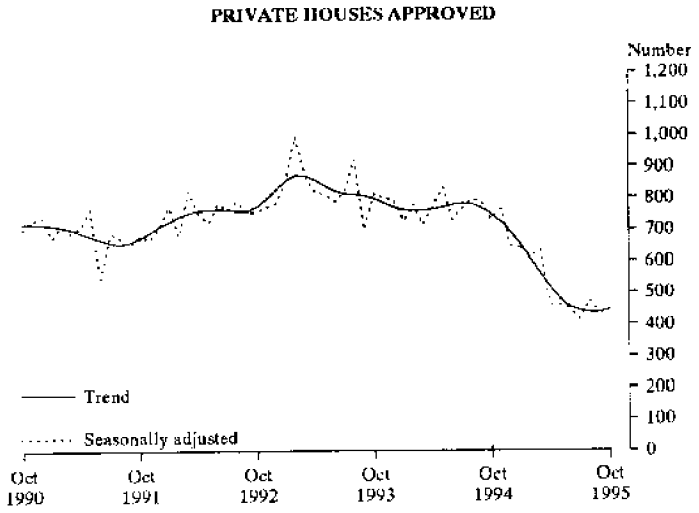
Australian Bureau of Statistics

CATALOGUE NO. 8731.4
EMBARGOED UNTIL 11.00 AM 30 NOVEMBER 1995

BUILDING APPROVALS, SOUTH AUSTRALIA, OCTOBER 1995

SUMMARY OF FINDINGS



Residential Building

- The trend estimate for private sector house approvals was 445 this month. This figure indicates that the series may have bottomed out after 15 months of decline. The trend estimate for total dwelling units continued to rise to 599 from last months figure of 582.
- The number of dwelling units approved in original (unadjusted) terms was 519, a decrease of 12.3% on the previous month. Of these approvals 512 were in the private sector and 7 in the public sector.
- For the Adelaide Statistical Division (ASD) the number of private new houses dropped to 263, a decrease of 4.4% on last month. Within the ASD the most private new house approvals in October 1995 were recorded in Noarlunga (42), Munno Para (32) and Tea Tree Gully (27). Outside the ASD, Mount Gambier (13) approved the most private sector houses.
- The value of new residential building approved fell 12.9% from $45.0 in September 1995 to $39.2 million this month.
- Expressed as average 1989-90 prices, the value of new residential building work for the September quarter 1995 was $123.9 million, a 7.3% increase on the previous quarter but a 38.8% decrease on the September quarter 1994.
- The value of alterations and additions to residential buildings dropped to $10.4 million.

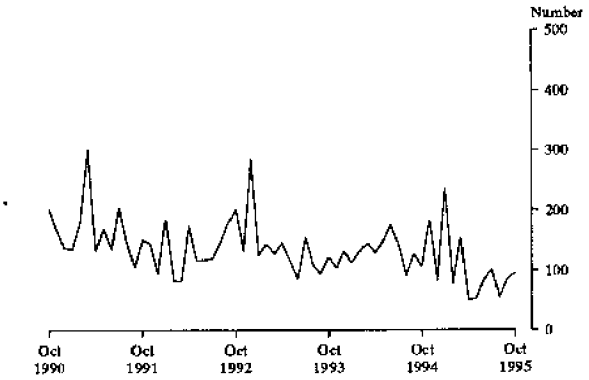
Non-residential Building

- The October 1995 value of non-residential projects approved was $69.2 million. There were two projects in South Australia valued at more than $5 million and 8 projects in the $1 million to $5 million category.
- When expressed as average 1989-90 prices the value of non-residential building work approved for the September quarter 1995 was $ 90.0 million, a 42.9% decrease on the June quarter.

