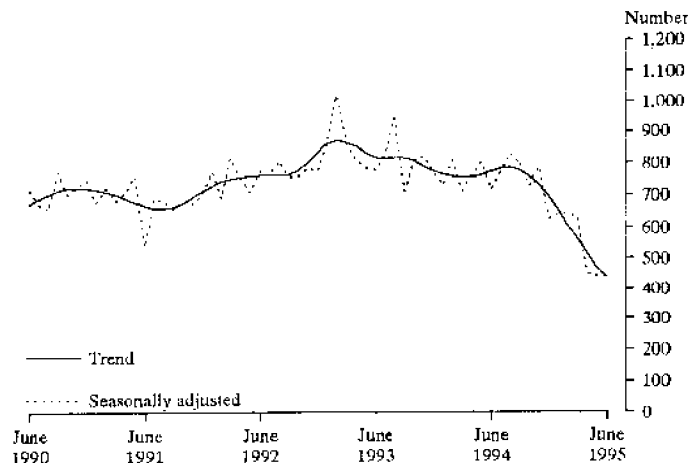


BUILDING APPROVALS, SOUTH AUSTRALIA, JUNE 1995

SUMMARY OF FINDINGS

PRIVATE HOUSES APPROVED



Residential Building

- The trend estimates for all the residential series continue to fall with the estimate for private sector house approvals dropping to 440 and total dwelling units falling to 537.
- The original (unadjusted) number of dwelling units approved in June 1995 was 646 an increase of 9.7% on the previous month. Of these dwellings, 554 were new houses. The councils recording the most new house approvals in June 1995 were Munno Para (67), Tea Tree Gully (56) and Hindmarsh and Woodville (35) in the Adelaide Statistical Division and Mount Barker (17), Victor Harbor (14) and Port Elliot & Goolwa (13) in the remainder of the State.
- The value of new residential building approved in June 1995 was \$50.1 million, an 8.2 % increase from May 1995. The value of alterations and additions to residential buildings remained steady at \$9.2 million.

- The total number of dwelling units approved in 1994–95 for South Australia was 9,762, a decrease of 17.1% from the previous financial year figure of 11,777. This decline occurred in all categories of new residential building approvals. The total value of new residential building approved in the 1994–95 financial year was \$739.7 million compared with the 1993–94 value of \$838.9 million.

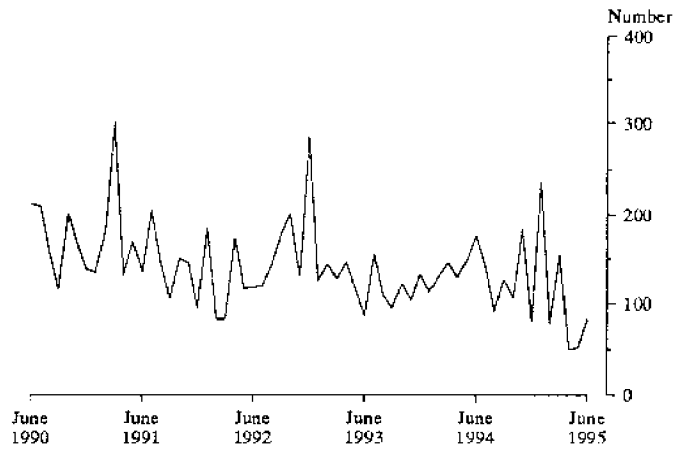
Non-residential Building

- The June 1995 value of non-residential projects approved was \$47.9 million. Two health projects with a combined value of \$12.8 million were the largest approvals and there were 8 projects in the \$1 million to \$5 million category. Tables 5 and 6 provide more detailed information.
- Of the total \$47.9 million, \$35.9 million was private sector work.
- In 1994–95 the value of non-residential building approvals was \$493.2 million, a 31.4% increase from the 1993–94 value of \$375.2 million.

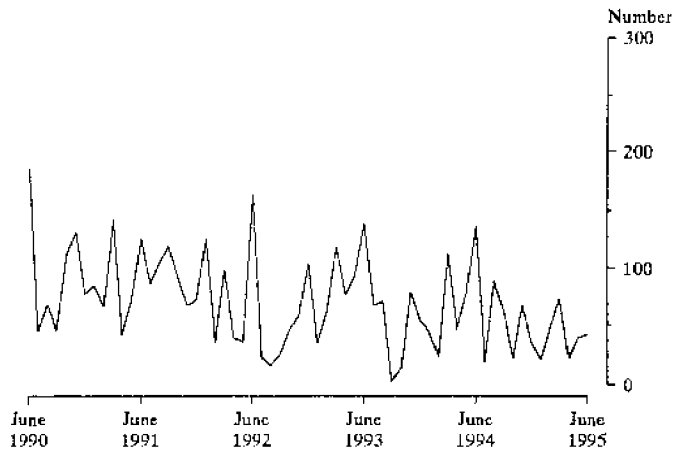
INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.
- for information about other ABS statistics and services please contact Information Services on Adelaide (08) 237 7100, call at 55 Currie Street, Adelaide, or write to Information Services, ABS, GPO Box 2272, Adelaide SA 5001.

