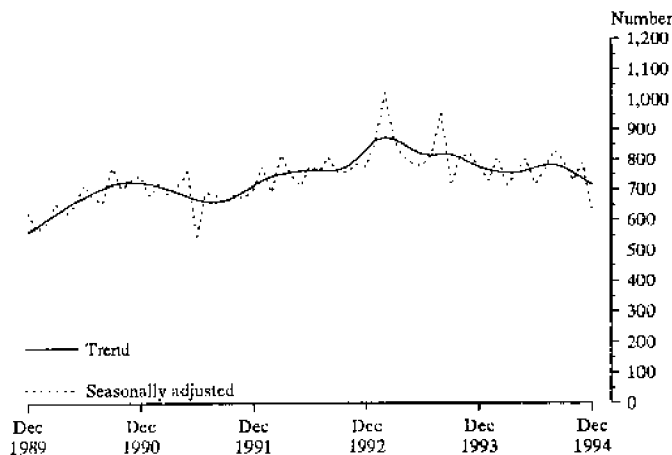


BUILDING APPROVALS, SOUTH AUSTRALIA, DECEMBER 1994

SUMMARY OF FINDINGS

PRIVATE HOUSES APPROVED



Residential Building

- The trend estimate for private sector houses for December 1994 was 715 which represents a 2.7% decrease from the revised November figure of 735. This series has reverted to the downward trend shown in October 1994.
- The seasonally adjusted number of private sector houses fell by 20.5% from the November figure of 789 to 627 this month. Although this indicator displays noticeable month-to-month movement, as shown in the above graph, it would need to increase by more than 38% next month for the trend to halt its downward path.
- In original terms the total number of dwelling units approved in December 1994 was 696 which is a fall of 33.5% from the previous month. This figure is the lowest number of dwelling units that have been approved in a month since January 1990. Also, this decrease was across all dwelling sectors with the total numbers of houses approved falling by 27.3% and other residential buildings falling by 57.9%.
- During the six months ended December 1994 there were 5,627 dwellings approved in South Australia which was a decrease of 6.5% when compared with the corresponding period of the previous year (6,016). Again this drop was across all dwelling sectors with the total number of houses approved for this six month period down by 7.3% and other residential buildings down by 1.8%.
- The number of private sector houses approved within the Adelaide Statistical Division (ASD) decreased from 525 last month to 386 in December 1994 which represented a

fall of 26.5%. The council areas that recorded the most private housing approvals were Tea Tree Gully (68), Noarlunga (59), Munno Para (44) and Hindmarsh and Woodville (36). Outside the ASD Mount Barker (25) was once again the only council to approve more than 20 private houses.

- The value of new residential building approved in December 1994 for South Australia was \$54.9 million which is a fall of 29.3% on the previous months total of \$77.6 million. The value of alterations and additions to residential buildings also dropped from \$10.5 million to \$9.4 million this month.

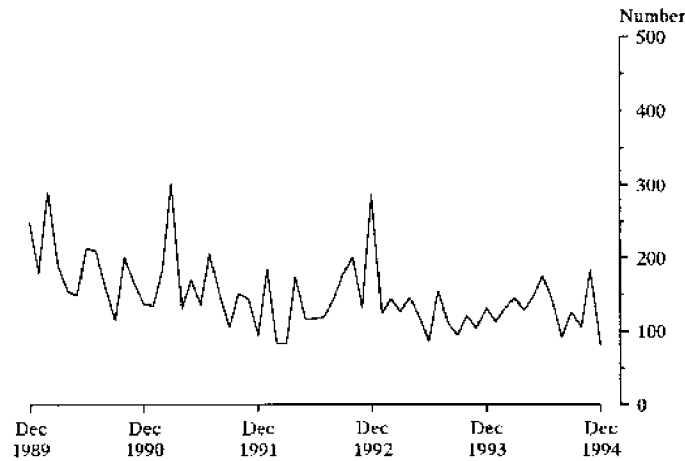
Non-Residential Building

- The value of non-residential building approved for December 1994 was \$36.2 million with the private sector responsible for \$22.9 million and the public sector \$13.3 million. Of the total, other business premises accounted for \$10.4 million, education \$8.5 million and offices \$5.8 million.
- There were two projects approved in the \$5 million and over category and four jobs within the \$1 million to \$5 million range.
- In the six months ended December 1994 the value of non-residential building approved was \$192.3 million compared with \$183.4 million for the corresponding period in 1993.

