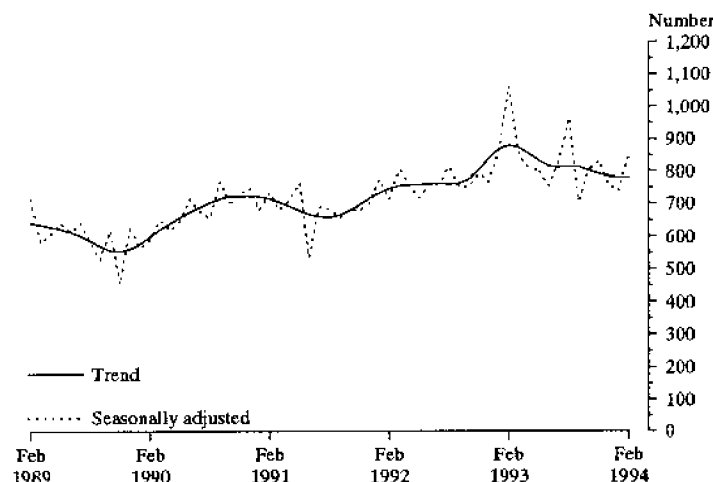


BUILDING APPROVALS, SOUTH AUSTRALIA, FEBRUARY 1994

SUMMARY OF FINDINGS

PRIVATE HOUSES APPROVED



Residential building

- The trend estimate series for private sector houses, revised by the availability of February data, has lost most of its downward momentum. The latest estimate was only one dwelling less than the (revised) January figure of 781. However, the downward movement of total dwellings has been slightly more pronounced. Table 3 shows how these series have performed over the last 15 months.
- The seasonally adjusted number of private houses approved rebounded strongly from declines in the previous two months. February approvals numbered 845, a 14.7% increase over the January level (737) and this was almost enough to arrest the downward movement in the trend estimate (see comments in last month's summary of findings).
- In original terms, there were 851 dwelling approvals in February 1994. Both the private sector housing (up 21.3%) and other residential categories (up 15.9%) were responsible for the month's improvement. Increased approvals were reported by most of the authorities within the Adelaide Statistical Division. Table 10 summarises approvals in these and selected authorities in the rest of South Australia.

- The value of new residential building approved (\$60.4 million) increased in proportion with the number of dwellings. There was a sharp drop though in the value of residential alterations and additions work approved. The February level of \$7.9 million is down 18.6% from the previous month and low compared to the levels of past years.

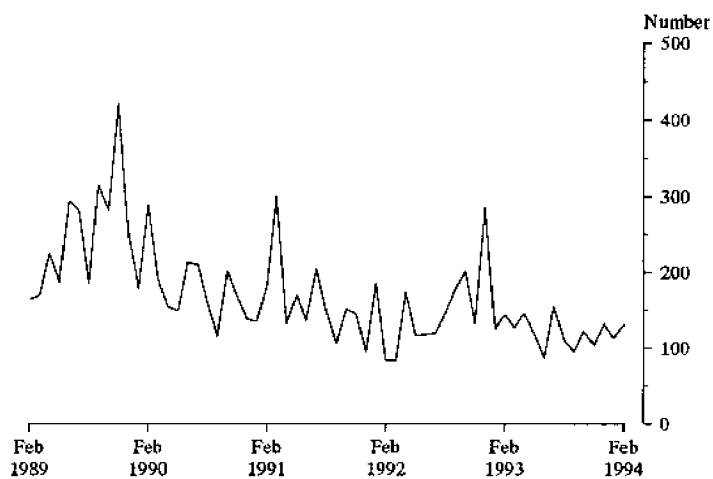
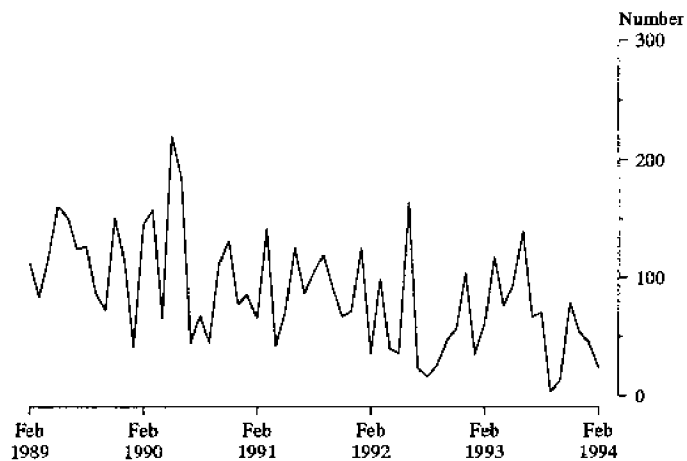
Non residential building

- Whilst there were considerably less jobs approved in February than has been normal for the past year the value of this work jumped to \$40.0 million, a level exceeded only twice throughout 1993.
- Two projects classified to the Office category accounted for \$11.9 million and further large jobs in the Educational and Health sectors boosted the value of approvals by \$12.6 million and \$5.3 million respectively.
- Tables 8 and 10 show the geographic distribution of work approved in February 1994.

