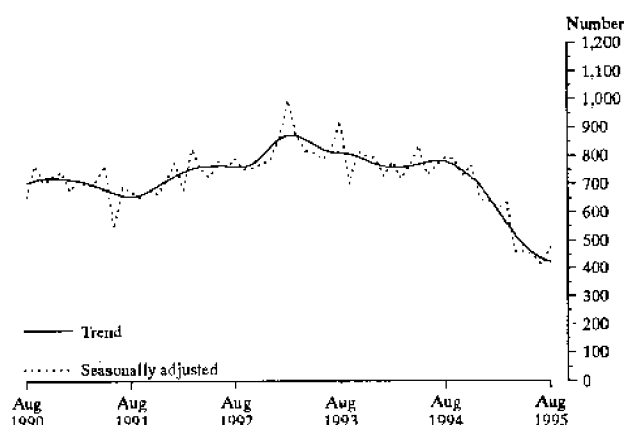


BUILDING APPROVALS, SOUTH AUSTRALIA, AUGUST 1995

SUMMARY OF FINDINGS

PRIVATE HOUSES APPROVED



Residential building

- As with last month the trend estimate for all the residential series shown in table 3 continued to fall. The trend estimate for private sector house approvals fell to 424 from 436 and the trend estimate for total dwelling units dropped to 536 from the July figure of 540. As can be seen from the above graph, the trend series for private sector houses gives an indication of halting its downward direction in the months to come.
- In original (unadjusted) figures the total number of dwelling units approved in August 1995 was 671, a rise of 16.5% on July 1995. The number of houses approved totalled 608, an increase of 31.3% on last month.
- Within the Adelaide Statistical Division (ASD) the number of new houses approved rose by 31.5% to 397. The councils within the ASD recording the most new house approvals were Tea Tree Gully (84), Munno Para (40),

Hindmarsh and Woodville (37) and Enfield (36). Outside the ASD, Victor Harbor (23) and Mount Barker (22) were the only areas to record more than 20 house approvals.

- The value of new residential building approved rose by 15.7% from \$45.2 million in July 1995 to \$52.3 million in August.
- The value of alterations and additions to residential buildings increased to \$11.2 million from last months figure of \$9.0 million.

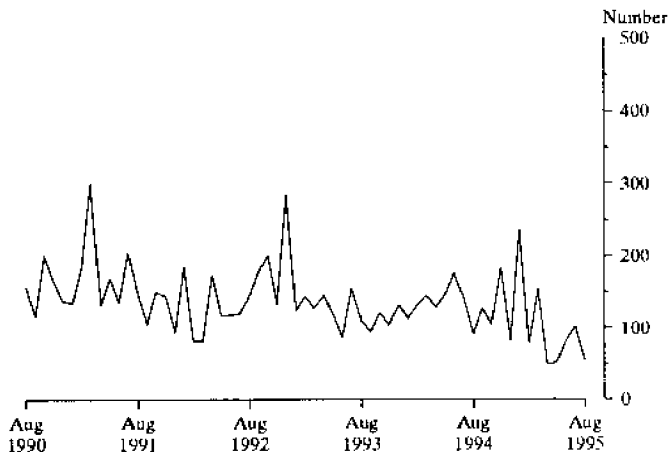
Non-residential building

- The August 1995 value of non-residential projects approved was \$31.5 million. There was one project for South Australia valued at more than \$5 million which was for the Darlington Police Complex and one project in the \$1 million to \$5 million category.

