

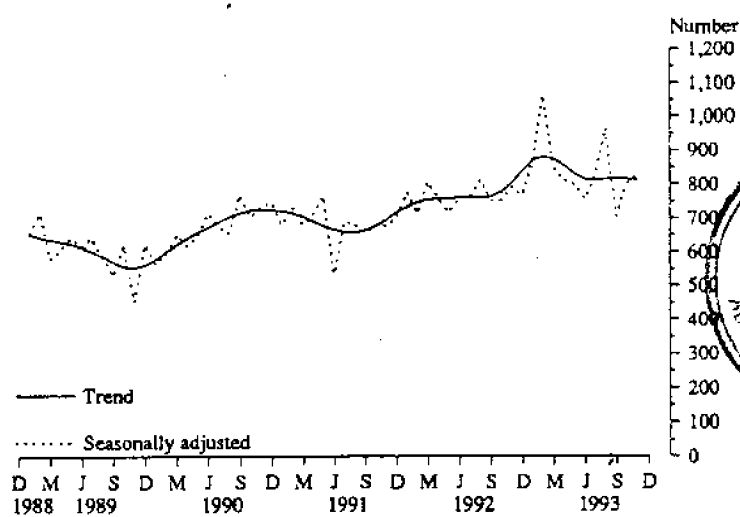


CATALOGUE NO. 8731.4
 EMBARGOED UNTIL 11.00 A.M. 6 JANUARY 1994

BUILDING APPROVALS, SOUTH AUSTRALIA, NOVEMBER 1993

SUMMARY OF FINDINGS

PRIVATE HOUSES APPROVED



Residential Building

- The trend estimate for November 1993 for private sector houses was 813, down slightly from the revised October figure of 815. The latest information indicates that this data item has been hovering at the same level since June 1993. (See Table 3.)
- The seasonally adjusted number of private sector houses approved rose for the second month in a row. The November 1993 figure was 832, 4% higher than the previous month's figure of 800. Total dwelling unit approvals increased for the second consecutive month to 1,005 although the trend estimate for this series is still showing a downward movement.
- In original terms the number of dwellings approved rose by 18.2% from 858 in October 1993 to be 1,014 in November. Approvals of dwelling units in other residential buildings for the private sector fell by 14.8%. However, this fall was outweighed by increases in approvals of private sector houses and public sector dwellings.

- Tea Tree Gully (105 dwellings), Noarlunga (100) and Salisbury (94) approved the most private dwellings within the Adelaide Statistical Division (ASD) during November 1993. Mount Barker, with 51 private dwellings, approved more than any other statistical local area outside the ASD.
- New residential building approved in November was valued at \$73.4 million, a 27.0% increase over the previous months, while approved alterations and additions to residential buildings were valued at \$11.7 million.

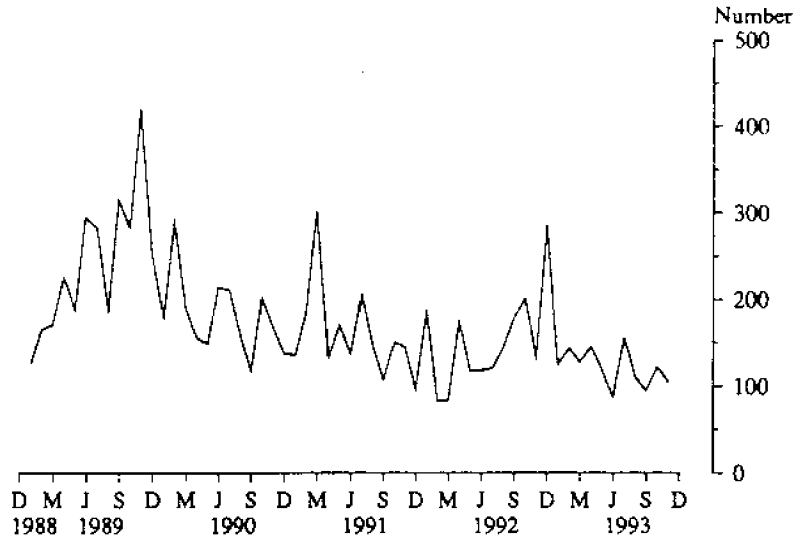
Non-residential buildings

- The November 1993 value of non-residential building work approved was \$30.4 million, little changed from the October figure. The private sector accounted for \$20.5 million and the public sector \$9.9 million.
- The most significant contributions to this total were from Offices with \$7.2 million of work approved, followed by Health with \$4.9 million and Educational and Other Business Premises each with \$4.7 million. (See Table 5 for more detail.)

