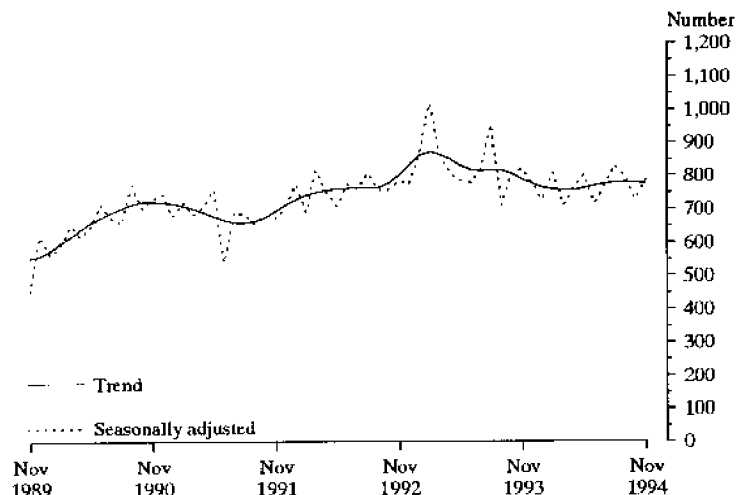


BUILDING APPROVALS, SOUTH AUSTRALIA, NOVEMBER 1994

SUMMARY OF FINDINGS

PRIVATE HOUSES APPROVED



Residential Building

- The trend estimate for private sector houses for November 1994 was 777, slightly lower than the revised October figure of 779. This trend has levelled out from the downward trend shown last month.
- The seasonally adjusted number of private sector houses rose by 8.2% from 729 in October to 789 this month. In seasonally adjusted terms the total number of dwelling units also increased this month from the October figure of 823 to 991 which represents an increase of 20.4%.
- In original terms the number of dwellings approved rose by 31.0% from 799 in October 1994 to be 1,047 this month. The number of private sector houses that were approved in South Australia was 796 which is an increase of 18.6% over the October figure of 671.
- The number of private houses approved within the Adelaide Statistical Division (ASD) increased from 467 in October to 525 this month which represented a rise of 12.4%. For November the council areas that recorded the highest number of private sector houses approved were

Tea Tree Gully (81), Munno Para (68), Salisbury (63) and Noarlunga (49). As was the case last month, Mount Barker (23) was the only council outside the ASD to approve more than 20 private houses.

- The value of new residential approvals for South Australia was \$77.6 million which was an increase of 34.3% on the previous months total of \$57.8 million. The value of alterations and additions to residential buildings remained steady with a figure of \$10.5 million.

Non-Residential Building

- The value of non-residential building approved during November was \$30.2 million with the private sector accounting for \$19.7 million and the public sector \$10.5 million. Of the total, factories accounted for \$6.5 million, offices \$5.4 million and education \$5.1 million.
- As with last month no projects were approved with a value over \$5 million. However, there were nine jobs this month that fell within the range of \$1 million to \$5 million with three of these being factory approvals.

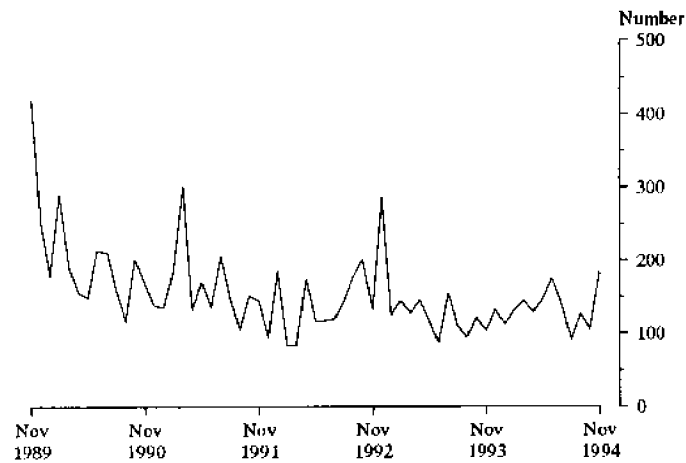
As part of the redesign of the Australian Building Approvals publication 8731.0, dwelling units approved as part of alterations and additions to existing buildings (including conversions to dwelling units) and as part of the construction of non-residential buildings have been included in the body of some tables, instead of as a footnote. This change has not been reflected in this current State publication, although it will be implemented in the near future.

