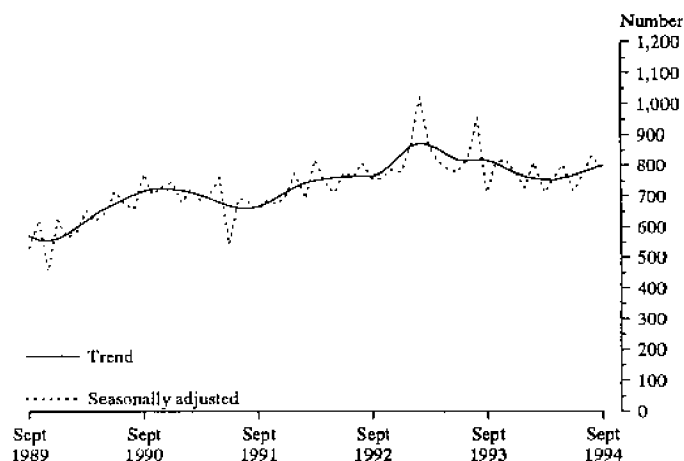


BUILDING APPROVALS, SOUTH AUSTRALIA, SEPTEMBER 1994

SUMMARY OF FINDINGS

PRIVATE HOUSES APPROVED



Residential building

- The trend estimates of the number of private sector houses approved have continued the upward trend shown last month. Furthermore, a slight downturn in the trend observed last month in the total number of dwelling units approved has reverted to an upward trend.
- In seasonally adjusted terms, the number of private sector houses approved during September fell 4.2% to 795. However, the trend estimate of this series will continue to increase in October provided the seasonally adjusted figure for October does not fall by more than 3.7%.
- In original (unadjusted) terms, the total number of dwelling units approved during September fell by 26 or 2.4% to 1,052. The fall was attributable to fewer approvals for private sector houses and public sector other residential buildings. Within the Adelaide Statistical Division (ASD), the total number of dwelling units approved fell by 44 or 5.4% to 774 while in the rest of the State there was an increase of 18 or 6.9% to 278.
- A decrease of 65 or 9.7% in the number of private sector house approvals within the ASD (from the 12 month high

of 669 reached in August), was spread over a number of Statistical Local Areas (SLAs). In the rest of the State, a compensating increase of 31 private sector house approvals was concentrated in the SLAs of Port Elliot & Goolwa and Victor Harbor. Approvals of public sector other residential buildings fell from the previous month's 20 month high of 59 to only 12.

- The value of new residential building approved during September was \$78.3 million, down slightly on the August figure of \$79.7 million. However, the value of alterations and additions to residential buildings jumped 24.8% to \$13.6 million, the highest since a record \$13.8 million in November 1990.

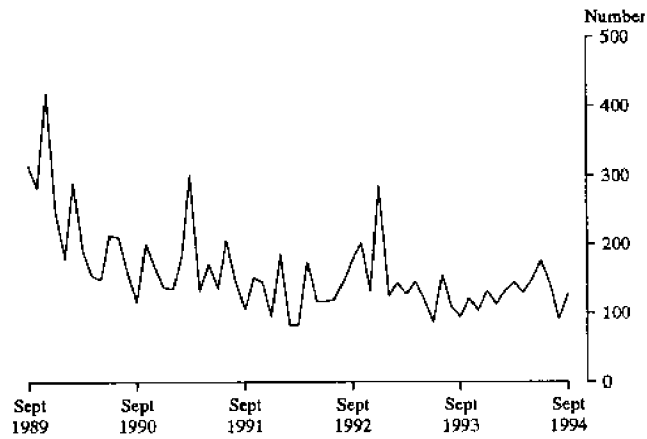
Non-residential building

- The value of non-residential building approved during September was \$33.1 million of which \$20.5 million was for the public sector. Of the total, offices accounted for \$18.5 million (and included a public sector job with an estimated value of \$10.5 million), health \$4.0 million and factories \$3.2 million, of which \$2.9 million was for a public sector job.