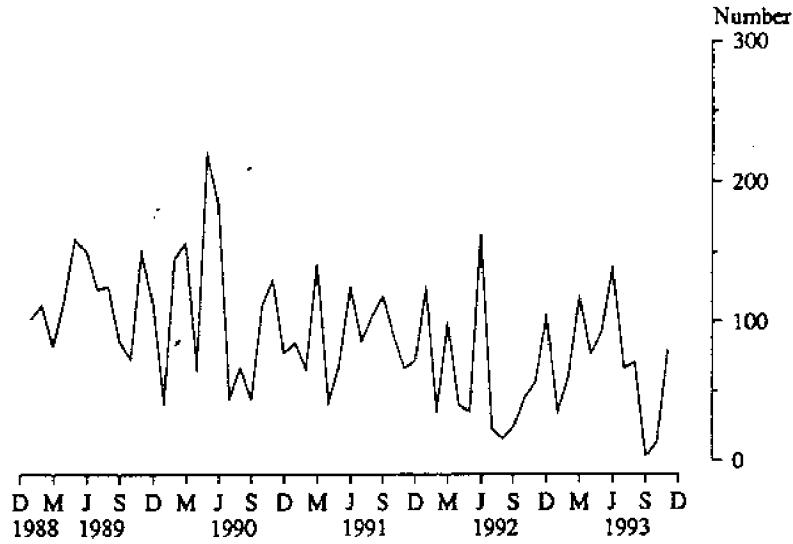
INQUIRIES

- 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.

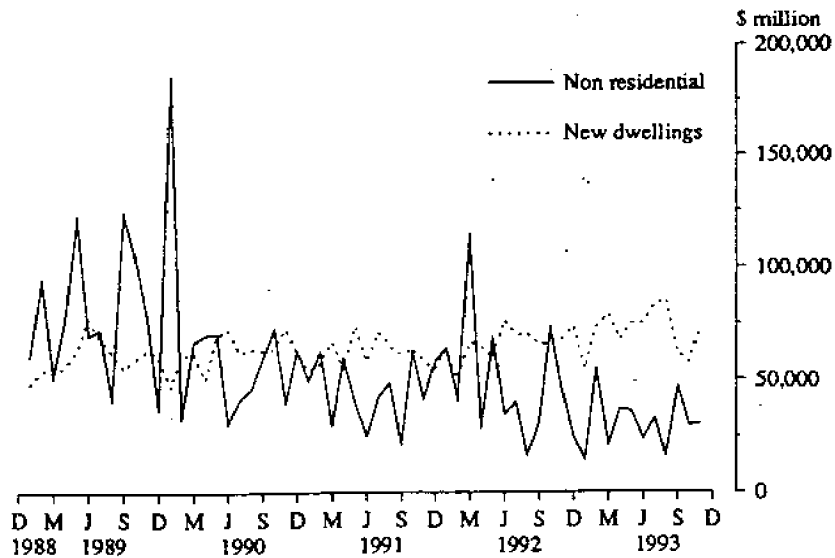
**OTHER RESIDENTIAL BUILDINGS APPROVED
PRIVATE SECTOR**



**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 to November 1993.

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 1993) 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 1993, the trend estimate for that month would be 851, a movement of 1.5%. The movements in the trend estimates for September, October and November 1993, which are currently estimated to be 0.2%, -0.2% and -0.2% respectively, would be revised to 1.0%, 0.9% and 1.2%. On the other hand, a 9% seasonally adjusted decline in the number of private sector houses approved in December 1993 would produce a trend estimate for December of 785, a movement of -1.2%, with the movements in the trend estimates for September, October and November being revised to -0.2%, -1.1% and -1.3% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if December 1993 seasonally adjusted estimate			
			is up 9% on November 1993		is down 9% on November 1993	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1993—						
June	815	-2.0	813	-2.3	816	-1.9
July	811	-0.5	806	-0.8	811	-0.5
August	815	0.6	813	0.9	816	0.5
September	817	0.2	821	1.0	814	-0.2
October	815	-0.2	829	0.9	806	-1.1
November	813	-0.2	839	1.2	795	-1.3
December	n.y.a.	n.y.a.	851	1.5	785	-1.2