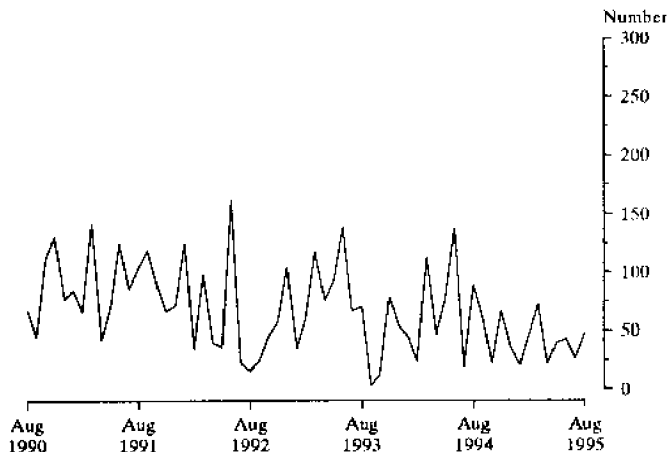
INQUIRIES

- 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.

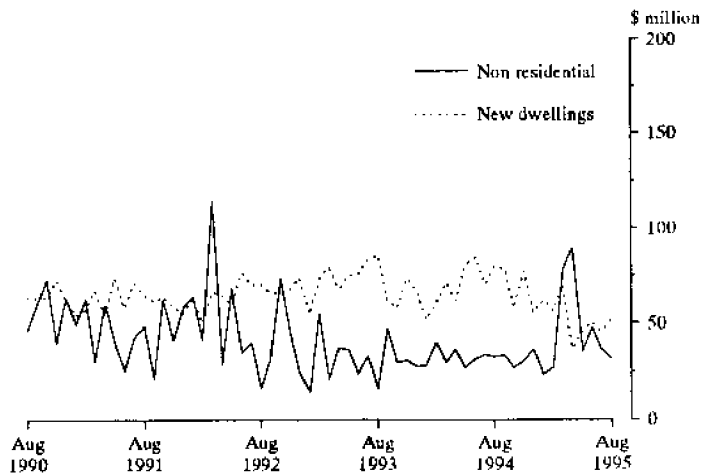
**NEW OTHER RESIDENTIAL BUILDINGS APPROVED
PRIVATE SECTOR**



**TOTAL DWELLING UNITS APPROVED
PUBLIC SECTOR**



VALUE OF BUILDING WORK APPROVED



RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months March 1995 to August 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 (September 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 9% in September 1995, the trend estimate for that month would be 462, a movement of 1.7%. The movements in the trend estimates for June, July and August which are currently estimated to be -5.8%, -4.4% and -2.7% respectively, would be revised to -4.2%, -1.7% and 0.4%. On the other hand, a 9% seasonally adjusted decline in the number of private sector houses approved in September 1995 would produce a trend estimate for September of 425, a movement of -1.2%, with the movements in the trend estimates for June, July and August being revised to -5.3%, -3.7% and -2.3% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if September 1995 seasonally adjusted estimate			
			is up 9% on August 1995		is down 9% on August 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
March	562	7.5	559	-8.0	561	-7.7
April	519	-7.6	514	-8.0	517	-7.7
May	484	-6.9	481	-6.5	483	-6.7
June	456	-5.8	461	-4.2	457	-5.3
July	436	4.4	453	-1.7	440	-3.7
August	424	-2.7	455	0.4	430	-2.3
September	n.y.a.	n.y.a.	462	1.7	425	-1.2

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if September 1995 seasonally adjusted estimate			
			is up 12% on August 1995		is down 12% on August 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
March	704	8.6	700	9.1	703	-8.7
April	644	-8.5	638	-8.9	643	-8.5
May	596	-7.5	593	-7.1	595	-7.4
June	563	-5.6	570	3.8	564	-5.2
July	540	-4.0	566	0.7	546	-3.2
August	536	-0.7	575	1.5	537	-1.7
September	n.y.a.	n.y.a.	586	2.0	529	-1.5