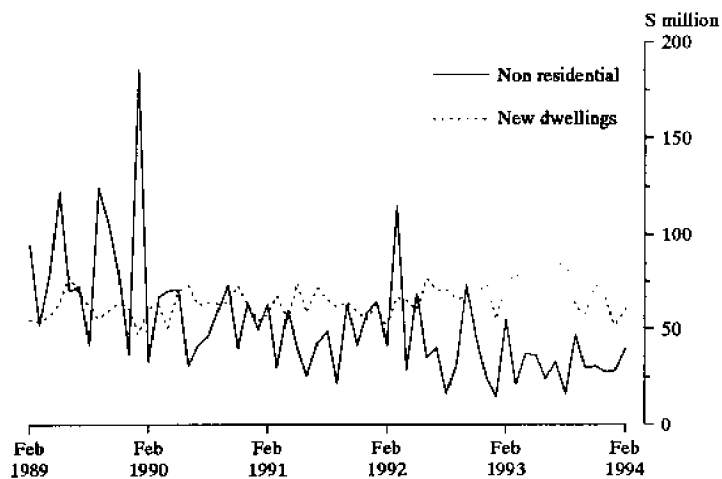
INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 237 7676 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

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 September 1993 to February 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 (March 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 10% in March 1994, the trend estimate for that month would be 858, a movement of 4.1%. The movements in the trend estimates for December, January and February, which are currently estimated to be -0.9%, -0.3% and -0.1% respectively, would be revised to 0.2%, 1.8% and 2.5%. On the other hand, a 10% seasonally adjusted decline in the number of private sector houses approved in March 1994 would produce a trend estimate for March of 789, a movement of 1.3%, with the movements in the trend estimates for December, January and February being revised to -1.1%, -0.4% and -0.2% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if March 1994 seasonally adjusted estimate			
			is up 10% on February 1994		is down 10% on February 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1993—						
September	813	-0.2	810	-0.5	813	-0.1
October	802	-1.3	798	-1.5	803	-1.2
November	791	-1.4	789	-1.1	791	-1.5
December	784	-0.9	790	0.2	783	-1.1
1994—						
January	781	-0.3	804	1.8	780	-0.4
February	780	-0.1	824	2.5	779	-0.2
March	n.y.a.	n.y.a.	858	4.1	789	1.3

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if March 1994 seasonally adjusted estimate			
			is up 11% on February 1994		is down 11% on February 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1993—						
September	1,001	-2.2	999	-2.4	1,003	-2.0
October	974	-2.7	970	-2.9	977	-2.6
November	948	-2.6	947	-2.4	950	-2.8
December	929	-2.1	933	-1.4	924	-2.7
1994—						
January	913	-1.7	932	-0.1	903	-2.3
February	905	-0.9	936	0.4	881	-2.5
March	n.y.a.	n.y.a.	953	1.9	870	-1.2

