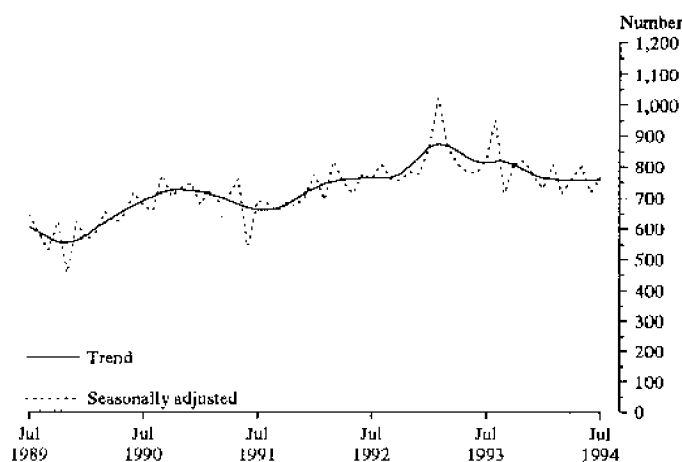


## BUILDING APPROVALS, SOUTH AUSTRALIA, JULY 1994

### SUMMARY OF FINDINGS

#### PRIVATE HOUSES APPROVED



#### Residential building

**Note:** In this issue, the seasonally adjusted and trend series have been revised as a result of the annual re-analysis of seasonal factors.

- The number of private sector houses approved, previously portrayed as a downward trend over the 9 months to June, is now, following the re-analysis and release of July data, portrayed as a virtually flat trend for the 6 months to July (see graph above and table 3). The total number of dwelling units approved remains as a rising (but flattening) trend, up from a recent low in January 1994.
- In seasonally adjusted terms, the number of private sector houses approved during July was 768, an increase of 7.0% over June. For the trend estimate of this indicator to show an increase for August, the seasonally adjusted figure for August will need to show an increase of 1.3% or more.
- In original (unadjusted) terms however, the number of private sector houses approved in July was 794, down 8.3%. The decrease was spread widely amongst Statistical Local Areas in both the Adelaide Statistical Division and other areas, with Campbelltown recording the most noticeable drop from 45 to 17 approvals. With public sector houses approved dropping from a relatively high figure of 108 in June to only 4 in July and total other residential dwellings also dropping from a relatively high 205 in June to 157 in July, the total number of dwelling units approved in July dropped 19.0% from 1,179 to 955.

- In line with the decrease in numbers of dwelling units approved, the value of new residential building approved fell 17.3% from \$84.8 million in June (a then 10 month high) to \$70.1 million in July. In contrast, the value of alterations and additions to residential buildings reached \$12.0 million, the highest monthly figure since April 1993. Also, when expressed as average 1989-90 prices and quarterly data, the value of new residential building approved rose from \$164.8 million in the March quarter to \$201.2 million in the June quarter, an increase of 22.1%.

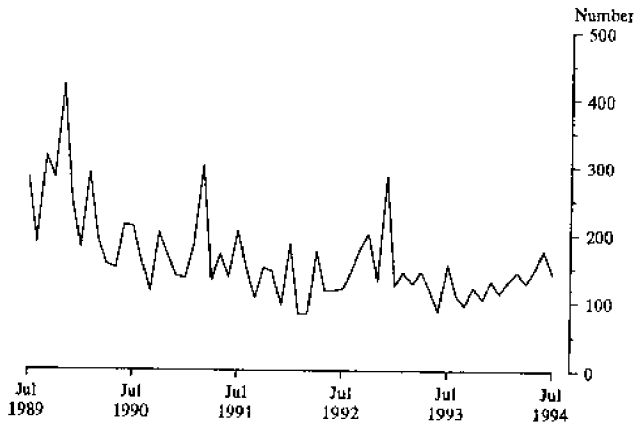
#### Non-residential building

- There was \$33.4 million of non-residential work approved in July, \$22.6 million being for the private sector. Of the total, Other business premises accounted for \$10.1 million (and included the only job approved with an estimated value exceeding \$5 million) and Educational buildings \$7.2 million.
- When expressed as average 1989-90 prices, the value of non-residential building for the June quarter fell from \$90.8 million in the previous quarter to \$87.4 million, a decline of 3.7%. This was entirely due to the value of private sector approvals falling 28.5% from \$54.1 million to \$38.7 million.