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										
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
1994-95	5,256	384	5,640	1,213	120	1,333	59	6,515	517	7,032
1994-95 July-August	1,228	34	1,262	212	52	264	17	1,444	99	1,543
1995-96 July-August	637	62	699	125	12	137	7	769	74	843
<i>1994—</i>										
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
<i>1995—</i>										
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
May	329	28	357	45	6	51	3	377	34	411
June	330	41	371	72	2	74	—	402	43	445
July	284	18	302	92	8	100	3	379	26	405
August	353	44	397	33	4	37	4	390	48	438
SOUTH AUSTRALIA										
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
1994-95	7,757	390	8,147	1,387	151	1,538	77	9,208	554	9,762
1994-95 July-August	1,691	34	1,725	234	74	308	17	1,929	121	2,050
1995-96 July-August	1,009	62	1,071	156	12	168	8	1,173	74	1,247
<i>1994—</i>										
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
<i>1995—</i>										
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
May	493	30	523	52	10	62	4	549	40	589
June	513	41	554	83	2	85	7	603	43	646
July	445	18	463	102	8	110	3	550	26	576
August	564	44	608	54	4	58	5	623	48	671

(a) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes.

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														
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
1994-95	420.2	26.7	446.9	87.7	6.9	94.6	508.0	33.5	541.5	95.0	181.2	393.1	782.5	1,029.5
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
1995-96														
July-August	53.4	4.1	57.5	8.6	0.7	9.3	62.0	4.8	66.8	16.6	35.0	55.2	113.5	138.7
1994—														
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
May	27.8	2.0	29.8	2.9	0.3	3.2	30.7	2.3	33.0	7.0	16.3	26.1	53.8	66.1
June	27.3	3.1	30.4	4.9	0.1	5.0	32.2	3.2	35.4	6.8	29.0	34.1	67.6	76.2
July	24.0	1.1	25.1	6.4	0.4	6.8	30.4	1.5	31.9	7.7	21.0	29.0	59.1	68.6
August	29.4	3.0	32.4	2.2	0.3	2.5	31.6	3.3	34.9	8.9	14.0	26.2	54.4	70.1
SOUTH AUSTRALIA														
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
1994-95	605.8	27.0	632.8	98.4	8.5	106.9	704.2	35.5	739.7	119.9	244.7	493.2	1,065.4	1,352.8
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
1995-96														
July-August	82.2	4.1	86.4	10.4	0.7	11.1	92.6	4.8	97.5	20.2	43.2	67.8	156.0	185.5
1994—														
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
May	40.4	2.1	42.5	3.2	0.6	3.8	43.6	2.7	46.3	9.3	20.2	35.4	72.8	91.0
June	41.3	3.1	44.4	5.6	0.1	5.7	46.9	3.2	50.1	9.2	35.9	47.9	91.6	107.2
July	36.7	1.1	37.9	7.0	0.4	7.4	43.7	1.5	45.2	9.0	25.0	36.3	77.8	90.6
August	45.5	3.0	48.5	3.4	0.3	3.8	48.9	3.3	52.3	11.2	18.2	31.5	78.2	94.9

**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—							
June r	731	780	802	821	901	927	987	1,000
July r	767	783	782	827	910	928	953	1,003
August r	798	781	772	825	892	924	941	996
September r	789	769	950	813	988	910	1,133	979
October r	733	750	740	794	841	894	853	957
November r	767	725	786	770	946	874	998	930
December r	647	692	702	736	694	842	779	891
1995—								
January r	643	652	673	691	933	796	933	836
February r	615	607	679	641	676	737	744	770
March r	636	562	661	592	800	675	812	704
April r	460	519	469	547	507	616	523	644
May r	463	484	477	508	521	567	552	596
June r	449	456	499	478	540	531	590	563
July r	416	436	427	458	515	505	532	540
August r	475	424	502	446	540	501	588	536

(a) Includes Conversions, etc. See paragraphs 10-12 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							
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
1994-95	527.5	551.0	97.4	648.4	104.4	224.7	453.0	945.3	1,205.8
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	57.0	91.6	281.2	326.1
Dec. qtr.	137.1	141.7	24.5	166.3	26.3	53.3	85.8	239.6	278.4
1995—									
Mar. qtr.	120.4	128.6	35.7	164.3	24.2	39.9	117.8	219.3	306.4
June qtr.	98.6	104.4	11.1	115.5	21.7	74.5	157.8	205.1	295.0

