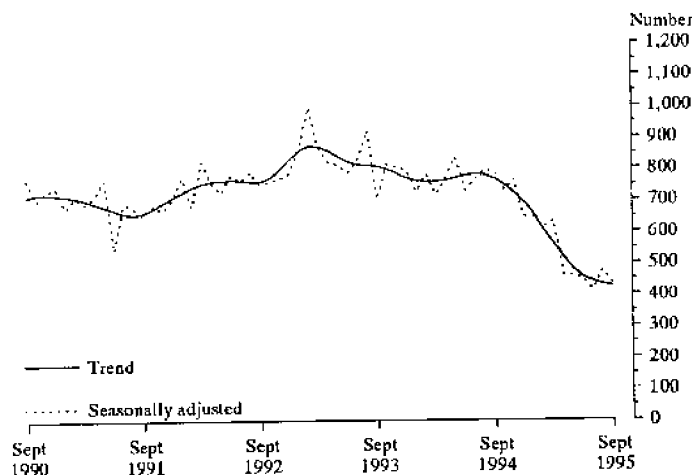


BUILDING APPROVALS, SOUTH AUSTRALIA, SEPTEMBER 1995

SUMMARY OF FINDINGS

PRIVATE HOUSES APPROVED



Residential building

- The trend estimate for private sector house approvals fell slightly from 432 to 428 this month. This series appears to have levelled out. The trend estimate for total dwelling units rose to 587 from last month's figure of 576.
- In original (unadjusted) terms the number of dwelling units approved in September 1995 was 592 a decrease of 11.8% on the previous month. There were 467 new houses and 100 new other residential buildings.
- For the Adelaide Statistical Division (ASD) the number of new houses approved fell by 23.2% to 305. The councils within the ASD recording the most new house approvals in September 1995 were Munno Para (40), Tea Tree Gully (38), Enfield (32) and Noarlunga (30). Outside the ASD, Mount Gambier (19) approved the most houses.

- The value of new residential building approved fell 14.0% from \$52.3 million in August 1995 to \$45.0 million this month.
- The value of alterations and additions to residential buildings rose slightly to \$12.1 million.

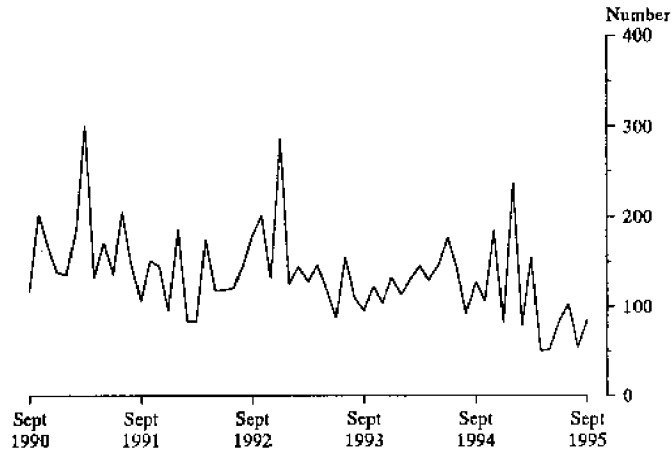
Non-residential building

- The September 1995 value of non-residential projects approved was \$31.5 million. There was one project for South Australia valued at more than \$5 million which was in the Health category and 4 projects in the \$1 million to \$5 million category.

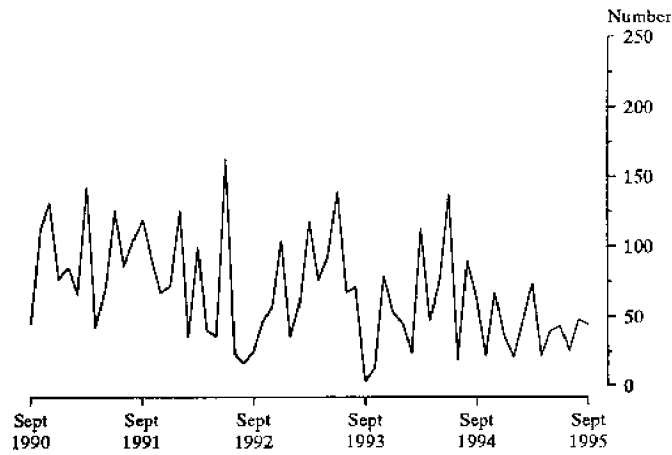
INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.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