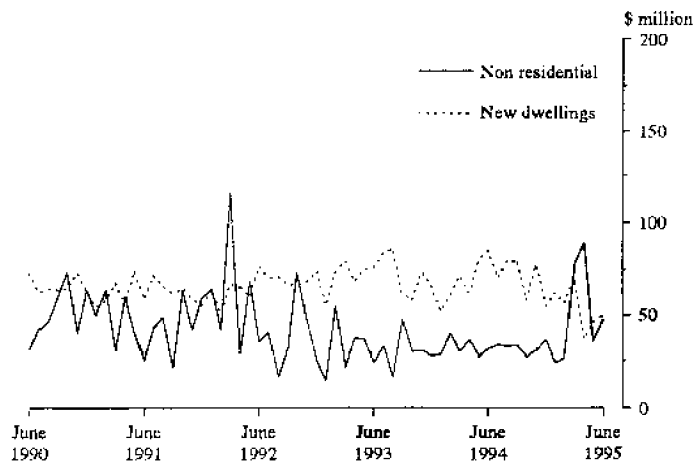
**TOTAL DWELLING UNITS APPROVED
PUBLIC SECTOR**



**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 January 1995 to June 1995.

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 (July 1995) were to equal the average absolute monthly percentage change in the series over the last ten years.

For example, if the seasonally adjusted estimate for the number of private sector houses approved (the first table below) were to increase by 10% in July 1995, the trend estimate for that month would be 432, a movement of -5.0%. The movements in the trend estimates for April, May and June which are currently estimated to be -8.4%, -8.6% and -6.6% respectively, would be revised to -7.6%, -7.1% and -5.8%. On the other hand, a 10% seasonally adjusted decline in the number of private sector houses approved in July 1995 would produce a trend estimate for July of 396, a movement of -8.1%, with the movements in the trend estimates for April, May and June being revised to -8.6%, -8.8% and -8.3% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if July 1995 seasonally adjusted estimate			
			is up 10% on June 1995		is down 10% on June 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
January	654	-6.1	653	-6.3	655	-6.0
February	609	-6.8	607	-7.0	610	-6.8
March	563	-7.7	562	-7.5	563	-7.7
April	516	-8.4	519	-7.6	515	-8.6
May	472	-8.6	482	-7.1	470	-8.8
June	440	-6.6	454	-5.8	431	-8.3
July	n.y.a.	n.y.a.	432	-5.0	396	-8.1

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if July 1995 seasonally adjusted estimate			
			is up 12% on June 1995		is down 12% on June 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
January	845	-6.0	843	-6.3	845	-6.0
February	781	-7.5	777	-7.8	782	-7.6
March	714	-8.6	712	-8.4	714	-8.6
April	645	-9.7	650	-8.7	644	-9.8
May	581	-10.0	601	-7.6	581	-9.8
June	537	-7.5	569	-5.2	532	-8.4
July	n.y.a.	n.y.a.	542	-4.9	485	-8.8

TABLE 1. NUMBER OF DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
ADELAIDE STATISTICAL DIVISION										
1992-93	6,843	352	7,195	1,647	386	2,033	20	8,510	738	9,248
1993-94	6,587	401	6,988	1,342	286	1,628	15	7,944	687	8,631
1994-95	5,256	384	5,640	1,213	120	1,333	59	6,515	517	7,032
<i>1994—</i>										
April	464	18	482	121	14	135		585	32	617
May	617	52	669	125	20	145		742	72	814
June	604	106	710	166	27	193		770	133	903
July	559	4	563	130	15	145	14	690	32	722
August	669	30	699	82	37	119	3	754	67	821
September	604	50	654	108	12	120	20	732	62	794
October	467	20	487	99	2	101	3	569	22	591
November	525	37	562	155	30	185	7	687	67	754
December	386	28	414	61	8	69	1	448	36	484
<i>1995—</i>										
January	332	17	349	227	4	231		559	21	580
February	347	41	388	68	—	68	1	416	41	457
March	444	66	510	126	4	130	2	572	70	642
April	264	22	286	40		40	5	309	22	331
May	329	28	357	45	6	51	3	377	34	411
June	330	41	371	72	2	74		402	43	445
SOUTH AUSTRALIA										
1992-93	9,710	377	10,087	1,809	416	2,225	29	11,548	793	12,341
1993-94	9,470	431	9,901	1,559	299	1,858	18	11,046	731	11,777
1994-95	7,757	390	8,147	1,387	151	1,538	77	9,208	554	9,762
<i>1994—</i>										
April	671	33	704	129	14	143	1	801	47	848
May	879	57	936	147	20	167		1,026	77	1,103
June	866	108	974	176	29	205		1,042	137	1,179
July	794	4	798	142	15	157	14	937	32	969
August	897	30	927	92	59	151	3	992	89	1,081
September	863	50	913	127	12	139	21	1,011	62	1,073
October	671	20	691	106	2	108	5	782	22	804
November	796	37	833	184	30	214	8	988	67	1,055
December	578	28	606	82	8	90	2	662	36	698
<i>1995—</i>										
January	515	17	532	237	4	241	1	753	21	774
February	553	45	598	78	2	80	1	632	47	679
March	681	66	747	154	7	161	5	840	73	913
April	403	22	425	50		50	6	459	22	481
May	493	30	523	52	10	62	4	549	40	589
June	513	41	554	81	2	85	7	603	43	646

(a) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes.

