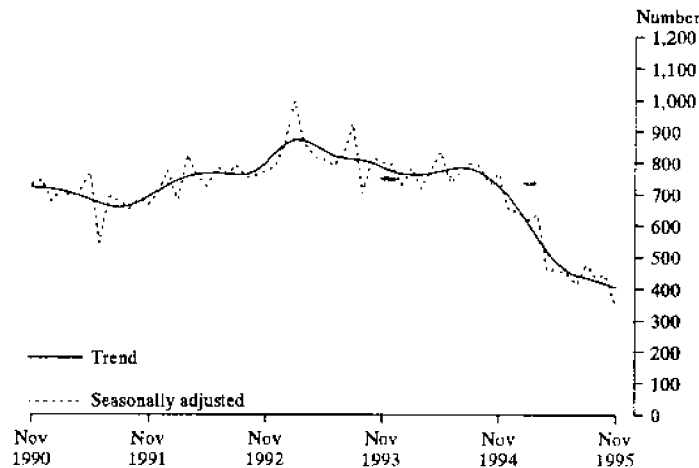




## BUILDING APPROVALS, SOUTH AUSTRALIA, NOVEMBER 1995

### SUMMARY OF FINDINGS

#### PRIVATE HOUSES APPROVED



#### Residential building

- The trend estimate for all the residential building series resumed their downward movement with the trend estimate for private sector house approvals dropping to 404 and the trend estimate for total dwelling units falling to 548. For the trend estimate for private sector houses to change direction next month, the seasonally adjusted figure for the same series will need to increase by more than 39 per cent.
- In original terms the number of dwelling units approved was 527, a slight increase on the previous month. Of this total, 388 were new private houses and 133 private other residential buildings.
- For the Adelaide Statistical Division (ASD) the number of new private houses approved fell by 19.4 per cent to 212. The councils within the ASD recording the most new private house approvals in November were Noarlunga (33), Munno Para (28) and Tea Tree Gully (20). Outside the ASD, Mount Barker (19) approved the most houses followed by Victor Harbor with 18.

- The value of new residential building rose slightly to \$40.8 million in November. For the five months to November 1995 residential approvals totalled \$222.5 million, 38.8% less than for the same period last year (\$363.5 million).
- The value of alterations and additions to residential buildings remained steady at \$10.3 million.

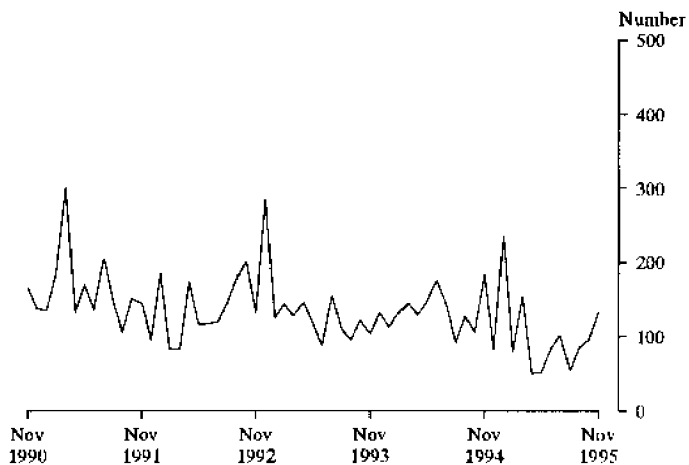
#### Non-residential building

- The November 1995 value of non-residential projects approved was \$33.1 million. There was one project for South Australia valued at more than \$5 million and 6 projects in the \$1 million to \$5 million category.