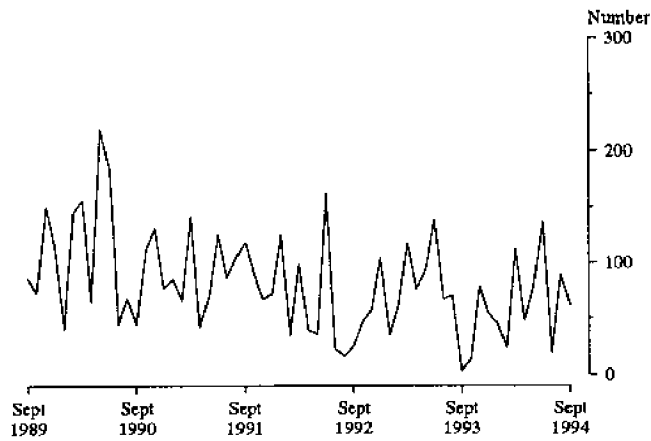
INQUIRIES

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

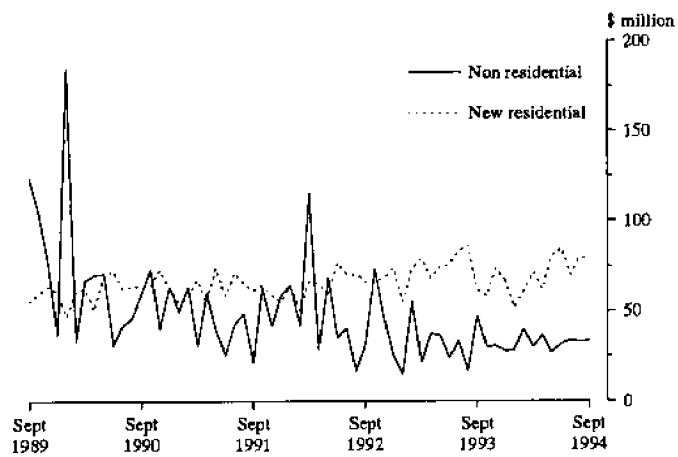
**OTHER RESIDENTIAL BUILDINGS APPROVED
PRIVATE SECTOR**



**DWELLING UNITS APPROVED
PUBLIC SECTOR**



VALUE OF BUILDING WORK APPROVED



RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months April 1994 to September 1994.

Analysis of building approvals series has shown that the original series can be volatile and that the initial estimates of a month's trend value can be revised substantially. In particular, some months can elapse before a turning point in the trend series is identified reliably. Generally, the size of revisions to the trend estimates tends to be larger the greater the volatility of the original series. Revisions to trend estimates will also occur with revisions to original data and re-estimation of seasonal adjustment factors. See paragraphs 18 to 21 of the Explanatory Notes for more information.

To illustrate the possible impact of future months observations on the trend estimates for the latest months, the tables below show the revisions to the trend estimates which would result if the movements in the seasonally adjusted estimates for next month (October 1994) were to equal the average absolute monthly percentage change in the series over the last ten years.

For example, if the seasonally adjusted estimate for the number of private sector houses approved (the first table below) were to increase by 9% in October 1994, the trend estimate for that month would be 833, a movement of 1.8%. The movements in the trend estimates for July, August and September which are currently estimated to be 1.3%, 1.2%, and 1.7% respectively, would be revised to 1.8%, 2.2% and 2.4%. On the other hand, a 9% seasonally adjusted decline in the number of private sector houses approved in October 1994 would produce a trend estimate for October of 771, a movement of -0.8%, with the movements in the trend estimates for July, August and September being revised to 0.6%, 0.3% and 0.0% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if October 1994 seasonally adjusted estimate			
			is up 9% on September 1994		is down 9% on September 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994—						
April	754	-0.1	752	-0.4	755	—
May	761	0.8	758	0.7	763	1.0
June	769	1.1	768	1.4	770	1.0
July	779	1.3	782	1.8	775	0.6
August	788	1.2	799	2.2	777	0.3
September	801	1.7	819	2.4	777	—
October	n.y.a.	n.y.a.	833	1.8	771	-0.8

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if October 1994 seasonally adjusted estimate			
			is up 10% on September 1994		is down 10% on September 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994—						
April	958	0.7	953	0.2	958	0.7
May	969	1.1	961	0.8	969	1.2
June	982	1.4	978	1.8	982	1.4
July	997	1.6	1,007	3.0	996	1.5
August	1,016	1.9	1,047	4.0	1,012	1.6
September	1,036	2.0	1,095	4.6	1,029	1.6
October	n.y.a.	n.y.a.	1,143	4.4	1,043	1.4

TABLE 1. NUMBER OF DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
ADELAIDE STATISTICAL DIVISION									
1991-92	6,188	290	6,478	1,415	668	2,083	7,603	958	8,561
1992-93	6,843	352	7,195	1,647	386	2,033	8,490	738	9,228
1993-94	6,587	401	6,988	1,342	286	1,628	7,929	687	8,616
1993-94									
July-September	1,936	71	2,007	320	66	386	2,256	137	2,393
1994-95									
July-September	1,832	84	1,916	320	64	384	2,152	148	2,300
1993—									
July	656	33	689	145	32	177	801	65	866
August	767	36	803	95	34	129	862	70	932
September	513	2	515	80	—	80	593	2	595
October	500	11	511	110	—	110	610	11	621
November	573	27	600	99	52	151	672	79	751
December	471	19	490	111	28	139	582	47	629
1994—									
January	402	31	433	80	14	94	482	45	527
February	480	7	487	117	13	130	597	20	617
March	540	59	599	93	52	145	633	111	744
April	464	18	482	121	14	135	585	32	617
May	617	52	669	125	20	145	742	72	814
June	604	106	710	166	27	193	770	133	903
July	559	4	563	130	15	145	689	19	708
August	669	30	699	82	37	119	751	67	818
September	604	50	654	108	12	120	712	62	774
SOUTH AUSTRALIA									
1991-92	8,613	318	8,931	1,609	718	2,327	10,222	1,036	11,258
1992-93	9,710	377	10,087	1,809	416	2,225	11,519	793	12,312
1993-94	9,470	431	9,901	1,559	299	1,858	11,029	730	11,759
1993-94									
July-September	2,718	73	2,791	360	68	428	3,078	141	3,219
1994-95									
July-September	2,554	84	2,638	361	86	447	2,915	170	3,085
1993—									
July	916	33	949	155	34	189	1,071	67	1,138
August	1,007	37	1,044	110	34	144	1,117	71	1,188
September	795	3	798	95	—	95	890	3	893
October	723	11	734	122	2	124	845	13	858
November	831	27	858	104	52	156	935	79	1,014
December	739	19	758	132	35	167	871	54	925
1994—									
January	574	31	605	113	14	127	687	45	732
February	696	11	707	131	13	144	827	24	851
March	773	61	834	145	52	197	918	113	1,031
April	671	33	704	129	14	143	800	47	847
May	879	57	936	147	20	167	1,026	77	1,103
June	866	108	974	176	29	205	1,042	137	1,179
July	794	4	798	142	15	157	936	19	955
August	897	30	927	92	59	151	989	89	1,078
September	863	50	913	127	12	139	990	62	1,052

NOTE: The number of self-contained dwelling units approved as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were 21 such dwelling units approved in September 1994.