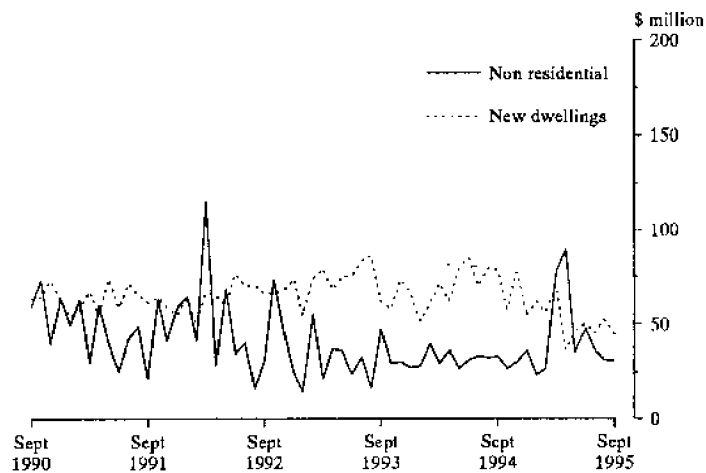
**NEW OTHER RESIDENTIAL BUILDINGS APPROVED
PRIVATE SECTOR**



**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 April 1995 to September 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 (October 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 October 1995, the trend estimate for that month would be 458, a movement of 2.6%. The movements in the trend estimates for July, August and September which are currently estimated to be -3.6%, -2.1% and -1.0% respectively, would be revised to -2.4%, -0.3% and 0.6%. On the other hand, a 9% seasonally adjusted decline in the number of private sector houses approved in October 1995 would produce a trend estimate for October of 423, a movement of -0.0%, with the movements in the trend estimates for July, August and September being revised to -3.5%, -2.2% and -1.9% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if October 1995 seasonally adjusted estimate			
			is up 9% on September 1995		is down 9% on September 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
April	517	-7.7	515	-8.1	517	-7.8
May	483	-6.7	479	-7.0	482	-6.8
June	457	-5.3	456	-4.9	457	-5.1
July	441	-3.6	445	-2.4	441	-3.5
August	432	-2.1	444	-0.3	431	-2.2
September	428	-1.0	446	0.6	423	-1.9
October	n.y.a.	n.y.a.	458	2.6	423	-0.0

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if October 1995 seasonally adjusted estimate			
			is up 12% on September 1995		is down 12% on September 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
April	638	-8.9	633	-9.5	636	-9.1
May	593	-7.1	584	-7.7	590	-7.3
June	570	-3.8	567	-3.0	569	-3.5
July	567	-0.6	577	1.8	570	0.1
August	576	1.6	603	4.5	580	1.8
September	587	2.0	633	5.1	591	1.8
October	n.y.a.	n.y.a.	677	6.9	612	3.7

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-September	1,832	84	1,916	320	64	384	37	2,176	161	2,337
1995-96										
July-September	912	92	1,004	199	27	226	31	1,142	119	1,261
<i>1994—</i>										
July	559	4	563	130	15	145	14	690	32	722
August	669	30	699	82	37	119	3	754	67	821
September	604	50	654	108	12	120	20	732	62	794
October	467	20	487	99	2	101	3	569	22	591
November	525	37	562	155	30	185	7	687	67	754
December	386	28	414	61	8	69	1	448	36	484
<i>1995—</i>										
January	332	17	349	227	4	231	—	559	21	580
February	347	41	388	68	—	68	1	416	41	457
March	444	66	510	126	4	130	2	572	70	642
April	264	22	286	40	—	40	5	309	22	331
May	329	28	357	45	6	51	3	377	34	411
June	330	41	371	72	2	74	—	402	43	445
July	284	18	302	92	8	100	3	379	26	405
August	353	44	397	33	4	37	4	390	48	438
September	275	30	305	74	15	89	24	373	45	418
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-September	2,554	84	2,638	361	86	447	38	2,940	183	3,123
1995-96										
July-September	1,446	92	1,538	241	27	268	33	1,720	119	1,839
<i>1994—</i>										
July	794	4	798	142	15	157	14	937	32	969
August	897	30	927	92	59	151	3	992	89	1,081
September	863	50	913	127	12	139	21	1,011	62	1,073
October	671	20	691	106	2	108	5	782	22	804
November	796	37	833	184	30	214	8	988	67	1,055
December	578	28	606	82	8	90	2	662	36	698
<i>1995—</i>										
January	515	17	532	237	4	241	1	753	21	774
February	553	45	598	78	2	80	1	632	47	679
March	681	66	747	154	7	161	5	840	73	913
April	403	22	425	50	—	50	6	459	22	481
May	493	30	523	52	10	62	4	549	40	589
June	513	41	554	83	2	85	7	603	43	646
July	445	18	463	102	8	110	3	550	26	576
August	564	44	608	54	4	58	5	623	48	671
September	437	30	467	85	15	100	25	547	45	592