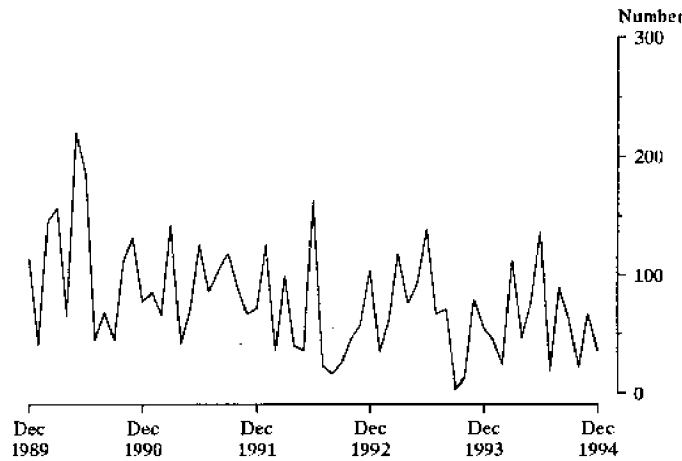
INQUIRIES

- 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.
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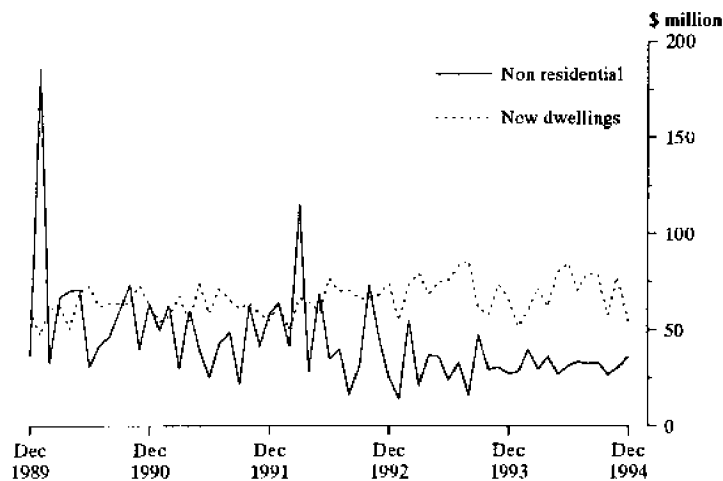
**OTHER RESIDENTIAL BUILDINGS APPROVED
PRIVATE SECTOR**



**DWELLING UNITS APPROVED
PUBLIC SECTOR**



VALUE OF BUILDING WORK APPROVED



As part of the redesign of the Australian Building Approvals publication 8731.0, commencing with the October 1994 issue, 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.

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months July 1994 to December 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 (January 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 January 1995, the trend estimate for that month would be 681, a movement of -3.7%. The movements in the trend estimates for October, November and December which are currently estimated to be -2.2%, -2.9%, and -2.7% respectively, would be revised to -2.5%, -3.2% and -3.3%. On the other hand, a 9% seasonally adjusted decline in the number of private sector houses approved in January 1995 would produce a trend estimate for January of 631, a movement of -6.4%, with the movements in the trend estimates for October, November and December being revised to -3.4%, -4.8% and -5.6% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

| | Trend estimate | | Revised trend estimate if January 1995 seasonally adjusted estimate | | | |
|-----------|----------------|-------------------------------|--|-------------------------------|-----------------------------|-------------------------------|
| | | | is up 9% on December 1994 | | is down 9% on December 1994 | |
| | No. | % change on previous month | No. | % change on previous month | No. | % change on previous month |
| 1994— | | | | | | |
| July | 781 | 1.1 | 782 | 1.2 | 784 | 1.5 |
| August | 782 | 0.2 | 783 | 0.2 | 787 | 0.4 |
| September | 773 | -1.1 | 774 | -1.2 | 776 | -1.5 |
| October | 756 | -2.2 | 755 | -2.5 | 750 | -3.4 |
| November | 735 | -2.9 | 731 | -3.2 | 713 | -4.8 |
| December | 715 | -2.7 | 707 | -3.3 | 674 | -5.6 |
| 1995— | | | | | | |
| January | n.y.a. | n.y.a. | 681 | -3.7 | 631 | -6.4 |