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
ADELAIDE STATISTICAL DIVISION														
1991-92	450.8	13.7	464.5	86.5	30.3	116.9	537.3	44.0	581.3	104.0	317.8	579.4	959.1	1,264.8
1992-93	500.9	20.6	521.6	98.0	19.1	117.1	598.9	39.7	638.6	111.4	132.8	345.9	840.8	1,096.0
1993-94	494.3	25.7	520.0	86.3	17.0	103.3	580.6	42.7	623.3	98.7	167.2	314.2	846.0	1,036.2
1993-94														
July-September	143.5	4.9	148.4	20.7	4.8	25.5	164.2	9.7	173.9	26.5	43.9	75.4	234.5	275.7
1994-95														
July-September	140.6	5.6	146.1	20.9	3.8	24.7	161.5	9.4	170.8	29.0	48.6	81.8	238.2	281.6
1993—														
July	49.0	2.7	51.7	10.0	2.7	12.7	59.0	5.4	64.4	8.7	14.4	20.8	82.0	93.9
August	57.7	2.0	59.7	6.1	2.1	8.2	63.8	4.1	67.9	9.3	9.0	12.1	82.1	89.3
September	36.8	0.1	36.9	4.6	—	4.6	41.4	0.1	41.5	8.5	20.5	42.5	70.4	92.5
October	34.4	1.1	35.5	6.5	—	6.5	40.9	1.1	42.0	7.8	14.4	27.0	63.0	76.8
November	43.6	1.5	45.1	6.2	3.5	9.7	49.8	5.0	54.7	9.6	15.6	25.5	75.0	89.8
December	37.2	1.0	38.2	6.8	1.4	8.2	44.0	2.4	46.4	7.5	8.2	17.1	59.7	71.1
1994—														
January	30.1	1.6	31.6	5.6	0.7	6.2	35.6	2.2	37.9	8.3	13.1	24.0	57.0	70.1
February	36.1	0.6	36.8	7.0	0.7	7.7	43.2	1.4	44.5	5.7	16.9	38.1	65.7	88.3
March	40.8	3.9	44.7	4.7	2.5	7.2	45.5	6.4	51.9	8.1	20.7	26.9	74.3	87.0
April	35.8	1.3	37.1	7.8	0.8	8.6	43.6	2.1	45.7	8.8	13.8	31.0	66.2	85.5
May	47.1	3.1	50.3	9.2	1.3	10.5	56.3	4.4	60.8	8.1	11.2	21.9	75.4	90.7
June	45.8	6.7	52.4	11.7	1.4	13.1	57.5	8.1	65.5	8.3	9.4	27.4	75.2	101.2
July	41.8	0.4	42.2	8.5	1.1	9.6	50.4	1.4	51.8	9.3	19.9	27.9	78.8	89.0
August	51.5	1.8	53.3	5.5	1.9	7.4	57.0	3.7	60.7	8.8	20.7	26.7	86.4	96.2
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
SOUTH AUSTRALIA														
1991-92	609.9	15.8	625.7	97.0	32.9	129.9	706.8	48.8	755.6	123.8	349.2	626.6	1,178.9	1,506.0
1992-93	691.4	22.3	713.7	106.4	20.8	127.3	797.8	43.1	840.9	132.6	174.0	418.4	1,101.8	1,391.9
1993-94	695.1	27.5	722.6	98.5	17.8	116.3	793.6	45.3	838.9	122.2	208.4	375.2	1,122.8	1,336.3
1993-94														
July-September	198.0	5.0	203.1	23.1	4.9	28.0	221.1	9.9	231.1	32.0	54.1	96.2	307.2	359.3
1994-95														
July-September	194.1	5.6	199.7	23.5	4.9	28.4	217.7	10.5	228.1	36.5	61.7	99.1	314.4	363.7
1993—														
July	67.1	2.7	69.8	10.8	2.8	13.7	77.9	5.5	83.5	10.8	19.8	32.8	108.5	127.1
August	74.7	2.1	76.8	7.0	2.1	9.1	81.6	4.2	85.9	10.9	10.7	16.3	103.2	113.1
September	56.3	0.2	56.4	5.3	—	5.3	61.6	0.2	61.7	10.3	23.6	47.1	95.4	119.2
October	49.4	1.1	50.5	7.2	0.1	7.3	56.6	1.2	57.8	9.4	16.5	29.5	82.4	96.7
November	61.9	1.5	63.4	6.6	3.5	10.1	68.5	5.0	73.4	11.7	20.5	30.4	100.6	115.5
December	55.8	1.0	56.7	7.9	1.8	9.7	63.6	2.8	66.5	9.3	17.7	27.4	90.2	103.1
1994—														
January	42.0	1.6	43.6	7.3	0.7	8.0	49.3	2.2	51.5	9.7	16.7	28.0	75.6	89.2
February	51.0	0.8	51.9	7.8	0.7	8.5	58.8	1.5	60.4	7.9	18.7	40.0	85.3	108.2
March	57.3	4.1	61.3	7.6	2.5	10.1	64.9	6.5	71.5	10.4	22.8	29.6	98.1	111.5
April	50.7	2.1	52.8	8.3	0.8	9.1	59.0	2.9	61.9	10.6	15.3	36.1	84.8	108.6
May	65.0	3.4	68.4	10.4	1.3	11.7	75.3	4.7	80.0	10.7	14.6	26.7	99.9	117.4
June	64.1	6.9	71.0	12.3	1.5	13.8	76.4	8.4	84.8	10.6	11.7	31.3	98.7	126.7
July	59.5	0.4	59.8	9.2	1.1	10.3	68.7	1.4	70.1	12.0	22.6	33.4	102.0	115.5
August	68.8	1.8	70.6	6.1	3.0	9.1	74.8	4.8	79.7	10.9	26.5	32.6	112.1	123.2
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