Please be aware of this when comparing figures from this publication with State figures in the Australian publication.

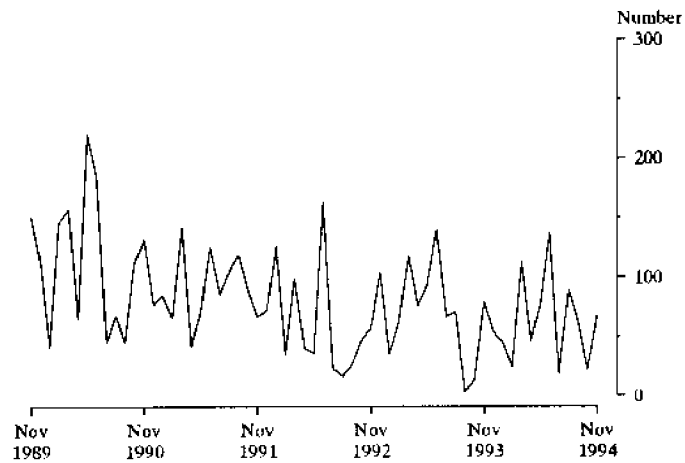
INQUIRIES

- 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.

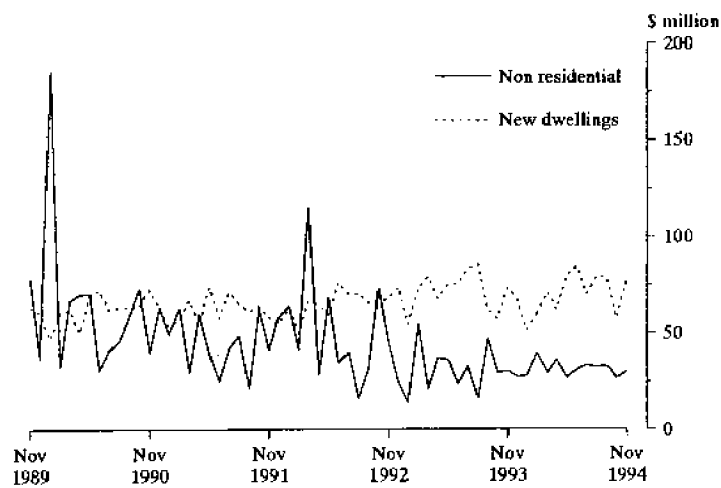
**OTHER RESIDENTIAL BUILDINGS APPROVED
PRIVATE SECTOR**



**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 June 1994 to November 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 (December 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 December 1994, the trend estimate for that month would be 814, a movement of 1.7%. The movements in the trend estimates for September, October and November which are currently estimated to be 0.1%, -0.2%, and -0.3% respectively, would be revised to 0.7%, 1.0% and 1.2%. On the other hand, a 9% seasonally adjusted decline in the number of private sector houses approved in December 1994 would produce a trend estimate for December of 752, a movement of -1.0%, with the movements in the trend estimates for September, October and November being revised to -0.4%, -1.0% and -1.3% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	<i>Revised trend estimate if December 1994 seasonally adjusted estimate</i>					
	<i>Trend estimate</i>		<i>is up 9% on November 1994</i>		<i>is down 9% on November 1994</i>	
	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>
1994—						
June	770	1.0	768	0.8	771	1.2
July	775	0.7	773	0.6	778	0.9
August	779	0.5	778	0.7	780	0.3
September	780	0.1	784	0.7	777	-0.4
October	779	-0.2	791	1.0	769	-1.0
November	777	-0.3	801	1.2	759	-1.3
December	n.y.a.	n.y.a.	814	1.7	752	-1.0