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

| | Trend estimate | | Revised trend estimate if January 1995 seasonally adjusted estimate | | | |
|-----------|----------------|-------------------------------|--|-------------------------------|------------------------------|-------------------------------|
| | | | is up 11% on December 1994 | | is down 11% on December 1994 | |
| | No. | % change on previous month | No. | % change on previous month | No. | % change on previous month |
| 1994— | | | | | | |
| July | 995 | 0.5 | 996 | 0.7 | 999 | 1.0 |
| August | 987 | -0.8 | 989 | -0.7 | 995 | -0.4 |
| September | 968 | -2.0 | 968 | -2.1 | 971 | -2.4 |
| October | 940 | -2.9 | 938 | -3.1 | 931 | -4.2 |
| November | 906 | -3.6 | 903 | -3.7 | 879 | -5.6 |
| December | 876 | -3.4 | 869 | -3.9 | 823 | -6.4 |
| 1995— | | | | | | |
| January | n.y.a. | n.y.a. | 836 | -3.7 | 767 | 6.8 |

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-December | 3,480 | 128 | 3,608 | 640 | 146 | 786 | 4,120 | 274 | 4,394 |
| 1994-95 | | | | | | | | | |
| July-December | 3,210 | 169 | 3,379 | 635 | 104 | 739 | 3,845 | 273 | 4,118 |
| 1993— | | | | | | | | | |
| 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 |
| December | 386 | 28 | 414 | 61 | 8 | 69 | 447 | 36 | 483 |
| 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-December | 5,011 | 130 | 5,141 | 718 | 157 | 875 | 5,729 | 287 | 6,016 |
| 1994-95 | | | | | | | | | |
| July-December | 4,599 | 169 | 4,768 | 733 | 126 | 859 | 5,332 | 295 | 5,627 |
| 1993— | | | | | | | | | |
| 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 |
| December | 578 | 28 | 606 | 82 | 8 | 90 | 660 | 36 | 696 |

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 2 such dwelling units approved in December 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-December | 258.7 | 8.4 | 267.1 | 40.3 | 9.7 | 49.9 | 298.9 | 18.1 | 317.0 | 51.4 | 82.1 | 145.0 | 432.2 | 513.4 |
| 1994-95 | | | | | | | | | | | | | | |
| July-December | 249.6 | 10.8 | 260.4 | 41.7 | 6.0 | 47.7 | 291.3 | 16.8 | 308.1 | 53.9 | 88.1 | 148.0 | 432.4 | 510.1 |
| 1993— | | | | | | | | | | | | | | |
| 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 |
| 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 |
| 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-December | 365.1 | 8.6 | 373.7 | 44.8 | 10.3 | 55.1 | 409.9 | 18.9 | 428.8 | 62.4 | 108.7 | 183.4 | 580.3 | 674.6 |
| 1994-95 | | | | | | | | | | | | | | |
| July-December | 352.3 | 10.8 | 363.1 | 48.2 | 7.1 | 55.3 | 400.5 | 17.9 | 418.4 | 66.8 | 119.7 | 192.3 | 585.2 | 677.4 |
| 1993 | | | | | | | | | | | | | | |
| 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 |
| 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 |

**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-- | | | | | | | |
| 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 | 803 | 762 | 850 | 802 | 958 | 906 | 1,040 | 975 |
| June r | 718 | 773 | 778 | 813 | 893 | 917 | 967 | 989 |
| July r | 768 | 781 | 795 | 820 | 899 | 922 | 950 | 995 |
| August r | 830 | 782 | 789 | 822 | 923 | 918 | 953 | 987 |
| September r | 795 | 773 | 953 | 814 | 963 | 903 | 1,141 | 968 |
| October r | 729 | 756 | 739 | 799 | 810 | 882 | 823 | 940 |
| November r | 789 | 735 | 798 | 779 | 982 | 856 | 991 | 906 |
| December | 627 | 715 | 693 | 760 | 701 | 832 | 763 | 876 |