(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-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
1995-96 July-September	77.2	6.8	84.0	13.7	1.8	15.5	90.9	8.6	99.5	26.0	54.5	82.9	171.3	208.5
1994—														
July	41.8	0.4	42.2	8.5	1.1	9.6	50.4	1.4	51.8	9.3	19.9	27.9	78.8	89.0
August	51.5	1.8	53.3	5.5	1.9	7.4	57.0	3.7	60.7	8.8	20.7	26.7	86.4	96.2
September	47.2	3.4	50.6	6.9	0.8	7.7	54.1	4.2	58.3	10.9	8.0	27.2	73.0	96.4
October	35.4	1.2	36.6	5.8	0.1	5.9	41.2	1.3	42.5	8.7	10.8	18.2	60.7	69.4
November	42.4	2.2	44.6	10.0	1.7	11.6	52.3	3.8	56.2	8.7	14.8	22.7	75.8	87.6
December	31.2	1.9	33.1	5.1	0.4	5.5	36.3	2.3	38.6	7.6	13.9	25.3	57.8	71.5
1995—														
January	28.1	1.3	29.4	18.3	0.2	18.5	46.4	1.5	47.9	6.4	5.8	14.9	58.6	69.3
February	29.2	3.5	32.7	7.7	—	7.7	36.9	3.5	40.4	5.8	11.8	21.2	54.5	67.4
March	36.2	4.5	40.6	9.9	0.3	10.1	46.0	4.7	50.8	10.1	13.1	68.6	69.2	129.5
April	22.1	1.5	23.6	2.4	—	2.4	24.5	1.5	25.9	4.9	17.1	80.1	46.5	110.9
May	27.8	2.0	29.8	2.9	0.3	3.2	30.7	2.3	33.0	7.0	16.3	26.1	53.8	66.1
June	27.3	3.1	30.4	4.9	0.1	5.0	32.2	3.2	35.4	6.8	29.0	34.1	67.6	76.2
July	24.0	1.1	25.1	6.4	0.4	6.8	30.4	1.5	31.9	7.7	21.0	29.0	59.1	68.6
August	29.4	3.0	32.4	2.2	0.3	2.5	31.6	3.3	34.9	8.9	14.0	26.2	54.4	70.1
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
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-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
1995-96 July-September	117.8	6.8	124.6	16.1	1.8	17.9	133.9	8.6	142.5	32.3	65.6	99.0	231.7	273.8
1994—														
July	59.5	0.4	59.8	9.2	1.1	10.3	68.7	1.4	70.1	12.0	22.6	33.4	102.0	115.5
August	68.8	1.8	70.6	6.1	3.0	9.1	74.8	4.8	79.7	10.9	26.5	32.6	112.1	123.2
September	65.9	3.4	69.3	8.2	0.8	9.0	74.1	4.2	78.3	13.6	12.5	33.1	100.3	125.0
October	50.3	1.2	51.5	6.2	0.1	6.3	56.5	1.3	57.8	10.3	15.3	26.7	82.1	94.9
November	62.1	2.2	64.3	11.7	1.7	13.3	73.7	3.8	77.6	10.5	19.7	30.2	103.9	118.3
December	45.7	1.9	47.6	6.9	0.4	7.3	52.6	2.3	54.9	9.4	22.9	36.2	84.8	100.6
1995—														
January	41.6	1.3	42.9	18.8	0.2	19.0	60.4	1.5	61.9	8.0	7.2	23.4	75.5	93.4
February	44.1	3.7	47.8	8.5	0.1	8.6	52.6	3.7	56.3	7.5	16.8	26.8	76.9	90.6
March	54.1	4.5	58.5	11.2	0.5	11.7	65.3	5.0	70.2	12.6	19.5	78.1	96.5	160.9
April	32.1	1.5	33.6	2.8	—	2.8	34.9	1.5	36.4	6.6	25.4	89.3	66.8	132.2
May	40.4	2.1	42.5	3.2	0.6	3.8	43.6	2.7	46.3	9.3	20.2	35.4	72.8	91.0
June	41.3	3.1	44.4	5.6	0.1	5.7	46.9	3.2	50.1	9.2	35.9	47.9	91.6	107.2
July	36.7	1.1	37.9	7.0	0.4	7.4	43.7	1.5	45.2	9.0	25.0	36.3	77.8	90.6
August	45.5	3.0	48.5	3.4	0.3	3.8	48.9	3.3	52.3	11.2	18.2	31.5	78.2	94.9
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