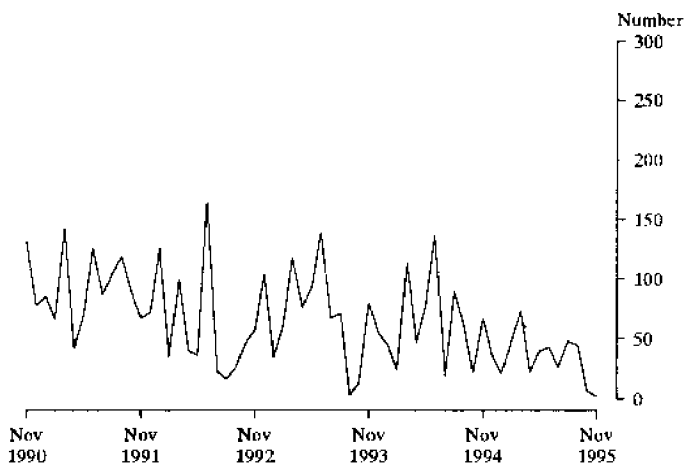
#### INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.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

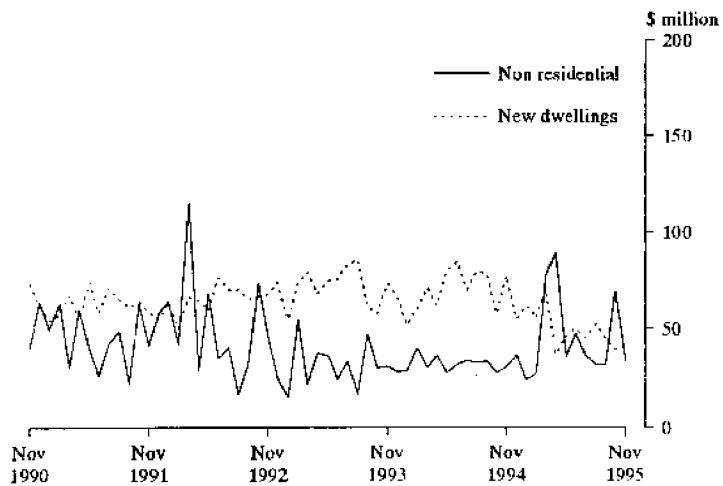
**NEW OTHER RESIDENTIAL BUILDINGS APPROVED  
PRIVATE SECTOR**



**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 June 1995 to November 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 (December 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 December 1995, the trend estimate for that month would be 384, a movement of -3.7%. The movements in the trend estimates for September, October and November which are currently estimated to be -2.0%, -2.4% and -3.3% respectively, would be revised to -1.8%, -3.2% and -3.9%. On the other hand, a 9% seasonally adjusted decline in the number of private sector houses approved in December 1995 would produce a trend estimate for December of 357, a movement of -6.3%, with the movements in the trend estimates for September, October and November being revised to -2.7%, -4.8% and -6.1% respectively.

### NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if December 1995 seasonally adjusted estimate			
			is up 9% on November 1995		is down 9% on November 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
June	457	-4.8	457	-4.9	458	-4.6
July	444	-2.9	443	-2.9	446	-2.7
August	437	-1.7	437	-1.5	438	-1.8
September	428	-2.0	429	1.8	426	-2.7
October	418	-2.4	415	-3.2	405	-4.8
November	404	-3.3	399	-3.9	381	-6.1
December	n.y.a.	n.y.a.	384	-3.7	357	-6.3

### TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if December 1995 seasonally adjusted estimate			
			is up 12% on November 1995		is down 12% on November 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
June	571	-3.4	569	-3.6	570	-3.4
July	569	-0.3	567	-0.5	569	-0.3
August	573	0.7	572	1.0	573	0.8
September	570	-0.4	571	-0.2	569	-0.8
October	564	-1.2	560	-2.0	552	-3.0
November	548	-2.9	544	-2.9	528	-4.3
December	n.y.a.	n.y.a.	527	-3.1	503	-4.7

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-November	2,824	141	2,965	574	96	670	47	3,432	250	3,682
1995-96 July-November	1,387	101	1,488	399	27	426	31	1,817	128	1,945
1994—										
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
November	212	2	214	110	—	110	—	322	2	324
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-November	4,021	141	4,162	651	118	769	51	4,710	272	4,982
1995-96 July-November	2,249	101	2,350	470	27	497	38	2,757	128	2,885
1994—										
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
November	388	2	390	133	—	133	4	525	2	527