(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 | 573.0 | 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 | 1992-93 | 1993-94 | July-December | | 1994 | | |
|--|----------------|----------------|---------------|--------------|-------------|--------------|--------------|
| | | | 1993-94 | 1994-95 | October | November | December |
| PRIVATE SECTOR | | | | | | | |
| New houses | 691.4 | 695.1 | 365.1 | 352.3 | 50.3 | 62.1 | 45.7 |
| New other residential buildings | 106.4 | 98.5 | 44.8 | 48.2 | 6.2 | 11.7 | 6.9 |
| <i>Total new residential building</i> | <i>797.8</i> | <i>793.6</i> | <i>409.9</i> | <i>400.5</i> | <i>56.5</i> | <i>73.7</i> | <i>52.6</i> |
| Alterations and additions to residential buildings | 129.9 | 120.7 | 61.7 | 65.1 | 10.2 | 10.5 | 9.3 |
| Hotels, etc. | 5.4 | 5.0 | 1.6 | 2.0 | 0.2 | 0.5 | 0.3 |
| Shops | 35.9 | 40.8 | 30.1 | 22.8 | 3.0 | 2.1 | 2.6 |
| Factories | 17.9 | 18.2 | 8.8 | 14.2 | 3.0 | 4.6 | 1.9 |
| Offices | 27.7 | 39.1 | 20.3 | 15.6 | 3.3 | 4.1 | 3.0 |
| Other business premises | 32.0 | 24.8 | 13.0 | 32.0 | 1.8 | 4.4 | 7.6 |
| Educational | 14.3 | 18.2 | 9.9 | 9.8 | 1.3 | 1.8 | 2.4 |
| Religious | 5.8 | 1.9 | 0.9 | 2.4 | 0.1 | — | 0.2 |
| Health | 19.7 | 26.9 | 10.5 | 10.8 | 1.2 | 0.3 | 0.5 |
| Entertainment and recreational | 4.4 | 15.9 | 5.3 | 5.9 | 0.6 | 0.7 | 3.4 |
| Miscellaneous | 10.9 | 17.6 | 8.3 | 4.1 | 0.9 | 1.2 | 1.1 |
| <i>Total non-residential building</i> | <i>174.0</i> | <i>208.4</i> | <i>108.7</i> | <i>119.7</i> | <i>15.3</i> | <i>19.7</i> | <i>32.9</i> |
| Total | 1,101.8 | 1,122.8 | 580.3 | 585.2 | 82.1 | 103.9 | 84.8 |
| PUBLIC SECTOR | | | | | | | |
| New houses | 22.3 | 27.5 | 8.6 | 10.8 | 1.2 | 2.2 | 1.9 |
| New other residential buildings | 20.8 | 17.8 | 10.3 | 7.1 | 0.1 | 1.7 | 0.4 |
| <i>Total new residential building</i> | <i>43.1</i> | <i>45.3</i> | <i>18.9</i> | <i>17.9</i> | <i>1.3</i> | <i>3.8</i> | <i>2.3</i> |
| Alterations and additions to residential buildings | 2.6 | 1.5 | 0.7 | 1.7 | 0.1 | — | 0.2 |
| Hotels, etc. | 1.0 | 0.9 | 0.7 | 0.1 | — | — | 0.1 |
| Shops | 3.9 | 3.0 | 1.6 | 0.6 | 0.1 | — | 0.5 |
| Factories | 3.5 | 3.2 | 3.2 | 5.5 | 0.1 | 1.9 | — |
| Offices | 64.9 | 25.0 | 5.8 | 28.9 | 2.9 | 1.3 | 2.7 |
| Other business premises | 7.8 | 7.0 | 5.7 | 3.5 | 0.1 | — | 2.8 |
| Educational | 99.2 | 100.2 | 39.1 | 16.1 | 1.9 | 3.2 | 6.1 |
| Religious | — | — | — | — | — | — | — |
| Health | 29.0 | 9.5 | 7.0 | 3.9 | 1.7 | — | 0.6 |
| Entertainment and recreational | 7.1 | 4.4 | 2.6 | 5.4 | 1.6 | 2.0 | — |
| Miscellaneous | 28.0 | 13.6 | 9.1 | 8.7 | 3.0 | 2.0 | 0.5 |
| <i>Total non-residential building</i> | <i>244.4</i> | <i>166.8</i> | <i>74.7</i> | <i>72.6</i> | <i>11.4</i> | <i>10.5</i> | <i>13.3</i> |
| Total | 290.1 | 213.5 | 94.3 | 92.2 | 12.8 | 14.3 | 15.8 |
| TOTAL | | | | | | | |
| New houses | 713.7 | 722.6 | 373.7 | 363.1 | 51.5 | 64.3 | 47.6 |
| New other residential buildings | 127.3 | 116.3 | 55.1 | 55.3 | 6.3 | 13.3 | 7.3 |
| <i>Total new residential building</i> | <i>840.9</i> | <i>838.9</i> | <i>428.8</i> | <i>418.4</i> | <i>57.8</i> | <i>77.6</i> | <i>54.9</i> |
| Alterations and additions to residential buildings | 132.6 | 122.2 | 62.4 | 66.8 | 10.3 | 10.5 | 9.4 |
| Hotels, etc. | 6.4 | 5.9 | 2.3 | 2.1 | 0.2 | 0.5 | 0.4 |
| Shops | 39.8 | 43.8 | 31.7 | 23.5 | 3.1 | 2.1 | 3.1 |
| Factories | 21.4 | 21.3 | 11.9 | 19.7 | 3.1 | 6.5 | 1.9 |
| Offices | 92.6 | 64.1 | 26.1 | 44.5 | 6.2 | 5.4 | 5.8 |
| Other business premises | 39.8 | 31.8 | 18.6 | 35.4 | 1.8 | 4.4 | 10.4 |
| Educational | 113.5 | 118.4 | 49.0 | 25.8 | 3.2 | 5.1 | 8.5 |
| Religious | 5.8 | 1.9 | 0.9 | 2.4 | 0.1 | — | 0.2 |
| Health | 48.7 | 36.4 | 17.5 | 14.7 | 2.9 | 0.3 | 1.1 |
| Entertainment and recreational | 11.5 | 20.4 | 8.0 | 11.3 | 2.2 | 2.8 | 3.4 |
| Miscellaneous | 38.9 | 31.2 | 17.4 | 12.8 | 4.0 | 3.2 | 1.5 |
| <i>Total non-residential building</i> | <i>418.4</i> | <i>375.2</i> | <i>183.4</i> | <i>192.3</i> | <i>26.7</i> | <i>30.2</i> | <i>36.2</i> |
| Total | 1,391.9 | 1,336.3 | 674.6 | 677.4 | 94.9 | 118.3 | 100.6 |