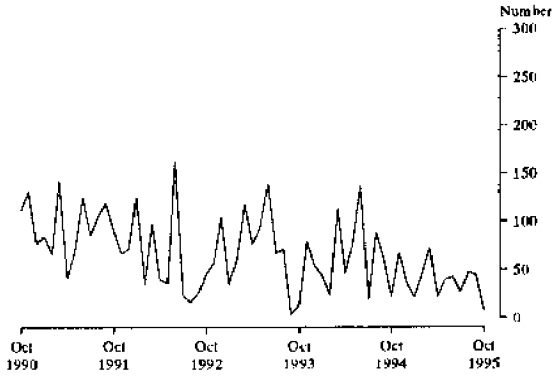
INQUIRIES

- *for more information about statistics in this publication and the availability of related unpublished statistics,* contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.
- *for information about other ABS statistics and services* please contact Information Services on Adelaide (08) 237 7100, call at 55 Currie Street, Adelaide, or write to Information Services, ABS, GPO Box 2272, Adelaide SA 5001.

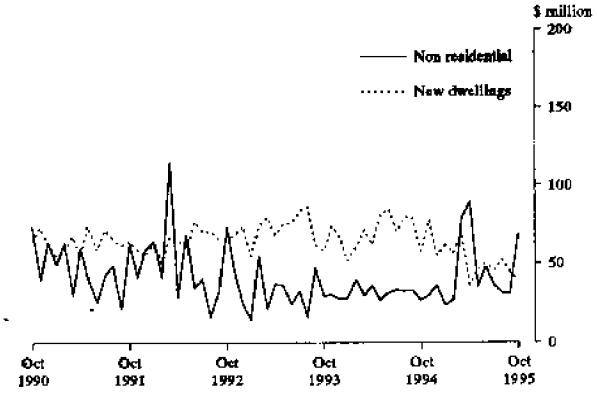
NEW OTHER RESIDENTIAL BUILDINGS APPROVED
PRIVATE SECTOR



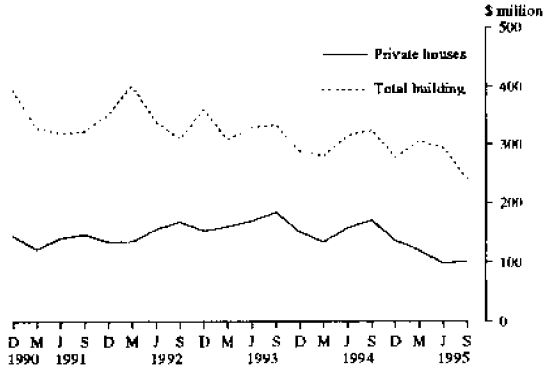
TOTAL DWELLING UNITS APPROVED
PUBLIC SECTOR



VALUE OF BUILDING WORK APPROVED



QUARTERLY VALUE OF BUILDING APPROVED
AVERAGE 1989-90 PRICES



RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months May 1995 to October 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 21 to 23 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 (November 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 November 1995, the trend estimate for that month would be 464, a movement of 1.4%. The movements in the trend estimates for August, September and October which are currently estimated to be –1.0%, –0.3% and 1.7% respectively, would be revised to 0.3%, 1.4% and 1.9%. On the other hand, a 9% seasonally adjusted decline in the number of private sector houses approved in November 1995 would produce a trend estimate for November of 429, a movement of –1.3%, with the movements in the trend estimates for August, September and October being revised to –0.8%, –0.6% and –0.6% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED
RELIABILITY OF TREND ESTIMATES

	Trend estimate		*Revised trend estimate if November 1995 seasonally adjusted estimate is up 9% on October 1995*		*Revised trend estimate if November 1995 seasonally adjusted estimate is down 9% on October 1995*	
	No.	*% change on previous month*	*No.*	*% change on previous month*	*No.*	*% change on previous month*
1995—						
May	480	–6.9	478	–7.4	479	–7.1
June	456	–5.0	453	–5.2	455	–5.0
July	444	–2.8	442	–2.4	443	–2.7
August	439	–1.0	443	0.3	440	–0.8
September	438	–0.3	449	1.4	437	–0.6
October	445	1.7	458	1.9	435	–0.6
November	n.y.a.	n.y.a.	464	1.4	429	–1.3