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

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate
	1993—							
July	823	815	912	856	972	937	1,114	1,020
August	953	817	945	854	1,059	937	1,109	1,008
September	712	817	762	849	841	933	891	991
October	810	807	833	834	912	922	938	968
November	821	790	845	815	928	905	978	946
December	773	775	793	799	889	890	934	932
1994—								
January	728	765	762	792	889	883	937	931
February	808	759	830	793	878	885	928	943
March r	712	755	755	792	858	889	930	951
April r	761	754	798	792	897	894	957	958
May r	803	761	850	798	958	904	1,040	969
June r	718	769	778	807	893	913	967	982
July r	768	779	795	821	899	922	950	997
August r	830	788	789	839	923	930	953	1,016
September	795	801	953	861	963	939	1,141	1,036

(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average. Trend estimates for the most recent months are provisional and can be revised as data for additional months become available. See Explanatory Notes for a more detailed explanation.

TABLE 4. VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES (a)
(\$ million)

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1991-92	573.3	588.3	121.7	710.1	116.5	330.1	591.9	1,109.8	1,418.5
1992-93	652.7	673.8	119.1	793.0	125.1	163.6	393.3	1,038.5	1,311.3
1993-94	629.1	653.9	107.6	761.5	110.5	194.1	349.2	1,024.6	1,221.1
1993—									
Mar. qtr.	160.7	167.2	28.5	195.6	29.6	33.4	84.7	245.7	309.9
June qtr.	170.3	181.0	25.2	206.2	33.6	40.9	90.7	263.0	330.5
Sept. qtr.	185.2	190.0	26.0	216.0	29.9	50.5	89.7	287.1	335.7
Dec. qtr.	151.1	154.4	25.1	179.5	27.5	50.8	81.2	249.2	288.2
1994—									
Mar. qtr.	134.4	140.2	24.6	164.8	25.0	54.1	90.8	234.8	280.7
June qtr.	158.3	169.2	31.9	201.2	28.0	38.7	87.4	253.5	316.6

(a) See paragraphs 23 to 25 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
(\$ million)