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									
1990-91	6,075	238	6,313	1,864	659	2,523	7,939	897	8,836
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	8,440	738	9,228
1992-93									
July-February	4,467	112	4,579	1,226	220	1,446	5,693	332	6,025
1993-94									
July-February	4,362	166	4,528	837	173	1,010	5,199	339	5,538
1992---									
December	506	14	520	278	64	342	784	78	862
1993 --									
January	468	13	481	119	22	141	587	35	622
February	639	26	665	142	34	176	781	60	841
March	632	69	701	112	45	157	744	114	858
April	536	51	587	127	21	148	663	72	735
May	577	39	616	106	44	150	683	83	766
June	631	81	712	76	56	132	707	137	844
July	656	33	689	145	32	177	801	65	866
August	767	36	803	95	34	129	862	70	932
September	513	2	515	80	---	80	593	2	595
October	500	11	511	110	---	110	610	11	621
November	573	27	600	99	52	151	672	79	751
December	471	19	490	111	28	139	582	47	629
1994									
January	402	31	433	80	14	94	482	45	527
February	480	7	487	117	13	130	597	20	617
SOUTH AUSTRALIA									
1990-91	8,351	282	8,633	2,048	726	2,774	10,399	1,008	11,407
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
1992-93									
July-February	6,310	123	6,433	1,331	244	1,575	7,641	367	8,008
1993-94									
July-February	6,281	172	6,453	962	184	1,146	7,243	356	7,599
1992---									
December	755	22	777	286	82	368	1,041	104	1,145
1993 --									
January	651	13	664	125	22	147	776	35	811
February	876	27	903	144	34	178	1,020	61	1,081
March	891	69	960	127	49	176	1,018	118	1,136
April	778	55	833	146	21	167	924	76	1,000
May	848	47	895	118	46	164	966	93	1,059
June	883	83	966	87	56	143	970	139	1,109
July	916	33	949	155	34	189	1,071	67	1,138
August	1,007	37	1,044	110	34	144	1,117	71	1,188
September	795	3	798	95	---	95	890	3	893
October	723	11	734	122	2	124	845	13	858
November	831	27	858	104	52	156	935	79	1,014
December	739	19	758	132	35	167	871	54	925
1994--									
January	574	31	605	113	14	127	687	45	732
February	696	11	707	131	13	144	827	24	851

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 1 such dwelling units approved in February 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														
1990-91	438.2	11.9	450.0	109.2	32.4	141.6	547.4	44.3	591.7	101.6	369.3	516.8	1,018.2	1,210.0
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
1992-93 July-February	326.0	5.5	331.6	72.1	10.4	82.5	398.2	15.9	414.1	70.7	94.5	255.2	563.0	740.0
1993-94 July-February	324.8	10.7	335.5	52.9	11.0	63.9	377.7	21.7	399.4	65.3	112.1	207.1	554.9	671.8
1992— December	36.6	0.7	37.3	14.6	3.5	18.1	51.2	4.2	55.4	8.8	6.2	9.5	66.2	73.7
1993 January	32.6	0.6	33.2	8.3	1.0	9.2	40.9	1.6	42.4	7.2	4.0	11.0	52.0	60.6
February	46.0	1.4	47.4	7.9	1.7	9.7	53.9	3.1	57.0	7.6	13.3	46.8	74.8	111.5
March	46.1	4.8	50.9	7.2	2.6	9.8	53.3	7.4	60.7	11.3	10.3	16.6	74.2	88.6
April	38.5	3.3	41.8	7.4	1.0	8.5	45.9	4.4	50.3	10.6	8.6	31.6	63.9	92.5
May	44.3	2.4	46.7	6.4	2.1	8.6	50.8	4.5	55.2	9.5	10.4	27.5	70.6	92.1
June	46.0	4.6	50.6	4.7	2.9	7.7	50.8	7.5	58.3	9.4	8.9	15.0	69.2	82.8
July	49.0	2.7	51.7	10.0	2.7	12.7	59.0	5.4	64.4	8.7	14.4	20.8	82.0	93.9
August	57.7	2.0	59.7	6.1	2.1	8.2	63.8	4.1	67.9	9.3	9.0	12.1	82.1	89.3
September	36.8	0.1	36.9	4.6	—	4.6	41.4	0.1	41.5	8.5	20.5	42.5	70.4	92.5
October	34.4	1.1	35.5	6.5	—	6.5	40.9	1.1	42.0	7.8	14.4	27.0	63.0	76.8
November	43.6	1.5	45.1	6.2	3.5	9.7	49.8	5.0	54.7	9.6	15.6	25.5	75.0	89.8
December	37.2	1.0	38.2	6.8	1.4	8.2	44.0	2.4	46.4	7.5	8.2	17.1	59.7	71.1
1994 January	30.1	1.6	31.6	5.6	0.7	6.2	35.6	2.2	37.9	8.3	13.1	24.0	57.0	70.1
February	36.1	0.6	36.8	7.0	0.7	7.7	43.2	1.4	44.5	5.7	16.9	38.1	65.7	88.3
SOUTH AUSTRALIA														
1990-91	583.8	16.0	599.8	119.2	36.1	155.3	703.0	52.1	755.1	119.2	407.5	590.6	1,229.1	1,464.9
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
1992-93 July-February	447.5	6.2	453.7	77.7	11.6	89.2	525.2	17.7	542.9	83.4	116.7	300.4	724.6	926.7
1993-94 July-February	458.1	11.0	469.1	59.9	11.7	71.6	518.0	22.7	540.7	79.9	144.0	251.4	741.2	872.1
1992— December	53.4	1.1	54.5	14.9	4.3	19.3	68.3	5.5	73.7	10.6	12.6	24.8	91.5	109.2
1993 January	44.6	0.6	45.2	8.7	1.0	9.6	53.2	1.6	54.8	8.3	5.6	14.4	67.1	77.5
February	62.3	1.5	63.7	8.0	1.7	9.8	70.3	3.2	73.5	9.5	16.5	54.8	96.0	137.8
March	63.5	4.8	68.3	8.0	3.0	11.0	71.5	7.8	79.3	13.6	13.5	21.0	97.8	113.9
April	54.6	3.8	58.4	8.5	1.0	9.5	63.1	4.8	67.9	13.1	12.7	37.1	87.7	118.2
May	63.0	2.8	65.9	7.0	2.2	9.2	70.0	5.1	75.1	11.1	16.8	36.1	97.9	122.3
June	62.8	4.7	67.5	5.3	2.9	8.3	68.1	7.6	75.7	11.4	14.2	23.7	93.8	110.9
July	67.1	2.7	69.8	10.8	2.8	13.7	77.9	5.5	83.5	10.8	19.8	32.8	108.5	127.1
August	74.7	2.1	76.8	7.0	2.1	9.1	81.6	4.2	85.9	10.9	10.7	16.3	103.2	113.1
September	56.3	0.2	56.4	5.3	—	5.3	61.6	0.2	61.7	10.3	23.6	47.1	95.4	119.2
October	49.4	1.1	50.5	7.2	0.1	7.3	56.6	1.2	57.8	9.4	16.5	29.5	82.4	96.7
November	61.9	1.5	63.4	6.6	3.5	10.1	68.5	5.0	73.4	11.7	20.5	30.4	100.6	115.5
December	55.8	1.0	56.7	7.9	1.8	9.7	63.6	2.8	66.5	9.3	17.7	27.4	90.2	103.1
1994— January	42.0	1.6	43.6	7.3	0.7	8.0	49.3	2.2	51.5	9.7	16.7	28.0	75.6	89.2
February	51.0	0.8	51.9	7.8	0.7	8.5	58.8	1.5	60.4	7.9	18.7	40.0	85.3	108.2