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	<i>Revised trend estimate if December 1994 seasonally adjusted estimate</i>					
	<i>Trend estimate</i>		<i>is up 11% on November 1994</i>		<i>is down 11% on November 1994</i>	
	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>
1994—						
June	985	1.0	983	0.8	987	1.2
July	987	0.2	983	0.1	990	0.4
August	983	0.4	981	0.2	985	0.6
September	977	-0.7	982	0.1	973	-1.2
October	970	-0.8	989	0.7	958	-1.5
November	960	-1.0	1,000	1.1	941	-1.8
December	n.y.a.	n.y.a.	1,017	1.7	928	-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-November	3,009	109	3,118	529	118	647	3,538	227	3,765
1994-95									
July-November	2,824	141	2,965	574	96	670	3,398	237	3,635
1993—									
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
October	467	20	487	99	2	101	566	22	588
November	525	37	562	155	30	185	680	67	747
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-November	4,272	111	4,383	586	122	708	4,858	233	5,091
1994-95									
July-November	4,021	141	4,162	651	118	769	4,672	259	4,931
1993—									
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
October	671	20	691	106	2	108	777	22	799
November	796	37	833	184	30	214	980	67	1,047

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 8 such dwelling units approved in November 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-November	221.5	7.4	228.9	33.4	8.2	41.7	254.9	15.7	270.6	43.9	73.9	127.9	372.5	442.3
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
1993— 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
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
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-November	309.3	7.6	316.9	36.9	8.5	45.4	346.3	16.1	362.3	53.1	91.0	156.1	490.1	571.5
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
1993— 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
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

**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—								
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	712	755	755	792	858	889	930	951
April	761	755	798	794	897	897	957	962
May r	803	762	850	802	958	906	1,040	975
June r	718	770	778	810	893	913	967	985
July r	768	775	795	816	899	914	950	987
August r	830	779	789	820	923	914	953	983
September r	795	780	953	820	963	913	1,141	977
October r	729	779	739	816	810	915	823	970
November	789	777	798	810	982	916	991	960

(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)

(\$ 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	573.0	588.0	121.7	709.8	116.4	330.1	591.9	1,109.6	1,418.2
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	107.6	761.2	110.4	194.1	349.2	1,024.1	1,220.8
1993—									
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.	134.3	140.1	24.6	164.7	25.0	54.1	90.8	234.6	280.5
June qtr.	158.2	169.1	31.9	201.0	28.0	38.7	87.4	253.3	316.4
Sept. qtr.	171.3	176.3	26.1	202.4	32.2	57.2	91.9	281.7	326.5