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if December 1993 seasonally adjusted estimate			
			is up 11% on November 1993		is down 11% on November 1993	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1993—						
June	1,044	-0.6	1,041	-0.9	1,046	-0.5
July	1,037	-0.7	1,032	-0.9	1,039	-0.6
August	1,022	-1.4	1,020	-1.2	1,024	-1.5
September	1,002	-2.1	1,008	-1.2	998	-2.5
October	979	-2.3	1,002	-0.6	968	-2.9
November	964	-1.5	1,005	0.3	942	-2.7
December	n.y.a.	n.y.a.	1,014	0.9	919	-2.5

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	8,490	738	9,228
1992-93									
July-November	2,854	59	2,913	687	100	787	3,541	159	3,700
1993-94									
July-November	3,009	109	3,118	529	118	647	3,538	227	3,765
1992—									
September	535	3	538	161	22	183	696	25	721
October	517	13	530	181	31	212	698	44	742
November	549	28	577	114	25	139	663	53	716
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
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-November	4,028	61	4,089	776	106	882	4,804	167	4,971
1993-94									
July-November	4,272	111	4,383	586	122	708	4,858	233	5,091
1992—									
September	789	3	792	178	22	200	967	25	992
October	733	13	746	201	33	234	934	46	980
November	793	28	821	132	29	161	925	57	982
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

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 3 such dwelling units approved in November 1993.

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-November	210.8	2.8	213.7	41.3	4.2	45.6	252.1	7.1	259.2	47.1	71.0	187.8	369.9	494.2
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
1992—														
September	38.3	0.1	38.5	9.6	0.9	10.5	47.9	1.1	49.0	11.5	19.2	28.6	78.7	89.1
October	38.4	0.6	39.0	11.3	1.3	12.6	49.7	1.9	51.6	8.9	7.9	70.1	66.5	130.6
November	41.4	1.3	42.8	6.9	1.0	7.9	48.3	2.4	50.7	8.5	9.8	44.2	66.4	103.4
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
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-November	287.3	3.0	290.3	46.1	4.5	50.6	333.4	7.5	340.9	54.9	82.2	206.4	470.0	602.1
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
1992—														
September	54.5	0.1	54.7	10.5	0.9	11.4	65.0	1.1	66.1	13.3	21.3	31.1	99.6	110.5
October	52.1	0.6	52.7	12.4	1.4	13.7	64.5	2.0	66.4	10.9	9.7	73.3	85.1	150.6
November	57.5	1.3	58.8	8.0	1.2	9.2	65.4	2.5	68.0	9.7	11.0	45.7	85.9	123.3
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

**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
<i>1992—</i>								
September	751	762	760	785	943	933	987	995
October	753	777	814	797	941	963	1,038	1,018
November	792	804	795	822	917	994	940	1,045
December	766	839	787	857	1,054	1,022	1,149	1,070
<i>1993—</i>								
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	815	807	870	842	939	942	1,044
July	822	811	923	864	979	936	1,143	1,037
August	964	815	998	862	1,083	935	1,177	1,022
September	706	817	726	855	818	930	850	1,002
October	800	815	829	845	901	923	924	979
November	832	813	855	838	936	918	1,005	964

(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	163.6	393.4	1,038.5	1,311.4
<i>1992—</i>									
June qtr.	155.9	159.9	28.5	188.3	28.8	81.5	123.9	288.8	341.0
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
<i>1993—</i>									
Mar. qtr.	160.7	167.2	28.5	195.6	29.6	33.4	84.7	245.7	309.9
June qtr.	170.3	181.0	25.2	206.2	33.6	40.9	90.8	263.0	330.6
Sept. qtr.	185.2	190.0	25.9	215.9	29.9	50.5	89.8	287.1	335.7