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 October | 2 | 0.2 | — | — | — | — | — | — | — | — | 2 | 0.2 |
| November | 1 | 0.2 | 1 | 0.4 | — | — | — | — | — | — | 2 | 0.5 |
| December | 4 | 0.4 | — | — | — | — | — | — | — | — | 4 | 0.4 |
| SHOPS | | | | | | | | | | | | |
| 1994 October | 16 | 1.4 | 5 | 1.7 | — | — | — | — | — | — | 21 | 3.1 |
| November | 16 | 1.6 | 2 | 0.5 | — | — | — | — | — | — | 18 | 2.1 |
| December | 11 | 0.9 | 4 | 1.2 | — | — | 1 | 1.0 | — | — | 16 | 3.1 |
| FACTORIES | | | | | | | | | | | | |
| 1994 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 |
| December | 1 | 0.1 | 3 | 0.8 | 1 | 1.0 | — | — | — | — | 5 | 1.9 |
| OFFICES | | | | | | | | | | | | |
| 1994 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 |
| December | 20 | 2.2 | 2 | 0.6 | 2 | 1.3 | 1 | 1.6 | — | — | 25 | 5.8 |
| OTHER BUSINESS PREMISES | | | | | | | | | | | | |
| 1994 October | 16 | 1.5 | 1 | 0.4 | — | — | — | — | — | — | 17 | 1.8 |
| November | 13 | 1.2 | 4 | 1.0 | — | — | 1 | 2.1 | — | — | 18 | 4.4 |
| December | 11 | 1.3 | 2 | 0.6 | 4 | 3.0 | — | — | 1 | 5.6 | 18 | 10.4 |
| EDUCATIONAL | | | | | | | | | | | | |
| 1994 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 |
| December | 8 | 0.8 | 4 | 1.1 | 2 | 1.7 | — | — | 1 | 5.0 | 15 | 8.5 |
| RELIGIOUS | | | | | | | | | | | | |
| 1994 October | 1 | 0.1 | — | — | — | — | — | — | — | — | 1 | 0.1 |
| November | — | — | — | — | — | — | — | — | — | — | — | — |
| December | 1 | 0.2 | — | — | — | — | — | — | — | — | 1 | 0.2 |
| HEALTH | | | | | | | | | | | | |
| 1994 October | 3 | 0.2 | 6 | 1.5 | — | — | 1 | 1.2 | — | — | 10 | 2.9 |
| November | 3 | 0.3 | — | — | — | — | — | — | — | — | 3 | 0.3 |
| December | 2 | 0.2 | 1 | 0.4 | 1 | 0.5 | — | — | — | — | 4 | 1.1 |
| ENTERTAINMENT AND RECREATIONAL | | | | | | | | | | | | |
| 1994 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 |
| December | 2 | 0.3 | — | — | — | — | 1 | 3.1 | — | — | 3 | 3.4 |
| MISCELLANEOUS | | | | | | | | | | | | |
| 1994 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 |
| December | 2 | 0.2 | 1 | 0.3 | — | — | 1 | 1.1 | — | — | 4 | 1.5 |
| TOTAL NON-RESIDENTIAL BUILDING | | | | | | | | | | | | |
| 1994 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 |
| December | 62 | 6.4 | 17 | 5.0 | 10 | 7.4 | 4 | 6.8 | 2 | 10.6 | 95 | 36.2 |