(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	(\$ millions)						
	1992-93	1993-94	July-November		1994		
			1993-94	1994-95	September	October	November
PRIVATE SECTOR							
New houses	691.4	695.1	309.3	306.5	65.9	50.3	62.1
New other residential buildings	106.4	98.5	36.9	41.4	8.2	6.2	11.7
Total new residential building	797.8	793.6	346.3	347.9	74.1	56.5	73.7
Alterations and additions to residential buildings	129.9	120.7	52.8	55.8	13.6	10.2	10.5
Hotels, etc.	5.4	5.0	1.4	1.7	0.2	0.2	0.5
Shops	35.9	40.8	23.7	20.3	2.1	3.0	2.1
Factories	17.9	18.2	6.0	12.3	0.3	3.0	4.6
Offices	27.7	39.1	16.9	12.6	2.7	3.3	4.1
Other business premises	32.0	24.8	12.4	24.4	2.5	1.8	4.4
Educational	14.3	18.2	7.7	7.4	1.2	1.3	1.8
Religious	5.8	1.9	0.6	2.2	0.1	0.1	—
Health	19.7	26.9	9.5	10.3	2.6	1.2	0.3
Entertainment and recreational	4.4	15.9	4.9	2.5	0.3	0.6	0.7
Miscellaneous	10.9	17.6	7.9	3.1	0.5	0.9	1.2
Total non-residential building	174.0	208.4	91.0	96.8	12.5	15.3	19.7
Total	1,101.8	1,122.8	490.1	500.5	100.3	82.1	103.9
PUBLIC SECTOR							
New houses	22.3	27.5	7.6	8.9	3.4	1.2	2.2
New other residential buildings	20.8	17.8	8.5	6.6	0.8	0.1	1.7
Total new residential building	43.1	45.3	16.1	15.6	4.2	1.3	3.8
Alterations and additions to residential buildings	2.6	1.5	0.3	1.5	—	0.1	—
Hotels, etc.	1.0	0.9	0.7	—	—	—	—
Shops	3.9	3.0	1.0	0.1	—	0.1	—
Factories	3.5	3.2	3.1	5.5	2.9	0.1	1.9
Offices	64.9	25.0	5.0	26.2	15.8	2.9	1.3
Other business premises	7.8	7.0	5.7	0.6	—	0.1	—
Educational	99.2	100.2	32.8	9.9	0.1	1.9	3.2
Religious	—	—	—	—	—	—	—
Health	29.0	9.5	6.0	3.3	1.4	1.7	—
Entertainment and recreational	7.1	4.4	2.5	5.4	0.4	1.6	2.0
Miscellaneous	28.0	13.6	8.3	8.2	0.1	3.0	2.0
Total non-residential building	244.4	166.8	65.0	59.3	20.5	11.4	10.5
Total	290.1	213.5	81.4	76.4	24.7	12.8	14.3
TOTAL							
New houses	713.7	722.6	316.9	315.5	69.3	51.5	64.3
New other residential buildings	127.3	116.3	45.4	48.0	9.0	6.3	13.3
Total new residential building	840.9	838.9	362.3	363.5	78.3	57.8	77.6
Alterations and additions to residential buildings	132.6	122.2	53.1	57.3	13.6	10.3	10.5
Hotels, etc.	6.4	5.9	2.0	1.7	0.2	0.2	0.5
Shops	39.8	43.8	24.7	20.4	2.1	3.1	2.1
Factories	21.4	21.3	9.1	17.8	3.2	3.1	6.5
Offices	92.6	64.1	21.9	38.8	18.5	6.2	5.4
Other business premises	39.8	31.8	18.1	25.0	2.5	1.8	4.4
Educational	113.5	118.4	40.5	17.3	1.3	3.2	5.1
Religious	5.8	1.9	0.6	2.2	0.1	0.1	—
Health	48.7	36.4	15.5	13.6	4.0	2.9	0.3
Entertainment and recreational	11.5	20.4	7.5	7.9	0.7	2.2	2.8
Miscellaneous	38.9	31.2	16.2	11.3	0.6	4.0	3.2
Total non-residential building	478.4	375.2	156.1	156.0	33.1	26.7	30.2
Total	1,391.9	1,336.3	571.5	576.8	125.0	94.9	118.3

**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 September	2	0.2	—	—	—	—	—	—	—	—	2	0.2
October	2	0.2	—	—	—	—	—	—	—	—	2	0.2
November	1	0.2	1	0.4	—	—	—	—	—	—	2	0.5
SHOPS												
1994 September	15	1.3	3	0.9	—	—	—	—	—	—	18	2.1
October	16	1.4	5	1.7	—	—	—	—	—	—	21	3.1
November	16	1.6	2	0.5	—	—	—	—	—	—	18	2.1
FACTORIES												
1994 September	3	0.3	—	—	—	—	1	2.9	—	—	4	3.2
October	6	0.8	4	1.0	—	—	1	1.3	—	—	11	3.1
November	7	0.7	3	1.0	—	—	3	4.8	—	—	13	6.5
OFFICES												
1994 September	15	1.3	2	0.6	—	—	2	6.1	1	10.5	20	18.5
October	14	1.6	7	2.1	2	1.3	1	1.2	—	—	24	6.2
November	16	1.4	5	1.4	—	—	1	2.6	—	—	22	5.4
OTHER BUSINESS PREMISES												
1994 September	8	0.6	3	1.1	1	0.8	—	—	—	—	12	2.5
October	16	1.5	1	0.4	—	—	—	—	—	—	17	1.8
November	13	1.2	4	1.0	—	—	1	2.1	—	—	18	4.4
EDUCATIONAL												
1994 September	5	0.5	1	0.3	1	0.5	—	—	—	—	7	1.3
October	9	0.9	3	0.9	2	1.4	—	—	—	—	14	3.2
November	5	0.5	2	0.5	1	0.9	2	3.2	—	—	10	5.1
RELIGIOUS												
1994 September	1	0.1	—	—	—	—	—	—	—	—	1	0.1
October	1	0.1	—	—	—	—	—	—	—	—	1	0.1
November	—	—	—	—	—	—	—	—	—	—	—	—
HEALTH												
1994 September	4	0.4	2	0.5	—	—	2	3.2	—	—	8	4.0
October	3	0.2	6	1.5	—	—	1	1.2	—	—	10	2.9
November	3	0.3	—	—	—	—	—	—	—	—	3	0.3
ENTERTAINMENT AND RECREATIONAL												
1994 September	2	0.3	1	0.4	—	—	—	—	—	—	3	0.7
October	7	0.7	3	0.8	1	0.7	—	—	—	—	11	2.2
November	5	0.4	—	—	1	0.5	1	1.8	—	—	7	2.8
MISCELLANEOUS												
1994 September	5	0.4	1	0.2	—	—	—	—	—	—	6	0.6
October	4	0.3	2	0.7	—	—	2	3.0	—	—	8	4.0
November	3	0.4	1	0.2	2	1.0	1	1.5	—	—	7	3.2
TOTAL NON-RESIDENTIAL BUILDING												
1994 September	60	5.3	13	3.9	2	1.3	5	12.1	1	10.5	81	33.1
October	78	7.6	31	8.9	5	3.5	5	6.7	—	—	119	26.7
November	69	6.7	18	5.0	4	2.4	9	16.1	—	—	100	30.2

