.2	2.3	1.3
Total non-residential building	418.4	375.2	49.1	66.0	37.3	33.4	32.6
Total	1,391.9	1,336.3	240.1	238.7	126.7	115.5	123.2

**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.												
1994 June	2	0.2	1	0.4	—	—	—	—	—	—	3	0.6
July	3	0.3	1	0.3	—	—	—	—	—	—	4	0.6
August	—	—	1	0.3	—	—	—	—	—	—	1	0.3
SHOPS												
1994 June	10	0.8	2	0.7	1	0.8	2	2.4	—	—	15	4.6
July	12	1.2	4	1.0	—	—	—	—	—	—	16	2.1
August	12	1.1	2	0.6	1	0.8	—	—	1	8.5	16	10.9
FACTORIES												
1994 June	6	0.7	1	0.3	1	0.5	—	—	—	—	8	1.5
July	1	0.1	2	0.6	—	—	1	2.0	—	—	4	2.7
August	3	0.3	2	0.7	—	—	1	1.4	—	—	6	2.3
OFFICES												
1994 June	12	1.2	3	0.8	2	1.2	—	—	—	—	17	3.2
July	10	1.0	7	1.8	1	0.6	—	—	—	—	18	3.5
August	4	0.4	1	0.2	1	0.5	1	4.0	—	—	7	5.1
OTHER BUSINESS PREMISES												
1994 June	8	0.8	—	—	—	—	—	—	—	—	8	0.8
July	6	0.6	2	0.6	1	0.9	—	—	1	8.0	10	10.1
August	14	1.2	4	1.3	1	0.9	1	2.9	—	—	20	6.3
EDUCATIONAL												
1994 June	2	0.2	3	1.0	1	1.0	—	—	1	15.7	7	17.9
July	1	0.1	3	0.9	2	1.4	2	4.7	—	—	8	7.2
August	1	0.1	—	—	1	0.5	—	—	—	—	2	0.6
RELIGIOUS												
1994 June	3	0.2	2	0.7	—	—	—	—	—	—	5	0.9
July	1	0.1	1	0.4	—	—	1	1.4	—	—	3	1.8
August	1	0.1	1	0.2	—	—	—	—	—	—	2	0.3
HEALTH												
1994 June	2	0.2	1	0.4	1	0.6	—	—	—	—	4	1.1
July	5	0.7	1	0.3	—	—	—	—	—	—	6	1.0
August	3	0.4	1	0.2	1	0.7	1	4.1	—	—	6	5.3
ENTERTAINMENT AND RECREATIONAL												
1994 June	2	0.2	1	0.3	—	—	—	—	—	—	3	0.5
July	—	—	—	—	3	2.1	—	—	—	—	3	2.1
August	3	0.3	—	—	—	—	—	—	—	—	3	0.3
MISCELLANEOUS												
1994 June	2	0.2	—	—	—	—	—	—	—	—	2	0.2
July	2	0.2	—	—	—	—	1	2.1	—	—	3	2.3
August	4	0.4	1	0.3	1	0.6	—	—	—	—	6	1.3
TOTAL NON-RESIDENTIAL BUILDING												
1994 June	49	4.6	14	4.6	6	4.0	2	2.4	1	15.7	72	31.3
July	41	4.2	21	5.9	7	5.1	5	10.2	1	8.0	75	33.4
August	45	4.1	13	3.7	6	4.0	4	12.3	1	8.5	69	32.6