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														
1992-93	500.9	20.6	521.6	98.0	19.1	117.1	598.9	39.7	638.6	111.4	132.8	345.9	840.8	1,096.0
1993-94	494.3	25.7	520.0	86.3	17.0	103.3	580.6	42.7	623.3	98.7	167.2	314.2	846.0	1,036.2
1994-95	420.2	26.7	446.9	87.7	6.9	94.6	508.0	33.5	541.5	95.0	181.2	393.1	782.5	1,029.5
<i>1994—</i>														
April	35.8	1.3	37.1	7.8	0.8	8.6	43.6	2.1	45.7	8.8	13.8	31.0	66.2	85.5
May	47.1	3.1	50.3	9.2	1.3	10.5	56.3	4.4	60.8	8.1	11.2	21.9	75.4	90.7
June	45.8	6.7	52.4	11.7	1.4	13.1	57.5	8.1	65.5	8.3	9.4	27.4	75.2	101.2
July	41.8	0.4	42.2	8.5	1.1	9.6	50.4	1.4	51.8	9.3	19.9	27.9	78.8	89.0
August	51.5	1.8	53.3	5.5	1.9	7.4	57.0	3.7	60.7	8.8	20.7	26.7	86.4	96.2
September	47.2	3.4	50.6	6.9	0.8	7.7	54.1	4.2	58.3	10.9	8.0	27.2	73.0	96.4
October	35.4	1.2	36.6	5.8	0.1	5.9	41.2	1.3	42.5	8.7	10.8	18.2	60.7	69.4
November	42.4	2.2	44.6	10.0	1.7	11.6	52.3	3.8	56.2	8.7	14.8	22.7	75.8	87.6
December	31.2	1.9	33.1	5.1	0.4	5.5	36.3	2.3	38.6	7.6	13.9	25.3	57.8	71.5
<i>1995—</i>														
January	28.1	1.3	29.4	18.3	0.2	18.5	46.4	1.5	47.9	6.4	5.8	14.9	58.6	69.3
February	29.2	3.5	32.7	7.7	—	7.7	36.9	3.5	40.4	5.8	11.8	21.2	54.5	67.4
March	36.2	4.5	40.6	9.9	0.3	10.1	46.0	4.7	50.8	10.1	13.1	68.6	69.2	129.5
April	22.1	1.5	23.6	2.4	—	2.4	24.5	1.5	25.9	4.9	17.1	80.1	46.5	110.9
May	27.8	2.0	29.8	2.9	0.3	3.2	30.7	2.3	33.0	7.0	16.3	26.1	53.8	66.1
June	27.3	3.1	30.4	4.9	0.1	5.0	32.2	3.2	35.4	6.8	29.0	34.1	67.6	76.2
SOUTH AUSTRALIA														
1992-93	691.4	22.3	713.7	106.4	20.8	127.3	797.8	43.1	840.9	132.6	174.0	418.4	1,101.8	1,391.9
1993-94	695.1	27.5	722.6	98.5	17.8	116.3	793.6	45.3	838.9	122.2	208.4	375.2	1,122.8	1,336.3
1994-95	605.8	27.0	632.8	98.4	8.5	106.9	704.2	35.5	739.7	119.9	244.7	493.2	1,065.4	1,352.8
<i>1994—</i>														
April	50.7	2.1	52.8	8.3	0.8	9.1	59.0	2.9	61.9	10.6	15.3	36.1	84.8	108.6
May	65.0	3.4	68.4	10.4	1.3	11.7	75.3	4.7	80.0	10.7	14.6	26.7	99.9	117.4
June	64.1	6.9	71.0	12.3	1.5	13.8	76.4	8.4	84.8	10.6	11.7	31.3	98.7	126.7
July	59.5	0.4	59.8	9.2	1.1	10.3	68.7	1.4	70.1	12.0	22.6	33.4	102.0	115.5
August	68.8	1.8	70.6	6.1	3.0	9.1	74.8	4.8	79.7	10.9	26.5	32.6	112.1	123.2
September	65.9	3.4	69.3	8.2	0.8	9.0	74.1	4.2	78.3	13.6	12.5	33.1	100.3	125.0
October	50.3	1.2	51.5	6.2	0.1	6.3	56.5	1.3	57.8	10.3	15.3	26.7	82.1	94.9
November	62.1	2.2	64.3	11.7	1.7	13.3	73.7	3.8	77.6	10.5	19.7	30.2	103.9	118.3
December	45.7	1.9	47.6	6.9	0.4	7.3	52.6	2.3	54.9	9.4	22.9	36.2	84.8	100.6
<i>1995—</i>														
January	41.6	1.3	42.9	18.8	0.2	19.0	60.4	1.5	61.9	8.0	7.2	23.4	75.5	93.4
February	44.1	3.7	47.8	8.5	0.1	8.6	52.6	3.7	56.3	7.5	16.8	26.8	76.9	90.6
March	54.1	4.5	58.5	11.2	0.5	11.7	65.3	5.0	70.2	12.6	19.5	78.1	96.5	160.9
April	32.1	1.5	33.6	2.8	—	2.8	34.9	1.5	36.4	6.6	25.4	89.3	66.8	132.2
May	40.4	2.1	42.5	3.2	0.6	3.8	43.6	2.7	46.3	9.3	20.2	35.4	72.8	91.0
June	41.3	3.1	44.4	5.6	0.1	5.7	46.9	3.2	50.1	9.2	35.9	47.9	91.6	107.2