TOTAL NUMBER OF DWELLING UNITS APPROVED
RELIABILITY OF TREND ESTIMATES

	Trend estimate		*Revised trend estimate if November 1995 seasonally adjusted estimate is up 12% on October 1995*		*Revised trend estimate if November 1995 seasonally adjusted estimate is down 12% on October 1995*	
	No.	*% change on previous month*	*No.*	*% change on previous month*	*No.*	*% change on previous month*
1995—						
May	591	–7.3	588	–7.7	590	–7.3
June	570	–3.5	566	–3.8	570	–3.4
July	569	–0.2	567	0.1	569	–0.3
August	575	1.2	579	2.2	573	0.8
September	582	1.1	591	2.1	572	–0.2
October	599	3.0	603	2.0	567	–0.9
November	n.y.a.	n.y.a.	606	0.6	552	–2.6

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-October	2,299	104	2,403	419	66	485	40	2,745	183	2,928
1995-96 July-October	1,175	99	1,274	289	27	316	31	1,495	126	1,621
1994—										
August	669	30	699	82	37	119	3	754	67	821
September	604	50	654	108	12	120	20	732	62	794
October	467	20	487	99	2	101	3	569	22	591
November	525	37	562	155	30	185	7	687	67	754
December	386	28	414	61	8	69	1	448	36	484
1995—										
January	332	17	349	227	4	231	--	559	21	580
February	347	41	388	68	—	68	1	416	41	457
March	444	66	510	126	4	130	2	572	70	642
April	264	22	286	40	—	40	5	309	22	331
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
September	275	30	305	74	15	89	24	373	45	418
October	263	7	270	90	-	90		353	7	360
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-October	3,225	104	3,329	467	88	555	43	3,722	205	3,927
1995-96 July-October	1,861	99	1,960	337	27	364	34	2,232	126	2,358
1994—										
August	897	30	927	92	59	151	3	992	89	1,081
September	863	50	913	127	12	139	21	1,011	62	1,073
October	671	20	691	106	2	108	5	782	22	804
November	796	37	833	184	30	214	8	988	67	1,055
December	578	28	606	82	8	90	2	662	36	698
1995—										
January	515	17	532	237	4	241	1	753	21	774
February	553	45	598	78	2	80	1	632	47	679
March	681	66	747	154	7	161	5	840	73	913
April	403	22	425	50	-	50	6	459	22	481
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
September	437	30	467	85	15	100	25	547	45	592
October	415	7	422	96	—	96	1	512	7	519

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

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														
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-October	176.0	6.8	182.7	26.7	3.9	30.6	202.7	10.6	213.3	37.6	59.4	100.0	298.8	350.9
1995-96 July-October	99.9	7.5	107.4	17.7	1.8	19.5	117.7	9.3	126.9	34.3	88.2	145.7	239.9	306.9
1994														
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
September	23.8	2.7	26.5	5.1	1.1	6.2	28.9	3.8	32.7	9.4	19.5	27.7	57.8	69.8
October	22.7	0.6	23.4	4.1	—	4.1	26.8	0.6	27.4	8.3	33.7	62.8	68.6	98.4
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-October	244.5	6.8	251.2	29.7	5.0	34.7	274.2	11.7	286.0	46.8	77.0	125.8	396.5	458.6
1995-96 July-October	151.7	7.5	159.2	20.7	1.8	22.5	172.4	9.3	181.7	42.7	103.1	168.2	318.0	392.6
1994—														
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
September	35.6	2.7	38.2	5.7	1.1	6.8	41.3	3.8	45.0	12.1	22.3	31.1	75.7	88.2
October	33.9	0.6	34.6	4.6	–	4.6	38.5	0.6	39.2	10.4	37.5	69.2	86.3	118.8

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

	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*
1994—								
August r	798	781	772	825	892	924	941	996
September r	789	769	950	813	988	910	1,133	970
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	560	661	590	800	672	812	700
April r	460	516	469	543	507	609	523	637
May r	463	480	477	505	521	561	552	591
June r	449	456	499	483	540	535	590	570
July r	416	444	427	474	515	530	532	569
August r	475	439	502	473	540	534	588	575
September r	437	438	520	474	583	539	659	582
October r	448	445	451	482	542	557	551	599

(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)