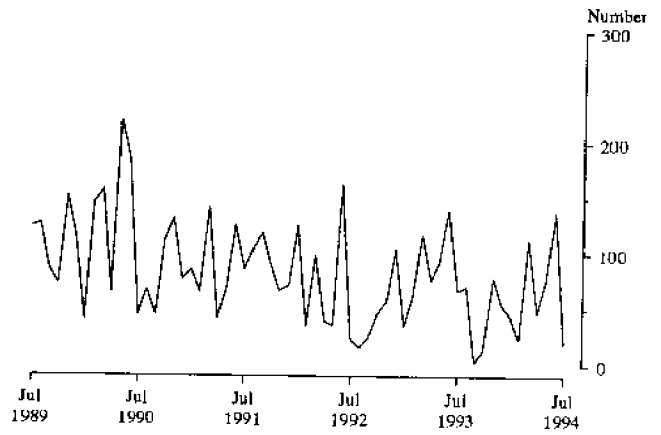
#### INQUIRIES

- 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.

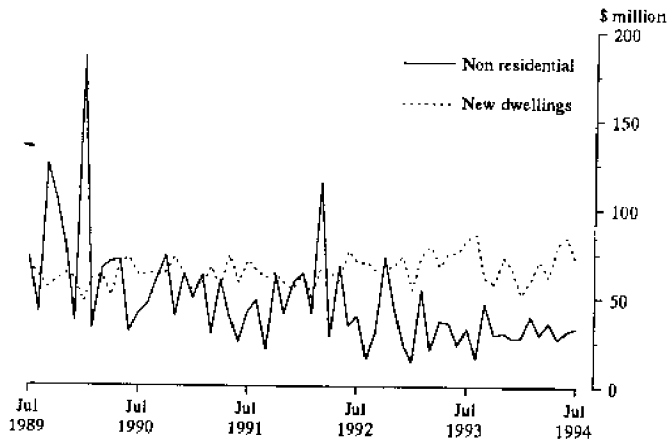
**OTHER RESIDENTIAL BUILDINGS APPROVED  
PRIVATE SECTOR**



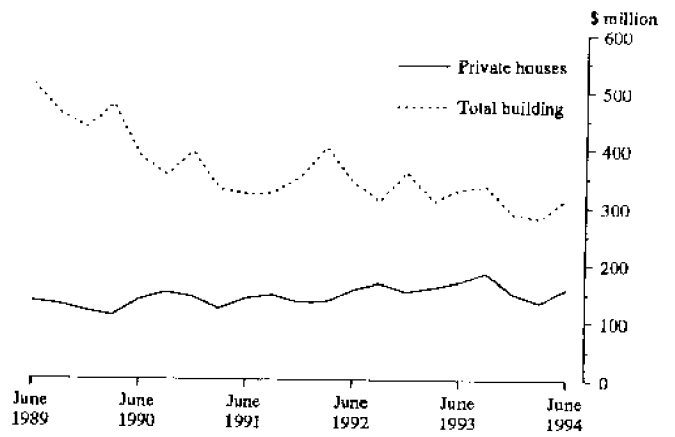
**DWELLING UNITS APPROVED  
PUBLIC SECTOR**



**VALUE OF BUILDING WORK APPROVED**



**QUARTERLY VALUE OF BUILDING APPROVED  
AVERAGE 1989-90 PRICES**



## RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months February 1994 to July 1994.

Analysis of building approvals series has shown that the original series can be volatile and that the initial estimates of a month's trend value can be revised substantially. In particular, some months can elapse before a turning point in the trend series is identified reliably. Generally, the size of revisions to the trend estimates tends to be larger the greater the volatility of the original series. Revisions to trend estimates will also occur with revisions to original data and re-estimation of seasonal adjustment factors (the latter of which has occurred for this issue). 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 (August 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 August 1994, the trend estimate for that month would be 790, a movement of 1.1%. The movements in the trend estimates for May, June and July which are currently estimated to be 0.0%, 0.1% and 0.1% respectively, would be revised to 0.8%, 1.2% and 1.4%. On the other hand, a 9% seasonally adjusted decline in the number of private sector houses approved in August 1994 would produce a trend estimate for August of 729, a movement of -1.6%, with the movements in the trend estimates for May, June and July being revised to -0.3%, -0.8% and -1.1% respectively.

### NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if August 1994 seasonally adjusted estimate			
			is up 9% on July 1994		is down 9% on July 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994—						
February	761	-0.5	759	-0.8	762	-0.4
March	758	-0.4	755	-0.5	760	-0.2
April	757	-0.2	755	—	758	-0.4
May	757	0.0	761	0.8	755	-0.3
June	758	0.1	770	1.2	749	-0.8
July	759	0.1	781	1.4	741	-1.1
August	n.y.a.	n.y.a.	790	1.1	729	1.6

### TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if August 1994 seasonally adjusted estimate			
			is up 10% on July 1994		is down 10% on July 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994—						
February	943	1.2	941	1.0	944	1.4
March	953	1.1	951	1.1	958	1.4
April	963	1.0	962	1.2	965	0.8
May	972	1.0	976	1.4	967	0.2
June	979	0.7	989	1.3	959	0.8
July	981	0.3	1,000	1.1	944	-1.5
August	n.y.a.	n.y.a.	1,010	1.0	927	-1.9

TABLE 1. NUMBER OF DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
ADELAIDE STATISTICAL DIVISION									
1991-92	6,188	290	6,478	1,415	668	2,083	7,603	958	8,561
1992-93	6,843	352	7,195	1,647	386	2,033	8,490	738	9,228
1993-94	6,587	401	6,988	1,342	286	1,628	7,929	687	8,616
1993—									
May	577	39	616	106	44	150	683	83	766
June	631	81	712	76	56	132	707	137	844
July	656	33	689	145	32	177	801	65	866
August	767	36	803	95	34	129	862	70	932
September	513	2	515	80	—	80	593	2	595
October	500	11	511	110	—	110	610	11	621
November	573	27	600	99	52	151	672	79	751
December	471	19	490	111	28	139	582	47	629
1994—									
January	402	31	433	80	14	94	482	45	527
February	480	7	487	117	13	130	597	20	617
March	540	59	599	93	52	145	633	111	744
April	464	18	482	121	14	135	585	32	617
May	617	52	669	125	20	145	742	72	814
June	604	106	710	166	27	193	770	133	903
July	559	4	563	130	15	145	689	19	708
SOUTH AUSTRALIA									
1991-92	8,613	318	8,931	1,609	718	2,327	10,222	1,036	11,258
1992-93	9,710	377	10,087	1,809	416	2,225	11,519	793	12,312
1993-94	9,470	431	9,901	1,559	299	1,858	11,029	730	11,759
1993—									
May	848	47	895	118	46	164	966	93	1,059
June	883	83	966	87	56	143	970	139	1,109
July	916	33	949	155	34	189	1,071	67	1,138
August	1,007	37	1,044	110	34	144	1,117	71	1,188
September	795	3	798	95	—	95	890	3	893
October	723	11	734	122	2	124	845	13	858
November	831	27	858	104	52	156	935	79	1,014
December	739	19	758	132	35	167	871	54	925
1994—									
January	574	31	605	113	14	127	687	45	732
February	696	11	707	131	13	144	827	24	851
March	773	61	834	145	52	197	918	113	1,031
April	671	33	704	129	14	143	800	47	847
May	879	57	936	147	20	167	1,026	77	1,103
June	866	108	974	176	29	205	1,042	137	1,179
July	794	4	798	142	15	157	936	19	955

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 14 such dwelling units approved in July 1994.

TABLE 2. VALUE OF BUILDING APPROVED  
(\$ million)