Class of building	1992-93	1993-94	July-September		1994		
			1993-94	1994-95	July	August	September
PRIVATE SECTOR							
New houses	691.4	695.1	198.0	194.1	59.5	68.8	65.9
New other residential buildings	106.4	98.5	23.1	23.5	9.2	6.1	8.2
<i>Total new residential building</i>	<i>797.8</i>	<i>793.6</i>	<i>221.1</i>	<i>217.7</i>	<i>68.7</i>	<i>74.8</i>	<i>74.1</i>
Alterations and additions to residential buildings	129.9	120.7	32.0	35.0	10.7	10.7	13.6
Hotels, etc.	5.4	5.0	0.6	1.0	0.6	0.3	0.2
Shops	35.9	40.8	16.2	15.2	2.1	10.9	2.1
Factories	17.9	18.2	4.0	4.7	2.3	2.2	0.3
Offices	27.7	39.1	11.0	5.2	1.6	0.8	2.7
Other business premises	32.0	24.8	5.6	18.3	9.8	6.0	2.5
Educational	14.3	18.2	4.9	4.2	2.4	0.6	1.2
Religious	5.8	1.9	0.4	2.2	1.8	0.3	0.1
Health	19.7	26.9	3.9	8.8	1.0	5.1	2.6
Entertainment and recreational	4.4	15.9	2.7	1.2	0.8	0.2	0.3
Miscellaneous	10.9	17.6	4.8	1.0	0.2	0.3	0.5
<i>Total non-residential building</i>	<i>174.0</i>	<i>208.4</i>	<i>54.1</i>	<i>61.7</i>	<i>22.6</i>	<i>26.5</i>	<i>12.5</i>
Total	1,101.8	1,122.8	307.2	314.4	102.0	112.1	100.3
PUBLIC SECTOR							
New houses	22.3	27.5	5.0	5.6	0.4	1.8	3.4
New other residential buildings	20.8	17.8	4.9	4.9	1.1	3.0	0.8
<i>Total new residential building</i>	<i>43.1</i>	<i>45.3</i>	<i>9.9</i>	<i>10.5</i>	<i>1.4</i>	<i>4.8</i>	<i>4.2</i>
Alterations and additions to residential buildings	2.6	1.5	—	1.5	1.3	0.2	—
Hotels, etc.	1.0	0.9	0.5	—	—	—	—
Shops	3.9	3.0	0.1	0.1	—	0.1	—
Factories	3.5	3.2	—	3.5	0.4	0.1	2.9
Offices	64.9	25.0	2.9	21.9	1.9	4.3	15.8
Other business premises	7.8	7.0	5.2	0.6	0.3	0.3	—
Educational	99.2	100.2	25.5	4.8	4.7	—	0.1
Religious	—	—	—	—	—	—	—
Health	29.0	9.5	1.9	1.5	—	0.2	1.4
Entertainment and recreational	7.1	4.4	2.1	1.8	1.3	0.1	0.4
Miscellaneous	28.0	13.6	4.1	3.2	2.1	1.0	0.1
<i>Total non-residential building</i>	<i>244.4</i>	<i>166.8</i>	<i>42.2</i>	<i>37.3</i>	<i>10.7</i>	<i>6.1</i>	<i>20.5</i>
Total	290.1	213.5	52.1	49.2	13.5	11.0	24.7
TOTAL							
New houses	713.7	722.6	203.1	199.7	59.8	70.6	69.3
New other residential buildings	127.3	116.3	28.0	28.4	10.3	9.1	9.0
<i>Total new residential building</i>	<i>840.9</i>	<i>838.9</i>	<i>231.1</i>	<i>228.1</i>	<i>70.1</i>	<i>79.7</i>	<i>78.3</i>
Alterations and additions to residential buildings	132.6	122.2	32.0	36.5	12.0	10.9	13.6
Hotels, etc.	6.4	5.9	1.1	1.0	0.6	0.3	0.2
Shops	39.8	43.8	16.2	15.2	2.1	10.9	2.1
Factories	21.4	21.3	4.0	8.2	2.7	2.3	3.2
Offices	92.6	64.1	13.9	27.1	3.5	5.1	18.5
Other business premises	39.8	31.8	10.7	18.8	10.1	6.3	2.5
Educational	113.5	118.4	30.4	9.0	7.2	0.6	1.3
Religious	5.8	1.9	0.4	2.2	1.8	0.3	0.1
Health	48.7	36.4	5.9	10.3	1.0	5.3	4.0
Entertainment and recreational	11.5	20.4	4.8	3.0	2.1	0.3	0.7
Miscellaneous	38.9	31.2	8.9	4.2	2.3	1.3	0.6
<i>Total non-residential building</i>	<i>418.4</i>	<i>375.2</i>	<i>96.2</i>	<i>99.1</i>	<i>33.4</i>	<i>32.6</i>	<i>33.1</i>
Total	1,391.9	1,336.3	359.3	363.7	115.5	123.2	125.0

**TABLE 6. NON-RESIDENTIAL BUILDING JOBS APPROVED, BY CLASS OF BUILDING
AND VALUE SIZE GROUPS**

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1994 July	3	0.3	1	0.3	—	—	—	—	—	—	4	0.6
August	—	—	1	0.3	—	—	—	—	—	—	1	0.3
September	2	0.2	—	—	—	—	—	—	—	—	2	0.2
SHOPS												
1994 July	12	1.2	4	1.0	—	—	—	—	—	—	16	2.1
August	12	1.1	2	0.6	1	0.8	—	—	1	8.5	16	10.9
September	15	1.3	3	0.9	—	—	—	—	—	—	18	2.1
FACTORIES												
1994 July	1	0.1	2	0.6	—	—	1	2.0	—	—	4	2.7
August	3	0.3	2	0.7	—	—	1	1.4	—	—	6	2.3
September	3	0.3	—	—	—	—	1	2.9	—	—	4	3.2
OFFICES												
1994 July	10	1.0	7	1.8	1	0.6	—	—	—	—	18	3.5
August	4	0.4	1	0.2	1	0.5	1	4.0	—	—	7	5.1
September	15	1.3	2	0.6	—	—	2	6.1	1	10.5	20	18.5
OTHER BUSINESS PREMISES												
1994 July	6	0.6	2	0.6	1	0.9	—	—	1	8.0	10	10.1
August	14	1.2	4	1.3	1	0.9	1	2.9	—	—	20	6.3
September	8	0.6	3	1.1	1	0.8	—	—	—	—	12	2.5
EDUCATIONAL												
1994 July	1	0.1	3	0.9	2	1.4	2	4.7	—	—	8	7.2
August	1	0.1	—	—	1	0.5	—	—	—	—	2	0.6
September	5	0.5	1	0.3	1	0.5	—	—	—	—	7	1.3
RELIGIOUS												
1994 July	1	0.1	1	0.4	—	—	1	1.4	—	—	3	1.8
August	1	0.1	1	0.2	—	—	—	—	—	—	2	0.3
September	1	0.1	—	—	—	—	—	—	—	—	1	0.1
HEALTH												
1994 July	5	0.7	1	0.3	—	—	—	—	—	—	6	1.0
August	3	0.4	1	0.2	1	0.7	1	4.1	—	—	6	5.3
September	4	0.4	2	0.5	—	—	2	3.2	—	—	8	4.0
ENTERTAINMENT AND RECREATIONAL												
1994 July	—	—	—	—	3	2.1	—	—	—	—	3	2.1
August	3	0.3	—	—	—	—	—	—	—	—	3	0.3
September	2	0.3	1	0.4	—	—	—	—	—	—	3	0.7
MISCELLANEOUS												
1994 July	2	0.2	—	—	—	—	1	2.1	—	—	3	2.3
August	4	0.4	1	0.3	1	0.6	—	—	—	—	6	1.3
September	5	0.4	1	0.2	—	—	—	—	—	—	6	0.6
TOTAL NON-RESIDENTIAL BUILDING												
1994 July	41	4.2	21	5.9	7	5.1	5	10.2	1	8.0	75	33.4
August	45	4.1	13	3.7	6	4.0	4	12.3	1	8.5	69	32.6
September	60	5.3	13	3.9	2	1.3	5	12.1	1	10.5	81	33.1