(a) See paragraphs 24 to 26 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	1993-94	1994-95	July-August		1995		
			1994-95	1995-96	June	July	August
PRIVATE SECTOR							
New houses	695.1	605.8	128.2	82.2	41.3	36.7	45.5
New other residential buildings	98.5	98.4	15.3	10.4	5.6	7.0	3.4
<i>Total new residential building</i>	<i>793.6</i>	<i>704.2</i>	<i>143.5</i>	<i>92.6</i>	<i>46.9</i>	<i>43.7</i>	<i>48.9</i>
Alterations and additions to residential buildings	120.7	116.6	21.4	20.1	8.8	9.0	11.1
Hotels, etc.	5.0	4.2	0.8	0.9	0.3	0.6	0.3
Shops	40.8	51.3	13.0	7.1	10.7	2.4	4.7
Factories	18.2	25.0	4.4	5.7	2.1	1.7	4.0
Offices	39.1	34.3	2.4	6.3	1.1	2.3	4.0
Other business premises	24.8	59.2	15.8	14.4	8.4	11.2	3.2
Educational	18.2	17.3	3.0	4.8	2.2	3.6	1.2
Religious	1.9	3.0	2.1	0.7	0.1	0.7	0.1
Health	26.9	26.5	6.1	0.5	9.8	0.3	0.2
Entertainment and recreational	15.9	9.7	1.0	1.4	—	1.3	0.1
Miscellaneous	17.6	14.0	0.5	1.3	1.3	0.9	0.4
<i>Total non-residential building</i>	<i>208.4</i>	<i>244.7</i>	<i>49.2</i>	<i>43.2</i>	<i>35.9</i>	<i>25.0</i>	<i>18.2</i>
Total	1,122.8	1,065.4	214.2	156.0	91.6	77.8	78.2
PUBLIC SECTOR							
New houses	27.5	27.0	2.1	4.1	3.1	1.1	3.0
New other residential buildings	17.8	8.5	4.1	0.7	0.1	0.4	0.3
<i>Total new residential building</i>	<i>45.3</i>	<i>35.5</i>	<i>6.3</i>	<i>4.8</i>	<i>3.2</i>	<i>1.5</i>	<i>3.3</i>
Alterations and additions to residential buildings	1.5	3.3	1.5	0.1	0.4	—	0.1
Hotels, etc.	0.9	0.4	—	—	—	—	—
Shops	3.0	3.1	0.1	0.4	0.1	0.1	0.3
Factories	3.2	5.5	0.6	—	0.1	—	—
Offices	25.0	92.5	6.2	4.5	1.0	3.6	0.9
Other business premises	7.0	13.2	0.6	0.9	0.5	0.8	0.1
Educational	100.2	92.5	4.7	4.5	2.5	2.6	1.9
Religious	—	—	—	—	—	—	—
Health	9.5	16.0	0.2	0.1	6.9	—	0.1
Entertainment and recreational	4.4	9.7	1.4	0.4	0.9	0.4	—
Miscellaneous	13.6	15.5	3.1	13.8	0.1	3.8	10.0
<i>Total non-residential building</i>	<i>166.8</i>	<i>248.6</i>	<i>16.8</i>	<i>24.6</i>	<i>12.0</i>	<i>11.3</i>	<i>13.3</i>
Total	213.5	287.4	24.5	29.6	15.6	12.8	16.7
TOTAL							
New houses	722.6	632.8	130.4	86.4	44.4	37.9	48.5
New other residential buildings	116.3	106.9	19.4	11.1	5.7	7.4	3.8
<i>Total new residential building</i>	<i>838.9</i>	<i>739.7</i>	<i>149.8</i>	<i>97.5</i>	<i>50.1</i>	<i>45.2</i>	<i>52.3</i>
Alterations and additions to residential buildings	122.2	119.9	22.9	20.2	9.2	9.0	11.2
Hotels, etc.	5.9	4.7	0.8	0.9	0.3	0.6	0.3
Shops	43.8	54.4	13.1	7.5	10.8	2.5	5.0
Factories	21.3	30.6	5.0	5.7	2.2	1.7	4.0
Offices	64.1	126.8	8.6	10.8	2.0	5.9	4.9
Other business premises	31.8	72.4	16.4	15.2	8.9	12.0	3.3
Educational	118.4	109.7	7.7	9.3	4.7	6.2	3.1
Religious	1.9	3.0	2.1	0.7	0.1	0.7	0.1
Health	36.4	42.6	6.3	0.6	16.6	0.3	0.4
Entertainment and recreational	20.4	19.4	2.3	1.9	0.9	1.8	0.1
Miscellaneous	31.2	29.6	3.6	15.2	1.3	4.7	10.4
<i>Total non-residential building</i>	<i>375.2</i>	<i>493.2</i>	<i>66.0</i>	<i>67.8</i>	<i>47.9</i>	<i>36.3</i>	<i>31.5</i>
Total	1,336.3	1,352.8	238.7	185.5	107.2	90.6	94.9