**TABLE 3. NUMBER OF DWELLING UNITS (a) APPROVED
SEASONALLY ADJUSTED AND TREND ESTIMATES (b)**

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>1994—</i>								
April r	761	756	798	795	898	897	959	963
May r	803	763	850	802	958	907	1,040	978
June r	718	773	778	813	893	919	967	994
July r	769	783	795	824	900	924	964	1,001
August r	832	787	791	827	926	925	956	998
September r	796	779	954	819	984	917	1,163	983
October r	730	759	740	801	815	904	828	963
November r	790	732	799	776	990	886	999	937
December r	627	697	693	741	703	853	765	899
<i>1995</i>								
January r	642	654	667	696	952	804	988	845
February r	640	609	701	647	670	742	740	781
March r	632	563	676	598	790	676	822	714
April r	452	516	467	548	506	610	525	645
May r	443	472	451	499	505	549	530	581
June r	439	440	482	463	533	509	575	537

(a) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes. (b) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average. Trend estimates for the most recent months are provisional and can be revised as data for additional months become available. See Explanatory Notes for a more detailed explanation.

**TABLE 4. VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES (a)
(\$ million)**

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1991-92	573.0	588.0	121.7	709.8	116.4	330.1	591.9	1,109.6	1,418.2
1992-93	652.7	673.8	119.1	793.0	125.1	163.6	393.3	1,038.5	1,311.3
1993-94	628.9	653.6	107.5	761.1	110.4	194.0	348.9	1,023.9	1,220.5
<i>1993—</i>									
Dec. qtr.	151.1	154.4	25.1	179.5	27.5	50.8	81.2	249.2	288.2
<i>1994—</i>									
Mar. qtr.	134.3	140.1	24.6	164.7	25.0	54.1	90.7	234.6	280.4
June qtr.	158.2	169.1	31.9	201.0	28.0	38.6	87.3	253.0	316.2
Sept. qtr.	171.3	176.3	26.0	202.3	32.2	57.1	91.7	281.5	326.2
Dec. qtr.	137.1	141.7	24.6	166.3	26.3	53.4	86.0	239.6	278.5
<i>1995—</i>									
Mar. qtr.	120.4	128.6	35.8	164.4	24.2	40.0	118.0	219.5	306.6

(a) See paragraphs 24 to 26 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
(\$ million)