	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*							
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	97.3	648.3	104.4	224.5	452.5	944.9	1,205.2
1994—									
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	85.7	239.6	278.3
1995—									
Mar. qtr.	120.4	128.6	35.7	164.3	24.2	39.9	117.7	219.1	306.2
June qtr.	98.6	104.4	11.1	115.5	21.7	74.4	157.5	205.0	294.7
Sept. qtr.	101.9	107.8	16.1	123.9	27.9	59.6	90.0	204.5	241.8

(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
($ million)

Class of building	1993-94	1994-95	July-October 1994-95	July-October 1995-96	1995 August	1995 September	1995 October
PRIVATE SECTOR							
New houses	695.1	605.8	244.5	151.7	45.5	35.6	33.9
New other residential buildings	98.5	98.4	29.7	20.7	3.4	5.7	4.6
Total new residential building	*793.6*	*704.2*	*274.2*	*172.4*	*48.9*	*41.3*	*38.5*
Alterations and additions to residential buildings	120.7	116.6	45.3	42.4	11.1	12.1	10.3
Hotels, etc.	5.0	4.2	1.2	1.6	0.3	0.2	0.4
Shops	40.8	51.3	18.2	14.6	4.7	4.0	3.5
Factories	18.2	25.0	7.7	10.5	4.0	3.0	1.7
Offices	39.1	34.3	8.4	28.7	4.0	1.0	21.3
Other business premises	24.8	59.2	20.0	21.7	3.2	3.6	3.7
Educational	18.2	17.3	5.5	5.8	1.2	0.6	0.4
Religious	1.9	3.0	2.2	1.2	0.1	--	0.5
Health	26.9	26.5	10.0	12.6	0.2	8.5	3.7
Entertainment and recreational	15.9	9.7	1.8	3.5	0.1	0.2	1.9
Miscellaneous	17.6	14.0	1.9	3.0	0.4	1.1	0.5
Total non-residential building	*208.4*	*244.7*	*77.0*	*103.1*	*18.2*	*22.3*	*37.5*
Total	**1,122.8**	**1,065.4**	**396.5**	**318.0**	**78.2**	**75.7**	**86.3**
PUBLIC SECTOR							
New houses	27.5	27.0	6.8	7.5	3.0	2.7	0.6
New other residential buildings	17.8	8.5	5.0	1.8	0.3	1.1	--
Total new residential building	*45.3*	*35.5*	*11.7*	*9.3*	*3.3*	*3.8*	*0.6*
Alterations and additions to residential buildings	1.5	3.3	1.5	0.3	0.1	-	0.2
Hotels, etc.	0.9	0.4				--	--
Shops	3.0	3.1	0.1	0.5	0.3	0.1	—
Factories	3.2	5.5	3.6	1.0		1.0	--
Offices	25.0	92.5	24.9	11.1	0.9	3.3	3.3
Other business premises	7.0	13.2	0.6	2.0	0.1	--	1.2
Educational	100.2	92.5	6.7	11.3	1.9	2.8	4.0
Religious	--	--					-
Health	9.5	16.0	3.3	0.6	0.1	0.3	0.2
Entertainment and recreational	4.4	9.7	3.3	1.4	—	0.9	-
Miscellaneous	13.6	15.5	6.2	37.2	10.0	0.4	23.0
Total non-residential building	*166.8*	*248.6*	*48.8*	*65.1*	*13.3*	*8.8*	*31.7*
Total	**213.5**	**287.4**	**62.0**	**74.6**	**16.7**	**12.5**	**32.5**
TOTAL							
New houses	722.6	632.8	251.2	159.2	48.5	38.2	34.6
New other residential buildings	116.3	106.9	34.7	22.5	3.8	6.8	4.6
Total new residential building	*838.9*	*739.7*	*286.0*	*181.7*	*52.3*	*45.0*	*39.2*
Alterations and additions to residential buildings	122.2	119.9	46.8	42.7	11.2	12.1	10.4
Hotels, etc.	5.9	4.7	1.2	1.6	0.3	0.2	0.4
Shops	43.8	54.4	18.3	15.1	5.0	4.1	3.5
Factories	21.3	30.6	11.3	11.4	4.0	4.0	1.7
Offices	64.1	126.8	33.3	39.7	4.9	4.3	24.6
Other business premises	31.8	72.4	20.7	23.7	3.3	3.6	4.9
Educational	118.4	109.7	12.2	17.1	3.1	3.4	4.4
Religious	1.9	3.0	2.2	1.2	0.1	—	0.5
Health	36.4	42.6	13.2	13.3	0.4	8.8	3.9
Entertainment and recreational	20.4	19.4	5.2	4.8	0.1	1.1	1.9
Miscellaneous	31.2	29.6	8.1	40.2	10.4	1.6	23.5
Total non-residential building	*375.2*	*493.2*	*125.8*	*168.2*	*31.5*	*31.1*	*69.2*
Total	**1,336.3**	**1,352.8**	**458.6**	**392.6**	**94.9**	**88.2**	**118.8**