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 June	1	0.1	1	0.2	—	—	—	—	—	—	2	0.3
July	2	0.1	—	—	1	0.5	—	—	—	—	3	0.6
August	2	0.3	—	—	—	—	—	—	—	—	2	0.3
SHOPS												
1995 June	10	0.8	—	—	1	0.6	4	9.3	—	—	15	10.8
July	8	0.8	6	1.7	—	—	—	—	—	—	14	2.5
August	19	1.8	9	2.6	1	0.7	—	—	—	—	29	5.0
FACTORIES												
1995 June	12	1.0	5	1.2	—	—	—	—	—	—	17	2.2
July	5	0.4	2	0.6	1	0.7	—	—	—	—	8	1.7
August	3	0.4	2	0.6	—	—	1	3.0	—	—	6	4.0
OFFICES												
1995 June	10	0.8	3	0.7	1	0.6	—	—	—	—	14	2.0
July	16	1.3	5	1.5	2	1.3	1	1.9	—	—	24	5.9
August	20	1.7	8	2.6	1	0.6	—	—	—	—	29	4.9
OTHER BUSINESS PREMISES												
1995 June	6	0.4	6	1.5	2	1.7	2	5.2	—	—	16	8.9
July	18	1.7	4	1.0	1	0.8	—	—	1	8.5	24	12.0
August	11	1.2	3	0.7	2	1.4	—	—	—	—	16	3.3
EDUCATIONAL												
1995 June	3	0.3	4	0.9	3	2.0	1	1.5	—	—	11	4.7
July	5	0.8	4	1.5	2	1.5	2	2.4	—	—	13	6.2
August	4	0.5	4	1.2	2	1.4	—	—	—	—	10	3.1
RELIGIOUS												
1995 June	1	0.1	—	—	—	—	—	—	—	—	1	0.1
July	1	0.1	2	0.6	—	—	—	—	—	—	3	0.7
August	1	0.1	—	—	—	—	—	—	—	—	1	0.1
HEALTH												
1995 June	6	0.7	3	0.7	1	0.9	1	1.5	2	12.8	13	16.6
July	—	—	1	0.3	—	—	—	—	—	—	1	0.3
August	2	0.1	1	0.2	—	—	—	—	—	—	3	0.4
ENTERTAINMENT AND RECREATIONAL												
1995 June	1	0.1	1	0.2	1	0.6	—	—	—	—	3	0.9
July	2	0.2	4	1.1	1	0.5	—	—	—	—	7	1.8
August	1	0.1	—	—	—	—	—	—	—	—	1	0.1
MISCELLANEOUS												
1995 June	5	0.4	1	0.3	1	0.7	—	—	—	—	7	1.3
July	10	0.8	1	0.2	2	1.2	1	2.5	—	—	14	4.7
August	7	0.7	—	—	—	—	—	—	1	9.7	8	10.4
TOTAL NON-RESIDENTIAL BUILDING												
1995 June	55	4.7	24	5.7	10	7.1	8	17.6	2	12.8	99	47.9
July	67	6.2	29	8.4	10	6.4	4	6.8	1	8.5	111	36.3
August	70	6.9	27	7.9	6	4.0	1	3.0	1	9.7	105	31.5