**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
1992—								
December	766	839	787	857	1,054	1,022	1,149	1,070
1993—								
January	866	870	878	889	1,076	1,035	1,094	1,083
February	1,062	881	1,086	904	1,093	1,027	1,142	1,078
March	849	874	857	906	967	1,006	986	1,067
April	812	855	895	897	974	978	1,101	1,058
May	799	832	819	883	937	953	1,010	1,051
June	755	816	807	871	842	939	942	1,045
July	822	812	923	866	979	935	1,143	1,038
August	964	814	998	862	1,083	934	1,177	1,024
September	706	813	726	851	818	929	850	1,001
October	800	802	829	831	901	920	924	974
November	832	791	855	811	936	909	1,005	948
December	757	784	770	798	887	900	927	929
1994—								
January	737	781	750	791	917	893	927	913
February	845	780	853	790	885	889	897	905

(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							
1990-91	559.0	574.3	147.5	721.8	114.2	388.3	562.9	1,174.1	1,398.9
1991-92	573.3	588.3	121.7	710.1	116.5	330.1	591.9	1,109.8	1,418.5
1992-93	652.7	673.8	119.1	793.0	125.1	163.5	393.2	1,038.5	1,311.3
1992—									
Sept. qtr.	168.4	169.5	26.0	195.4	32.5	57.9	82.5	283.0	310.5
Dec. qtr.	153.2	156.2	39.5	195.7	29.3	31.4	135.3	246.8	360.4
1993—									
Mar. qtr.	160.7	167.2	28.5	195.6	29.6	33.4	84.7	245.7	309.9
June qtr.	170.3	181.0	25.2	206.2	33.6	40.8	90.6	263.0	330.4
Sept. qtr.	185.2	190.0	26.0	216.0	29.9	50.4	89.6	286.8	335.5
Dec. qtr.	151.1	154.4	25.1	179.5	27.5	50.6	80.9	248.9	287.9