(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-November	218.3	8.9	227.3	36.7	5.5	42.2	255.0	14.5	269.5	46.3	74.2	122.7	374.6	438.5
1995-96														
July-November	118.4	7.6	125.9	25.8	1.8	27.6	144.2	9.4	153.5	41.9	96.5	172.5	282.3	367.9
1994-														
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	18.1	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
November	18.4	0.1	18.5	8.1	—	8.1	26.5	0.1	26.6	7.6	8.3	26.8	42.4	61.0
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-November	306.5	8.9	315.5	41.4	6.6	48.0	347.9	15.6	363.5	57.3	96.8	156.0	500.5	576.8
1995-96														
July-November	183.0	7.6	190.6	30.2	1.8	32.0	213.2	9.4	222.5	53.0	114.9	201.2	380.8	476.8
1994-														
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
November	31.3	0.1	31.4	9.5	—	9.5	40.7	0.1	40.8	10.3	11.8	33.1	62.9	84.2

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

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate
	1994—							
September	789	769	950	813	988	910	1,133	979
October	733	750	740	794	841	894	853	957
November	767	725	786	770	946	874	998	930
December	647	692	702	736	694	842	779	891
1995—								
January	643	652	673	691	933	796	933	836
February	615	607	679	641	676	737	744	770
March	636	560	661	590	800	672	812	700
April	460	516	469	543	507	609	523	637
May r	463	480	477	505	521	561	552	591
June r	449	457	499	485	540	535	590	571
July r	416	444	427	475	515	530	532	569
August r	475	437	502	470	540	533	588	573
September r	437	428	520	459	583	533	659	570
October r	448	418	451	445	542	532	551	564
November	347	404	347	425	472	524	475	548

(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	97.3	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-November		1995		
			1994-95	1995-96	September	October	November
<b>PRIVATE SECTOR</b>							
New houses	695.1	605.8	306.5	183.0	35.6	33.9	31.3
New other residential buildings	98.5	98.4	41.4	30.2	5.7	4.6	9.5
<i>Total new residential building</i>	<i>793.6</i>	<i>704.2</i>	<i>347.9</i>	<i>213.2</i>	<i>41.3</i>	<i>38.5</i>	<i>40.7</i>
Alterations and additions to residential buildings	120.7	116.6	55.8	52.8	12.1	10.3	10.3
Hotels, etc.	5.0	4.2	1.7	1.9	0.2	0.4	0.3
Shops	40.8	51.3	20.3	15.9	4.0	3.5	1.2
Factories	18.2	25.0	12.3	11.9	3.0	1.7	1.4
Offices	39.1	34.3	12.6	30.6	1.0	21.3	2.0
Other business premises	24.8	59.2	24.4	22.9	3.6	3.7	1.2
Educational	18.2	17.3	7.4	8.1	0.6	0.4	2.3
Religious	1.9	3.0	2.2	1.2	—	0.5	—
Health	26.9	26.5	10.3	13.3	8.5	3.7	0.7
Entertainment and recreational	15.9	9.7	2.5	5.9	0.2	1.9	2.5
Miscellaneous	17.6	14.0	3.1	3.2	1.1	0.5	0.2
<i>Total non-residential building</i>	<i>208.4</i>	<i>244.7</i>	<i>96.8</i>	<i>114.9</i>	<i>22.3</i>	<i>37.5</i>	<i>11.8</i>
<b>Total</b>	<b>1,122.8</b>	<b>1,065.4</b>	<b>500.5</b>	<b>380.8</b>	<b>75.7</b>	<b>86.3</b>	<b>62.9</b>
<b>PUBLIC SECTOR</b>							
New houses	27.5	27.0	8.9	7.6	2.7	0.6	0.1
New other residential buildings	17.8	8.5	6.6	1.8	1.1	—	—
<i>Total new residential building</i>	<i>45.3</i>	<i>35.5</i>	<i>15.6</i>	<i>9.4</i>	<i>3.8</i>	<i>0.6</i>	<i>0.1</i>
Alterations and additions to residential buildings	1.5	3.3	1.5	0.3	—	0.2	—
Hotels, etc.	0.9	0.4	—	—	—	—	—
Shops	3.0	3.1	0.1	0.5	0.1	—	—
Factories	3.2	5.5	5.5	1.0	1.0	—	—
Offices	25.0	92.5	26.2	20.7	3.3	3.3	9.7
Other business premises	7.0	13.2	0.6	3.6	—	1.2	1.5
Educational	100.2	92.5	9.9	18.9	2.8	4.0	7.6
Religious	—	—	—	—	—	—	—
Health	9.5	16.0	3.3	1.7	0.3	0.2	1.1
Entertainment and recreational	4.4	9.7	5.4	1.7	0.9	—	0.3
Miscellaneous	13.6	15.5	8.2	38.3	0.4	23.0	1.1
<i>Total non-residential building</i>	<i>166.8</i>	<i>248.6</i>	<i>59.3</i>	<i>86.3</i>	<i>8.8</i>	<i>31.7</i>	<i>21.2</i>
<b>Total</b>	<b>213.5</b>	<b>287.4</b>	<b>76.4</b>	<b>96.0</b>	<b>12.5</b>	<b>32.5</b>	<b>21.4</b>
<b>TOTAL</b>							
New houses	722.6	632.8	315.5	190.6	38.2	34.6	31.4
New other residential buildings	116.3	106.9	48.0	32.0	6.8	4.6	9.5
<i>Total new residential building</i>	<i>838.9</i>	<i>739.7</i>	<i>363.5</i>	<i>222.5</i>	<i>45.0</i>	<i>39.2</i>	<i>40.8</i>
Alterations and additions to residential buildings	122.2	119.9	57.3	53.0	12.1	10.4	10.3
Hotels, etc.	5.9	4.7	1.7	1.9	0.2	0.4	0.3
Shops	43.8	54.4	20.4	16.4	4.1	3.5	1.2
Factories	21.3	30.6	17.8	12.9	4.0	1.7	1.4
Offices	64.1	126.8	38.8	51.4	4.3	24.6	11.6
Other business premises	31.8	72.4	25.0	26.5	3.6	4.9	2.7
Educational	118.4	109.7	17.3	27.0	3.4	4.4	9.9
Religious	1.9	3.0	2.2	1.2	—	0.5	—
Health	36.4	42.6	13.6	15.0	8.8	3.9	1.8
Entertainment and recreational	20.4	19.4	7.9	7.6	1.1	1.9	2.8
Miscellaneous	31.2	29.6	11.3	41.5	1.6	23.5	1.3
<i>Total non-residential building</i>	<i>375.2</i>	<i>493.2</i>	<i>156.0</i>	<i>201.2</i>	<i>31.1</i>	<i>69.2</i>	<i>33.1</i>
<b>Total</b>	<b>1,336.3</b>	<b>1,352.8</b>	<b>576.8</b>	<b>476.8</b>	<b>88.2</b>	<b>118.8</b>	<b>84.2</b>