**TABLE 7. NUMBER AND VALUE OF DWELLING UNITS (a) APPROVED
BY MATERIAL OF OUTER WALLS
NOVEMBER 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	9	1,172	—	—	9	1,172
Brick-veneer	439	34,422	35	2,055	474	36,477
Timber	—	—	—	—	—	—
Fibre cement	7	294	—	—	7	294
Steel, aluminium or other materials	1	73	—	—	1	73
Not stated	69	6,426	2	140	71	6,566
<i>Total houses</i>	<i>525</i>	<i>42,387</i>	<i>37</i>	<i>2,195</i>	<i>562</i>	<i>44,582</i>
<i>Other residential buildings</i>	<i>155</i>	<i>9,956</i>	<i>30</i>	<i>1,653</i>	<i>185</i>	<i>11,609</i>
Total residential buildings	680	52,343	67	3,848	747	56,191
REST OF SOUTH AUSTRALIA						
Houses —						
Brick, stone or concrete	25	2,240	—	—	25	2,240
Brick-veneer	151	11,983	—	—	151	11,983
Timber	10	579	—	—	10	579
Fibre cement	39	1,910	—	—	39	1,910
Steel, aluminium or other materials	3	185	—	—	3	185
Not stated	43	2,777	—	—	43	2,777
<i>Total houses</i>	<i>271</i>	<i>19,674</i>	<i>—</i>	<i>—</i>	<i>271</i>	<i>19,674</i>
<i>Other residential buildings</i>	<i>29</i>	<i>1,711</i>	<i>—</i>	<i>—</i>	<i>29</i>	<i>1,711</i>
Total residential buildings	300	21,385	—	—	300	21,385
TOTAL SOUTH AUSTRALIA						
Houses —						
Brick, stone or concrete	34	3,412	—	—	34	3,412
Brick-veneer	590	46,405	35	2,055	625	48,459
Timber	10	579	—	—	10	579
Fibre cement	46	2,205	—	—	46	2,205
Steel, aluminium or other materials	4	258	—	—	4	258
Not stated	112	9,203	2	140	114	9,343
<i>Total houses</i>	<i>796</i>	<i>62,061</i>	<i>37</i>	<i>2,195</i>	<i>833</i>	<i>64,255</i>
<i>Other residential buildings</i>	<i>184</i>	<i>11,667</i>	<i>30</i>	<i>1,653</i>	<i>214</i>	<i>13,320</i>
Total residential buildings	980	73,728	67	3,848	1,047	77,575