(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	1991-92		July-February		1993	1994	
	1991-92	1992-93	1992-93	1993-94	December	January	February
PRIVATE SECTOR							
New houses	609.9	691.4	447.5	458.1	55.8	42.0	51.0
New other residential buildings	97.0	106.4	77.7	59.9	7.9	7.3	7.8
<i>Total new residential building</i>	<i>706.8</i>	<i>797.8</i>	<i>525.2</i>	<i>518.0</i>	<i>63.6</i>	<i>49.3</i>	<i>58.8</i>
Alterations and additions to residential buildings	122.9	129.9	82.7	79.2	8.9	9.7	7.8
Hotels, etc.	11.6	5.4	3.9	3.1	0.3	0.1	1.5
Shops	51.7	35.9	27.2	32.8	6.3	1.7	1.0
Factories	38.5	17.9	12.3	11.0	2.7	1.1	1.2
Offices	91.0	27.7	19.9	30.7	3.3	3.7	6.8
Other business premises	53.2	32.0	17.3	16.9	0.5	2.4	1.5
Educational	17.1	14.3	10.3	11.7	2.3	1.4	0.4
Religious	8.4	5.8	4.5	0.9	0.3		0.1
Health	39.8	19.7	13.4	20.7	1.1	4.5	5.7
Entertainment and recreational	31.8	4.4	2.9	7.3	0.4	1.7	0.3
Miscellaneous	6.2	10.9	4.9	8.9	0.4	0.1	0.4
<i>Total non-residential building</i>	<i>349.2</i>	<i>174.0</i>	<i>116.7</i>	<i>144.0</i>	<i>17.7</i>	<i>16.7</i>	<i>18.7</i>
Total	1,178.9	1,101.8	724.6	741.2	90.2	75.6	85.3
PUBLIC SECTOR							
New houses	15.8	22.3	6.2	11.0	1.0	1.6	0.8
New other residential buildings	32.9	20.8	11.6	11.7	1.8	0.7	0.7
<i>Total new residential building</i>	<i>48.8</i>	<i>43.1</i>	<i>17.7</i>	<i>22.7</i>	<i>2.8</i>	<i>2.2</i>	<i>1.5</i>
Alterations and additions to residential buildings	0.9	2.6	0.7	0.7	0.4	—	—
Hotels, etc.	0.6	1.0	0.9	0.7	0.1	—	—
Shops	12.3	3.9	3.3	1.6	0.7	—	—
Factories	1.4	3.5	2.6	3.2	0.1	—	—
Offices	27.1	64.9	44.8	16.3	0.8	2.6	7.9
Other business premises	55.3	7.8	4.3	5.7	—	0.1	—
Educational	78.5	99.2	89.2	60.8	6.2	8.7	13.0
Religious	—	—	—	—	—	—	—
Health	51.2	29.0	9.2	7.0	0.9	—	—
Entertainment and recreational	24.6	7.1	4.8	2.6	0.1	—	—
Miscellaneous	26.4	28.0	24.7	9.5	0.8	—	0.4
<i>Total non-residential building</i>	<i>277.4</i>	<i>244.4</i>	<i>183.6</i>	<i>107.4</i>	<i>9.7</i>	<i>11.4</i>	<i>21.3</i>
Total	327.1	290.1	202.1	130.8	12.9	13.6	22.9
TOTAL							
New houses	625.7	713.7	453.7	469.1	56.7	43.6	51.9
New other residential buildings	129.9	127.3	89.2	71.6	9.7	8.0	8.5
<i>Total new residential building</i>	<i>755.6</i>	<i>840.9</i>	<i>542.9</i>	<i>540.7</i>	<i>66.5</i>	<i>51.5</i>	<i>60.4</i>
Alterations and additions to residential buildings	123.8	132.6	83.4	79.9	9.3	9.7	7.9
Hotels, etc.	12.2	6.4	4.8	3.9	0.3	0.1	1.5
Shops	64.0	39.8	30.5	34.4	7.0	1.7	1.0
Factories	39.9	21.4	14.9	14.2	2.8	1.1	1.2
Offices	118.1	92.6	64.7	47.0	4.2	6.3	14.7
Other business premises	108.5	39.8	21.6	22.6	0.5	2.5	1.5
Educational	95.6	113.5	99.5	72.5	8.5	10.1	13.4
Religious	8.4	5.8	4.5	0.9	0.3	—	0.1
Health	90.9	48.7	22.6	27.7	2.0	4.5	5.7
Entertainment and recreational	56.4	11.5	7.7	9.9	0.5	1.7	0.3
Miscellaneous	32.6	38.9	29.6	18.3	1.2	0.1	0.8
<i>Total non-residential building</i>	<i>626.6</i>	<i>418.4</i>	<i>300.4</i>	<i>251.4</i>	<i>27.4</i>	<i>28.0</i>	<i>40.0</i>
Total	1,506.0	1,391.9	926.7	872.1	103.1	89.2	108.2