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
ADELAIDE STATISTICAL DIVISION														
1991-92	450.8	13.7	464.5	86.5	30.3	116.9	537.3	44.0	581.3	104.0	317.8	579.4	959.1	1,264.8
1992-93	500.9	20.6	521.6	98.0	19.1	117.1	598.9	39.7	638.6	111.4	132.8	345.9	840.8	1,096.0
1993-94	494.3	25.7	520.0	86.3	17.0	103.3	580.6	42.7	623.3	98.7	167.2	314.2	846.0	1,036.2
1993—														
May	44.3	2.4	46.7	6.4	2.1	8.6	50.8	4.5	55.2	9.5	10.4	27.5	70.6	92.1
June	46.0	4.6	50.6	4.7	2.9	7.7	50.8	7.5	58.3	9.4	8.9	15.0	69.2	82.8
July	49.0	2.7	51.7	10.0	2.7	12.7	59.0	5.4	64.4	8.7	14.4	20.8	82.0	93.9
August	57.7	2.0	59.7	6.1	2.1	8.2	63.8	4.1	67.9	9.3	9.0	12.1	82.1	89.3
September	36.8	0.1	36.9	4.6	—	4.6	41.4	0.1	41.5	8.5	20.5	42.5	70.4	92.5
October	34.4	1.1	35.5	6.5	—	6.5	40.9	1.1	42.0	7.8	14.4	27.0	63.0	76.8
November	43.6	1.5	45.1	6.2	3.5	9.7	49.8	5.0	54.7	9.6	15.6	25.5	75.0	89.8
December	37.2	1.0	38.2	6.8	1.4	8.2	44.0	2.4	46.4	7.5	8.2	17.1	59.7	71.1
1994—														
January	30.1	1.6	31.6	5.6	0.7	6.2	35.6	2.2	37.9	8.3	13.1	24.0	57.0	70.1
February	36.1	0.6	36.8	7.0	0.7	7.7	43.2	1.4	44.5	5.7	16.9	38.1	65.7	88.3
March	40.8	3.9	44.7	4.7	2.5	7.2	45.5	6.4	51.9	8.1	20.7	26.9	74.3	87.0
April	35.8	1.3	37.1	7.8	0.8	8.6	43.6	2.1	45.7	8.8	13.8	31.0	66.2	85.5
May	47.1	3.1	50.3	9.2	1.3	10.5	56.3	4.4	60.8	8.1	11.2	21.9	75.4	90.7
June	45.8	6.7	52.4	11.7	1.4	13.1	57.5	8.1	65.5	8.3	9.4	27.4	75.2	101.2
July	41.8	0.4	42.2	8.5	1.1	9.6	50.4	1.4	51.8	9.3	19.9	27.9	78.8	89.0
SOUTH AUSTRALIA														
1991-92	609.9	15.8	625.7	97.0	32.9	129.9	706.8	48.8	755.6	123.8	349.2	626.6	1,178.9	1,506.0
1992-93	691.4	22.3	713.7	106.4	20.8	127.3	797.8	43.1	840.9	132.6	174.0	418.4	1,101.8	1,391.9
1993-94	695.1	27.5	722.6	98.5	17.8	116.3	793.6	45.3	838.9	122.2	208.4	375.2	1,122.8	1,336.3
1993—														
May	63.0	2.8	65.9	7.0	2.2	9.2	70.0	5.1	75.1	11.1	16.8	36.1	97.9	122.3
June	62.8	4.7	67.5	5.3	2.9	8.3	68.1	7.6	75.7	11.4	14.2	23.7	93.8	110.9
July	67.1	2.7	69.8	10.8	2.8	13.7	77.9	5.5	83.5	10.8	19.8	32.8	108.5	127.1
August	74.7	2.1	76.8	7.0	2.1	9.1	81.6	4.2	85.9	10.9	10.7	16.3	103.2	113.1
September	56.3	0.2	56.4	5.3	—	5.3	61.6	0.2	61.7	10.3	23.6	47.1	95.4	119.2
October	49.4	1.1	50.5	7.2	0.1	7.3	56.6	1.2	57.8	9.4	16.5	29.5	82.4	96.7
November	61.9	1.5	63.4	6.6	3.5	10.1	68.5	5.0	73.4	11.7	20.5	30.4	100.6	115.5
December	55.8	1.0	56.7	7.9	1.8	9.7	63.6	2.8	66.5	9.3	17.7	27.4	90.2	103.1
1994—														
January	42.0	1.6	43.6	7.3	0.7	8.0	49.3	2.2	51.5	9.7	16.7	28.0	75.6	89.2
February	51.0	0.8	51.9	7.8	0.7	8.5	58.8	1.5	60.4	7.9	18.7	40.0	85.3	108.2
March	57.3	4.1	61.3	7.6	2.5	10.1	64.9	6.5	71.5	10.4	22.8	29.6	98.1	111.5
April	50.7	2.1	52.8	8.3	0.8	9.1	59.0	2.9	61.9	10.6	15.3	36.1	84.8	108.6
May	65.0	3.4	68.4	10.4	1.3	11.7	75.3	4.7	80.0	10.7	14.6	26.7	99.9	117.4
June	64.1	6.9	71.0	12.3	1.5	13.8	76.4	8.4	84.8	10.6	11.7	31.3	98.7	126.7
July	59.5	0.4	59.8	9.2	1.1	10.3	68.7	1.4	70.1	12.0	22.6	33.4	102.0	115.5