(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	1992-93	July-November		1993		
			1992-93	1993-94	September	October	November
PRIVATE SECTOR							
New houses	609.9	691.4	287.3	309.3	56.3	49.4	61.9
New other residential buildings	97.0	106.4	46.1	36.9	5.3	7.2	6.6
<i>Total new residential building</i>	<i>706.8</i>	<i>797.8</i>	<i>333.4</i>	<i>346.3</i>	<i>61.6</i>	<i>56.6</i>	<i>68.5</i>
Alterations and additions to residential buildings	122.9	129.9	54.5	52.8	10.3	9.3	11.6
Hotels, etc.	11.6	5.4	2.8	1.4	0.1	0.7	0.1
Shops	51.7	35.9	20.2	23.7	11.7	5.8	1.8
Factories	38.5	17.9	7.6	6.0	2.2	1.1	0.9
Offices	91.0	27.7	15.8	16.9	1.4	0.9	5.0
Other business premises	53.2	32.0	11.5	12.4	2.7	2.2	4.6
Educational	17.1	14.3	6.5	7.7	0.8	1.8	1.0
Religious	8.4	5.8	2.5	0.6	0.1	0.2	0.1
Health	39.8	19.7	11.0	9.5	3.0	1.3	4.2
Entertainment and recreational	31.8	4.4	1.5	4.9	1.5	1.4	0.8
Miscellaneous	6.2	10.9	2.8	7.9	—	1.1	2.0
<i>Total non-residential building</i>	<i>349.2</i>	<i>174.0</i>	<i>82.2</i>	<i>91.0</i>	<i>23.6</i>	<i>16.5</i>	<i>20.5</i>
Total	1,178.9	1,101.8	470.0	490.1	95.4	82.4	100.6
PUBLIC SECTOR							
New houses	15.8	22.3	3.0	7.6	0.2	1.1	1.5
New other residential buildings	32.9	20.8	4.5	8.5	—	0.1	3.5
<i>Total new residential building</i>	<i>48.8</i>	<i>43.1</i>	<i>7.5</i>	<i>16.1</i>	<i>0.2</i>	<i>1.2</i>	<i>5.0</i>
Alterations and additions to residential buildings	0.9	2.6	0.4	0.3	—	0.1	0.1
Hotels, etc.	0.6	1.0	0.1	0.7	—	—	0.1
Shops	12.3	3.9	2.1	1.0	0.1	0.9	—
Factories	1.4	3.5	2.5	3.1	—	2.4	0.6
Offices	27.1	64.9	39.7	5.0	1.1	—	2.1
Other business premises	55.3	7.8	3.5	5.7	0.9	0.5	0.1
Educational	78.5	99.2	57.9	32.8	20.1	3.6	3.7
Religious	—	—	—	—	—	—	—
Health	51.2	29.0	0.3	6.0	—	3.5	0.6
Entertainment and recreational	24.6	7.1	2.6	2.5	0.3	0.1	0.4
Miscellaneous	26.4	28.0	15.6	8.3	1.1	2.1	2.2
<i>Total non-residential building</i>	<i>277.4</i>	<i>244.4</i>	<i>124.2</i>	<i>65.0</i>	<i>23.6</i>	<i>13.0</i>	<i>9.9</i>
Total	327.1	290.1	132.1	81.4	23.7	14.3	14.9
TOTAL							
New houses	625.7	713.7	290.3	316.9	56.4	50.5	63.4
New other residential buildings	129.9	127.3	50.6	45.4	5.3	7.3	10.1
<i>Total new residential building</i>	<i>755.6</i>	<i>840.9</i>	<i>340.9</i>	<i>362.3</i>	<i>61.7</i>	<i>57.8</i>	<i>73.4</i>
Alterations and additions to residential buildings	123.8	132.6	54.9	53.1	10.3	9.4	11.7
Hotels, etc.	12.2	6.4	2.8	2.0	0.1	0.7	0.2
Shops	64.0	39.8	22.3	24.7	11.8	6.7	1.8
Factories	39.9	21.4	10.1	9.1	2.2	3.5	1.5
Offices	118.1	92.6	55.6	21.9	2.5	0.9	7.2
Other business premises	108.5	39.8	15.0	18.1	3.7	2.7	4.7
Educational	95.6	113.5	64.4	40.5	20.9	5.4	4.7
Religious	8.4	5.8	2.5	0.6	0.1	0.2	0.1
Health	90.9	48.7	11.2	15.5	3.0	4.8	4.9
Entertainment and recreational	56.4	11.5	4.0	7.5	1.8	1.5	1.2
Miscellaneous	32.6	38.9	18.4	16.2	1.1	3.1	4.2
<i>Total non-residential building</i>	<i>626.6</i>	<i>418.4</i>	<i>206.4</i>	<i>156.1</i>	<i>47.1</i>	<i>29.5</i>	<i>30.4</i>
Total	1,506.0	1,391.9	602.1	571.5	119.2	96.7	115.5