Class of building	1992-93	1993-94	1994-95	1995			
				March	April	May	June
PRIVATE SECTOR							
New houses	691.4	695.1	605.8	54.1	32.1	40.4	41.3
New other residential buildings	106.4	98.5	98.4	11.2	2.8	3.2	5.6
<i>Total new residential building</i>	<i>797.8</i>	<i>793.6</i>	<i>704.2</i>	<i>65.3</i>	<i>34.9</i>	<i>43.6</i>	<i>46.9</i>
Alterations and additions to residential buildings	129.9	120.7	116.6	11.8	6.5	9.1	8.8
Hotels, etc.	5.4	5.0	4.2	0.3	0.3	0.7	0.3
Shops	35.9	40.8	51.3	5.5	4.4	1.4	10.7
Factories	17.9	18.2	25.0	..	1.0	3.7	2.1
Offices	27.7	39.1	34.3	3.5	2.9	7.2	1.1
Other business premises	32.0	24.8	59.2	5.0	5.5	4.7	8.4
Educational	14.3	18.2	17.3	2.3	1.1	1.3	2.2
Religious	5.8	1.9	3.0	0.1	0.2	0.2	0.1
Health	19.7	26.9	26.5	0.4	2.6	0.8	9.8
Entertainment and recreational	4.4	15.9	9.7	1.7	1.4	0.1	—
Miscellaneous	10.9	17.6	14.0	0.7	6.1	0.2	1.3
<i>Total non-residential building</i>	<i>174.0</i>	<i>208.4</i>	<i>244.7</i>	<i>19.5</i>	<i>25.4</i>	<i>20.2</i>	<i>35.9</i>
Total	1,101.8	1,122.8	1,065.4	96.5	66.8	72.8	91.6
PUBLIC SECTOR							
New houses	22.3	27.5	27.0	4.5	1.5	2.1	3.1
New other residential buildings	20.8	17.8	8.5	0.5	—	0.6	0.1
<i>Total new residential building</i>	<i>43.1</i>	<i>45.3</i>	<i>35.5</i>	<i>5.0</i>	<i>1.5</i>	<i>2.7</i>	<i>3.2</i>
Alterations and additions to residential buildings	2.6	1.5	3.3	0.9	—	0.2	0.4
Hotels, etc.	1.0	0.9	0.4	0.1	0.3	—	—
Shops	3.9	3.0	3.1	0.2	0.1	—	0.1
Factories	3.5	3.2	5.5	—	—	—	0.1
Offices	64.9	25.0	92.5	52.1	0.6	1.1	1.0
Other business premises	7.8	7.0	13.2	0.7	5.0	2.9	0.5
Educational	99.2	100.2	92.5	5.0	57.2	6.8	2.5
Religious	—	—	—	—	—	—	—
Health	29.0	9.5	16.0	0.3	0.2	0.3	6.9
Entertainment and recreational	7.1	4.4	9.7	—	0.3	2.7	0.9
Miscellaneous	28.0	13.6	15.5	0.2	0.3	1.5	0.1
<i>Total non-residential building</i>	<i>244.4</i>	<i>166.8</i>	<i>248.6</i>	<i>58.6</i>	<i>63.9</i>	<i>15.3</i>	<i>12.0</i>
Total	290.1	213.5	287.4	64.4	65.4	18.2	15.6
TOTAL							
New houses	713.7	722.6	632.8	58.5	33.6	42.5	44.4
New other residential buildings	127.3	116.3	106.9	11.7	2.8	3.8	5.7
<i>Total new residential building</i>	<i>840.9</i>	<i>838.9</i>	<i>739.7</i>	<i>70.2</i>	<i>36.4</i>	<i>46.3</i>	<i>50.1</i>
Alterations and additions to residential buildings	132.6	122.2	119.9	12.6	6.6	9.3	9.2
Hotels, etc.	6.4	5.9	4.7	0.4	0.6	0.7	0.3
Shops	39.8	43.8	54.4	5.7	4.5	1.4	10.8
Factories	21.4	21.3	30.6	—	1.0	3.7	2.2
Offices	92.6	64.1	126.8	55.5	3.5	8.3	2.0
Other business premises	39.8	31.8	72.4	5.7	10.5	7.6	8.9
Educational	113.5	118.4	109.7	7.4	58.3	8.2	4.7
Religious	5.8	1.9	3.0	0.1	0.2	0.2	0.1
Health	48.7	36.4	42.6	0.7	2.8	1.1	16.6
Entertainment and recreational	11.5	20.4	19.4	1.7	1.7	2.7	0.9
Miscellaneous	38.9	31.2	29.6	1.0	6.4	1.7	1.3
<i>Total non-residential building</i>	<i>418.4</i>	<i>375.2</i>	<i>493.2</i>	<i>78.1</i>	<i>89.3</i>	<i>35.4</i>	<i>47.9</i>
Total	1,391.9	1,336.3	1,352.8	160.9	132.2	91.0	107.2

