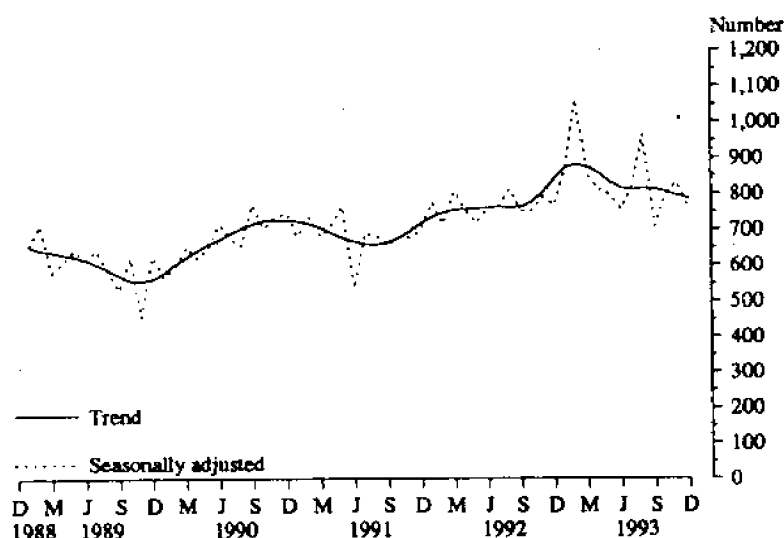


BUILDING APPROVALS, SOUTH AUSTRALIA, DECEMBER 1993

SUMMARY OF FINDINGS

PRIVATE HOUSES APPROVED



Residential building

- The trend estimate of dwellings approved in South Australia in December 1993 was 934 dwellings thereby continuing the downward movement of this indicator from January 1993 when it recorded 1,083 dwellings. The trend series for private sector houses has behaved similarly, falling from a high of 881 houses in February 1993 to be 787 at the end of the year. (Refer Table 3.)
- The seasonally adjusted number of private sector houses approved was 757, a fall of 9.0% from the November 1993 level. This indicator exhibits considerable month-to-month movement, as displayed in the accompanying graph. It would need to increase by more than 14.5% next month for the trend estimate of private sector houses to arrest its downward path. (See also Reliability of Contemporary Trend Estimates, page 3.)
- The actual number of dwellings approved in December 1993 was 925 which is 89 fewer than in the previous month. This resulted from 100 (8.8%) less houses being approved with only a small compensating increase in the number of flats and townhouses approved. All statistical local areas usually associated with housing growth (Tea Tree Gully, Salisbury, Noarlunga etc.) reported less approvals in December 1993. (See Table 10.)
- There was a corresponding fall in the value of new residential building approved in December 1993. This work was valued at \$66.5 million, nearly \$7 million less than in November 1993.

- During the six months ended December 1993 there were 6,016 dwellings approved in South Australia compared with 6,116 in the corresponding period of the previous year. The relative importance of houses strengthened as there were 5,141 house approvals (85.5% of total dwellings) in the 1993 period compared with 4,866 houses (79.6%) in the last part of 1992.
- The value of residential building approved in the six months ended December 1993 was \$428.8 million, \$14.2 million more than in the same period of 1992.