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

<i>Particulars</i>	<i>Private sector</i>		<i>Public sector</i>		<i>Total</i>	
	<i>Number</i>	<i>Value (\$ '000)</i>	<i>Number</i>	<i>Value (\$ '000)</i>	<i>Number</i>	<i>Value (\$ '000)</i>
ADELAIDE STATISTICAL DIVISION						
Houses —						
Brick, stone or concrete	13	3,382	—	—	13	3,382
Brick-veneer	534	39,394	11	773	545	40,166
Timber	3	190	—	—	3	190
Fibre cement	2	58	—	—	2	58
Steel, aluminium or other materials	3	272	—	—	3	272
Not stated	49	3,932	39	2,642	88	6,575
Total houses	604	47,227	50	3,415	654	50,642
<i>Other residential buildings</i>	<i>108</i>	<i>6,909</i>	<i>12</i>	<i>760</i>	<i>120</i>	<i>7,669</i>
Total residential buildings	712	54,136	62	4,175	774	58,311
REST OF SOUTH AUSTRALIA						
Houses —						
Brick, stone or concrete	9	716	—	—	9	716
Brick-veneer	146	12,018	—	—	146	12,018
Timber	21	1,192	—	—	21	1,192
Fibre cement	42	2,047	—	—	42	2,047
Steel, aluminium or other materials	3	187	—	—	3	187
Not stated	38	2,516	—	—	38	2,516
Total houses	259	18,676	—	—	259	18,676
<i>Other residential buildings</i>	<i>19</i>	<i>1,314</i>	<i>—</i>	<i>—</i>	<i>19</i>	<i>1,314</i>
Total residential buildings	278	19,989	—	—	278	19,989
TOTAL SOUTH AUSTRALIA						
Houses						
Brick, stone or concrete	22	4,097	—	—	22	4,097
Brick-veneer	680	51,412	11	773	691	52,185
Timber	24	1,381	—	—	24	1,381
Fibre cement	44	2,105	—	—	44	2,105
Steel, aluminium or other materials	6	459	—	—	6	459
Not stated	87	6,448	39	2,642	126	9,091
Total houses	863	65,902	50	3,415	913	69,318
<i>Other residential buildings</i>	<i>127</i>	<i>8,223</i>	<i>12</i>	<i>760</i>	<i>139</i>	<i>8,983</i>
Total residential buildings	990	74,125	62	4,175	1,052	78,301

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

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

Statistical division	Dwelling units in new residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
PRIVATE SECTOR									
Adelaide	604	47,227	108	6,909	712	54,136	10,887	8,008	73,030
Outer Adelaide	128	9,270	10	723	138	9,992	1,384	1,345	12,722
Yorke and Lower North	41	2,508	—	—	41	2,508	342	1,305	4,155
Murray Lands	32	2,002	5	336	37	2,339	144	685	3,168
South East	31	2,590	2	105	33	2,695	303	635	3,633
Eyre	8	724	2	150	10	874	169	410	1,453
Northern	19	1,581	—	—	19	1,581	373	160	2,114
South Australia	863	65,902	127	8,223	990	74,125	13,602	12,547	100,275
PUBLIC SECTOR									
Adelaide	50	3,415	12	760	62	4,175	—	19,191	23,366
Outer Adelaide	—	—	—	—	—	—	—	—	—
Yorke and Lower North	—	—	—	—	—	—	—	—	—
Murray Lands	—	—	—	—	—	—	—	—	—
South East	—	—	—	—	—	—	—	1,350	1,350
Eyre	—	—	—	—	—	—	—	—	—
Northern	—	—	—	—	—	—	—	—	—
South Australia	50	3,415	12	760	62	4,175	—	20,541	24,716
TOTAL									
Adelaide	654	50,642	120	7,669	774	58,311	10,887	27,198	96,396
Outer Adelaide	128	9,270	10	723	138	9,992	1,384	1,345	12,722
Yorke and Lower North	41	2,508	—	—	41	2,508	342	1,305	4,155
Murray Lands	32	2,002	5	336	37	2,339	144	685	3,168
South East	31	2,590	2	105	33	2,695	303	1,985	4,983
Eyre	8	724	2	150	10	874	169	410	1,453
Northern	19	1,581	—	—	19	1,581	373	160	2,114
South Australia	913	69,318	139	8,983	1,052	78,301	13,602	33,088	124,991