**TABLE 7. NUMBER AND VALUE OF DWELLING UNITS (a) APPROVED
BY MATERIAL OF OUTER WALLS
DECEMBER 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 | | | | | | |
| <i>Houses --</i> | | | | | | |
| Brick, stone or concrete | 6 | 1,050 | — | — | 6 | 1,050 |
| Brick-veneer | 324 | 25,462 | 19 | 1,288 | 343 | 26,750 |
| Timber | 6 | 466 | — | — | 6 | 466 |
| Fibre cement | 4 | 164 | — | — | 4 | 164 |
| Steel, aluminium or other materials | 1 | 108 | — | — | 1 | 108 |
| Not stated | 45 | 3,987 | 9 | 578 | 54 | 4,565 |
| <i>Total houses</i> | <i>386</i> | <i>31,238</i> | <i>28</i> | <i>1,865</i> | <i>414</i> | <i>33,104</i> |
| <i>Other residential buildings</i> | <i>61</i> | <i>5,078</i> | <i>8</i> | <i>421</i> | <i>69</i> | <i>5,499</i> |
| Total residential buildings | 447 | 36,316 | 36 | 2,287 | 483 | 38,603 |
| REST OF SOUTH AUSTRALIA | | | | | | |
| <i>Houses —</i> | | | | | | |
| Brick, stone or concrete | 32 | 3,192 | — | — | 32 | 3,192 |
| Brick-veneer | 86 | 6,983 | — | — | 86 | 6,983 |
| Timber | 17 | 884 | — | — | 17 | 884 |
| Fibre cement | 26 | 1,323 | — | — | 26 | 1,323 |
| Steel, aluminium or other materials | 5 | 263 | — | — | 5 | 263 |
| Not stated | 26 | 1,858 | — | — | 26 | 1,858 |
| <i>Total houses</i> | <i>192</i> | <i>14,503</i> | <i>—</i> | <i>—</i> | <i>192</i> | <i>14,503</i> |
| <i>Other residential buildings</i> | <i>21</i> | <i>1,775</i> | <i>—</i> | <i>—</i> | <i>21</i> | <i>1,775</i> |
| Total residential buildings | 213 | 16,278 | — | — | 213 | 16,278 |
| TOTAL SOUTH AUSTRALIA | | | | | | |
| <i>Houses --</i> | | | | | | |
| Brick, stone or concrete | 38 | 4,242 | — | — | 38 | 4,242 |
| Brick-veneer | 410 | 32,446 | 19 | 1,288 | 429 | 33,734 |
| Timber | 23 | 1,350 | — | — | 23 | 1,350 |
| Fibre cement | 30 | 1,487 | — | — | 30 | 1,487 |
| Steel, aluminium or other materials | 6 | 371 | — | — | 6 | 371 |
| Not stated | 71 | 5,845 | 9 | 578 | 80 | 6,423 |
| <i>Total houses</i> | <i>578</i> | <i>45,741</i> | <i>28</i> | <i>1,865</i> | <i>606</i> | <i>47,607</i> |
| <i>Other residential buildings</i> | <i>82</i> | <i>6,853</i> | <i>8</i> | <i>421</i> | <i>90</i> | <i>7,274</i> |
| Total residential buildings | 660 | 52,594 | 36 | 2,287 | 696 | 54,881 |