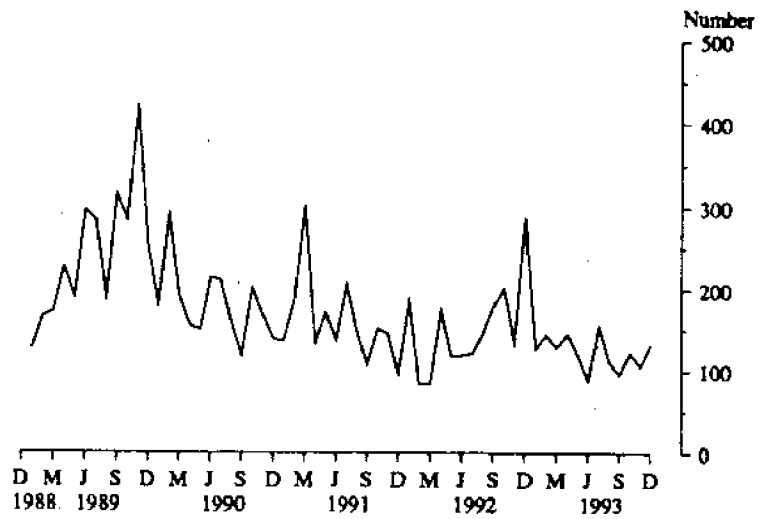
Non-residential building

- There was a 10% reduction in the number of non-residential building jobs approved in December 1993 and a corresponding fall in their valuation, from \$30.4 million to \$27.4 million. (See table 6.)
- One shopping centre redevelopment accounted for \$5.1 million of the total but approval was given for only three other projects valued at more than \$1 million throughout the State.
- Comparison of non-residential work approved during the six months ended December 1993 (\$183.4 million) with the six months ended December 1992 (\$231.2 million) reveals how this sector of the building industry has slowed. The following graph, entitled 'Value of Building Work Approved' displays this over a longer period of time.

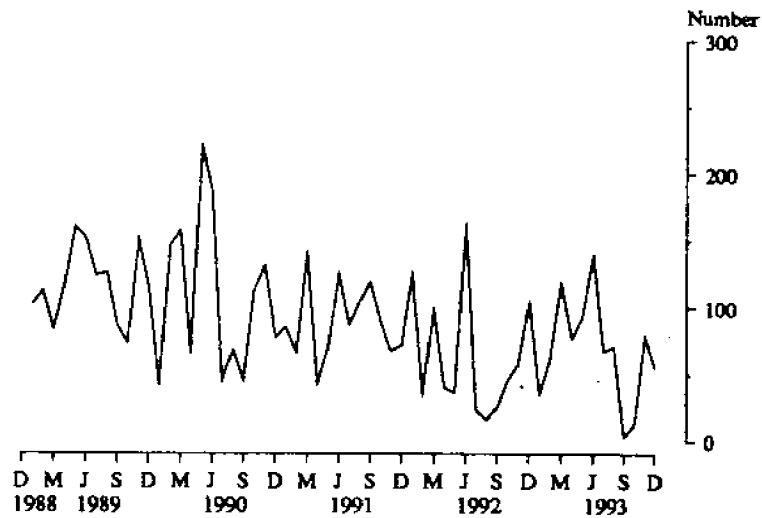
INQUIRIES

- 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.

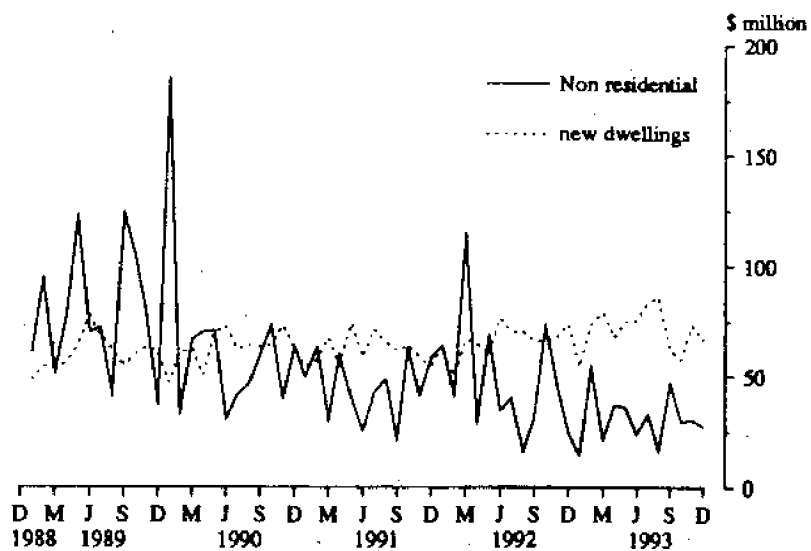
OTHER RESIDENTIAL BUILDINGS APPROVED PRIVATE SECTOR



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 July to December 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 (January 1994) were to equal the average absolute monthly percentage change in the series over the last ten years.

For example, if the seasonally adjusted estimate for the number of private sector houses approved (the first table below) were to increase by 9% in January 1994, the trend estimate for that month would be 792, a movement of -0.7%. The movements in the trend estimates for October, November and December 1993, which are currently estimated to be -1.0%, -1.3% and -1.2% respectively, would be revised to -0.8%, -0.8% and -0.5%. On the other hand, a 9% seasonally adjusted decline in the number of private sector houses approved in January 1994 would produce a trend estimate for January of 732, a movement of -3.4%, with the movements in the trend estimates for October, November and December being revised to -1.8%, -2.6% and -2.9% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if January 1994 seasonally adjusted estimate			
			is up 9% on December 1993		is down 9% on December 1993	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1993—						
July	811	-0.5	810	-0.7	813	-0.4
August	816	0.6	813	0.4	818	0.7
September	814	-0.1	814	0.1	816	-0.2
October	806	-1.0	808	-0.8	801	-1.8
November	796	-1.3	801	-0.8	780	-2.6
December	787	-1.2	797	-0.5	758	-2.9
1994—						
January	n.y.a.	n.y.a.	792	-0.7	732	-3.4