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

Statistical division	Other residential building									Total residential building
	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	654	89	31	120	—	—	—	—	120	774
Outer Adelaide	128	10	—	10	—	—	—	—	10	138
Yorke and Lower North	41	—	—	—	—	—	—	—	—	41
Murray Lands	32	5	—	5	—	—	—	—	5	37
South East	31	2	—	2	—	—	—	—	2	33
Eyre	8	2	—	2	—	—	—	—	2	10
Northern	19	—	—	—	—	—	—	—	—	19
South Australia	913	108	31	139	—	—	—	—	139	1,052
VALUE (\$'000)										
Adelaide	50,642	5,387	2,283	7,669	—	—	—	—	7,669	58,311
Outer Adelaide	9,270	723	—	723	—	—	—	—	723	9,992
Yorke and Lower North	2,508	—	—	—	—	—	—	—	—	2,508
Murray Lands	2,002	336	—	336	—	—	—	—	336	2,339
South East	2,590	105	—	105	—	—	—	—	105	2,695
Eyre	724	150	—	150	—	—	—	—	150	874
Northern	1,581	—	—	—	—	—	—	—	—	1,581
South Australia	69,318	6,700	2,283	8,983	—	—	—	—	8,983	78,301

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

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
ADELAIDE STATISTICAL DIVISION										
Adelaide (C)	2	—	285	4	—	320	952	2,550	2,550	4,107
Brighton (C)	2	—	169	4	—	328	117	—	—	614
Burnside (C)	17	—	3,832	8	—	660	1,162	—	—	5,654
Campbelltown (C)	28	4	2,505	4	4	535	133	—	400	3,574
East Torrens (DC)	1	—	99	—	—	—	—	—	—	99
Elizabeth (C)	—	—	—	—	—	—	—	—	—	—
Enfield (C) Pt A & Pt B	40	10	3,614	8	—	440	93	295	354	4,502
Gawler (M)	17	—	1,103	—	—	—	74	—	—	1,177
Glenside (C)	1	—	80	2	—	160	365	180	180	785
Happy Valley (C)	41	—	3,558	—	—	—	446	—	—	4,004
Healey & Grange (C)	1	—	92	—	—	—	207	—	—	299
Hindmarsh and Woodville (C)	35	3	3,041	13	2	744	418	140	320	4,523
Kensington & Norwood (C)	2	—	140	9	—	640	81	465	465	1,326
Marion (C)	32	—	2,494	8	4	745	1,165	375	375	4,779
Mitcham (C)	9	—	821	6	—	385	1,417	—	82	2,705
Munno Para (C)	64	—	3,880	—	—	—	20	80	80	3,980
Noarlunga (C)	71	8	5,454	—	—	—	352	1,900	4,783	10,589
Payneham (C)	3	—	352	4	—	340	154	—	—	846
Port Adelaide (C)	12	1	1,139	4	—	305	—	545	545	1,989
Prospect (C)	7	—	398	2	—	140	249	—	—	787
St Peters (M)	—	—	—	—	—	—	250	—	—	250
Salisbury (C)	79	7	5,287	16	2	764	281	890	16,090	22,421
Stirling (DC)	6	—	642	—	—	—	747	—	—	1,389
Tea Tree Gully (C)	85	12	7,977	6	—	386	381	140	140	8,884
Thebarton (M)	1	—	60	—	—	—	—	233	233	292
Unley (C)	3	—	352	2	—	160	1,019	90	90	1,621
Walkerville (M)	2	—	200	—	—	—	125	—	—	325
West Torrens (C)	28	5	2,241	8	—	618	581	—	386	3,825
Willunga (DC)	15	—	826	—	—	—	97	125	125	1,047
Unincorporated	—	—	—	—	—	—	—	—	—	—
Adelaide (SD)	604	50	50,642	108	12	7,669	10,887	8,008	27,198	96,396
REST OF STATE										
Barossa (DC)	9	—	628	2	—	100	20	—	—	748
Light (DC)	6	—	456	—	—	—	15	—	—	471
Mallala (DC)	3	—	173	—	—	—	40	—	—	213
Mount Barker (DC)	22	—	1,358	—	—	—	250	50	50	1,658
Mount Gambier (C)	11	—	1,067	—	—	—	96	476	476	1,639
Murray Bridge (RC)	9	—	523	—	—	—	30	—	—	553
Northern Yorke Peninsula (DC)	11	—	633	—	—	—	—	—	—	633
Port Augusta (C)	3	—	228	—	—	—	—	50	50	278
Port Elliot & Goolwa (DC)	20	—	1,365	—	—	—	79	200	200	1,644
Port Lincoln (C)	4	—	399	2	—	150	68	160	160	777
Port Pirie (C)	5	—	452	—	—	—	—	—	—	452
Roxby Downs (M)	1	—	80	—	—	—	—	—	—	80
Strathalbyn (DC)	5	—	271	—	—	—	53	—	—	324
Victor Harbor (DC)	25	—	2,164	4	—	384	83	50	50	2,681
Whyalla (C)	4	—	452	—	—	—	373	110	110	935
Other	121	—	8,427	11	—	680	1,608	3,444	4,794	15,509
Rest of State	259	—	18,676	19	—	1,314	2,715	4,540	5,890	28,594
SOUTH AUSTRALIA										
South Australia	863	50	69,318	127	12	8,983	13,602	12,547	33,088	124,991

(C) Municipality with city status. (DC) District Council. (M) Municipality. (RC) Rural City. (SD) Statistical Division.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

2. Statistics of building work approved are compiled from:

- (a) permits issued by local authorities in areas subject to building control by those authorities; and
- (b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities.