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

Particulars	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
ADELAIDE STATISTICAL DIVISION						
Houses —						
Brick, stone or concrete	16	1,875	—	—	16	1,875
Brick-veneer	279	22,816	44	3,005	323	25,821
Timber	—	—	—	—	—	—
Fibre cement	9	540	—	—	9	540
Steel, aluminium or other materials	—	—	—	—	—	—
Not stated	49	4,196	—	—	49	4,196
Total houses	353	29,426	44	3,005	397	32,431
<i>Other residential buildings</i>	33	2,173	4	320	37	2,493
Total residential buildings	386	31,599	48	3,325	434	34,924
REST OF SOUTH AUSTRALIA						
Houses —						
Brick, stone or concrete	35	3,192	—	—	35	3,192
Brick-veneer	104	8,361	—	—	104	8,361
Timber	8	359	—	—	8	359
Fibre cement	30	1,449	—	—	30	1,449
Steel, aluminium or other materials	1	50	—	—	1	50
Not stated	33	2,665	—	—	33	2,665
Total houses	211	16,076	—	—	211	16,076
<i>Other residential buildings</i>	21	1,260	—	—	21	1,260
Total residential buildings	232	17,336	—	—	232	17,336
TOTAL SOUTH AUSTRALIA						
Houses —						
Brick, stone or concrete	51	5,067	—	—	51	5,067
Brick-veneer	383	31,177	44	3,005	427	34,182
Timber	8	359	—	—	8	359
Fibre cement	39	1,989	—	—	39	1,989
Steel, aluminium or other materials	1	50	—	—	1	50
Not stated	82	6,861	—	—	82	6,861
Total houses	564	45,502	44	3,005	608	48,508
<i>Other residential buildings</i>	54	3,433	4	320	58	3,753
Total residential buildings	618	48,935	48	3,325	666	52,260

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

TABLE 8. SUMMARY OF BUILDING APPROVED BY STATISTICAL DIVISION, AUGUST 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	353	29,426	33	2,173	386	31,599	8,851	13,965	54,415
Outer Adelaide	109	8,025	4	488	113	8,513	841	1,397	10,751
Yorke and Lower North	26	2,015	5	162	31	2,177	90	120	2,387
Murray Lands	24	1,604	—	—	24	1,604	508	1,562	3,674
South East	25	2,275	—	—	25	2,275	353	830	3,458
Eyre	2	194	12	610	14	804	110	—	914
Northern	25	1,963	—	—	25	1,963	310	300	2,574
South Australia	564	45,502	54	3,433	618	48,935	11,063	18,175	78,173
PUBLIC SECTOR									
Adelaide	44	3,005	4	320	48	3,325	70	12,253	15,649
Outer Adelaide	—	—	—	—	—	—	—	171	171
Yorke and Lower North	—	—	—	—	—	—	—	818	818
Murray Lands	—	—	—	—	—	—	—	—	—
South East	—	—	—	—	—	—	20	—	20
Eyre	—	—	—	—	—	—	—	—	—
Northern	—	—	—	—	—	—	—	79	79
South Australia	44	3,005	4	320	48	3,325	90	13,321	16,737
TOTAL									
Adelaide	397	32,431	37	2,493	434	34,924	8,921	26,218	70,064
Outer Adelaide	109	8,025	4	488	113	8,513	841	1,569	10,922
Yorke and Lower North	26	2,015	5	162	31	2,177	90	938	3,204
Murray Lands	24	1,604	—	—	24	1,604	508	1,562	3,674
South East	25	2,275	—	—	25	2,275	373	830	3,478
Eyre	2	194	12	610	14	804	110	—	914
Northern	25	1,963	—	—	25	1,963	310	379	2,653
South Australia	608	48,508	58	3,753	666	52,260	11,153	31,496	94,909

(a) Excludes Conversions, etc.