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

<i>Particulars</i>	<i>Private sector</i>		<i>Public sector</i>		<i>Total</i>	
	<i>Number</i>	<i>Value (\$'000)</i>	<i>Number</i>	<i>Value (\$'000)</i>	<i>Number</i>	<i>Value (\$'000)</i>
ADELAIDE STATISTICAL DIVISION						
Houses						
Brick, stone or concrete	16	2,727	—	—	16	2,727
Brick-veneer	588	43,562	—	—	588	43,562
Timber	1	50	—	—	1	50
Fibre cement	5	196	—	—	5	196
Steel, aluminium or other materials	—	—	—	—	—	—
Not stated	59	4,964	30	1,793	89	6,757
Total houses	669	51,500	30	1,793	699	53,293
<i>Other residential buildings</i>	<i>82</i>	<i>5,474</i>	<i>37</i>	<i>1,941</i>	<i>119</i>	<i>7,415</i>
Total residential buildings	751	56,973	67	3,734	818	60,708
REST OF SOUTH AUSTRALIA						
Houses —						
Brick, stone or concrete	13	1,243	—	—	13	1,243
Brick-veneer	135	11,410	—	—	135	11,410
Timber	12	682	—	—	12	682
Fibre cement	26	1,209	—	—	26	1,209
Steel, aluminium or other materials	3	140	—	—	3	140
Not stated	39	2,603	—	—	39	2,603
Total houses	228	17,286			228	17,286
<i>Other residential buildings</i>	<i>10</i>	<i>590</i>	<i>22</i>	<i>1,100</i>	<i>32</i>	<i>1,690</i>
Total residential buildings	238	17,876	22	1,100	260	18,976
TOTAL SOUTH AUSTRALIA						
Houses —						
Brick, stone or concrete	29	3,970	—	—	29	3,970
Brick-veneer	723	54,972	—	—	723	54,972
Timber	13	732	—	—	13	732
Fibre cement	31	1,406	—	—	31	1,406
Steel, aluminium or other materials	3	140	—	—	3	140
Not stated	98	7,567	30	1,793	128	9,360
Total houses	897	68,786	30	1,793	927	70,579
<i>Other residential buildings</i>	<i>92</i>	<i>6,064</i>	<i>59</i>	<i>3,041</i>	<i>151</i>	<i>9,105</i>
Total residential buildings	989	74,849	89	4,834	1,078	79,684

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

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

Statistical division	Dwelling units in new residential buildings						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	669	51,500	82	5,474	751	56,973	8,643	20,739	86,356
Outer Adelaide	99	7,893	4	340	103	8,233	872	991	10,096
Yorke and Lower North	36	2,169	—	—	36	2,169	133	206	2,508
Murray Lands	31	2,171	—	—	31	2,171	380	4,303	6,854
South East	31	2,661	—	—	31	2,661	251	100	3,013
Eyre	23	1,757	3	150	26	1,907	129	80	2,116
Northern	8	635	3	100	11	735	305	130	1,170
South Australia	897	68,786	92	6,064	989	74,849	10,714	26,549	112,112
PUBLIC SECTOR									
Adelaide	30	1,793	37	1,941	67	3,734	150	5,932	9,817
Outer Adelaide	—	—	—	—	—	—	—	—	—
Yorke and Lower North	—	—	—	—	—	—	—	—	—
Murray Lands	—	—	22	1,100	22	1,100	—	—	1,100
South East	—	—	—	—	—	—	—	131	131
Eyre	—	—	—	—	—	—	—	—	—
Northern	—	—	—	—	—	—	—	—	—
South Australia	30	1,793	59	3,041	89	4,834	150	6,063	11,048
TOTAL									
Adelaide	699	53,293	119	7,415	818	60,708	8,793	26,672	96,172
Outer Adelaide	99	7,893	4	340	103	8,233	872	991	10,096
Yorke and Lower North	36	2,169	—	—	36	2,169	133	206	2,508
Murray Lands	31	2,171	22	1,100	53	3,271	380	4,303	7,954
South East	31	2,661	—	—	31	2,661	251	231	3,144
Eyre	23	1,757	3	150	26	1,907	129	80	2,116
Northern	8	635	3	100	11	735	305	130	1,170
South Australia	927	70,579	151	9,105	1,078	79,684	10,864	32,613	123,160

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

Statistical division	Other residential building									
	Houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total residential building	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Adelaide	699	83	36	119	—	—	—	—	119	818
Outer Adelaide	99	2	2	4	—	—	—	—	4	103
Yorke and Lower North	36	—	—	—	—	—	—	—	—	36
Murray Lands	31	22	—	22	—	—	—	—	22	53
South East	31	—	—	—	—	—	—	—	—	31
Eyre	23	3	—	3	—	—	—	—	3	26
Northern	8	3	—	3	—	—	—	—	3	11
South Australia	927	113	38	151	—	—	—	—	151	1,078
VALUE (\$'000)										
Adelaide	53,293	5,141	2,274	7,415	—	—	—	—	7,415	60,708
Outer Adelaide	7,893	220	120	340	—	—	—	—	340	8,233
Yorke and Lower North	2,169	—	—	—	—	—	—	—	—	2,169
Murray Lands	2,171	1,100	—	1,100	—	—	—	—	1,100	3,271
South East	2,661	—	—	—	—	—	—	—	—	2,661
Eyre	1,757	150	—	150	—	—	—	—	150	1,907
Northern	635	100	—	100	—	—	—	—	100	735
South Australia	70,579	6,711	2,394	9,105	—	—	—	—	9,105	79,684