**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.												
1993 December	5	0.3	—	—	—	—	—	—	—	—	5	0.3
1994 January	1	0.1	—	—	—	—	—	—	—	—	1	0.1
February	2	0.2	—	—	—	—	1	1.3	—	—	3	1.5
SHOPS												
1993 December	10	0.8	—	—	2	1.1	—	—	1	5.1	13	7.0
1994 January	4	0.4	2	0.6	1	0.7	—	—	—	—	7	1.7
February	6	0.6	1	0.4	—	—	—	—	—	—	7	1.0
FACTORIES												
1993 December	7	0.6	3	0.7	—	—	1	1.5	—	—	11	2.8
1994 January	5	0.5	3	0.7	—	—	—	—	—	—	8	1.1
February	1	0.1	—	—	—	—	1	1.1	—	—	2	1.2
OFFICES												
1993 December	11	0.9	5	1.4	1	0.8	1	1.0	—	—	18	4.2
1994 January	9	0.8	5	1.3	2	1.8	2	2.4	—	—	18	6.3
February	9	0.9	4	1.0	1	0.9	—	—	2	11.9	16	14.7
OTHER BUSINESS PREMISES												
1993 December	4	0.5	—	—	—	—	—	—	—	—	4	0.5
1994 January	10	1.0	3	0.6	1	0.8	—	—	—	—	14	2.5
February	6	0.6	1	0.4	1	0.5	—	—	—	—	8	1.5
EDUCATIONAL												
1993 December	5	0.5	6	2.1	3	2.7	1	3.2	—	—	15	8.5
1994 January	1	0.1	12	3.6	2	1.3	2	5.1	—	—	17	10.1
February	2	0.3	2	0.5	—	—	4	12.6	—	—	8	13.4
RELIGIOUS												
1993 December	—	—	1	0.3	—	—	—	—	—	—	1	0.3
1994 January	—	—	—	—	—	—	—	—	—	—	—	—
February	1	0.1	—	—	—	—	—	—	—	—	1	0.1
HEALTH												
1993 December	1	0.1	1	0.3	2	1.6	—	—	—	—	4	2.0
1994 January	2	0.2	—	—	—	—	2	4.3	—	—	4	4.5
February	—	—	1	0.4	—	—	2	5.3	—	—	3	5.7
ENTERTAINMENT AND RECREATIONAL												
1993 December	4	0.3	1	0.2	—	—	—	—	—	—	5	0.5
1994 January	3	0.3	—	—	—	—	1	1.4	—	—	4	1.7
February	1	0.1	1	0.2	—	—	—	—	—	—	2	0.3
MISCELLANEOUS												
1993 December	2	0.1	3	1.1	—	—	—	—	—	—	5	1.2
1994 January	1	0.1	—	—	—	—	—	—	—	—	1	0.1
February	2	0.2	2	0.7	—	—	—	—	—	—	4	0.8
TOTAL NON-RESIDENTIAL BUILDING												
1993 December	49	4.2	20	6.1	8	6.3	3	5.7	1	5.1	81	27.4
1994 January	36	3.4	25	6.9	6	4.6	7	13.2	—	—	74	28.0
February	30	2.8	12	3.6	2	1.4	8	20.3	2	11.9	54	40.0