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if January 1994 seasonally adjusted estimate			
			is up 11% on December 1993		is down 11% on December 1993	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1993—						
July	1,038	-0.6	1,036	-0.8	1,040	-0.4
August	1,023	-1.5	1,020	-1.6	1,027	-1.3
September	999	-2.3	998	-2.2	1,001	-2.5
October	974	-2.6	978	-2.0	969	-3.3
November	952	-2.2	965	-1.3	934	-3.6
December	934	-1.9	960	-0.5	903	-3.4
1994—						
January	n.y.a.	n.y.a.	954	-0.7	867	-4.0

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-December	3,360	73	3,433	965	164	1,129	4,325	237	4,562
1993-94									
July-December	3,480	128	3,608	640	146	786	4,120	274	4,394
1992—									
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
December	471	19	490	111	28	139	582	47	629
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-December	4,783	83	4,866	1,062	188	1,250	5,845	271	6,116
1993-94									
July-December	5,011	130	5,141	718	157	875	5,729	287	6,016
1992—									
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
December	739	19	758	132	35	167	871	54	925

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 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-December	247.5	3.5	251.0	55.9	7.7	63.6	303.4	11.2	314.6	55.9	77.2	197.3	436.1	567.8
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
1992— 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
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
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-December	340.7	4.1	344.8	61.0	8.9	69.9	401.7	13.0	414.6	65.5	94.7	231.2	561.5	711.3
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
1992— 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
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

**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—								
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
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 r	755	816	807	871	842	939	942	1,045
July r	822	811	923	865	979	936	1,143	1,038
August r	964	816	998	862	1,083	935	1,177	1,023
September r	706	814	726	852	818	929	850	999
October r	800	806	829	834	901	919	924	974
November r	832	796	855	817	936	908	1,005	952
December	757	787	770	800	887	901	927	934

(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
1992—									
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
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	40.9	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-December		1993		
			1992-93	1993-94	October	November	December
PRIVATE SECTOR							
New houses	609.9	691.4	340.7	365.1	49.4	61.9	55.8
New other residential buildings	97.0	106.4	61.0	44.8	7.2	6.6	7.9
Total new residential building	706.8	797.8	401.7	409.9	56.6	68.5	63.6
Alterations and additions to residential buildings	122.9	129.9	65.1	61.7	9.3	11.6	8.9
Hotels, etc.	11.6	5.4	3.2	1.6	0.7	0.1	0.3
Shops	51.7	35.9	24.0	30.1	5.8	1.8	6.3
Factories	38.5	17.9	8.2	8.8	1.1	0.9	2.7
Offices	91.0	27.7	17.0	20.3	0.9	5.0	3.3
Other business premises	53.2	32.0	13.6	13.0	2.2	4.6	0.5
Educational	17.1	14.3	8.8	9.9	1.8	1.0	2.3
Religious	8.4	5.8	2.9	0.9	0.2	0.1	0.3
Health	39.8	19.7	11.9	10.5	1.3	4.2	1.1
Entertainment and recreational	31.8	4.4	2.0	5.3	1.4	0.8	0.4
Miscellaneous	6.2	10.9	3.1	8.3	1.1	2.0	0.4
Total non-residential building	349.2	174.0	94.7	108.7	16.5	20.5	17.7
Total	1,178.9	1,101.8	561.5	580.3	82.4	100.6	90.2
PUBLIC SECTOR							
New houses	15.8	22.3	4.1	8.6	1.1	1.5	1.0
New other residential buildings	32.9	20.8	8.9	10.3	0.1	3.5	1.8
Total new residential building	48.8	43.1	13.0	18.9	1.2	5.0	2.8
Alterations and additions to residential buildings	0.9	2.6	0.4	0.7	0.1	0.1	0.4
Hotels, etc.	0.6	1.0	0.3	0.7	—	0.1	0.1
Shops	12.3	3.9	3.2	1.6	0.9	—	0.7
Factories	1.4	3.5	2.5	3.2	2.4	0.6	0.1
Offices	27.1	64.9	40.2	5.8	—	2.1	0.8
Other business premises	55.3	7.8	3.9	5.7	0.5	0.1	—
Educational	78.5	99.2	60.1	39.1	3.6	3.7	6.2
Religious	—	—	—	—	—	—	—
Health	51.2	29.0	0.3	7.0	3.5	0.6	0.9
Entertainment and recreational	24.6	7.1	3.1	2.6	0.1	0.4	0.1
Miscellaneous	26.4	28.0	22.9	9.1	2.1	2.2	0.8
Total non-residential building	277.4	244.4	136.5	74.7	13.0	9.9	9.7
Total	327.1	290.1	149.8	94.3	14.3	14.9	12.9
TOTAL							
New houses	625.7	713.7	344.8	373.7	50.5	63.4	56.7
New other residential buildings	129.9	127.3	69.9	55.1	7.3	10.1	9.7
Total new residential building	755.6	840.9	414.6	428.8	57.8	73.4	66.5
Alterations and additions to residential buildings	123.8	132.6	65.5	62.4	9.4	11.7	9.3
Hotels, etc.	12.2	6.4	3.5	2.3	0.7	0.2	0.3
Shops	64.0	39.8	27.2	31.7	6.7	1.8	7.0
Factories	39.9	21.4	10.7	11.9	3.5	1.5	2.8
Offices	118.1	92.6	57.2	26.1	0.9	7.2	4.2
Other business premises	108.5	39.8	17.5	18.6	2.7	4.7	0.5
Educational	95.6	113.5	68.9	49.0	5.4	4.7	8.5
Religious	8.4	5.8	2.9	0.9	0.2	0.1	0.3
Health	90.9	48.7	12.2	17.5	4.8	4.9	2.0
Entertainment and recreational	56.4	11.5	5.1	8.0	1.5	1.2	0.5
Miscellaneous	32.6	38.9	26.1	17.4	3.1	4.2	1.2
Total non-residential building	626.6	418.4	231.2	183.4	29.5	30.4	27.4
Total	1,506.0	1,391.9	711.3	674.6	96.7	115.5	103.1