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.												
1995 April	3	0.3	1	0.3	—	—	—	—	—	—	4	0.6
May	3	0.4	1	0.3	—	—	—	—	—	—	4	0.7
June	1	0.1	1	0.2	—	—	—	—	—	—	2	0.3
SHOPS												
1995 April	10	0.9	2	0.7	1	0.7	1	2.2	—	—	14	4.5
May	2	0.2	2	0.7	1	0.5	—	—	—	—	5	1.4
June	10	0.8	—	—	1	0.6	4	9.3	—	—	15	10.8
FACTORIES												
1995 April	4	0.3	2	0.7	—	—	—	—	—	—	6	1.0
May	8	0.7	2	0.6	1	0.6	1	1.8	—	—	12	3.7
June	12	1.0	5	1.2	—	—	—	—	—	—	17	2.2
OFFICES												
1995 April	13	1.2	6	1.7	1	0.5	—	—	—	—	20	3.5
May	16	1.5	3	0.9	1	0.8	2	5.0	—	—	22	8.3
June	10	0.8	3	0.7	1	0.6	—	—	—	—	14	2.0
OTHER BUSINESS PREMISES												
1995 April	8	0.8	1	0.2	—	—	1	4.5	1	5.0	11	10.5
May	8	0.7	8	2.3	2	1.3	2	3.3	—	—	20	7.6
June	6	0.4	6	1.5	2	1.7	2	5.2	—	—	16	8.9
EDUCATIONAL												
1995 April	6	0.5	7	2.2	1	0.6	—	—	1	55.0	15	58.3
May	2	0.2	4	1.2	2	1.3	2	5.5	—	—	10	8.2
June	3	0.3	4	0.9	3	2.0	1	1.5	—	—	11	4.7
RELIGIOUS												
1995 April	1	0.2	—	—	—	—	—	—	—	—	1	0.2
May	2	0.2	—	—	—	—	—	—	—	—	2	0.2
June	1	0.1	—	—	—	—	—	—	—	—	1	0.1
HEALTH												
1995 April	2	0.2	—	—	—	—	1	2.6	—	—	3	2.8
May	3	0.4	—	—	1	0.7	—	—	—	—	4	1.1
June	6	0.7	3	0.7	1	0.9	1	1.5	2	12.8	13	16.6
ENTERTAINMENT AND RECREATIONAL												
1995 April	4	0.4	—	—	—	—	1	1.3	—	—	5	1.7
May	1	0.1	—	—	—	—	1	2.7	—	—	2	2.7
June	1	0.1	1	0.2	1	0.6	—	—	—	—	3	0.9
MISCELLANEOUS												
1995 April	7	0.8	—	—	1	0.7	2	4.9	—	—	10	6.4
May	5	0.6	—	—	—	—	1	1.1	—	—	6	1.7
June	5	0.4	1	0.3	1	0.7	—	—	—	—	7	1.3
TOTAL NON-RESIDENTIAL BUILDING												
1995 April	58	5.6	19	5.7	4	2.5	6	15.4	2	60.0	89	89.3
May	50	4.8	20	6.0	8	5.3	9	19.3	—	—	87	35.4
June	55	4.7	24	5.7	10	7.1	8	17.6	2	12.8	99	47.9

TABLE 7. NUMBER AND VALUE OF DWELLING UNITS (a) APPROVED
BY MATERIAL OF OUTER WALLS
JUNE 1995

Particulars	Private sector		Public sector		Total	
	Number	Value (\$ '000)	Number	Value (\$ '000)	Number	Value (\$ '000)
ADELAIDE STATISTICAL DIVISION						
Houses —						
Brick, stone or concrete	45	4,135	—	—	45	4,135
Brick-veneer	235	17,832	35	2,290	270	20,122
Timber	2	90	—	—	2	90
Fibre cement	1	18	—	—	1	18
Steel, aluminium or other materials	1	120	—	—	1	120
Not stated	46	5,079	6	810	52	5,889
Total houses	330	27,273	41	3,100	371	30,374
<i>Other residential buildings</i>	72	4,877	2	109	74	4,986
Total residential buildings	402	32,150	43	3,209	445	35,360
REST OF SOUTH AUSTRALIA						
Houses —						
Brick, stone or concrete	28	2,622	—	—	28	2,622
Brick-veneer	74	6,462	—	—	74	6,462
Timber	13	785	—	—	13	785
Fibre cement	28	1,223	—	—	28	1,223
Steel, aluminium or other materials	1	70	—	—	1	70
Not stated	39	2,881	—	—	39	2,881
Total houses	183	14,043	—	—	183	14,043
<i>Other residential buildings</i>	11	695	—	—	11	695
Total residential buildings	194	14,738	—	—	194	14,738
TOTAL SOUTH AUSTRALIA						
Houses —						
Brick, stone or concrete	73	6,758	—	—	73	6,758
Brick-veneer	309	24,293	35	2,290	344	26,584
Timber	15	875	—	—	15	875
Fibre cement	29	1,241	—	—	29	1,241
Steel, aluminium or other materials	2	190	—	—	2	190
Not stated	85	7,960	6	810	91	8,770
Total houses	513	41,316	41	3,100	554	44,417
<i>Other residential buildings</i>	83	5,572	2	109	85	5,681
Total residential buildings	596	46,888	43	3,209	639	50,098