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

TABLE 8. SUMMARY OF BUILDING APPROVED BY STATISTICAL DIVISION, DECEMBER 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 | 386 | 31,238 | 61 | 5,078 | 447 | 36,316 | 7,571 | 13,912 | 57,799 |
| Outer Adelaide | 92 | 6,400 | 4 | 543 | 96 | 6,943 | 666 | 1,773 | 9,382 |
| Yorke and Lower North | 23 | 1,474 | — | — | 23 | 1,474 | 142 | 73 | 1,689 |
| Murray Lands | 24 | 2,058 | — | — | 24 | 2,058 | 102 | 700 | 2,860 |
| South East | 30 | 2,822 | 2 | 98 | 32 | 2,920 | 499 | 604 | 4,024 |
| Eyre | 5 | 366 | — | — | 5 | 366 | 12 | — | 378 |
| Northern | 18 | 1,383 | 15 | 1,134 | 33 | 2,517 | 294 | 5,835 | 8,645 |
| South Australia | 578 | 45,741 | 82 | 6,853 | 660 | 52,594 | 9,286 | 22,897 | 84,777 |
| PUBLIC SECTOR | | | | | | | | | |
| Adelaide | 28 | 1,865 | 8 | 421 | 36 | 2,287 | 60 | 11,390 | 13,737 |
| Outer Adelaide | — | — | — | — | — | — | — | 507 | 507 |
| Yorke and Lower North | — | — | — | — | — | — | — | 82 | 82 |
| Murray Lands | — | — | — | — | — | — | — | — | — |
| South East | — | — | — | — | — | — | — | 415 | 415 |
| Eyre | — | — | — | — | — | — | — | 98 | 98 |
| Northern | — | — | — | — | — | — | 100 | 858 | 958 |
| South Australia | 28 | 1,865 | 8 | 421 | 36 | 2,287 | 160 | 13,349 | 15,796 |
| TOTAL | | | | | | | | | |
| Adelaide | 414 | 33,104 | 69 | 5,499 | 483 | 38,603 | 7,631 | 25,302 | 71,537 |
| Outer Adelaide | 92 | 6,400 | 4 | 543 | 96 | 6,943 | 666 | 2,280 | 9,889 |
| Yorke and Lower North | 23 | 1,474 | — | — | 23 | 1,474 | 142 | 155 | 1,771 |
| Murray Lands | 24 | 2,058 | — | — | 24 | 2,058 | 102 | 700 | 2,860 |
| South East | 30 | 2,822 | 2 | 98 | 32 | 2,920 | 499 | 1,019 | 4,438 |
| Eyre | 5 | 366 | — | — | 5 | 366 | 12 | 98 | 476 |
| Northern | 18 | 1,383 | 15 | 1,134 | 33 | 2,517 | 394 | 6,692 | 9,603 |
| South Australia | 606 | 47,607 | 90 | 7,274 | 696 | 54,881 | 9,446 | 36,246 | 100,574 |

TABLE 9. NEW DWELLING UNITS APPROVED, BY TYPE AND STATISTICAL DIVISION, DECEMBER 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 | 414 | 56 | 10 | 66 | — | — | 3 | 3 | 69 | 483 |
| Outer Adelaide | 92 | — | 4 | 4 | — | — | — | — | 4 | 96 |
| Yorke and Lower North | 23 | — | — | — | — | — | — | — | — | 23 |
| Murray Lands | 24 | — | — | — | — | — | — | — | — | 24 |
| South East | 30 | 2 | — | 2 | — | — | — | — | 2 | 32 |
| Eyre | 5 | — | — | — | — | — | — | — | — | 5 |
| Northern | 18 | 15 | — | 15 | — | — | — | — | 15 | 33 |
| South Australia | 606 | 73 | 14 | 87 | — | — | 3 | 3 | 90 | 696 |
| VALUE (\$'000) | | | | | | | | | | |
| Adelaide | 33,104 | 3,269 | 1,230 | 4,499 | — | — | 1,000 | 1,000 | 5,499 | 38,603 |
| Outer Adelaide | 6,400 | — | 543 | 543 | — | — | — | — | 543 | 6,943 |
| Yorke and Lower North | 1,474 | — | — | — | — | — | — | — | — | 1,474 |
| Murray Lands | 2,058 | — | — | — | — | — | — | — | — | 2,058 |
| South East | 2,822 | 98 | — | 98 | — | — | — | — | 98 | 2,920 |
| Eyre | 366 | — | — | — | — | — | — | — | — | 366 |
| Northern | 1,383 | 1,134 | — | 1,134 | — | — | — | — | 1,134 | 2,517 |
| South Australia | 47,607 | 4,501 | 1,773 | 6,274 | — | — | 1,000 | 1,000 | 7,274 | 54,881 |