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 October	8	0.7	—	—	—	—	—	—	—	—	8	0.7
November	2	0.2	—	—	—	—	—	—	—	—	2	0.2
December	5	0.3	—	—	—	—	—	—	—	—	5	0.3
SHOPS												
1993 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
December	10	0.8	—	—	2	1.1	—	—	1	5.1	13	7.0
FACTORIES												
1993 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
December	7	0.6	3	0.7	—	—	1	1.5	—	—	11	2.8
OFFICES												
1993 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
December	11	0.9	5	1.4	1	0.8	1	1.0	—	—	18	4.2
OTHER BUSINESS PREMISES												
1993 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
December	4	0.5	—	—	—	—	—	—	—	—	4	0.5
EDUCATIONAL												
1993 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
December	5	0.5	6	2.1	3	2.7	1	3.2	—	—	15	8.5
RELIGIOUS												
1993 October	2	0.2	—	—	—	—	—	—	—	—	2	0.2
November	1	0.1	—	—	—	—	—	—	—	—	1	0.1
December	—	—	1	0.3	—	—	—	—	—	—	1	0.3
HEALTH												
1993 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
December	1	0.1	1	0.3	2	1.6	—	—	—	—	4	2.0
ENTERTAINMENT AND RECREATIONAL												
1993 October	6	0.7	3	0.8	—	—	—	—	—	—	9	1.5
November	1	0.1	2	0.6	1	0.5	—	—	—	—	4	1.2
December	4	0.3	1	0.2	—	—	—	—	—	—	5	0.5
MISCELLANEOUS												
1993 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
December	2	0.1	3	1.1	—	—	—	—	—	—	5	1.2
TOTAL NON-RESIDENTIAL BUILDING												
1993 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
December	49	4.2	20	6.1	8	6.3	3	5.7	1	5.1	81	27.4