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 August	2	0.3	—	—	—	—		—	—	—	2	0.3
September	2	0.2	—	—	—	—		—	—	—	2	0.2
October	5	0.4	—	—	—		—	—	—	—	5	0.4
SHOPS												
1995 August	19	1.8	9	2.6	1	0.7	—	—		—	29	5.0
September	11	1.1	3	1.1	1	0.8	1	1.2		—	16	4.1
October	11	1.1	2	0.6	2	1.8	—	—	—		15	3.5
FACTORIES												
1995 August	3	0.4	2	0.6	—	—	1	3.0	—		6	4.0
September	12	1.2	1	0.3	1	1.0	1	1.6	—	—	15	4.0
October	7	0.7		—	—		1	1.0	—	—	8	1.7
OFFICES												
1995 August	20	1.7	8	2.6	1	0.6	—	—	—	—	29	4.9
September	11	1.0	4	0.9	1	0.9	1	1.4	—	—	17	4.3
October	14	1.3	3	0.7	1	0.6	2	2.5	1	19.6	21	24.6
OTHER BUSINESS PREMISES												
1995 August	11	1.2	3	0.7	2	1.4	—	—	—	—	16	3.3
September	17	1.8	7	1.8	—	—	—	—	—	—	24	3.6
October	16	1.8	6	1.9	—	—	1	1.2	—	—	23	4.9
EDUCATIONAL												
1995 August	4	0.5	4	1.2	2	1.4	—	—	—	—	10	3.1
September	4	0.3	2	0.7	1	0.8	1	1.6	—	—	8	3.4
October	1	0.1	1	0.3	1	0.7	3	3.3	—	—	6	4.4
RELIGIOUS												
1995 August	1	0.1	—	—	—	—	—	—	—	—	1	0.1
September	—	—	—	—	—	—	—	—	—	—	—	—
October	1	0.1	2	0.4	—		—	—	—	—	3	0.5
HEALTH												
1995 August	2	0.1	1	0.2	—	—	—	—	—	—	3	0.4
September	3	0.3	2	0.4	—	—	—	—	1	8.0	6	8.8
October	3	0.3	—	—	—	—	1	3.6	—	—	4	3.9
ENTERTAINMENT AND RECREATIONAL												
1995 August	1	0.1	—	—	—	—	—	—	—	—	1	0.1
September	3	0.4	—	—	1	0.7	—	—	—	—	4	1.1
October	4	0.5	2	0.7	1	0.8	—	—	—		7	1.9
MISCELLANEOUS												
1995 August	7	0.7	—	—	—		—	—	1	9.7	8	10.4
September	12	1.3	1	0.3	—	—	—	—	—		13	1.6
October	3	0.4	2	0.6	—	—	—	—	1	22.5	6	23.5
TOTAL NON-RESIDENTIAL BUILDING												
1995 August	70	6.9	27	7.9	6	4.0	1	3.0	1	9.7	105	31.5
September	75	7.7	20	5.5	5	4.2	4	5.8	1	8.0	105	31.1
October	65	6.6	18	5.1	5	3.8	8	11.6	2	42.1	98	69.2