**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)
<b>HOTELS, ETC.</b>												
1995 September	2	0.2	—	—	—	—	—	—	—	—	2	0.2
October	5	0.4	—	—	—	—	—	—	—	—	5	0.4
November	3	0.3	—	—	—	—	—	—	—	—	3	0.3
<b>SHOPS</b>												
1995 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
November	7	0.6	—	—	1	0.6	—	—	—	—	8	1.2
<b>FACTORIES</b>												
1995 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
November	8	0.6	1	0.2	1	0.6	—	—	—	—	10	1.4
<b>OFFICES</b>												
1995 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
November	15	1.5	7	2.1	2	1.6	—	—	1	6.4	25	11.6
<b>OTHER BUSINESS PREMISES</b>												
1995 September	17	1.8	7	1.8	—	—	—	—	—	—	24	3.6
October	16	1.8	6	1.9	—	—	1	1.2	—	—	23	4.9
November	9	1.0	2	0.4	—	—	1	1.3	—	—	12	2.7
<b>EDUCATIONAL</b>												
1995 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
November	5	0.4	5	1.3	—	—	4	8.2	—	—	14	9.9
<b>RELIGIOUS</b>												
1995 September	—	—	—	—	—	—	—	—	—	—	—	—
October	1	0.1	2	0.4	—	—	—	—	—	—	3	0.5
November	—	—	—	—	—	—	—	—	—	—	—	—
<b>HEALTH</b>												
1995 September	3	0.3	2	0.4	—	—	—	—	1	8.0	6	8.8
October	3	0.3	—	—	—	—	1	3.6	—	—	4	3.9
November	2	0.2	3	0.9	1	0.6	—	—	—	—	6	1.8
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1995 September	3	0.4	—	—	1	0.7	—	—	—	—	4	1.1
October	4	0.5	2	0.7	1	0.8	—	—	—	—	7	1.9
November	6	0.6	2	0.7	—	—	1	1.5	—	—	9	2.8
<b>MISCELLANEOUS</b>												
1995 September	12	1.3	1	0.3	—	—	—	—	—	—	13	1.6
October	3	0.4	2	0.6	—	—	—	—	1	22.5	6	23.5
November	5	0.4	3	0.9	—	—	—	—	—	—	8	1.3
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1995 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
November	60	5.6	23	6.6	5	3.5	6	11.0	1	6.4	95	33.1