**TABLE 7. NUMBER AND VALUE OF DWELLING UNITS (a) APPROVED
BY MATERIAL OF OUTER WALLS
FEBRUARY 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	12	2,024	—	—	12	2,024
Brick-veneer	396	29,071	7	650	403	29,721
Timber	3	145	—	—	3	145
Fibre cement	1	33	—	—	1	33
Steel, aluminium or other materials	1	65	—	—	1	65
Not stated	67	4,800	—	—	67	4,800
Total houses	480	36,137	7	650	487	36,787
<i>Other residential buildings</i>	<i>117</i>	<i>7,021</i>	<i>13</i>	<i>705</i>	<i>130</i>	<i>7,726</i>
Total residential buildings	597	43,158	20	1,355	617	44,513
REST OF SOUTH AUSTRALIA						
Houses --						
Brick, stone or concrete	26	2,196	—	—	26	2,196
Brick-veneer	108	7,982	4	193	112	8,174
Timber	12	735	—	—	12	735
Fibre cement	23	1,105	—	—	23	1,105
Steel, aluminium or other materials	—	—	—	—	—	—
Not stated	47	2,856	—	—	47	2,856
Total houses	216	14,875	4	193	220	15,067
<i>Other residential buildings</i>	<i>14</i>	<i>772</i>	—	—	<i>14</i>	<i>772</i>
Total residential buildings	230	15,647	4	193	234	15,839
TOTAL SOUTH AUSTRALIA						
Houses						
Brick, stone or concrete	38	4,220	—	—	38	4,220
Brick-veneer	504	37,053	11	842	515	37,895
Timber	15	880	—	—	15	880
Fibre cement	24	1,138	—	—	24	1,138
Steel, aluminium or other materials	1	65	—	—	1	65
Not stated	114	7,656	—	—	114	7,656
Total houses	696	51,012	11	842	707	51,854
<i>Other residential buildings</i>	<i>131</i>	<i>7,793</i>	<i>13</i>	<i>705</i>	<i>144</i>	<i>8,498</i>
Total residential buildings	827	58,805	24	1,547	851	60,352

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

TABLE 8. SUMMARY OF BUILDING APPROVED BY STATISTICAL DIVISION, FEBRUARY 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	480	36,137	117	7,021	597	43,158	5,625	16,928	65,711
Outer Adelaide	128	8,710	4	290	132	9,000	914	90	10,004
Yorke and Lower North	27	1,425	2	82	29	1,507	118	1,373	2,998
Murray Lands	12	795	8	400	20	1,195	285	60	1,540
South East	39	3,160	—	—	39	3,160	222	146	3,528
Eyre	3	257	—	—	3	257	25	—	282
Northern	7	528	—	—	7	528	634	60	1,222
South Australia	696	51,012	131	7,793	827	58,805	7,822	18,657	85,285
PUBLIC SECTOR									
Adelaide	7	650	13	705	20	1,355	39	21,166	22,560
Outer Adelaide	4	193	—	—	4	193	—	—	193
Yorke and Lower North	—	—	—	—	—	—	—	—	—
Murray Lands	—	—	—	—	—	—	—	—	—
South East	—	—	—	—	—	—	—	—	—
Eyre	—	—	—	—	—	—	—	—	—
Northern	—	—	—	—	—	—	—	152	152
South Australia	11	842	13	705	24	1,547	39	21,318	22,905
TOTAL									
Adelaide	487	36,787	130	7,726	617	44,513	5,664	38,094	88,271
Outer Adelaide	132	8,903	4	290	136	9,193	914	90	10,197
Yorke and Lower North	27	1,425	2	82	29	1,507	118	1,373	2,998
Murray Lands	12	795	8	400	20	1,195	285	60	1,540
South East	39	3,160	—	—	39	3,160	222	146	3,528
Eyre	3	257	—	—	3	257	25	—	282
Northern	7	528	—	—	7	528	634	212	1,374
South Australia	707	51,854	144	8,498	851	60,352	7,861	39,976	108,189

TABLE 9. NEW DWELLING UNITS APPROVED, BY TYPE AND STATISTICAL DIVISION, FEBRUARY 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	487	94	36	130	—	—	—	—	130	617
Outer Adelaide	132	4	—	4	—	—	—	—	4	136
Yorke and Lower North	27	2	—	2	—	—	—	—	2	29
Murray Lands	12	8	—	8	—	—	—	—	8	20
South East	39	—	—	—	—	—	—	—	—	39
Eyre	3	—	—	—	—	—	—	—	—	3
Northern	7	—	—	—	—	—	—	—	—	7
South Australia	707	108	36	144	—	—	—	—	144	851
VALUE (\$'000)										
Adelaide	36,787	5,524	2,202	7,726	—	—	—	—	7,726	44,513
Outer Adelaide	8,903	290	—	290	—	—	—	—	290	9,193
Yorke and Lower North	1,425	82	—	82	—	—	—	—	82	1,507
Murray Lands	795	400	—	400	—	—	—	—	400	1,195
South East	3,160	—	—	—	—	—	—	—	—	3,160
Eyre	257	—	—	—	—	—	—	—	—	257
Northern	528	—	—	—	—	—	—	—	—	528
South Australia	51,854	6,296	2,202	8,498	—	—	—	—	8,498	60,352