**TABLE 3. NUMBER OF DWELLING UNITS APPROVED  
SEASONALLY ADJUSTED AND TREND ESTIMATES (a)(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>1993—r</i>								
May	785	831	809	876	921	952	997	1,041
June	779	818	812	862	874	940	947	1,028
July	823	815	912	856	972	937	1,114	1,020
August	953	817	945	854	1,059	937	1,109	1,008
September	712	817	762	849	841	933	891	991
October	810	807	833	834	912	922	938	968
November	821	790	845	815	928	905	978	946
December	773	775	793	799	889	890	934	932
<i>1994—r</i>								
January	728	765	762	792	889	883	937	931
February	808	761	830	793	878	886	928	943
March	712	758	755	795	858	891	930	953
April	761	757	798	798	897	897	957	963
May	803	757	850	801	958	904	1,040	972
June	718	758	778	803	893	909	967	979
July	768	759	795	803	899	913	950	981

(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. (b) Series have been revised due to annual re-analysis of seasonal adjustment factors.

**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	573.3	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	393.3	1,038.5	1,311.3
1993-94	629.1	653.9	107.6	761.5	110.5	194.1	349.2	1,024.6	1,221.1
<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	90.7	263.0	330.5
Sept. qtr.	185.2	190.0	26.0	216.0	29.9	50.5	89.7	287.1	335.7
Dec. qtr.	151.1	154.4	25.1	179.5	27.5	50.8	81.2	249.2	288.2
<i>1994—</i>									
Mar. qtr.	134.4	140.2	24.6	164.8	25.0	54.1	90.8	234.8	280.7
June qtr.	158.3	169.2	31.9	201.2	28.0	38.7	87.4	253.5	316.6