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

TABLE 8. SUMMARY OF BUILDING APPROVED BY STATISTICAL DIVISION, JUNE 1995

Statistical division	Dwelling units in new residential buildings (a)						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	330	27,273	72	4,877	402	32,150	6,397	29,026	67,574
Outer Adelaide	82	6,458	7	455	89	6,913	824	3,392	11,129
Yorke and Lower North	26	1,611	—	—	26	1,611	166	52	1,830
Murray Lands	22	1,770	—	—	22	1,770	226	1,281	3,277
South East	30	2,563	2	130	32	2,693	629	240	3,562
Eyre	12	921	2	110	14	1,031	277	1,325	2,633
Northern	11	720	—	—	11	720	268	600	1,588
South Australia	513	41,316	83	5,572	596	46,888	8,788	35,916	91,593
PUBLIC SECTOR									
Adelaide	41	3,100	2	109	43	3,209	405	5,061	8,675
Outer Adelaide	—	—	—	—	—	—	—	600	600
Yorke and Lower North	—	—	—	—	—	—	—	—	—
Murray Lands	—	—	—	—	—	—	—	—	—
South East	—	—	—	—	—	—	—	—	—
Eyre	—	—	—	—	—	—	15	6,300	6,315
Northern	—	—	—	—	—	—	—	—	—
South Australia	41	3,100	2	109	43	3,209	420	11,961	15,590
TOTAL									
Adelaide	371	30,374	74	4,986	445	35,360	6,802	34,087	76,249
Outer Adelaide	82	6,458	7	455	89	6,913	824	3,992	11,729
Yorke and Lower North	26	1,611	—	—	26	1,611	166	52	1,830
Murray Lands	22	1,770	—	—	22	1,770	226	1,281	3,277
South East	30	2,563	2	130	32	2,693	629	240	3,562
Eyre	12	921	2	110	14	1,031	292	7,625	8,948
Northern	11	720	—	—	11	720	268	600	1,588
South Australia	554	44,417	85	5,681	639	50,098	9,208	47,877	107,183

(a) Excludes Conversions, etc.

TABLE 9. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, JUNE 1995

Statistical division	New other residential building									Total new residential building
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total	Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
NUMBER OF DWELLING UNITS										
Adelaide	371	44	26	70	4	—	—	4	74	445
Outer Adelaide	82	7	—	7	—	—	—	—	7	89
Yorke and Lower North	26	—	—	—	—	—	—	—	—	26
Murray Lands	22	—	—	—	—	—	—	—	—	22
South East	30	2	—	2	—	—	—	—	2	32
Eyre	12	2	—	2	—	—	—	—	2	14
Northern	11	—	—	—	—	—	—	—	—	11
South Australia	554	55	26	81	4	—	—	4	85	639
VALUE (\$'000)										
Adelaide	30,374	2,766	2,020	4,786	200	—	—	200	4,986	35,360
Outer Adelaide	6,458	455	—	455	—	—	—	—	455	6,913
Yorke and Lower North	1,611	—	—	—	—	—	—	—	—	1,611
Murray Lands	1,770	—	—	—	—	—	—	—	—	1,770
South East	2,563	130	—	130	—	—	—	—	130	2,693
Eyre	921	110	—	110	—	—	—	—	110	1,031
Northern	720	—	—	—	—	—	—	—	—	720
South Australia	44,417	3,461	2,020	5,481	200	—	—	200	5,681	50,098

(a) Excludes Conversions, etc.

TABLE 10. BUILDING APPROVED BY SELECTED STATISTICAL LOCAL AREA, JUNE 1995

Statistical local area	New residential buildings (a)						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	—	925	6	—	350	20	2,020	2,969	4,264
Brighton (C)	3	—	268	—	—	—	62	668	668	998
Burnside (C)	8	—	660	15	—	1,315	1,009	840	840	3,824
Campbelltown (C)	12	11	1,777	4	2	308	150	185	185	2,419
East Torrens (DC)	—	—	—	—	—	—	—	—	—	—
Elizabeth (C)	—	4	253	8	—	464	—	470	470	1,187
Enfield (C) Pt A & Pt B	10	—	901	—	—	—	74	4,390	4,458	5,433
Gawler (M)	12	—	931	—	—	—	26	—	—	957
Glenside (C)	—	—	—	—	—	—	140	—	—	140
Happy Valley (C)	7	—	742	—	—	—	310	—	—	1,052
Henley & Grange (C)	1	—	74	—	—	—	96	—	—	170
Hindmarsh and Woodville (C)	35	—	3,051	6	—	356	814	694	694	4,914
Kensington & Norwood (C)	1	—	120	2	—	160	—	1,099	1,099	1,379
Manion (C)	7	4	810	—	—	—	918	495	1,982	3,711
Mitcham (C)	4	—	285	2	—	116	391	300	300	1,092
Munno Para (C)	61	6	4,961	—	—	—	58	3,700	4,270	9,288
Noarlunga (C)	33	—	2,358	—	—	—	253	361	361	2,971
Payneham (C)	7	—	490	—	—	—	353	60	60	903
Port Adelaide (C)	11	—	992	4	—	225	76	445	875	2,168
Prospect (C)	8	—	484	4	—	280	308	—	236	1,308
St Peters (M)	—	—	—	—	—	—	101	200	200	301
Salisbury (C)	28	—	1,787	6	—	330	170	10,709	11,441	13,728
Stirling (DC)	6	—	734	—	—	—	146	1,000	1,000	1,880
Tea Tree Gully (C)	46	10	5,015	5	—	227	510	—	202	5,954
Thebarton (M)	1	—	55	8	—	715	101	60	60	931
Unley (C)	3	—	327	—	—	—	270	1,030	1,125	1,722
Walkerville (M)	1	—	200	2	—	140	35	—	—	375
West Torrens (C)	12	6	1,074	—	—	—	413	300	592	2,079
Willunga (DC)	7	—	1,100	—	—	—	—	—	—	1,100
Unincorporated	—	—	—	—	—	—	—	—	—	—
Adelaide (SD)	330	41	30,374	72	2	4,986	6,802	29,026	34,087	76,249
REST OF STATE										
Barossa (DC)	—	—	—	—	—	—	—	—	—	—
Light (DC)	6	—	444	—	—	—	—	—	600	1,044
Mallala (DC)	6	—	301	—	—	—	17	—	—	318
Mount Barker (DC)	17	—	1,098	—	—	—	100	920	920	2,118
Mount Gambier (C)	8	—	684	2	—	130	350	75	75	1,239
Murray Bridge (RC)	5	—	326	—	—	—	—	—	—	326
Northern Yorke Peninsula (DC)	2	—	115	—	—	—	—	—	—	115
Port Augusta (C)	1	—	57	—	—	—	52	100	100	209
Port Elliot & Goolwa (DC)	13	—	1,042	—	—	—	64	—	—	1,106
Port Lincoln (C)	8	—	640	—	—	—	88	1,200	7,500	8,227
Port Pirie (C)	2	—	108	—	—	—	—	—	—	108
Roxby Downs (M)	3	—	228	—	—	—	13	—	—	241
Strathalbyn (DC)	3	—	150	—	—	—	—	187	187	337
Victor Harbor (DC)	14	—	1,442	—	—	—	260	600	600	2,302
Whyalla (C)	2	—	88	—	—	—	138	—	—	226
Other	93	—	7,321	9	—	565	1,324	3,808	3,808	13,018
Rest of State	183	—	14,043	11	—	695	2,405	6,890	13,790	30,933
SOUTH AUSTRALIA										
South Australia	513	41	44,417	83	2	5,681	9,208	35,916	47,877	107,183