TABLE 10. BUILDING APPROVED BY SELECTED STATISTICAL LOCAL AREA, DECEMBER 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 | | 223 | 6 | | 1,300 | 310 | 258 | 1,470 | 3,303 |
| Brighton (C) | 5 | | 448 | 4 | | 280 | 302 | 100 | 100 | 1,130 |
| Burnside (C) | 18 | | 2,231 | 6 | | 410 | 608 | 1,200 | 1,200 | 4,449 |
| Campbelltown (C) | 9 | | 542 | | | | 217 | 75 | 191 | 950 |
| East Torrens (DC) | 1 | | 79 | | | | 85 | | | 164 |
| Elizabeth (C) | 1 | | 64 | | | | | | | 64 |
| Enfield (C) Pt A & Pt B | 17 | 5 | 1,473 | 6 | | 330 | 225 | 150 | 6,471 | 8,499 |
| Gawler (M) | 3 | | 152 | | | | 22 | 280 | 384 | 558 |
| Glenclg (C) | 1 | | 60 | | | | 378 | | | 438 |
| Happy Valley (C) | 22 | | 2,131 | | | | 144 | 400 | 400 | 2,675 |
| Henley & Grange (C) | 5 | | 290 | 5 | | 580 | 58 | | | 928 |
| Hindmarsh and Woodville (C) | 36 | 4 | 3,002 | 4 | 8 | 701 | 664 | 2,026 | 2,227 | 6,594 |
| Kensington & Norwood (C) | 2 | | 195 | 2 | | 290 | 348 | | | 833 |
| Marion (C) | 10 | 3 | 1,119 | | | | 127 | 1,376 | 1,448 | 2,694 |
| Mitcham (C) | 7 | | 840 | | | | 1,050 | 60 | 247 | 2,136 |
| Munno Para (C) | 44 | | 3,033 | | | | 80 | | | 3,112 |
| Noarlunga (C) | 59 | | 4,097 | 20 | | 1,048 | 253 | 1,431 | 1,431 | 6,829 |
| Payneham (C) | 2 | | 140 | | | | 209 | 233 | 233 | 582 |
| Port Adelaide (C) | 6 | 3 | 668 | 2 | | 160 | 120 | 261 | 261 | 1,209 |
| Prospect (C) | 3 | | 220 | 2 | | 95 | 191 | | | 506 |
| St Peters (M) | | | | | | | 532 | | 100 | 632 |
| Salisbury (C) | 33 | 7 | 2,577 | | | | 59 | 1,493 | 2,595 | 5,231 |
| Stirling (DC) | 3 | | 496 | | | | 251 | | | 747 |
| Tea Tree Gully (C) | 68 | 6 | 6,776 | | | | 339 | 1,000 | 2,110 | 9,226 |
| Thebarton (M) | | | | | | | 95 | 60 | 190 | 285 |
| Unley (C) | 3 | | 450 | | | | 564 | 3,392 | 3,462 | 4,476 |
| Walkerville (M) | | | | 2 | | 145 | 93 | | | 238 |
| West Torrens (C) | 6 | | 428 | 2 | | 160 | 260 | | 665 | 1,513 |
| Willunga (DC) | 20 | | 1,370 | | | | 50 | 117 | 117 | 1,537 |
| Unincorporated | | | | | | | | | | |
| Adelaide (SD) | 386 | 28 | 33,104 | 61 | 8 | 5,499 | 7,631 | 13,912 | 25,302 | 71,537 |
| REST OF STATE | | | | | | | | | | |
| Barossa (DC) | 6 | | 534 | | | | 20 | | | 554 |
| Light (DC) | 3 | | 134 | | | | | | 300 | 434 |
| Mallala (DC) | 1 | | 71 | | | | | | | 71 |
| Mount Barker (DC) | 25 | | 1,829 | | | | 80 | 350 | 350 | 2,259 |
| Mount Gambier (C) | 12 | | 1,208 | 2 | | 98 | 178 | 604 | 604 | 2,088 |
| Murray Bridge (RC) | 5 | | 297 | | | | | | | 297 |
| Northern Yorke Peninsula (DC) | 2 | | 175 | | | | | | | 175 |
| Port Augusta (C) | 5 | | 484 | | | | 20 | 147 | 920 | 1,424 |
| Port Elliot & Goolwa (DC) | 14 | | 798 | | | | 164 | | | 963 |
| Port Lincoln (C) | 2 | | 133 | | | | | | | 133 |
| Port Pirie (C) | 3 | | 236 | | | | 58 | 5,688 | 5,772 | 6,066 |
| Roxby Downs (M) | 1 | | 215 | 2 | | 87 | | | | 301 |
| Strathalbyn (DC) | 3 | | 185 | | | | | | | 185 |
| Victor Harbor (DC) | 5 | | 411 | 4 | | 543 | 85 | | | 1,039 |
| Whyalla (C) | 4 | | 303 | 13 | | 1,047 | 316 | | | 1,666 |
| Other | 99 | | 7,490 | | | | 895 | 2,196 | 2,998 | 11,382 |
| Rest of State | 192 | | 14,503 | 21 | | 1,775 | 1,815 | 8,985 | 10,944 | 29,037 |
| SOUTH AUSTRALIA | | | | | | | | | | |
| South Australia | 578 | 28 | 47,607 | 82 | 8 | 7,274 | 9,446 | 22,897 | 36,246 | 100,574 |

(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
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 and Government Statist





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