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

Particulars	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
<b>ADELAIDE STATISTICAL DIVISION</b>						
Houses -						
Brick, stone or concrete	7	973	—	—	7	973
Brick-veneer	161	13,680	2	112	163	13,792
Timber	—	—	—	—	—	—
Fibre cement	—	—	—	—	—	—
Steel, aluminium or other materials	—	—	—	—	—	—
Not stated	44	3,775	—	—	44	3,775
<b>Total houses</b>	<b>212</b>	<b>18,428</b>	<b>2</b>	<b>112</b>	<b>214</b>	<b>18,540</b>
<i>Other residential buildings</i>	110	8,061	—	—	110	8,061
<b>Total residential buildings</b>	<b>322</b>	<b>26,489</b>	<b>2</b>	<b>112</b>	<b>324</b>	<b>26,601</b>
<b>REST OF SOUTH AUSTRALIA</b>						
Houses —						
Brick, stone or concrete	42	3,337	—	—	42	3,337
Brick-veneer	47	4,081	—	—	47	4,081
Timber	15	718	—	—	15	718
Fibre cement	23	1,085	—	—	23	1,085
Steel, aluminium or other materials	—	—	—	—	—	—
Not stated	49	3,612	—	—	49	3,612
<b>Total houses</b>	<b>176</b>	<b>12,833</b>	<b>—</b>	<b>—</b>	<b>176</b>	<b>12,833</b>
<i>Other residential buildings</i>	23	1,405	—	—	23	1,405
<b>Total residential buildings</b>	<b>199</b>	<b>14,238</b>	<b>—</b>	<b>—</b>	<b>199</b>	<b>14,238</b>
<b>TOTAL SOUTH AUSTRALIA</b>						
Houses —						
Brick, stone or concrete	49	4,310	—	—	49	4,310
Brick-veneer	208	17,761	2	112	210	17,873
Timber	15	718	—	—	15	718
Fibre cement	23	1,085	—	—	23	1,085
Steel, aluminium or other materials	—	—	—	—	—	—
Not stated	93	7,387	—	—	93	7,387
<b>Total houses</b>	<b>388</b>	<b>31,261</b>	<b>2</b>	<b>112</b>	<b>390</b>	<b>31,373</b>
<i>Other residential buildings</i>	133	9,466	—	—	133	9,466
<b>Total residential buildings</b>	<b>521</b>	<b>40,727</b>	<b>2</b>	<b>112</b>	<b>523</b>	<b>40,839</b>