**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—								
July r	767	783	782	827	910	928	953	1,003
August r	798	781	772	825	892	924	941	996
September r	789	769	950	813	988	910	1,133	979
October r	733	750	740	794	841	894	853	957
November r	767	725	786	770	946	874	998	930
December r	647	692	702	736	694	842	779	891
1995—								
January r	643	652	673	691	933	796	933	836
February r	615	607	679	641	676	737	744	770
March r	636	560	661	590	800	672	812	700
April r	460	517	469	543	507	611	523	638
May r	463	483	477	506	521	565	552	593
June r	449	457	499	483	540	537	590	570
July r	416	441	427	473	515	526	532	567
August r	475	432	502	472	540	528	588	576
September r	437	428	520	478	583	530	659	587

(a) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes. (b) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average. Trend estimates for the most recent months are provisional and can be revised as data for additional months become available. See Explanatory Notes for a more detailed explanation.

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1992-93	652.7	673.8	119.1	793.0	125.1	163.6	393.3	1,038.5	1,311.3
1993-94	628.9	653.6	107.5	761.1	110.4	194.0	348.9	1,023.9	1,220.5
1994-95	527.5	551.0	97.4	648.4	104.4	224.7	453.0	945.3	1,205.8
1994—									
Mar. qtr.	134.3	140.1	24.6	164.7	25.0	54.1	90.7	234.6	280.4
June qtr.	158.2	169.1	31.9	201.0	28.0	38.6	87.3	253.0	316.2
Sept. qtr.	171.3	176.3	26.0	202.3	32.2	57.0	91.6	281.2	326.1
Dec. qtr.	137.1	141.7	24.5	166.3	26.3	53.3	85.8	239.6	278.4
1995—									
Mar. qtr.	120.4	128.6	35.7	164.3	24.2	39.9	117.8	219.3	306.4
June qtr.	98.6	104.4	11.1	115.5	21.7	74.5	157.8	205.1	295.0

(a) See paragraphs 24 to 26 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

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

Class of building	1993-94		July-September		1995		
	1993-94	1994-95	1994-95	1995-96	July	August	September
PRIVATE SECTOR							
New houses	695.1	605.8	194.1	117.8	36.7	45.5	35.6
New other residential buildings	98.5	98.4	23.5	16.1	7.0	3.4	5.7
<i>Total new residential building</i>	<i>793.6</i>	<i>704.2</i>	<i>217.7</i>	<i>133.9</i>	<i>43.7</i>	<i>48.9</i>	<i>41.3</i>
Alterations and additions to residential buildings	120.7	116.6	35.0	32.2	9.0	11.1	12.1
Hotels, etc.	5.0	4.2	1.0	1.1	0.6	0.3	0.2
Shops	40.8	51.3	15.2	11.2	2.4	4.7	4.0
Factories	18.2	25.0	4.7	8.8	1.7	4.0	3.0
Offices	39.1	34.3	5.2	7.3	2.3	4.0	1.0
Other business premises	24.8	59.2	18.3	18.0	11.2	3.2	3.6
Educational	18.2	17.3	4.2	5.4	3.6	1.2	0.6
Religious	1.9	3.0	2.2	0.7	0.7	0.1	—
Health	26.9	26.5	8.8	9.0	0.3	0.2	6.5
Entertainment and recreational	15.9	9.7	1.2	1.6	1.3	0.1	0.2
Miscellaneous	17.6	14.0	1.0	2.5	0.9	0.4	1.1
<i>Total non-residential building</i>	<i>208.4</i>	<i>244.7</i>	<i>61.7</i>	<i>65.6</i>	<i>25.0</i>	<i>18.2</i>	<i>22.3</i>
Total	1,122.8	1,065.4	314.4	231.7	77.8	78.2	75.7
PUBLIC SECTOR							
New houses	27.5	27.0	5.6	6.8	1.1	3.0	2.7
New other residential buildings	17.8	8.5	4.9	1.8	0.4	0.3	1.1
<i>Total new residential building</i>	<i>45.3</i>	<i>35.5</i>	<i>10.5</i>	<i>8.6</i>	<i>1.5</i>	<i>3.3</i>	<i>3.8</i>
Alterations and additions to residential buildings	1.5	3.3	1.5	0.1	—	0.1	—
Hotels, etc.	0.9	0.4	—	—	—	—	—
Shops	3.0	3.1	0.1	0.5	0.1	0.3	0.1
Factories	3.2	5.5	3.5	1.0	—	—	1.0
Offices	25.0	92.5	21.9	7.8	3.6	0.9	3.3
Other business premises	7.9	13.2	0.6	0.9	0.8	0.1	—
Educational	130.2	92.5	4.8	7.3	2.6	1.9	2.8
Religious	—	—	—	—	—	—	—
Health	9.5	16.0	1.5	0.4	—	0.1	0.3
Entertainment and recreational	4.4	9.7	1.8	1.4	0.4	—	0.9
Miscellaneous	13.6	15.5	3.2	14.2	3.8	10.0	0.4
<i>Total non-residential building</i>	<i>166.8</i>	<i>248.6</i>	<i>37.3</i>	<i>33.4</i>	<i>11.3</i>	<i>13.3</i>	<i>8.8</i>
Total	213.5	287.4	49.2	42.1	12.8	16.7	12.5
TOTAL							
New houses	722.6	632.8	199.7	124.6	37.9	48.5	38.2
New other residential buildings	116.3	106.9	28.4	17.9	7.4	3.8	6.8
<i>Total new residential building</i>	<i>838.9</i>	<i>739.7</i>	<i>228.1</i>	<i>142.5</i>	<i>45.2</i>	<i>52.3</i>	<i>45.0</i>
Alterations and additions to residential buildings	122.2	119.9	36.5	32.3	9.0	11.2	12.1
Hotels, etc.	5.9	4.7	1.0	1.1	0.6	0.3	0.2
Shops	43.8	54.4	15.2	11.7	2.5	5.0	4.1
Factories	21.3	30.6	8.2	9.7	1.7	4.0	4.0
Offices	64.1	126.8	27.1	15.1	5.9	4.9	4.3
Other business premises	31.8	72.4	18.8	18.8	12.0	3.3	3.6
Educational	118.4	109.7	9.0	12.7	6.2	3.1	3.4
Religious	1.9	3.0	2.2	0.7	0.7	0.1	—
Health	36.4	42.6	10.3	9.4	0.3	0.4	8.8
Entertainment and recreational	20.4	19.4	3.0	2.9	1.8	0.1	1.1
Miscellaneous	31.2	29.6	4.2	16.7	4.7	10.4	1.6
<i>Total non-residential building</i>	<i>375.2</i>	<i>493.2</i>	<i>99.1</i>	<i>99.0</i>	<i>56.3</i>	<i>31.5</i>	<i>31.1</i>
Total	1,336.3	1,352.8	363.7	273.8	90.6	94.9	88.2