TABLE 10. BUILDING APPROVED BY SELECTED STATISTICAL LOCAL AREA, FEBRUARY 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	—	150	2	—	150	65	7,233	8,317	8,682
Brighton (C)	2	—	220	—	—	—	384	—	—	604
Burnside (C)	25	—	2,242	8	—	548	599	290	290	3,679
Campbelltown (C)	22	—	1,842	8	—	427	76	263	263	2,608
East Torrens (DC)	4	—	1,250	—	—	—	—	—	—	1,250
Elizabeth (C)	—	—	—	—	—	—	—	—	—	—
Enfield (C) Pt A & Pt B	7	2	691	—	9	489	18	2,780	2,880	4,078
Gawler (M)	13	—	803	—	—	—	45	—	—	848
Glenelg (C)	1	—	62	—	—	—	300	—	—	362
Happy Valley (C)	15	—	1,453	2	—	90	336	—	—	1,879
Henley & Grange (C)	2	—	290	—	—	—	75	—	—	365
Hindmarsh (M)	4	—	253	5	—	300	15	—	—	568
Kensington & Norwood (C)	—	—	—	3	—	309	12	280	280	601
Marion (C)	33	—	2,390	6	—	338	405	200	200	3,333
Mitcham (C)	11	—	1,142	16	—	1,361	360	—	8,840	11,704
Munno Para (C)	45	3	3,079	—	—	—	40	—	—	3,119
Noarlunga (C)	91	—	5,897	23	—	1,180	333	—	—	7,410
Payneham (C)	4	—	240	—	—	—	68	—	—	308
Port Adelaide (C)	4	—	522	10	—	468	136	70	70	1,195
Prospect (C)	3	—	129	10	—	432	305	—	—	865
St Peters (M)	—	—	—	—	—	—	—	—	—	—
Salisbury (C)	55	2	3,670	4	—	151	220	235	11,157	15,198
Stirling (DC)	10	—	894	—	—	—	138	—	—	1,032
Tea Tree Gully (C)	80	—	6,297	8	—	480	403	222	222	7,402
Thebarton (M)	5	—	290	—	2	116	15	—	—	421
Unley (C)	9	—	791	6	—	470	684	1,450	1,450	3,395
Walkerville (M)	2	—	183	—	—	—	343	—	170	696
West Torrens (C)	10	—	750	—	—	—	38	3,825	3,876	4,663
Willunga (DC)	12	—	582	2	—	70	12	—	—	664
Woodville (C)	9	—	676	4	2	347	239	80	80	1,342
Unincorporated	—	—	—	—	—	—	—	—	—	—
Adelaide (SD)	480	7	36,787	117	13	7,726	5,664	16,928	38,094	88,271
REST OF STATE										
Barossa (DC)	6	—	521	—	—	—	45	—	—	566
Light (DC)	4	—	318	—	—	—	41	—	—	359
Mallala (DC)	11	—	668	—	—	—	40	90	90	798
Mount Barker (DC)	39	4	2,687	—	—	—	264	—	—	2,951
Mount Gambier (C)	24	—	2,143	—	—	—	52	58	58	2,253
Murray Bridge (RC)	4	—	260	—	—	—	54	—	—	314
Northern Yorke Peninsula (DC)	3	—	215	—	—	—	63	—	—	278
Port Augusta (C)	4	—	225	—	—	—	122	—	—	347
Port Elliot & Goolwa (DC)	12	—	702	—	—	—	40	—	—	742
Port Lincoln (C)	—	—	—	—	—	—	—	—	—	—
Port Pirie (C)	—	—	—	—	—	—	—	—	—	—
Roxby Downs (M)	1	—	63	—	—	—	—	—	—	63
Strathalbyn (DC)	7	—	394	—	—	—	40	—	—	434
Victor Harbor (DC)	20	—	1,336	2	—	120	48	—	—	1,504
Whyalla (C)	2	—	240	—	—	—	512	60	60	812
Other	79	—	5,296	12	—	652	876	1,521	1,673	8,498
Rest of State	216	4	15,067	14	—	772	2,198	1,729	1,881	19,918
SOUTH AUSTRALIA										
South Australia	696	11	51,854	131	13	8,498	7,861	18,657	39,976	108,189

(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 2.1* (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)
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28. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (1101.0). The ABS also issues, on Tuesdays and Fridays, a *Publications Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Publications Advice are available from any ABS office.

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r figure or series revised since previous issue
 — nil or rounded to zero
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29. Where figures have been rounded, discrepancies may occur between sums of the component items and totals.

P.M. GARDNER
 Deputy Commonwealth Statistician
 and Government Statist



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