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

TABLE 8. SUMMARY OF BUILDING APPROVED BY STATISTICAL DIVISION, NOVEMBER 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)			
<b>PRIVATE SECTOR</b>									
Adelaide	212	18,428	110	8,061	322	26,489	7,569	8,296	42,354
Outer Adelaide	83	6,024	2	124	85	6,148	1,519	2,606	10,272
Yorke and Lower North	31	1,950	8	447	39	2,397	503	254	3,154
Murray Lands	20	1,457	4	264	24	1,722	175	328	2,224
South East	24	2,248	9	570	33	2,818	219	140	3,178
Eyre	10	590	—	—	10	590	58	190	838
Northern	8	564	—	—	8	564	301	—	865
<b>South Australia</b>	<b>388</b>	<b>31,261</b>	<b>133</b>	<b>9,466</b>	<b>521</b>	<b>40,727</b>	<b>10,344</b>	<b>11,814</b>	<b>62,885</b>
<b>PUBLIC SECTOR</b>									
Adelaide	2	112	—	—	2	112	—	18,542	18,654
Outer Adelaide	—	—	—	—	—	—	—	1,249	1,249
Yorke and Lower North	—	—	—	—	—	—	—	1,028	1,028
Murray Lands	—	—	—	—	—	—	—	—	—
South East	—	—	—	—	—	—	—	425	425
Eyre	—	—	—	—	—	—	—	—	—
Northern	—	—	—	—	—	—	—	—	—
<b>South Australia</b>	<b>2</b>	<b>112</b>	<b>—</b>	<b>—</b>	<b>2</b>	<b>112</b>	<b>—</b>	<b>21,243</b>	<b>21,356</b>
<b>TOTAL</b>									
Adelaide	214	18,540	110	8,061	324	26,601	7,569	26,838	61,008
Outer Adelaide	83	6,024	2	124	85	6,148	1,519	3,855	11,521
Yorke and Lower North	31	1,950	8	447	39	2,397	503	1,282	4,182
Murray Lands	20	1,457	4	264	24	1,722	175	328	2,224
South East	24	2,248	9	570	33	2,818	219	565	3,603
Eyre	10	590	—	—	10	590	58	190	838
Northern	8	564	—	—	8	564	301	—	865
<b>South Australia</b>	<b>390</b>	<b>31,373</b>	<b>133</b>	<b>9,466</b>	<b>523</b>	<b>40,839</b>	<b>10,344</b>	<b>33,058</b>	<b>84,241</b>

(a) Excludes Conversions, etc.

TABLE 9. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, NOVEMBER 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			
NUMBER OF DWELLING UNITS										
Adelaide	214	77	21	98	—	4	8	12	110	324
Outer Adelaide	83	2	—	2	—	—	—	—	2	85
Yorke and Lower North	31	8	—	8	—	—	—	—	8	39
Murray Lands	20	4	—	4	—	—	—	—	4	24
South East	24	9	—	9	—	—	—	—	9	33
Eyre	10	—	—	—	—	—	—	—	—	10
Northern	8	—	—	—	—	—	—	—	—	8
<b>South Australia</b>	<b>390</b>	<b>100</b>	<b>21</b>	<b>121</b>	<b>—</b>	<b>4</b>	<b>8</b>	<b>12</b>	<b>133</b>	<b>523</b>
VALUE (\$'000)										
Adelaide	18,540	4,889	1,940	6,829	—	411	821	1,232	8,061	26,601
Outer Adelaide	6,024	124	—	124	—	—	—	—	124	6,148
Yorke and Lower North	1,950	447	—	447	—	—	—	—	447	2,397
Murray Lands	1,457	264	—	264	—	—	—	—	264	1,722
South East	2,248	570	—	570	—	—	—	—	570	2,818
Eyre	590	—	—	—	—	—	—	—	—	590
Northern	564	—	—	—	—	—	—	—	—	564
<b>South Australia</b>	<b>31,373</b>	<b>6,294</b>	<b>1,940</b>	<b>8,234</b>	<b>—</b>	<b>411</b>	<b>821</b>	<b>1,232</b>	<b>9,466</b>	<b>40,839</b>

(a) Excludes Conversions, etc.