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

Particulars	Private sector		Public sector		Total	
	Number	Value ($'000)	Number	Value ($'000)	Number	Value ($'000)
ADELAIDE STATISTICAL DIVISION						
Houses —						
Brick, stone or concrete	14	1,939	—	—	14	1,939
Brick-veneer	204	16,741	7	642	211	17,383
Timber	—	—	—	—	—	—
Fibre cement	4	209	—	—	4	209
Steel, aluminium or other materials	—	—	—	—	—	—
Not stated	41	3,824	—	—	41	3,824
Total houses	*263*	*22,714*	*7*	*642*	*270*	*23,356*
Other residential buildings	*90*	*4,055*	—	—	*90*	*4,055*
Total residential buildings	**353**	**26,769**	**7**	**642**	**360**	**27,411**
REST OF SOUTH AUSTRALIA						
Houses —						
Brick, stone or concrete	24	2,456	—	—	24	2,456
Brick-veneer	71	5,610	—	—	71	5,610
Timber	5	151	—	—	5	151
Fibre cement	31	1,407	—	—	31	1,407
Steel, aluminium or other materials	1	30	—	—	1	30
Not stated	20	1,572	—	—	20	1,572
Total houses	*152*	*11,225*	—	—	*152*	*11,225*
Other residential buildings	*6*	*520*	—	—	*6*	*520*
Total residential buildings	**158**	**11,745**	—	—	**158**	**11,745**
TOTAL SOUTH AUSTRALIA						
Houses —						
Brick, stone or concrete	38	4,395	—	—	38	4,395
Brick-veneer	275	22,351	7	642	282	22,993
Timber	5	151	—	—	5	151
Fibre cement	35	1,616	—	—	35	1,616
Steel, aluminium or other materials	1	30	—	—	1	30
Not stated	61	5,396	—	—	61	5,396
Total houses	*415*	*33,939*	*7*	*642*	*422*	*34,581*
Other residential buildings	*96*	*4,575*	—	—	*96*	*4,575*
Total residential buildings	**511**	**38,514**	**7**	**642**	**518**	**39,156**

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

TABLE 8. SUMMARY OF BUILDING APPROVED BY STATISTICAL DIVISION, OCTOBER 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	263	22,714	90	4,055	353	26,769	8,090	33,727	68,586
Outer Adelaide	69	4,812			69	4,812	1,168	1,029	7,009
Yorke and Lower North	21	1,488			21	1,488	53	190	1,731
Murray Lands	10	611	2	110	12	721	266	843	1,829
South East	24	2,134	2	110	26	2,244	342	1,168	3,754
Eyre	10	1,052	2	300	12	1,352	92	420	1,864
Northern	18	1,129			18	1,129	248	160	1,536
South Australia	**415**	**33,939**	**96**	**4,575**	**511**	**38,514**	**10,259**	**37,537**	**86,309**
PUBLIC SECTOR									
Adelaide	7	642			7	642	160	29,060	29,862
Outer Adelaide								1,080	1,080
Yorke and Lower North								81	81
Murray Lands									
South East									
Eyre								301	301
Northern								1,166	1,166
South Australia	**7**	**642**	**—**	**—**	**7**	**642**	**160**	**31,689**	**32,491**
TOTAL									
Adelaide	270	23,356	90	4,055	360	27,411	8,250	62,787	98,448
Outer Adelaide	69	4,812			69	4,812	1,168	2,109	8,090
Yorke and Lower North	21	1,488			21	1,488	53	271	1,812
Murray Lands	10	611	2	110	12	721	266	843	1,829
South East	24	2,134	2	110	26	2,244	342	1,168	3,754
Eyre	10	1,052	2	300	12	1,352	92	721	2,165
Northern	18	1,129			18	1,129	248	1,326	2,703
South Australia	**422**	**34,581**	**96**	**4,575**	**518**	**39,156**	**10,419**	**69,226**	**118,800**

(a) Excludes Conversions, etc.