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

Particulars	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
ADELAIDE STATISTICAL DIVISION						
Houses —						
Brick, stone or concrete	6	802	—	—	6	802
Brick-veneer	375	29,473	19	997	394	30,470
Timber	5	179	—	—	5	179
Fibre cement	—	—	—	—	—	—
Steel, aluminium or other materials	1	80	—	—	1	80
Not stated	84	6,660	—	—	84	6,660
Total houses	471	37,193	19	997	490	38,190
Other residential buildings	111	6,822	28	1,426	139	8,248
Total residential buildings	582	44,015	47	2,423	629	46,438
REST OF SOUTH AUSTRALIA						
Houses —						
Brick, stone or concrete	13	1,010	—	—	13	1,010
Brick-veneer	117	8,903	—	—	117	8,903
Timber	2	86	—	—	2	86
Fibre cement	31	1,764	—	—	31	1,764
Steel, aluminium or other materials	1	35	—	—	1	35
Not stated	104	6,761	—	—	104	6,761
Total houses	268	18,559	—	—	268	18,559
Other residential buildings	21	1,052	7	420	28	1,472
Total residential buildings	289	19,611	7	420	296	20,031
TOTAL SOUTH AUSTRALIA						
Houses —						
Brick, stone or concrete	19	1,811	—	—	19	1,811
Brick-veneer	492	38,376	19	997	511	39,373
Timber	7	265	—	—	7	265
Fibre cement	31	1,764	—	—	31	1,764
Steel, aluminium or other materials	2	115	—	—	2	115
Not stated	188	13,421	—	—	188	13,421
Total houses	739	55,752	19	997	758	56,749
Other residential buildings	132	7,874	35	1,846	167	9,720
Total residential buildings	871	63,626	54	2,843	925	66,469

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

TABLE 8. SUMMARY OF BUILDING APPROVED BY STATISTICAL DIVISION, DECEMBER 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	471	37,193	111	6,822	582	44,015	7,514	8,179	59,708
Outer Adelaide	125	9,181	2	120	127	9,301	587	986	10,873
Yorke and Lower North	34	1,885	3	250	37	2,135	75	180	2,390
Murray Lands	40	2,392	—	—	40	2,392	256	98	2,746
South East	30	2,467	—	—	30	2,467	186	60	2,713
Eyre	13	715	2	150	15	865	212	976	2,052
Northern	26	1,920	14	532	40	2,452	79	7,176	9,708
South Australia	739	55,752	132	7,874	871	63,626	8,909	17,655	90,196
PUBLIC SECTOR									
Adelaide	19	997	28	1,426	47	2,423	—	8,964	11,387
Outer Adelaide	—	—	7	420	7	420	—	100	520
Yorke and Lower North	—	—	—	—	—	—	—	—	—
Murray Lands	—	—	—	—	—	—	—	—	—
South East	—	—	—	—	—	—	—	—	—
Eyre	—	—	—	—	—	—	—	—	—
Northern	—	—	—	—	—	—	377	650	1,026
South Australia	19	997	35	1,846	54	2,843	377	9,714	12,933
TOTAL									
Adelaide	490	38,190	139	8,248	629	46,438	7,514	17,143	71,095
Outer Adelaide	125	9,181	9	540	134	9,721	587	1,086	11,393
Yorke and Lower North	34	1,885	3	250	37	2,135	75	180	2,390
Murray Lands	40	2,392	—	—	40	2,392	256	98	2,746
South East	30	2,467	—	—	30	2,467	186	60	2,713
Eyre	13	715	2	150	15	865	212	976	2,052
Northern	26	1,920	14	532	40	2,452	456	7,826	10,734
South Australia	758	56,749	167	9,728	925	66,469	9,285	27,368	103,123

TABLE 9. NEW DWELLING UNITS APPROVED, BY TYPE AND STATISTICAL DIVISION, DECEMBER 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	490	97	42	139	—	—	—	—	139	629
Outer Adelaide	125	9	—	9	—	—	—	—	9	134
Yorke and Lower North	34	3	—	3	—	—	—	—	3	37
Murray Lands	40	—	—	—	—	—	—	—	—	40
South East	30	—	—	—	—	—	—	—	—	30
Eyre	13	2	—	2	—	—	—	—	2	15
Northern	26	14	—	14	—	—	—	—	14	40
South Australia	758	125	42	167	—	—	—	—	167	925
VALUE (\$'000)										
Adelaide	38,190	5,796	2,451	8,248	—	—	—	—	8,248	46,438
Outer Adelaide	9,181	540	—	540	—	—	—	—	540	9,721
Yorke and Lower North	1,885	250	—	250	—	—	—	—	250	2,135
Murray Lands	2,392	—	—	—	—	—	—	—	—	2,392
South East	2,467	—	—	—	—	—	—	—	—	2,467
Eyre	715	150	—	150	—	—	—	—	150	865
Northern	1,920	532	—	532	—	—	—	—	532	2,452
South Australia	56,749	7,268	2,451	9,720	—	—	—	—	9,720	66,469