TABLE 10. BUILDING APPROVED BY SELECTED STATISTICAL LOCAL AREA, NOVEMBER 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)				
<b>ADELAIDE STATISTICAL DIVISION</b>										
Adelaide (C)	—	—	—	—	—	—	270	1,000	12,397	12,667
Brighton (C)	2	—	182	—	—	—	73	—	59	314
Burnside (C)	8	—	1,344	75	—	4,790	577	110	200	6,910
Campbelltown (C)	12	—	1,130	—	—	—	271	150	150	1,551
East Torrens (DC)	—	—	—	—	—	—	101	—	—	101
Elizabeth (C)	—	2	112	—	—	—	10	—	—	122
Enfield (C) Pt A & Pt B	11	—	901	—	—	—	42	—	432	1,374
Gawler (M)	4	—	234	—	—	—	—	—	—	234
Glenside (C)	3	—	135	12	—	1,232	148	100	100	1,615
Happy Valley (C)	7	—	812	—	—	—	480	110	110	1,402
Henley & Grange (C)	1	—	160	—	—	—	43	100	100	303
Hindmarsh and Woodville (C)	13	—	1,302	—	—	—	1,024	2,449	2,449	4,775
Kensington & Norwood (C)	1	—	100	12	—	800	101	—	—	1,001
Marion (C)	13	—	1,052	—	—	—	521	—	—	1,573
Mitcham (C)	6	—	729	—	—	—	311	120	2,542	3,582
Munno Para (C)	28	—	1,957	—	—	—	70	—	—	2,027
Noarlunga (C)	33	—	2,615	—	—	—	153	208	621	3,390
Payneham (C)	2	—	187	2	—	99	331	82	82	699
Port Adelaide (C)	4	—	352	—	—	—	120	620	1,512	1,985
Prospect (C)	—	—	—	—	—	—	245	—	—	245
St Peters (M)	2	—	271	—	—	—	52	—	—	323
Salisbury (C)	16	—	1,102	—	—	—	265	1,072	1,896	3,263
Stirling (DC)	1	—	70	7	—	1,000	470	120	120	1,660
Tea Tree Gully (C)	20	—	2,032	—	—	—	608	320	857	3,497
Thebarton (M)	—	—	—	—	—	—	16	—	—	16
Unley (C)	3	—	245	—	—	—	621	1,490	1,490	2,356
Walkerville (M)	—	—	—	—	—	—	75	—	—	75
West Torrens (C)	12	—	860	2	—	140	534	245	1,721	3,254
Willunga (DC)	10	—	658	—	—	—	37	—	—	695
Unincorporated	—	—	—	—	—	—	—	—	—	—
<b>Adelaide (SD)</b>	<b>212</b>	<b>2</b>	<b>18,540</b>	<b>110</b>	<b>—</b>	<b>8,061</b>	<b>7,569</b>	<b>8,296</b>	<b>26,838</b>	<b>61,008</b>
<b>REST OF STATE</b>										
Barossa (DC)	1	—	115	—	—	—	356	—	—	471
Light (DC)	4	—	267	—	—	—	60	1,650	2,025	2,352
Mallala (DC)	4	—	213	—	—	—	72	—	—	284
Mount Barker (DC)	19	—	1,350	2	—	124	261	170	445	2,180
Mount Gambier (C)	10	—	941	7	—	440	73	—	425	1,879
Murray Bridge (RC)	6	—	428	—	—	—	100	135	135	663
Northern Yorke Peninsula (DC)	8	—	602	—	—	—	—	—	—	602
Port Augusta (C)	1	—	20	—	—	—	10	—	—	30
Port Elliot & Goolwa (DC)	9	—	518	—	—	—	70	—	—	588
Port Lincoln (C)	3	—	182	—	—	—	18	135	135	335
Port Pirie (C)	6	—	514	—	—	—	42	—	—	556
Roxby Downs (M)	—	—	—	—	—	—	—	—	—	—
Strathalbyn (DC)	3	—	189	—	—	—	40	300	300	529
Victor Harbor (DC)	18	—	1,278	—	—	—	238	50	50	1,566
Whyalla (C)	—	—	—	—	—	—	191	—	—	191
Other	84	—	6,214	14	—	841	1,244	1,078	2,705	11,005
<b>Rest of State</b>	<b>176</b>	<b>—</b>	<b>12,833</b>	<b>23</b>	<b>—</b>	<b>1,405</b>	<b>2,775</b>	<b>3,518</b>	<b>6,220</b>	<b>23,233</b>
<b>SOUTH AUSTRALIA</b>										
<b>South Australia</b>	<b>388</b>	<b>2</b>	<b>31,373</b>	<b>133</b>	<b>—</b>	<b>9,466</b>	<b>10,344</b>	<b>11,814</b>	<b>33,058</b>	<b>84,241</b>

(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 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. Further information about seasonal adjustment can be obtained from the Assistant Director of Time Series Analysis, Canberra, on (06) 252 6345.