(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	1993-94	1994			
				April	May	June	July
<b>PRIVATE SECTOR</b>							
New houses	609.9	691.4	695.1	50.7	65.0	64.1	59.5
New other residential buildings	97.0	106.4	98.5	8.3	10.4	12.3	9.2
<i>Total new residential building</i>	<i>706.8</i>	<i>797.8</i>	<i>793.6</i>	<i>59.0</i>	<i>75.3</i>	<i>76.4</i>	<i>68.7</i>
Alterations and additions to residential buildings	122.9	129.9	120.7	10.5	10.0	10.6	10.7
Hotels, etc.	11.6	5.4	5.0	0.3	0.7	0.6	0.6
Shops	51.7	35.9	40.8	1.9	1.1	3.8	2.1
Factories	38.5	17.9	18.2	4.3	1.1	1.5	2.3
Offices	91.0	27.7	39.1	1.1	2.1	2.1	1.6
Other business premises	53.2	32.0	24.8	0.8	3.4	0.7	9.8
Educational	17.1	14.3	18.2	0.2	3.3	1.2	2.4
Religious	8.4	5.8	1.9	0.1	-	0.9	1.8
Health	39.8	19.7	26.9	0.1	0.9	0.2	1.0
Entertainment and recreational	31.8	4.4	15.9	6.3	1.8	0.5	0.8
Miscellaneous	6.2	10.9	17.6	0.3	0.1	0.2	0.2
<i>Total non-residential building</i>	<i>349.2</i>	<i>174.0</i>	<i>208.4</i>	<i>15.3</i>	<i>14.6</i>	<i>11.7</i>	<i>22.6</i>
<b>Total</b>	<b>1,178.9</b>	<b>1,101.8</b>	<b>1,122.8</b>	<b>84.8</b>	<b>99.9</b>	<b>98.7</b>	<b>102.0</b>
<b>PUBLIC SECTOR</b>							
New houses	15.8	22.3	27.5	2.1	3.4	6.9	0.4
New other residential buildings	32.9	20.8	17.8	0.8	1.3	1.5	1.1
<i>Total new residential building</i>	<i>48.8</i>	<i>43.1</i>	<i>45.3</i>	<i>2.9</i>	<i>4.7</i>	<i>8.4</i>	<i>1.4</i>
Alterations and additions to residential buildings	0.9	2.6	1.5	--	0.6	--	1.3
Hotels, etc.	0.6	1.0	0.9	0.2	--	--	--
Shops	12.3	3.9	3.0	0.1	0.4	0.8	--
Factories	1.4	3.5	3.2	--	--	--	0.4
Offices	27.1	64.9	25.0	2.4	3.3	1.1	1.9
Other business premises	55.3	7.8	7.0	--	0.9	0.1	0.3
Educational	78.5	99.2	100.2	13.0	6.4	16.6	4.7
Religious	--	--	--	--	--	--	--
Health	51.2	29.0	9.5	1.2	--	0.9	--
Entertainment and recreational	24.6	7.1	4.4	0.8	0.7	--	1.3
Miscellaneous	26.4	28.0	13.6	3.1	0.5	--	2.1
<i>Total non-residential building</i>	<i>277.4</i>	<i>244.4</i>	<i>166.8</i>	<i>20.8</i>	<i>12.2</i>	<i>19.6</i>	<i>10.7</i>
<b>Total</b>	<b>327.1</b>	<b>290.1</b>	<b>213.5</b>	<b>23.7</b>	<b>17.5</b>	<b>28.0</b>	<b>13.5</b>
<b>TOTAL</b>							
New houses	625.7	713.7	722.6	52.8	68.4	71.0	59.8
New other residential buildings	129.9	127.3	116.3	9.1	11.7	13.8	10.3
<i>Total new residential building</i>	<i>755.6</i>	<i>840.9</i>	<i>838.9</i>	<i>61.9</i>	<i>80.0</i>	<i>84.8</i>	<i>70.1</i>
Alterations and additions to residential buildings	123.8	132.6	122.2	10.6	10.7	10.6	12.0
Hotels, etc.	12.2	6.4	5.9	0.6	0.7	0.6	0.6
Shops	64.0	39.8	43.8	1.9	1.5	4.6	2.1
Factories	39.9	21.4	21.3	4.3	1.1	1.5	2.7
Offices	118.1	92.6	64.1	3.5	5.4	3.2	3.5
Other business premises	108.5	39.8	31.8	0.8	4.3	0.8	10.1
Educational	95.6	113.5	118.4	13.3	9.7	17.9	7.2
Religious	8.4	5.8	1.9	0.1	--	0.9	1.8
Health	90.9	48.7	36.4	1.3	0.9	1.1	1.0
Entertainment and recreational	56.4	11.5	20.4	7.0	2.5	0.5	2.1
Miscellaneous	32.6	38.9	31.2	3.4	0.5	0.2	2.3
<i>Total non-residential building</i>	<i>626.6</i>	<i>418.4</i>	<i>375.2</i>	<i>36.1</i>	<i>26.7</i>	<i>31.3</i>	<i>33.4</i>
<b>Total</b>	<b>1,506.0</b>	<b>1,391.9</b>	<b>1,336.3</b>	<b>108.6</b>	<b>117.4</b>	<b>126.7</b>	<b>115.5</b>