TABLE 10. BUILDING APPROVED BY SELECTED STATISTICAL LOCAL AREA, DECEMBER 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)	1	—	85	6	—	440	259	1,678	2,462	3,246
Brighton (C)	6	—	355	—	—	—	110	—	—	465
Burnside (C)	31	—	3,116	4	—	246	927	500	500	4,789
Campbelltown (C)	41	—	3,159	—	—	—	201	—	996	4,356
East Torrens (DC)	1	—	85	—	—	—	20	—	—	105
Elizabeth (C)	—	—	—	—	—	—	—	—	1,156	1,156
Enfield (C) Pt A & Pt B	12	7	1,242	10	12	1,130	85	348	348	2,806
Gawler (M)	19	—	1,314	—	—	—	15	—	407	1,735
Glenelg (C)	—	—	—	2	—	150	307	—	—	457
Happy Valley (C)	29	—	2,810	—	—	—	159	50	50	3,019
Henley & Grange (C)	2	—	206	—	—	—	110	—	—	316
Hindmarsh (M)	5	—	293	—	—	—	—	211	211	504
Kensington & Norwood (C)	—	—	—	—	—	—	30	65	65	95
Marion (C)	25	—	1,945	18	—	1,060	308	120	200	3,513
Mitcham (C)	5	—	559	2	—	208	772	946	946	2,484
Munno Para (C)	37	—	2,456	—	—	—	69	—	—	2,525
Noarlunga (C)	53	1	3,653	—	—	—	435	856	1,776	5,865
Payneham (C)	8	—	489	4	—	207	—	700	1,162	1,857
Port Adelaide (C)	9	—	753	8	—	487	175	310	310	1,725
Prospect (C)	3	—	340	8	16	1,392	313	—	—	2,045
St Peters (M)	4	—	370	—	—	—	144	175	175	689
Salisbury (C)	43	11	3,426	16	—	848	266	261	3,923	8,464
Stirling (DC)	8	—	972	—	—	—	98	105	105	1,175
Tea Tree Gully (C)	83	—	7,196	—	—	—	642	65	392	8,230
Thebarton (M)	—	—	—	7	—	400	96	354	354	850
Unley (C)	2	—	161	2	—	133	1,214	1,435	1,435	2,943
Walkerville (M)	—	—	—	—	—	—	109	—	—	109
West Torrens (C)	16	—	946	19	—	1,240	420	—	169	2,776
Willunga (DC)	8	—	592	2	—	122	12	—	—	726
Woodville (C)	20	—	1,667	3	—	185	221	—	—	2,074
Unincorporated	—	—	—	—	—	—	—	—	—	—
Adelaide (SD)	471	19	38,196	111	28	8,248	7,514	8,179	17,143	71,895
REST OF STATE										
Barossa (DC)	3	—	290	—	—	—	—	—	—	290
Light (DC)	8	—	642	—	—	—	10	368	468	1,120
Mallala (DC)	10	—	624	—	—	—	—	—	—	624
Mount Barker (DC)	37	—	2,802	—	—	—	326	133	133	3,261
Mount Gambier (C)	14	—	1,092	—	—	—	32	—	—	1,124
Murray Bridge (RC)	20	—	1,033	—	—	—	77	—	—	1,110
Northern Yorke Peninsula (DC)	5	—	291	—	—	—	30	—	—	321
Port Augusta (C)	3	—	240	—	—	—	10	53	53	303
Port Elliot & Goolwa (DC)	14	—	965	—	—	—	26	—	—	991
Port Lincoln (C)	4	—	231	—	—	—	80	976	976	1,287
Port Pirie (C)	11	—	755	8	—	250	31	1,969	1,969	3,005
Roxby Downs (M)	10	—	780	6	—	282	—	54	54	1,116
Strathalbyn (DC)	4	—	260	2	—	120	46	—	—	426
Victor Harbor (DC)	22	—	1,544	—	—	—	—	—	—	1,544
Whyalla (C)	—	—	—	—	—	—	10	5,100	5,524	5,534
Other	103	—	7,009	5	7	820	1,094	823	1,049	9,972
Rest of State	248	—	18,559	21	7	1,472	1,772	9,476	10,225	32,028
SOUTH AUSTRALIA										
South Australia	739	19	56,748	132	35	9,720	9,285	17,655	27,368	103,123

(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 town-houses, 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
 and Government Statist



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