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 September	2	0.1	—	—	—	—	—	—	—	—	2	0.1
October	8	0.7	—	—	—	—	—	—	—	—	8	0.7
November	2	0.2	—	—	—	—	—	—	—	—	2	0.2
SHOPS												
1993 September	14	1.5	2	0.6	—	—	1	1.8	1	8.0	18	11.8
October	9	0.7	4	1.1	1	0.9	2	4.1	—	—	16	6.7
November	8	0.8	3	0.9	—	—	—	—	—	—	11	1.8
FACTORIES												
1993 September	8	0.7	3	0.9	1	0.6	—	—	—	—	12	2.2
October	4	0.3	1	0.3	2	1.4	1	1.5	—	—	8	3.5
November	3	0.3	2	0.6	1	0.6	—	—	—	—	6	1.5
OFFICES												
1993 September	9	0.8	7	1.7	—	—	—	—	—	—	16	2.5
October	5	0.5	1	0.4	—	—	—	—	—	—	6	0.9
November	7	0.8	4	1.1	1	0.5	3	4.7	—	—	15	7.2
OTHER BUSINESS PREMISES												
1993 September	7	0.8	4	0.9	1	0.9	1	1.1	—	—	13	3.7
October	7	0.8	4	1.2	1	0.8	—	—	—	—	12	2.7
November	10	0.9	4	1.2	1	0.7	1	2.0	—	—	16	4.7
EDUCATIONAL												
1993 September	4	0.4	3	1.3	2	1.1	1	1.1	1	17.1	11	20.9
October	5	0.6	7	2.5	2	1.3	1	1.0	—	—	15	5.4
November	5	0.4	4	1.3	2	1.2	1	1.8	—	—	12	4.7
RELIGIOUS												
1993 September	1	0.1	—	—	—	—	—	—	—	—	1	0.1
October	2	0.2	—	—	—	—	—	—	—	—	2	0.2
November	1	0.1	—	—	—	—	—	—	—	—	1	0.1
HEALTH												
1993 September	2	0.3	2	0.8	1	0.5	1	1.4	—	—	6	3.0
October	3	0.3	1	0.3	1	0.9	2	3.3	—	—	7	4.8
November	6	0.7	4	1.3	2	1.4	1	1.5	—	—	13	4.9
ENTERTAINMENT AND RECREATIONAL												
1993 September	3	0.3	2	0.6	1	0.9	—	—	—	—	6	1.8
October	6	0.7	3	0.8	—	—	—	—	—	—	9	1.5
November	1	0.1	2	0.6	1	0.5	—	—	—	—	4	1.2
MISCELLANEOUS												
1993 September	—	—	—	—	—	—	1	1.1	—	—	1	1.1
October	1	0.1	2	0.6	1	0.7	1	1.7	—	—	5	3.1
November	6	0.5	1	0.2	2	1.6	1	1.9	—	—	10	4.2
TOTAL NON-RESIDENTIAL BUILDING												
1993 September	50	4.9	23	6.7	6	4.0	5	6.4	2	25.1	86	47.1
October	50	4.8	23	7.0	8	6.0	7	11.6	—	—	88	29.5
November	49	4.8	24	7.2	10	6.5	7	11.9	—	—	90	30.4