TABLE 9. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, AUGUST 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	397	25	12	37	—	—	—	37	434	
Outer Adelaide	109	4	—	4	—	—	—	4	113	
Yorke and Lower North	26	5	—	5	—	—	—	5	31	
Murray Lands	24	—	—	—	—	—	—	—	24	
South East	25	—	—	—	—	—	—	—	25	
Eyre	2	12	—	12	—	—	—	12	14	
Northern	25	—	—	—	—	—	—	—	25	
South Australia	608	46	12	58	—	—	—	58	666	
VALUE (\$'000)										
Adelaide	32,431	1,573	920	2,493	—	—	—	2,493	34,924	
Outer Adelaide	8,025	488	—	488	—	—	—	488	8,513	
Yorke and Lower North	2,015	162	—	162	—	—	—	162	2,177	
Murray Lands	1,604	—	—	—	—	—	—	—	1,604	
South East	2,275	—	—	—	—	—	—	—	2,275	
Eyre	194	610	—	610	—	—	—	610	804	
Northern	1,963	—	—	—	—	—	—	—	1,963	
South Australia	48,508	2,833	920	3,753	—	—	—	3,753	52,260	

(a) Excludes Conversions, etc.

TABLE 10. BUILDING APPROVED BY SELECTED STATISTICAL LOCAL AREA, AUGUST 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)	1	—	230	2	—	196	160	1,730	2,879	3,465
Brighton (C)	5	—	335	3	—	180	70	100	100	685
Burnside (C)	15	—	2,427	2	—	150	1,030	155	215	3,822
Campbelltown (C)	12	—	938	4	—	225	121	—	—	1,284
East Torrens (DC)	1	—	90	—	—	—	14	—	—	104
Elizabeth (C)	—	—	—	—	—	—	18	—	—	18
Enfield (C) Pt A & Pt B	23	13	2,682	—	—	—	447	2,117	2,214	5,343
Gawler (M)	8	—	546	—	—	—	31	90	90	667
Glenelg (C)	4	—	160	—	—	—	352	215	215	727
Happy Valley (C)	10	—	1,061	2	—	100	190	—	—	1,351
Henley & Grange (C)	5	—	420	2	—	200	—	—	—	620
Hindmarsh and Woodville (C)	37	—	3,033	2	—	130	555	1,235	1,317	5,034
Kensington & Norwood (C)	2	—	214	—	—	—	75	315	315	604
Marion (C)	21	—	1,747	—	—	—	443	520	10,423	12,613
Mitcham (C)	2	—	193	—	—	—	797	—	90	1,081
Munno Para (C)	40	—	2,710	—	—	—	15	150	150	2,875
Noarlunga (C)	24	—	1,887	2	—	92	143	—	—	2,122
Payneham (C)	4	—	414	—	—	—	134	—	—	548
Port Adelaide (C)	9	—	603	—	—	—	516	3,060	3,060	4,179
Prospect (C)	2	—	185	—	—	—	594	250	250	1,029
St Peters (M)	1	—	90	4	—	220	315	—	—	624
Salisbury (C)	32	—	2,377	2	—	80	106	970	970	3,534
Stirling (DC)	9	—	811	—	—	—	182	—	50	1,043
Tea Tree Gully (C)	54	30	6,869	—	—	—	354	1,670	1,670	8,892
Thebarton (M)	—	1	80	8	4	920	141	377	377	1,518
Unley (C)	3	—	194	—	—	—	891	592	592	1,677
Walkerville (M)	2	—	170	—	—	—	433	—	—	603
West Torrens (C)	11	—	765	—	—	—	590	270	1,093	2,448
Willunga (DC)	16	—	1,201	—	—	—	205	150	150	1,556
Unincorporated	—	—	—	—	—	—	—	—	—	—
Adelaide (SD)	353	44	32,431	33	4	2,493	8,921	13,965	26,218	70,064
REST OF STATE										
Barossa (DC)	2	—	126	—	—	—	21	50	50	197
Light (DC)	6	—	463	—	—	—	—	90	90	553
Mallala (DC)	10	—	562	—	—	—	75	111	111	748
Mount Barker (DC)	22	—	1,303	2	—	138	203	—	—	1,644
Mount Gambier (C)	19	—	1,668	—	—	—	194	630	630	2,492
Murray Bridge (RC)	5	—	268	—	—	—	152	562	562	982
Northern Yorke Peninsula (DC)	13	—	1,107	2	—	112	—	—	—	1,219
Port Augusta (C)	3	—	160	—	—	—	48	—	—	208
Port Elliot & Goolwa (DC)	15	—	1,159	2	—	350	34	558	558	2,102
Port Lincoln (C)	1	—	120	12	—	610	10	—	—	740
Port Pirie (C)	13	—	943	—	—	—	70	300	379	1,392
Roxby Downs (M)	5	—	430	—	—	—	55	—	—	485
Strathalbyn (DC)	2	—	160	—	—	—	60	—	—	220
Victor Harbor (DC)	23	—	2,007	—	—	—	74	—	—	2,081
Whyalla (C)	3	—	367	—	—	—	87	—	—	454
Other	69	—	5,234	3	—	50	1,148	1,908	2,897	9,329
Rest of State	211	—	16,076	21	—	1,260	2,232	4,209	5,277	24,845
SOUTH AUSTRALIA										
South Australia	564	44	48,508	54	4	3,753	11,153	18,175	31,496	94,909