Major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites) is also included.

Scope and Coverage

3. The statistics relate to *building* activity which includes construction of new buildings, and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks etc.) is excluded.

4. In relation to work carried out on existing buildings, the statistics include details of non-structural renovation and refurbishment work and the installation of integral building fixtures for which building approval was obtained.

5. From July 1990, the statistics cover:

- (a) all approved new residential building jobs valued at \$10,000 or more (previously \$5,000 or more)
- (b) approved alterations and additions to residential buildings valued at \$10,000 or more
- (c) all approved non-residential building jobs valued at \$50,000 or more (previously \$30,000 or more).

These changes mainly affect non-residential building data. In particular, care should be taken in interpreting data for specific classes of non-residential building.

Definitions

6. A *building* is defined as a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by persons.

7. A *dwelling unit* is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for long term residential use. Units (whether self-contained or not) within buildings offering institutional care such as hospitals or temporary accommodation, such as motels, hostels and holiday apartments are not defined as dwelling units. The value of units of this type is included in the appropriate category of non-residential buildings' approved.

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

(a) A *house* is defined as a detached building predominantly used for long term residential purposes and consisting of only one dwelling unit. Thus detached granny flats and detached dwelling units such as caretaker's residences associated with non-residential buildings are defined as houses for the purpose of these statistics.

(b) An *other residential building* is defined as a building which is predominantly used for long term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes townhouses, duplexes, apartment buildings etc.).

9. The number of dwelling units created by alterations and additions to existing buildings and through the construction of new non-residential buildings is not included in the tables but is shown as a footnote to Table 1.

10. Values data are derived by aggregation of the estimated value (when completed) of building work (excluding value of land and landscaping but including site preparation) as reported on approval documents. For 'houses', these estimates are usually a reliable indicator of the completed value of the building. However, for 'other residential buildings' and 'non-residential buildings' these estimates can differ significantly from the completed value of the building.

Building Classification

11. *Ownership of a building* is classified as either Public Sector or Private Sector according to the sector of the intended owner of the completed building as evident at the time of approval. Residential buildings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

12. *Functional classification of buildings*: a building is classified according to its intended major function. Hence a building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to Offices, a detached cafeteria building to Shops, while factory buildings would be classified to Factories. An exception to this rule is the treatment of group accommodation buildings e.g. a student accommodation building on a university campus would be classified to Educational.

13. From July 1992, an expanded functional classification of buildings based on the *Dwelling Structure Classification (DSC)* has been introduced by the ABS to provide more detailed information on residential building approvals.

14. The DSC has been developed by the ABS to provide a standard classification of the different types of dwelling structures (houses, flats, townhouses, etc.). The DSC will be implemented across all major collections of housing data in the ABS. The DSC has the same overall scope as the classification used in previous collections but provides more detail than previously available to reflect the current interest in medium to high density housing.

15. In particular, for Building Approvals, DSC allows new *other residential building* to be classified as follows:

- (a) *Semi-detached, row or terrace houses, townhouses, etc.* (dwellings having their own private grounds and no other dwellings above or below) with:
- one storey;
 - two or more storeys.
- (b) *Flats, units or apartments, etc.* (dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell) in a building of:
- one or two storeys;
 - three storeys;
 - four or more storeys.

16. More details on the DSC are contained in the ABS Information Paper, *Dwelling Structure Classification (DSC)* (1296.0).

General

17. For purposes of comparison, it should be noted that statistics of building approvals are affected from month to month by large projects (e.g. blocks of flats, multi-storey office buildings) approved in particular months and also by the administrative arrangements of government authorities.

Seasonal Adjustment and Trend Estimates

18. Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series may be more clearly recognised.

19. Table 3 shows seasonally adjusted estimates for both private and total dwellings. For the four series shown, account has been taken of normal seasonal factors and 'trading day' effects (arising from the varying numbers of Sundays, Mondays, Tuesdays etc. in the month) and the effect of movement in the date of Easter which may, in successive years, affect figures for different months. Seasonal adjustment procedures do not aim to remove the irregular or non-seasonal influences which may be present in any particular month, such as the effect of the approval of large projects or as a consequence of the administrative arrangements of approving authorities. Irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal variation. Details of the methods used in seasonally adjusting these statistics are given in *Seasonally Adjusted Indicators, Australia* (1308.0).

20. Seasonally adjusted series can be smoothed to reduce the impact of the irregular component in the adjusted series. This smoothed seasonally adjusted series is called a trend estimate.

21. Table 3 shows trend estimates for both private and total dwellings. These are obtained by applying a thirteen-term Henderson moving average to the seasonally adjusted series. Estimates for the six most recent months are subject to revision as additional observations become available. There may be revisions because of changes in the original data, and as a result of re-estimation of the seasonal factors. Further information may be found in *A Guide to Smoothing Time Series - Estimates of "Trend"* (1316.0).

Australian Standard Geographical Classification (ASGC)

22. Area statistics are now being classified to the *Australian Standard Geographical Classification, Edition 2.3* (1216.0) and ASGC terminology has been adopted in the presentation of building statistics.

Estimates at Constant Prices

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

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

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

Unpublished Data and Related Publications

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

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

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

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

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

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

P.M. GARDNER
 Deputy Commonwealth Statistician
 and Government Statist





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