### 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)  
*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)

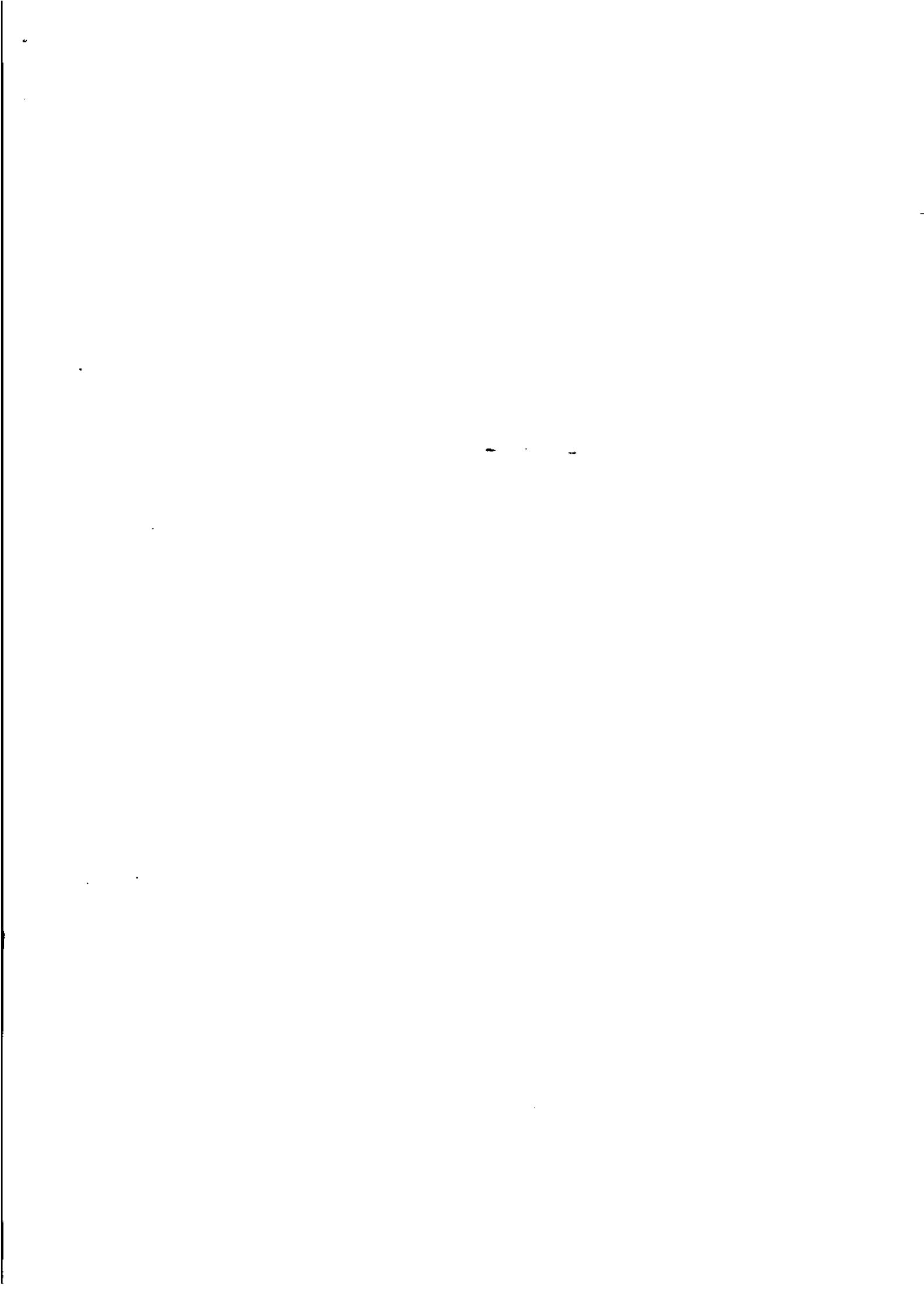
30. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (1101.0). The ABS also issues, on Tuesdays and Fridays, a *Release Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Publications Advice are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

ALAN GLENDENNING  
 Acting Deputy Commonwealth Statistician





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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).

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