**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)
<b>HOTELS, ETC.</b>												
1994 May	5	0.5	1	0.2	—	—	—	—	—	—	6	0.7
June	2	0.2	1	0.4	—	—	—	—	—	—	3	0.6
July	3	0.3	1	0.3	—	—	—	—	—	—	4	0.6
<b>SHOPS</b>												
1994 May	4	0.4	3	1.1	—	—	—	—	—	—	7	1.5
June	10	0.8	2	0.7	1	0.8	2	2.4	—	—	15	4.6
July	12	1.2	4	1.0	—	—	—	—	—	—	16	2.1
<b>FACTORIES</b>												
1994 May	2	0.2	—	—	1	0.9	—	—	—	—	3	1.1
June	6	0.7	1	0.3	1	0.5	—	—	—	—	8	1.5
July	1	0.1	2	0.6	—	—	1	2.0	—	—	4	2.7
<b>OFFICES</b>												
1994 May	9	0.9	6	2.1	4	2.5	—	—	—	—	19	5.4
June	12	1.2	3	0.8	2	1.2	—	—	—	—	17	3.2
July	10	1.0	7	1.8	1	0.6	—	—	—	—	18	3.5
<b>OTHER BUSINESS PREMISES</b>												
1994 May	10	1.0	5	1.3	1	0.9	1	1.1	—	—	17	4.3
June	8	0.8	—	—	—	—	—	—	—	—	8	0.8
July	6	0.6	2	0.6	1	0.9	—	—	1	8.0	10	10.1
<b>EDUCATIONAL</b>												
1994 May	3	0.4	4	1.2	4	2.8	—	—	1	5.3	12	9.7
June	2	0.2	3	1.0	1	1.0	—	—	1	15.7	7	17.9
July	1	0.1	3	0.9	2	1.4	2	4.7	—	—	8	7.2
<b>RELIGIOUS</b>												
1994 May	—	—	—	—	—	—	—	—	—	—	—	—
June	3	0.2	2	0.7	—	—	—	—	—	—	5	0.9
July	1	0.1	1	0.4	—	—	1	1.4	—	—	3	1.8
<b>HEALTH</b>												
1994 May	3	0.3	2	0.6	—	—	—	—	—	—	5	0.9
June	2	0.2	1	0.4	1	0.6	—	—	—	—	4	1.1
July	5	0.7	1	0.3	—	—	—	—	—	—	6	1.0
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1994 May	6	0.7	1	0.3	1	0.6	1	1.0	—	—	9	2.5
June	2	0.2	1	0.3	—	—	—	—	—	—	3	0.5
July	—	—	—	—	3	2.1	—	—	—	—	3	2.1
<b>MISCELLANEOUS</b>												
1994 May	4	0.3	1	0.2	—	—	—	—	—	—	5	0.5
June	2	0.2	—	—	—	—	—	—	—	—	2	0.2
July	2	0.2	—	—	—	—	1	2.1	—	—	3	2.3
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1994 May	46	4.8	23	7.0	11	7.5	2	2.1	1	5.3	83	26.7
June	49	4.6	14	4.6	6	4.0	2	2.4	1	15.7	72	31.3
July	41	4.2	21	5.9	7	5.1	5	10.2	1	8.0	75	33.4



TABLE 7. NUMBER AND VALUE OF DWELLING UNITS (a) APPROVED  
BY MATERIAL OF OUTER WALLS  
JULY 1994

Particulars	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
<b>ADELAIDE STATISTICAL DIVISION</b>						
Houses —						
Brick, stone or concrete	14	1,866	--	—	14	1,866
Brick-veneer	462	33,770	3	298	465	34,068
Timber	—	—	—	—	—	—
Fibre cement	8	388	—	—	8	388
Steel, aluminium or other materials	—	—	—	—	—	—
Not stated	75	5,822	1	55	76	5,877
<b>Total houses</b>	<b>559</b>	<b>41,845</b>	<b>4</b>	<b>354</b>	<b>563</b>	<b>42,199</b>
<i>Other residential buildings</i>	<i>130</i>	<i>8,518</i>	<i>15</i>	<i>1,094</i>	<i>145</i>	<i>9,611</i>
<b>Total residential buildings</b>	<b>689</b>	<b>50,363</b>	<b>19</b>	<b>1,447</b>	<b>708</b>	<b>51,810</b>
<b>REST OF SOUTH AUSTRALIA</b>						
Houses —						
Brick, stone or concrete	35	3,285	—	—	35	3,285
Brick-veneer	114	8,703	—	—	114	8,703
Timber	17	826	—	—	17	826
Fibre cement	11	401	—	—	11	401
Steel, aluminium or other materials	—	—	—	—	—	—
Not stated	58	4,396	—	—	58	4,396
<b>Total houses</b>	<b>235</b>	<b>17,611</b>	<b>—</b>	<b>—</b>	<b>235</b>	<b>17,611</b>
<i>Other residential buildings</i>	<i>12</i>	<i>706</i>	<i>—</i>	<i>—</i>	<i>12</i>	<i>706</i>
<b>Total residential buildings</b>	<b>247</b>	<b>18,316</b>	<b>—</b>	<b>—</b>	<b>247</b>	<b>18,316</b>
<b>TOTAL SOUTH AUSTRALIA</b>						
Houses —						
Brick, stone or concrete	49	5,151	—	—	49	5,151
Brick-veneer	576	42,473	3	298	579	42,771
Timber	17	826	—	—	17	826
Fibre cement	19	789	—	—	19	789
Steel, aluminium or other materials	—	—	—	—	—	—
Not stated	133	10,218	1	55	134	10,273
<b>Total houses</b>	<b>794</b>	<b>59,456</b>	<b>4</b>	<b>354</b>	<b>798</b>	<b>59,809</b>
<i>Other residential buildings</i>	<i>142</i>	<i>9,223</i>	<i>15</i>	<i>1,094</i>	<i>157</i>	<i>10,317</i>
<b>Total residential buildings</b>	<b>936</b>	<b>68,679</b>	<b>19</b>	<b>1,447</b>	<b>955</b>	<b>70,126</b>