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

TABLE 8. SUMMARY OF BUILDING APPROVED BY STATISTICAL DIVISION, NOVEMBER 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	525	42,387	155	9,956	680	52,343	8,658	14,774	75,774
Outer Adelaide	142	10,664	16	1,134	158	11,797	855	2,590	15,242
Yorke and Lower North	22	1,261	—	—	22	1,261	81	517	1,860
Murray Lands	36	2,423	4	218	40	2,641	356	590	3,587
South East	31	2,509	4	180	35	2,689	210	685	3,584
Eyre	16	824	—	—	16	824	52	200	1,076
Northern	24	1,993	5	180	29	2,173	266	384	2,823
South Australia	796	62,061	184	11,667	980	73,728	10,478	19,740	103,946
PUBLIC SECTOR									
Adelaide	37	2,195	30	1,653	67	3,848	—	7,954	11,802
Outer Adelaide	—	—	—	—	—	—	—	505	505
Yorke and Lower North	—	—	—	—	—	—	—	—	—
Murray Lands	—	—	—	—	—	—	—	400	400
South East	—	—	—	—	—	—	—	139	139
Eyre	—	—	—	—	—	—	—	—	—
Northern	—	—	—	—	—	—	—	1,500	1,500
South Australia	37	2,195	30	1,653	67	3,848	—	10,498	14,346
TOTAL									
Adelaide	562	44,582	185	11,609	747	56,191	8,658	22,728	87,577
Outer Adelaide	142	10,664	16	1,134	158	11,797	855	3,095	15,747
Yorke and Lower North	22	1,261	—	—	22	1,261	81	517	1,860
Murray Lands	36	2,423	4	218	40	2,641	356	990	3,987
South East	31	2,509	4	180	35	2,689	210	824	3,723
Eyre	16	824	—	—	16	824	52	200	1,076
Northern	24	1,993	5	180	29	2,173	266	1,884	4,323
South Australia	833	64,255	214	13,320	1,047	77,575	10,478	30,238	118,292

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

TABLE 2.—NEW DWELLING UNITS, 1955-56										
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					
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
									Total	
NUMBER OF DWELLING UNITS										
Adelaide	562	114	71	185	—	—	—	—	185	747
Outer Adelaide	142	16	—	16	—	—	—	—	16	158
Yorke and Lower North	22	—	—	—	—	—	—	—	—	22
Murray Lands	36	4	—	4	—	—	—	—	4	40
South East	31	4	—	4	—	—	—	—	4	35
Eyre	16	—	—	—	—	—	—	—	—	16
Northern	24	5	—	5	—	—	—	—	5	29
South Australia	833	143	71	214	—	—	—	—	214	1,047
VALUE (\$'000)										
Adelaide	44,582	6,923	4,686	11,609	—	—	—	—	11,609	56,191
Outer Adelaide	10,664	1,134	—	1,134	—	—	—	—	1,134	11,797
Yorke and Lower North	1,261	—	—	—	—	—	—	—	—	1,261
Murray Lands	2,423	218	—	218	—	—	—	—	218	2,641
South East	2,509	180	—	180	—	—	—	—	180	2,689
Eyre	824	—	—	—	—	—	—	—	—	824
Northern	1,993	180	—	180	—	—	—	—	180	2,173
South Australia	64,255	8,634	4,686	13,320	—	—	—	—	13,320	77,575