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1995 July	2	0.1	—	—	1	0.5	—	—	—	—	3	0.6
August	2	0.3	—	—	—	—	—	—	—	—	2	0.3
September	2	0.2	—	—	—	—	—	—	—	—	2	0.2
SHOPS												
1995 July	8	0.8	6	1.7	—	—	—	—	—	—	14	2.5
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
FACTORIES												
1995 July	5	0.4	2	0.6	1	0.7	—	—	—	—	8	1.7
August	3	0.4	2	0.6	—	—	1	3.0	—	—	6	4.0
September	12	1.2	1	0.3	1	1.0	1	1.6	—	—	15	4.0
OFFICES												
1995 July	16	1.3	5	1.5	2	1.3	1	1.9	—	—	24	5.9
August	20	1.7	8	2.6	1	0.6	—	—	—	—	29	4.9
September	11	1.0	4	0.9	1	0.9	1	1.4	—	—	17	4.3
OTHER BUSINESS PREMISES												
1995 July	18	1.7	4	1.0	1	0.8	—	—	1	8.5	24	12.0
August	11	1.2	3	0.7	2	1.4	—	—	—	—	16	3.3
September	17	1.8	7	1.8	—	—	—	—	—	—	24	3.6
EDUCATIONAL												
1995 July	5	0.8	4	1.5	2	1.5	2	2.4	—	—	13	6.2
August	4	0.5	4	1.2	2	1.4	—	—	—	—	10	3.1
September	4	0.3	2	0.7	1	0.8	1	1.6	—	—	8	3.4
RELIGIOUS												
1995 July	1	0.1	2	0.6	—	—	—	—	—	—	3	0.7
August	1	0.1	—	—	—	—	—	—	—	—	1	0.1
September	—	—	—	—	—	—	—	—	—	—	—	—
HEALTH												
1995 July	—	—	1	0.3	—	—	—	—	—	—	1	0.3
August	2	0.1	1	0.2	—	—	—	—	—	—	3	0.4
September	3	0.3	2	0.4	—	—	—	—	1	8.0	6	8.8
ENTERTAINMENT AND RECREATIONAL												
1995 July	2	0.2	4	1.1	1	0.5	—	—	—	—	7	1.8
August	1	0.1	—	—	—	—	—	—	—	—	1	0.1
September	3	0.4	—	—	1	0.7	—	—	—	—	4	1.1
MISCELLANEOUS												
1995 July	10	0.8	1	0.2	2	1.2	1	2.5	—	—	14	4.7
August	7	0.7	—	—	—	—	—	—	1	9.7	8	10.4
September	12	1.3	1	0.3	—	—	—	—	—	—	13	1.6
TOTAL NON-RESIDENTIAL BUILDING												
1995 July	67	6.2	29	8.4	10	6.4	4	6.8	1	8.5	111	36.3
August	70	6.9	27	7.9	6	4.0	1	3.0	1	9.7	105	31.5
September	75	7.7	20	5.5	5	4.2	4	5.8	1	8.0	105	31.1