TABLE 7. NUMBER AND VALUE OF DWELLING UNITS (a) APPROVED
BY MATERIAL OF OUTER WALLS
NOVEMBER 1993

Particulars	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
ADELAIDE STATISTICAL DIVISION						
Houses —						
Brick, stone or concrete	10	1,651	—	—	10	1,651
Brick-veneer	470	33,950	—	—	470	33,950
Timber	2	91	—	—	2	91
Fibre cement	11	514	—	—	11	514
Steel, aluminium or other materials	1	40	—	—	1	40
Not stated	79	7,334	27	1,495	106	8,829
Total houses	573	43,579	27	1,495	600	45,074
<i>Other residential buildings</i>	<i>99</i>	<i>6,207</i>	<i>52</i>	<i>3,459</i>	<i>151</i>	<i>9,666</i>
Total residential buildings	672	49,786	79	4,954	751	54,740
REST OF SOUTH AUSTRALIA						
Houses —						
Brick, stone or concrete	18	1,801	—	—	18	1,801
Brick-veneer	158	11,419	—	—	158	11,419
Timber	13	789	—	—	13	789
Fibre cement	33	1,846	—	—	33	1,846
Steel, aluminium or other materials	—	—	—	—	—	—
Not stated	36	2,428	—	—	36	2,428
Total houses	258	18,283	—	—	258	18,283
<i>Other residential buildings</i>	<i>5</i>	<i>402</i>	<i>—</i>	<i>—</i>	<i>5</i>	<i>402</i>
Total residential buildings	263	18,685	—	—	263	18,685
TOTAL SOUTH AUSTRALIA						
Houses —						
Brick, stone or concrete	28	3,452	—	—	28	3,452
Brick-veneer	628	45,369	—	—	628	45,369
Timber	15	880	—	—	15	880
Fibre cement	44	2,360	—	—	44	2,360
Steel, aluminium or other materials	1	40	—	—	1	40
Not stated	115	9,762	27	1,495	142	11,257
Total houses	831	61,862	27	1,495	858	63,357
<i>Other residential buildings</i>	<i>104</i>	<i>6,609</i>	<i>52</i>	<i>3,459</i>	<i>156</i>	<i>10,067</i>
Total residential buildings	935	68,471	79	4,954	1,014	73,425

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

TABLE 8. SUMMARY OF BUILDING APPROVED BY STATISTICAL DIVISION, NOVEMBER 1993

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	573	43,579	99	6,207	672	49,786	9,578	15,627	74,990
Outer Adelaide	143	9,867	3	285	146	10,152	766	1,594	12,512
Yorke and Lower North	26	1,594	—	—	26	1,594	314	2,209	4,117
Murray Lands	36	2,381	2	117	38	2,497	215	360	3,072
South East	34	2,941	—	—	34	2,941	473	343	3,757
Eyre	5	396	—	—	5	396	80	—	476
Northern	14	1,103	—	—	14	1,103	156	366	1,625
South Australia	831	61,862	104	6,609	935	68,471	11,581	20,498	100,550
PUBLIC SECTOR									
Adelaide	27	1,495	52	3,459	79	4,954	—	9,863	14,816
Outer Adelaide	—	—	—	—	—	—	—	—	—
Yorke and Lower North	—	—	—	—	—	—	—	—	—
Murray Lands	—	—	—	—	—	—	—	—	—
South East	—	—	—	—	—	—	—	—	—
Eyre	—	—	—	—	—	—	131	—	131
Northern	—	—	—	—	—	—	—	—	—
South Australia	27	1,495	52	3,459	79	4,954	131	9,863	14,947
TOTAL									
Adelaide	600	45,074	151	9,666	751	54,740	9,578	25,489	89,807
Outer Adelaide	143	9,867	3	285	146	10,152	766	1,594	12,512
Yorke and Lower North	26	1,594	—	—	26	1,594	314	2,209	4,117
Murray Lands	36	2,381	2	117	38	2,497	215	360	3,072
South East	34	2,941	—	—	34	2,941	473	343	3,757
Eyre	5	396	—	—	5	396	211	—	607
Northern	14	1,103	—	—	14	1,103	156	366	1,625
South Australia	858	63,357	156	10,067	1,014	73,425	11,712	30,360	115,497

TABLE 9. NEW DWELLING UNITS APPROVED, BY TYPE AND STATISTICAL DIVISION, NOVEMBER 1993

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	600	84	67	151	—	—	—	—	151	751
Outer Adelaide	143	—	3	3	—	—	—	—	3	146
Yorke and Lower North	26	—	—	—	—	—	—	—	—	26
Murray Lands	36	2	—	2	—	—	—	—	2	38
South East	34	—	—	—	—	—	—	—	—	34
Eyre	5	—	—	—	—	—	—	—	—	5
Northern	14	—	—	—	—	—	—	—	—	14
South Australia	858	86	70	156	—	—	—	—	156	1,014
VALUE (\$'000)										
Adelaide	45,074	4,856	4,810	9,666	—	—	—	—	9,666	54,740
Outer Adelaide	9,867	—	285	285	—	—	—	—	285	10,152
Yorke and Lower North	1,594	—	—	—	—	—	—	—	—	1,594
Murray Lands	2,381	117	—	117	—	—	—	—	117	2,497
South East	2,941	—	—	—	—	—	—	—	—	2,941
Eyre	396	—	—	—	—	—	—	—	—	396
Northern	1,103	—	—	—	—	—	—	—	—	1,103
South Australia	63,357	4,972	5,095	10,067	—	—	—	—	10,067	73,425