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

Statistical division	New houses	New other residential building: Semi-detached, row or terrace houses, townhouses, etc. of: 1 storey	2 or more storeys	Total	Flats, units or apartments in a building of: 1-2 storeys	3 storeys	4 or more storeys	Total	Total	Total new residential building
					NUMBER OF DWELLING UNITS					
Adelaide	270	62	16	78	—	12	—	12	90	360
Outer Adelaide	69	—	—	—	—	—	—	—	—	69
Yorke and Lower North	21	—	—	—	—	—	—	—	—	21
Murray Lands	10	2	—	2	—	—	—	—	2	12
South East	24	2	—	2	—	—	—	—	2	26
Eyre	10	—	2	2	—	—	—	—	2	12
Northern	18	—	—	—	—	—	—	—	—	18
South Australia	**422**	**66**	**18**	**84**	**—**	**12**	**—**	**12**	**96**	**518**
					VALUE ($'000)					
Adelaide	23,356	1,774	1,343	3,117	—	938	—	938	4,055	27,411
Outer Adelaide	4,812	—	—	—	—	—	—	—	—	4,812
Yorke and Lower North	1,488	—	—	—	—	—	—	—	—	1,488
Murray Lands	611	110	—	110	—	—	—	—	110	721
South East	2,134	110	—	110	—	—	—	—	110	2,244
Eyre	1,052	—	300	300	—	—	—	—	300	1,352
Northern	1,129	—	—	—	—	—	—	—	—	1,129
South Australia	**34,581**	**1,994**	**1,643**	**3,637**	**—**	**938**	**—**	**938**	**4,575**	**39,156**

(a) Excludes Conversions, etc.

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

Statistical local area	New residential buildings (a)						Alterations and additions to residential buildings ($'000)	Non-residential building		Total building ($'000)
	Houses			Other residential buildings						
	Private sector (number)	Public sector (number)	Total value ($'000)	Private sector (number)	Public sector (number)	Total value ($'000)		Private sector ($'000)	Total ($'000)	
ADELAIDE STATISTICAL DIVISION										
Adelaide (C)	2		150	16	—	1,250	353	2,114	24,698	26,451
Brighton (C)	9		850	2	—	80	12	75	75	1,017
Burnside (C)	18		2,071	2	—	180	1,306	627	973	4,530
Campbelltown (C)	8		780	6	—	330	258	125	125	1,493
East Torrens (DC)	—		—		—			—		
Elizabeth (C)	—				—			300	2,475	2,475
Enfield (C) Pt A & Pt B	7		482	—	—	—	234	155	155	872
Gawler (M)	9		661	—	—	—	65		—	726
Glenelg (C)		—		—		—	205	60	60	265
Happy Valley (C)	14	—	1,305	—		—	100	750	750	2,154
Henley & Grange (C)		—		—	—	—	146	—		146
Hindmarsh and Woodville (C)	13	—	1,565	2	—	90	465	1,075	1,912	4,032
Kensington & Norwood (C)	7		790	2	—	200	238	155	155	1,383
Marion (C)	10		772	8	—	454	881	230	230	2,338
Mitcham (C)	8		760		—		488	—	140	1,388
Munno Para (C)	32		2,403	—	—	—	68	430	430	2,901
Noarlunga (C)	42	2	2,782	42		630	276	5,670	5,670	9,358
Payneham (C)	2	—	213	—		—	25	550	550	788
Port Adelaide (C)	3		266	8	—	691	135	—	1,228	2,320
Prospect (C)		—		—	—		181	100	100	281
St Peters (M)	—		—		—	—	122	—	—	122
Salisbury (C)	25	—	1,825	—	—	—	374	540	2,009	4,208
Stirling (DC)	6	—	674	—	—	—	125	135	135	934
Tea Tree Gully (C)	27	5	2,774	—	—		500	488	488	3,762
Thebarton (M)		—		—	—	—	15	—	180	195
Unley (C)	4	—	724	2	—	150	1,331	135	235	2,440
Walkerville (M)	2		257	—	—		208	—		465
West Torrens (C)	3		342	—	—		105	19,963	19,963	20,410
Willunga (DC)	12	—	911	—	—	—	35	50	50	996
Unincorporated		—	—	—	—	—	—		—	
Adelaide (SD)	**263**	**7**	**23,356**	**90**	**—**	**4,055**	**8,250**	**33,727**	**62,787**	**98,448**
REST OF STATE										
Barossa (DC)	1		85		—	—	38	—	—	123
Light (DC)	11		786	—	—	—	32	—	—	818
Mallala (DC)	2		55	—	—	—	31		1,080	1,166
Mount Barker (DC)	4	—	408	—	—		240	174	174	822
Mount Gambier (C)	13	—	1,164	2	—	110	105	631	631	2,010
Murray Bridge (RC)	—		—		—	—	42		—	42
Northern Yorke Peninsula (DC)	9		561		—	—	20		81	662
Port Augusta (C)	6	—	385	—	—	—	11	80	80	476
Port Elliot & Goolwa (DC)	9	—	424	—	—	—	237	—	—	661
Port Lincoln (C)	6		682	2	—	300	82	420	721	1,784
Port Pirie (C)	4	—	224	—	—	—	10	80	80	314
Roxby Downs (M)	3		192	—	—	—	31	—	—	223
Strathalbyn (DC)	10		687	—	—	—	43	58	58	788
Victor Harbor (DC)	10		823	—	—	—	247	355	355	1,424
Whyalla (C)	1		85	—	—	—	184		—	269
Other	63	—	4,665	2	—	110	817	2,012	3,178	8,770
Rest of State	**152**	**—**	**11,225**	**6**	**—**	**520**	**2,169**	**3,810**	**6,439**	**20,352**
SOUTH AUSTRALIA										
South Australia	**415**	**7**	**34,581**	**96**	**—**	**4,575**	**10,419**	**37,537**	**69,226**	**118,800**