TABLE 10. BUILDING APPROVED BY SELECTED STATISTICAL LOCAL AREA, NOVEMBER 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	—	300	22	—	1,400	120	898	1,485	3,305
Brighton (C)	5	—	320	2	—	120	179	—	133	752
Burnside (C)	18	—	2,455	21	—	1,363	995	3,709	5,636	10,450
Campbelltown (C)	26	3	2,357	—	12	696	230	264	264	3,547
East Torrens (DC)	—	—	—	—	—	—	—	—	—	—
Elizabeth (C)	—	—	—	—	—	—	35	79	79	114
Enfield (C) Pt A & Pt B	27	6	2,290	—	12	582	216	830	830	3,918
Gawler (M)	21	—	1,547	8	—	502	78	1,790	2,067	4,193
Glenelg (C)	3	—	228	2	—	152	50	215	215	645
Happy Valley (C)	25	2	2,711	—	—	—	241	160	230	3,182
Henley & Grange (C)	1	—	80	—	—	—	267	—	—	347
Hindmarsh and Woodville (C)	24	—	2,082	4	2	351	458	511	581	3,473
Kensington & Norwood (C)	1	—	200	8	—	682	93	564	564	1,539
Marion (C)	25	7	2,365	14	2	1,062	551	435	435	4,412
Mitcham (C)	9	—	1,319	—	—	—	1,050	340	1,210	3,579
Munno Para (C)	68	—	4,572	—	—	—	153	—	—	4,724
Noarlunga (C)	49	11	4,415	4	2	331	422	310	2,380	7,547
Payneham (C)	12	—	887	4	—	330	194	100	100	1,511
Port Adelaide (C)	17	—	1,344	20	—	1,185	141	165	165	2,835
Prospect (C)	3	—	195	4	—	253	411	130	130	989
St Peters (M)	—	—	—	—	—	—	139	450	450	589
Salisbury (C)	63	—	3,833	4	—	98	210	3,065	4,965	9,106
Stirling (DC)	8	—	968	—	—	—	377	—	—	1,345
Tea Tree Gully (C)	81	8	7,322	9	—	450	455	—	—	8,226
Thebarton (M)	1	—	96	—	—	—	92	—	50	238
Unley (C)	7	—	787	7	—	504	839	213	213	2,343
Walkerville (M)	1	—	120	2	—	300	186	—	—	606
West Torrens (C)	12	—	822	18	—	1,099	285	546	546	2,752
Willunga (DC)	16	—	969	2	—	150	192	—	—	1,311
Unincorporated	—	—	—	—	—	—	—	—	—	—
Adelaide (SD)	525	37	44,582	155	30	11,609	8,658	14,774	22,728	87,577
REST OF STATE										
Barossa (DC)	10	—	879	—	—	—	75	—	—	954
Light (DC)	5	—	300	—	—	—	—	—	—	300
Mallala (DC)	12	—	839	—	—	—	15	—	—	854
Mount Barker (DC)	23	—	1,739	—	—	—	72	—	—	1,811
Mount Gambier (C)	10	—	978	4	—	180	80	685	685	1,923
Murray Bridge (RC)	6	—	366	2	—	118	84	330	330	898
Northern Yorke Peninsula (DC)	8	—	487	—	—	—	37	400	400	924
Port Augusta (C)	5	—	258	—	—	—	—	—	—	258
Port Elliot & Goolwa (DC)	19	—	1,161	—	—	—	38	—	—	1,200
Port Lincoln (C)	7	—	390	—	—	—	52	—	—	442
Port Pirie (C)	3	—	235	5	—	180	67	184	184	666
Roxby Downs (M)	—	—	—	—	—	—	—	—	—	—
Strathalbyn (DC)	7	—	632	4	—	234	101	2,250	2,755	3,721
Victor Harbor (DC)	19	—	1,702	4	—	380	155	—	—	2,237
Whyalla (C)	5	—	392	—	—	—	176	100	100	669
Other	132	—	9,316	10	—	620	869	1,017	3,056	13,860
Rest of State	271	—	19,674	29	—	1,711	1,821	4,966	7,510	30,716
SOUTH AUSTRALIA										
South Australia	796	37	64,255	184	30	13,320	10,478	19,740	30,238	118,292

(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 2.4* (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.

Symbols and Other Usages

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



For more information ...

The ABS publishes a wide range of information on Australia's economic and social conditions. A catalogue of publications and products is available from any of our Offices (see below for contact details).

Information Consultancy Service

Special tables or in-depth data investigations are provided by the ABS Information Consultancy Service in each of our Offices (see below for contact details).

Electronic Data Services

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

Bookshops and Subscriptions

There are over 400 titles available from the ABS Bookshops in each of our Offices. You can also receive any of our publications on a regular basis. Join our subscription mailing service and have your publications mailed to you in Australia at no additional cost. Telephone our Publications Subscription Service toll free on 008 02 06 08 Australia wide.

Sales and Inquiries

55 Currie Street, Adelaide



SYDNEY (02) 268 4611
MELBOURNE (03) 615 7000
BRISBANE (07) 222 6351
PERTH (09) 360 5140

ADELAIDE (08) 237 7100
HOBART (002) 20 5800
DARWIN (089) 43 2111
CANBERRA (06) 207 0326

NATIONAL OFFICE (CANBERRA) (06) 252 6007



Information Services, ABS, GPO Box 2272, ADELAIDE SA 5001
or any ABS Office.