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

<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	9	1,035	—	—	9	1,035
Brick-veneer	201	16,117	30	2,670	231	18,787
Timber	—	—	—	—	—	—
Fibre cement	6	325	—	—	6	325
Steel, aluminium or other materials	—	—	—	—	—	—
Not stated	59	6,349	—	—	59	6,349
Total houses	275	23,826	30	2,670	305	26,496
<i>Other residential buildings</i>	<i>74</i>	<i>5,100</i>	<i>15</i>	<i>1,102</i>	<i>89</i>	<i>6,202</i>
Total residential buildings	349	28,926	45	3,773	394	32,699
REST OF SOUTH AUSTRALIA						
Houses —						
Brick, stone or concrete	30	2,545	—	—	30	2,545
Brick-veneer	71	5,599	—	—	71	5,599
Timber	5	122	—	—	5	122
Fibre cement	39	2,006	—	—	39	2,006
Steel, aluminium or other materials	—	—	—	—	—	—
Not stated	17	1,477	—	—	17	1,477
Total houses	162	11,749	—	—	162	11,749
<i>Other residential buildings</i>	<i>11</i>	<i>595</i>	<i>—</i>	<i>—</i>	<i>11</i>	<i>595</i>
Total residential buildings	173	12,344	—	—	173	12,344
TOTAL SOUTH AUSTRALIA						
Houses —						
Brick, stone or concrete	39	3,580	—	—	39	3,580
Brick-veneer	272	21,716	30	2,670	302	24,386
Timber	5	122	—	—	5	122
Fibre cement	45	2,331	—	—	45	2,331
Steel, aluminium or other materials	—	—	—	—	—	—
Not stated	76	7,826	—	—	76	7,826
Total houses	437	35,575	30	2,670	467	38,245
<i>Other residential buildings</i>	<i>85</i>	<i>5,695</i>	<i>15</i>	<i>1,102</i>	<i>100</i>	<i>6,797</i>
Total residential buildings	522	41,270	45	3,773	567	45,042

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

TABLE 8. SUMMARY OF BUILDING APPROVED BY STATISTICAL DIVISION, SEPTEMBER 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	275	23,826	74	5,100	349	28,926	9,426	19,464	57,815
Outer Adelaide	55	4,284	2	105	57	4,389	1,070	1,019	6,478
Yorke and Lower North	16	1,079	—	—	16	1,079	371	—	1,451
Murray Lands	24	1,660	4	216	28	1,876	410	439	2,724
South East	23	1,780	2	84	25	1,864	147	1,120	3,130
Eyre	15	1,111	3	190	18	1,301	176	60	1,537
Northern	29	1,835	—	—	29	1,835	473	248	2,555
South Australia	437	35,575	85	5,695	522	41,270	12,073	22,349	75,691
PUBLIC SECTOR									
Adelaide	30	2,670	15	1,102	45	3,773	—	8,222	11,995
Outer Adelaide	—	—	—	—	—	—	—	211	211
Yorke and Lower North	—	—	—	—	—	—	—	—	—
Murray Lands	—	—	—	—	—	—	—	—	—
South East	—	—	—	—	—	—	—	60	60
Eyre	—	—	—	—	—	—	—	—	—
Northern	—	—	—	—	—	—	—	279	279
South Australia	30	2,670	15	1,102	45	3,773	—	8,773	12,545
TOTAL									
Adelaide	305	26,496	89	6,202	394	32,699	9,426	27,686	69,810
Outer Adelaide	55	4,284	2	105	57	4,389	1,070	1,230	6,689
Yorke and Lower North	16	1,079	—	—	16	1,079	371	—	1,451
Murray Lands	24	1,660	4	216	28	1,876	410	439	2,724
South East	23	1,780	2	84	25	1,864	147	1,180	3,191
Eyre	15	1,111	3	190	18	1,301	176	60	1,537
Northern	29	1,835	—	—	29	1,835	473	527	2,834
South Australia	467	38,245	100	6,797	567	45,042	12,073	31,121	88,237

(a) Excludes Conversions, etc.