(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 townhouses, 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 neglible 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)
Dwelling Unit Commencements Reported by Approving Authorities, South Australia (8741.4)
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0)
Building Activity, South Australia (8752.4)

30. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (1101.0). The ABS also issues, on Tuesdays and Fridays, a *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.

Symbols and other usages

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

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

Australian Bureau of Statistics

For more information ...

The ABS publishes a wide range of statistics and other information on Australia's economic and social conditions. Details of what is available in various publications and other products can be found in the *ABS Catalogue of Publications and Products* available at all ABS Offices (see below for contact details).

Information Consultancy Service

Information tailored to special needs of clients can be obtained from the Information Consultancy Service available at ABS Offices (see Information Inquiries below for contact details).

National *Dial-a-Statistic* Line

0055 86 400

(Steadycom P/L: premium rate 25c/21.4 secs.)

This number gives 24-hour access, 365 days a year, for a range of statistics.

Electronic Data Services

A large range of data is available via on-line services, diskette, magnetic tape, tape cartridge and CD ROM. For more details about these electronic data services, contact any ABS Office (see below).

Bookshops and Subscriptions

There is a large number of ABS publications available from ABS bookshops (see below Bookshop Sales for contact details). The ABS also provides a subscription service through which nominated publications are supplied by mail on a regular basis (telephone Subscription Service toll free on 1800 02 0608 Australia wide).

Sales and Inquiries

Commonwealth Centre, 55 Currie Street, Adelaide

Regional Offices		Information Inquiries	Bookshop Sales
SYDNEY	(02)	268 4611	268 4620
MELBOURNE	(03)	9615 7755	9615 7829
BRISBANE	(07)	3222 6351	3222 6350
PERTH	(09)	360 5140	360 5307
ADELAIDE	(08)	237 7100	237 7582
HOBART	(002)	20 5800	20 5800
CANBERRA	(06)	207 0326	207 0326
DARWIN	(089)	43 2111	43 2111
National Office			
ACT	(06)	252 6627	252 5249

ABS Email Addresses

Keylink	STAT.INFO/ABS
X.400	(C:Australia,PUB:Telememo,O:ABS,FN:STAT,SN:INFO
Internet	Stat.info@abs.telememo.au

Information Services, ABS, GPO Box 2272, Adelaide 5001

Produced by the Australian Government Publishing Service

2873140010950
ISSN 0810-4743

Recommended retail price: $12.00