TABLE 10. BUILDING APPROVED BY SELECTED STATISTICAL LOCAL AREA, NOVEMBER 1993

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)	6	—	1,169	—	40	2,846	165	4,186	5,846	10,026
Brighton (C)	6	—	620	4	—	290	206	—	—	1,116
Burnside (C)	19	—	1,876	11	—	625	982	420	1,156	4,639
Campbelltown (C)	11	—	905	—	6	289	277	—	—	1,471
East Torrens (DC)	1	—	130	—	—	—	99	—	—	229
Elizabeth (C)	—	—	—	—	—	—	—	—	—	—
Enfield (C) Pt A & Pt B	31	2	2,443	—	—	—	250	760	984	3,677
Gawler (M)	14	—	915	—	—	—	60	390	390	1,366
Glencig (C)	—	—	—	—	—	—	150	—	—	150
Happy Valley (C)	25	—	2,180	4	—	154	292	—	—	2,626
Henley & Grange (C)	7	—	462	2	—	88	613	80	80	1,243
Hindmarsh (M)	4	—	227	2	2	252	110	64	64	653
Kensington & Norwood (C)	6	—	350	—	—	—	120	—	—	470
Marion (C)	22	—	1,590	2	—	154	496	200	323	2,563
Mitcham (C)	18	—	1,786	4	—	191	1,215	2,325	6,125	9,317
Munno Para (C)	59	—	3,945	—	—	—	90	—	88	4,123
Noarlunga (C)	90	6	6,088	10	—	751	369	785	785	7,992
Payneham (C)	6	—	334	4	—	256	70	100	425	1,085
Port Adelaide (C)	5	—	681	6	—	430	110	530	690	1,871
Prospect (C)	6	—	469	2	—	117	211	—	—	796
St Peters (M)	—	—	—	—	—	—	80	—	—	80
Salisbury (C)	80	—	4,916	14	—	581	371	125	182	6,050
Stirling (DC)	4	—	430	—	—	—	326	—	—	756
Tea Tree Gully (C)	95	19	9,220	10	4	872	654	554	554	11,300
Thebarton (M)	3	—	189	—	—	—	115	—	—	304
Unley (C)	2	—	265	6	—	470	576	3,012	3,012	4,323
Walkerville (M)	2	—	220	16	—	1,165	295	—	—	1,680
West Torrens (C)	6	—	408	—	—	—	416	800	950	1,775
Willunga (DC)	23	—	1,617	—	—	—	138	250	250	2,005
Woodville (C)	22	—	1,639	2	—	135	722	1,046	3,626	6,122
Unincorporated	—	—	—	—	—	—	—	—	—	—
Adelaide (SD)	573	27	45,074	99	52	9,666	9,578	15,627	25,489	89,807
REST OF STATE										
Barossa (DC)	5	—	326	—	—	—	30	—	—	356
Light (DC)	3	—	260	—	—	—	14	—	—	274
Mallala (DC)	5	—	324	—	—	—	54	—	—	378
Mount Barker (DC)	51	—	3,157	—	—	—	127	490	490	3,773
Mount Gambier (C)	13	—	1,061	—	—	—	147	243	243	1,452
Murray Bridge (RC)	13	—	686	2	—	117	12	360	360	1,175
Northern Yorke Peninsula (DC)	11	—	589	—	—	—	105	200	200	894
Port Augusta (C)	5	—	379	—	—	—	45	—	—	424
Port Elliot & Goolwa (DC)	15	—	985	—	—	—	125	—	—	1,110
Port Lincoln (C)	2	—	200	—	—	—	15	—	—	215
Port Pirie (C)	—	—	—	—	—	—	—	—	—	—
Roxby Downs (M)	3	—	195	—	—	—	—	—	—	195
Strathalbyn (DC)	1	—	32	—	—	—	—	—	—	32
Victor Harbor (DC)	23	—	1,713	3	—	285	—	—	—	1,998
Whyalla (C)	5	—	464	—	—	—	99	366	366	929
Other	103	—	7,913	—	—	—	1,361	3,213	3,213	12,487
Rest of State	258	—	18,283	5	—	402	2,135	4,871	4,871	25,691
SOUTH AUSTRALIA										
South Australia	831	27	63,357	104	52	10,067	11,712	20,498	30,340	115,497

(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)
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
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