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

Statistical division	New other residential building									Total new residential building
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Adelaide	305	12	6	18	10	50	11	71	89	394
Outer Adelaide	55	2	—	2	—	—	—	—	2	57
Yorke and Lower North	16	—	—	—	—	—	—	—	—	16
Murray Lands	24	4	—	4	—	—	—	—	4	28
South East	23	2	—	2	—	—	—	—	2	25
Eyre	15	3	—	3	—	—	—	—	3	18
Northern	29	—	—	—	—	—	—	—	—	29
South Australia	467	23	6	29	10	50	11	71	100	567
VALUE (\$'000)										
Adelaide	26,496	719	1,373	2,092	810	2,500	800	4,110	6,202	32,699
Outer Adelaide	4,284	105	—	105	—	—	—	—	105	4,389
Yorke and Lower North	1,079	—	—	—	—	—	—	—	—	1,079
Murray Lands	1,660	216	—	216	—	—	—	—	216	1,876
South East	1,780	84	—	84	—	—	—	—	84	1,864
Eyre	1,111	190	—	190	—	—	—	—	190	1,301
Northern	1,835	—	—	—	—	—	—	—	—	1,835
South Australia	38,245	1,314	1,373	2,687	810	2,500	800	4,110	6,797	45,042

(a) Excludes Conversions, etc.

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

Statistical local area	New residential buildings (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
ADELAIDE STATISTICAL DIVISION										
Adelaide (C)	2	—	181	50	11	3,300	310	1,415	2,751	6,542
Brighton (C)	2	—	100	—	—	—	170	—	—	270
Burnside (C)	4	—	566	10	—	810	1,221	100	750	3,347
Campbelltown (C)	16	—	1,325	2	—	115	246	8,075	8,075	9,761
East Torrens (DC)	1	—	165	—	—	—	253	—	—	418
Elizabeth (C)	—	—	—	—	—	—	12	—	—	12
Enfield (C) Pt A & Pt B	11	21	2,769	—	2	109	95	478	478	3,451
Gawler (M)	7	—	584	—	—	—	11	—	—	594
Glenclg (C)	1	—	90	4	—	250	183	149	149	672
Happy Valley (C)	13	—	1,389	—	—	—	55	800	800	2,244
Henley & Grange (C)	1	—	127	—	—	—	206	110	1,548	1,881
Hindmarsh and Woodville (C)	20	—	2,025	2	—	80	689	1,230	2,459	5,253
Kensington & Norwood (C)	2	—	160	—	—	—	75	100	934	1,169
Marion (C)	17	—	1,805	2	—	165	727	240	240	2,937
Mitcham (C)	7	—	771	2	—	1,000	1,059	400	680	3,511
Munno Para (C)	40	—	2,849	—	—	—	118	100	100	3,067
Noarlunga (C)	26	4	2,248	—	—	—	154	135	135	2,536
Payneham (C)	1	—	60	—	—	—	157	250	250	467
Port Adelaide (C)	8	4	1,111	—	2	193	45	465	645	1,994
Prospect (C)	—	—	—	—	—	—	437	—	—	437
St Peters (M)	1	—	100	—	—	—	144	—	135	379
Salisbury (C)	24	—	1,612	—	—	—	161	408	2,548	4,321
Stirling (DC)	6	—	626	—	—	—	447	625	625	1,698
Tea Tree Gully (C)	37	1	3,343	—	—	—	455	2,898	2,898	6,695
Thebarton (M)	1	—	55	—	—	—	50	—	—	105
Unley (C)	9	—	804	2	—	180	1,058	—	—	2,042
Walkerville (M)	4	—	460	—	—	—	135	—	—	595
West Torrens (C)	4	—	385	—	—	—	607	826	826	1,817
Willunga (DC)	10	—	788	—	—	—	147	660	660	1,594
Unincorporated	—	—	—	—	—	—	—	—	—	—
Adelaide (SD)	275	30	26,496	74	15	6,202	9,426	19,464	27,686	69,810
REST OF STATE										
Barossa (DC)	—	—	—	—	—	—	14	—	—	14
Light (DC)	3	—	284	—	—	—	15	—	211	510
Mallala (DC)	3	—	195	—	—	—	36	—	—	231
Mount Barker (DC)	9	—	747	—	—	—	212	90	90	1,049
Mount Gambier (C)	19	—	1,500	—	—	—	35	565	565	2,100
Murray Bridge (RC)	6	—	355	—	—	—	130	—	—	486
Northern Yorke Peninsula (DC)	2	—	68	—	—	—	—	—	—	68
Port Augusta (C)	6	—	248	—	—	—	94	—	148	490
Port Elliot & Goolwa (DC)	11	—	861	—	—	—	172	—	—	1,033
Port Lincoln (C)	5	—	455	3	—	190	61	—	—	706
Port Pirie (C)	3	—	275	—	—	—	30	—	—	305
Roxby Downs (M)	—	—	—	—	—	—	36	—	—	36
Strathalbyn (DC)	1	—	60	—	—	—	21	—	—	81
Victor Harbor (DC)	13	—	978	—	—	—	127	80	80	1,185
Whyalla (C)	3	—	195	—	—	—	98	—	—	293
Other	78	—	5,527	8	—	405	1,565	2,150	2,342	9,839
Rest of State	162	—	11,749	11	—	595	2,647	2,885	3,436	18,426
SOUTH AUSTRALIA										
South Australia	437	30	38,245	85	15	6,797	12,073	22,349	31,121	88,237