(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. 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.

Scope and coverage

3. 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.
- (c) major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites).

4. 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 from this publication, but can be found in the ABS publication *Engineering Construction Survey* (8762.0).

5. 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.

6. 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 in coverage do not have a statistically significant effect on broad building approvals aggregate data. However, care should be taken in interpreting data for specific classes of non-residential building.

Definitions

7. 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.

8. 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.

9. A *residential building* is defined as a building predominantly consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.

- (a) A *house* is defined as a detached building predominantly used for long term residential purposes and consisting of only one dwelling unit. Thus detached granny flats and detached dwelling units such as caretaker's residences associated with non-residential buildings are defined as houses for the purpose of these statistics.
- (b) An *other residential building* is defined as a building which is predominantly used for long term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes town-houses, duplexes, apartment buildings etc.).

10. 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.

11. 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.

12. 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.

13. Value 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

14. *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.

15. *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.

Seasonal adjustment

16. 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.

17. 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.

18. 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. These irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal variation.

19. Most of the component series have been seasonally adjusted independently. Therefore, the adjusted components may not add to the adjusted totals. Further, the difference between independently seasonally adjusted series does not necessarily produce series which are optimum or even adequate adjustments of the similarly derived original series. Thus the figures which can be derived by subtracting seasonally adjusted private sector dwelling units from the seasonally adjusted total should not be used to represent seasonally adjusted public sector dwelling units.

20. As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. For Building Approvals, the results of the latest review are shown in the July issue each year. Details of the methods used in seasonally adjusting these statistics are given in *Seasonally Adjusted Indicators, Australia* (1308.0).

Trend estimates

21. 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.

22. Table 3 shows trend estimates for both private and total dwellings. These are obtained by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted time series. For further information, see *A Guide to Interpreting Time Series - Monitoring 'Trends': an Overview* (1348.0).

23. While the smoothing technique described in paragraphs 21 and 22 enables trend estimates to be produced for the latest few months, it does result in revisions to the trend estimates as new data become available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

Estimates at constant prices

24. 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.)

25. 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 are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

26. 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).

Australian Standard Geographical Classification (ASGC)

27. Area statistics are now being classified to the *Australian Standard Geographical Classification, Edition 2.5* (1216.0) and ASGC terminology has been adopted in the presentation of building statistics.

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)
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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 *Release 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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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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Produced by the Australian Government Publishing Service

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Recommended retail price: \$12.00



2873140008957

ISSN 0810-4743