(a) Excludes Conversions, etc. (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. 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.

Scope and Coverage

3. 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.
- (c) major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites).

4. 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 from this publication, but can be found in the ABS publication *Engineering Construction Survey* (8762.0).

5. 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.

6. 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 in coverage do not have a statistically significant effect on broad building approvals aggregate data. However, care should be taken in interpreting data for specific classes of non-residential building.

Definitions

7. 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.

8. 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.

9. 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.).

10. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building is shown separately in Table 1 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in the table. Previously, such dwellings were only included as a footnote.

11. In addition, from the January 1995 issue, the seasonally adjusted and trend estimates for the number of dwelling units approved, shown in Table 3, include these conversions, etc.. Previously, only dwelling units approved as part of the construction of new residential buildings were included in these estimates.

12. The value of new residential building approved continues to exclude the value of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building. Approved building work represented by these conversions, etc. jobs continues to be included in the value of alterations and additions to residential buildings or in the value of non-residential building as appropriate.

13. Value 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

14. *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.

15. *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.

Seasonal Adjustment

16. 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.

17. 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.

18. 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. These irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal variation.

19. Most of the component series have been seasonally adjusted independently. Therefore, the adjusted components may not add to the adjusted totals. Further, the difference between independently seasonally adjusted series does not necessarily produce series which are optimum or even adequate adjustments of the similarly derived original series. Thus the figures which can be derived by subtracting seasonally adjusted private sector dwelling units from the seasonally adjusted total should not be used to represent seasonally adjusted public sector dwelling units.

20. As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. For Building Approvals, the results of the latest review are shown in the July issue each year. Details of the methods used in seasonally adjusting these statistics are given in *Seasonally Adjusted Indicators, Australia* (1308.0).

Trend Estimates

21. 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.

22. Table 3 shows trend estimates for both private and total dwellings. These are obtained by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted time series. For further information, see *A Guide to Interpreting Time Series - Monitoring 'Trends': an Overview* (1348.0).

23. While the smoothing technique described in paragraphs 21 and 22 enables trend estimates to be produced for the latest few months, it does result in revisions to the trend estimates as new data become available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

Estimates at Constant Prices

24. 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.)

25. 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 are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

26. 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).

Australian Standard Geographical Classification (ASGC)

27. Area statistics are now being classified to the *Australian Standard Geographical Classification, Edition 2.4* (1216.0) and ASGC terminology has been adopted in the presentation of building statistics.

Unpublished Data and Related Publications

28. 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.

29. 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, South Australia (8752.4)

30. 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 *Release 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

— nil or rounded to zero
 r figure or series revised since previous issue
 n.a. not available

31. Where figures have been rounded, discrepancies may occur between sums of the component items and totals.

P.M. GARDNER
 Deputy Commonwealth Statistician
 and Government Statist





For more information ...

The ABS publishes a wide range of statistics and other information on Australia's economic and social conditions. Details of what is available in various publications and other products can be found in the *ABS Catalogue of Publications and Products* available at all ABS Offices (see below for contact details).

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