(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. 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 2.4* (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)

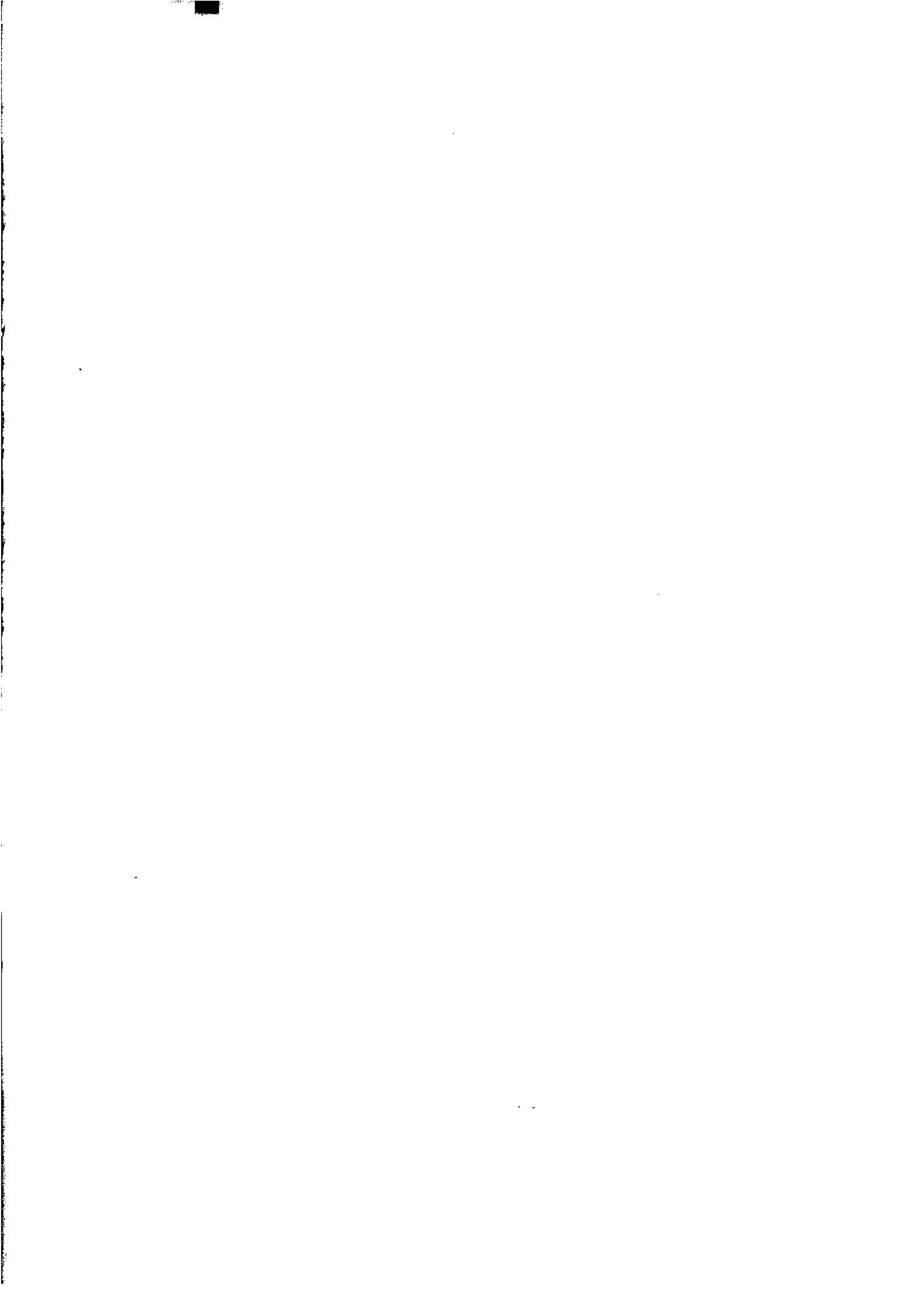
30. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (1101.0). The ABS also issues, on Tuesdays and Fridays, a *Release Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Publications Advice are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





For more information ...

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