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

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
ADELAIDE STATISTICAL DIVISION										
Adelaide (C)	5	—	615	8	—	650	486	872	1,193	2,944
Brighton (C)	6	1	881	4	—	240	105	51	51	1,276
Burnside (C)	22	—	3,012	10	—	933	544	120	120	4,609
Campbelltown (C)	46	4	3,662	—	8	408	112	70	345	4,527
East Torrens (DC)	3	—	490	—	—	—	15	—	—	505
Elizabeth (C)	—	—	—	—	—	—	—	—	—	—
Enfield (C) Pt A & Pt B	26	8	2,488	2	10	590	256	115	205	3,538
Gawler (M)	9	—	713	—	—	—	30	—	—	743
Glenside (C)	4	—	305	12	—	570	198	107	107	1,180
Happy Valley (C)	42	—	3,501	—	—	—	161	80	80	3,742
Henley & Grange (C)	—	—	—	6	—	725	103	—	—	828
Hindmarsh and Woodville (C)	25	—	2,247	2	—	98	389	310	473	3,208
Kensington & Norwood (C)	—	—	—	—	—	—	208	350	350	558
Marion (C)	37	4	3,358	6	17	1,367	326	680	680	5,731
Mitcham (C)	6	—	624	2	—	110	1,022	180	180	1,937
Munno Para (C)	81	—	5,201	—	—	—	43	100	100	5,344
Noarlunga (C)	94	—	6,121	—	—	—	215	4,350	4,350	10,685
Payneham (C)	2	—	142	2	—	147	378	300	300	967
Port Adelaide (C)	12	—	797	—	—	—	160	850	850	1,807
Prospect (C)	4	—	309	24	—	1,243	455	935	935	2,942
St Peters (M)	3	—	291	—	—	—	313	—	—	604
Salisbury (C)	103	—	6,305	2	—	100	272	1,590	1,730	8,407
Stirling (DC)	5	—	540	—	—	—	295	—	—	836
Tea Tree Gully (C)	86	10	8,335	—	2	124	523	8,810	13,454	22,436
Thebarton (M)	3	—	243	—	—	—	175	—	300	718
Unley (C)	4	—	285	—	—	—	1,289	300	300	1,874
Walkerville (M)	—	—	—	—	—	—	287	—	—	287
West Torrens (C)	4	3	437	2	—	110	325	420	420	1,292
Willunga (DC)	37	—	2,391	—	—	—	107	150	150	2,648
Unincorporated	—	—	—	—	—	—	—	—	—	—
Adelaide (SD)	669	30	53,293	82	37	7,415	8,793	20,739	26,672	96,172
REST OF STATE										
Barossa (DC)	9	—	550	—	—	—	—	174	174	824
Light (DC)	6	—	553	—	—	—	51	—	—	604
Mallala (DC)	4	—	188	—	—	—	—	—	—	188
Mount Barker (DC)	25	—	1,813	—	—	—	93	350	350	2,257
Mount Gambier (C)	17	—	1,496	—	—	—	—	—	131	1,627
Murray Bridge (RC)	9	—	692	—	—	—	10	—	—	702
Northern Yorke Peninsula (DC)	10	—	587	—	—	—	—	—	—	587
Port Augusta (C)	3	—	221	—	—	—	34	75	75	330
Port Elliot & Goolwa (DC)	10	—	1,064	2	—	120	111	277	277	1,572
Port Lincoln (C)	8	—	735	3	—	150	83	—	—	968
Port Pirie (C)	1	—	95	3	—	100	27	55	55	277
Roxby Downs (M)	1	—	85	—	—	—	46	—	—	131
Strathalbyn (DC)	2	—	177	—	—	—	—	—	—	177
Victor Harbor (DC)	14	—	1,361	2	—	220	100	80	80	1,761
Whyalla (C)	—	—	—	—	—	—	178	—	—	178
Other	109	—	7,568	—	22	1,100	1,338	4,799	4,799	14,805
Rest of State	228	—	17,286	10	22	1,690	2,071	5,810	5,941	26,988
SOUTH AUSTRALIA										
South Australia	897	30	70,579	92	59	9,105	10,864	26,549	32,613	123,160

(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 2.3* (1216.0) and ASGC terminology has been adopted in the presentation of building statistics.

Estimates at Constant Prices

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

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

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

Unpublished Data and Related Publications

26. The ABS can also make available certain building approvals data which are not published. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms: microfiche, photocopy, computer printout and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

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

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

28. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (1101.0). The ABS also issues, on Tuesdays and Fridays, a *Publications Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Publications Advice are available from any ABS office.

Symbols and Other Usages

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

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

P.M. GARDNER
 Deputy Commonwealth Statistician
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