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

TABLE 8. SUMMARY OF BUILDING APPROVED BY STATISTICAL DIVISION, JULY 1994

Statistical division	Dwelling units in new residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
<b>PRIVATE SECTOR</b>									
Adelaide	559	41,845	130	8,518	689	50,363	8,537	19,872	78,772
Outer Adelaide	117	8,678	2	150	119	8,828	1,120	1,678	11,626
Yorke and Lower North	22	1,205	4	170	26	1,375	277	150	1,802
Murray Lands	34	2,430	—	—	34	2,430	201	560	3,191
South East	21	1,826	—	—	21	1,826	151	—	1,977
Eyre	14	1,710	—	—	14	1,710	55	270	2,035
Northern	27	1,763	6	386	33	2,148	384	108	2,640
<b>South Australia</b>	<b>794</b>	<b>59,456</b>	<b>142</b>	<b>9,223</b>	<b>936</b>	<b>68,679</b>	<b>10,724</b>	<b>22,638</b>	<b>102,042</b>
<b>PUBLIC SECTOR</b>									
Adelaide	4	354	15	1,093	19	1,447	744	8,025	10,216
Outer Adelaide	—	—	—	—	—	—	—	—	—
Yorke and Lower North	—	—	—	—	—	—	—	—	—
Murray Lands	—	—	—	—	—	—	—	—	—
South East	—	—	—	—	—	—	116	2,104	2,220
Eyre	—	—	—	—	—	—	—	—	—
Northern	—	—	—	—	—	—	440	600	1,040
<b>South Australia</b>	<b>4</b>	<b>354</b>	<b>15</b>	<b>1,093</b>	<b>19</b>	<b>1,447</b>	<b>1,300</b>	<b>10,729</b>	<b>13,477</b>
<b>TOTAL</b>									
Adelaide	563	42,199	145	9,611	708	51,810	9,281	27,897	88,988
Outer Adelaide	117	8,678	2	150	119	8,828	1,120	1,678	11,626
Yorke and Lower North	22	1,205	4	170	26	1,375	277	150	1,802
Murray Lands	34	2,430	—	—	34	2,430	201	560	3,191
South East	21	1,826	—	—	21	1,826	267	2,104	4,197
Eyre	14	1,710	—	—	14	1,710	55	270	2,035
Northern	27	1,763	6	386	33	2,148	824	708	3,680
<b>South Australia</b>	<b>798</b>	<b>59,809</b>	<b>157</b>	<b>10,317</b>	<b>955</b>	<b>70,126</b>	<b>12,025</b>	<b>33,367</b>	<b>115,518</b>

TABLE 9. NEW DWELLING UNITS APPROVED, BY TYPE AND STATISTICAL DIVISION, JULY 1994

Statistical division	Other residential building									Total residential building
	Houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Adelaide	563	92	51	143	2	—	—	2	145	708
Outer Adelaide	117	2	—	2	—	—	—	—	2	119
Yorke and Lower North	22	4	—	4	—	—	—	—	4	26
Murray Lands	34	—	—	—	—	—	—	—	—	34
South East	21	—	—	—	—	—	—	—	—	21
Eyre	14	—	—	—	—	—	—	—	—	14
Northern	27	6	—	6	—	—	—	—	6	33
<b>South Australia</b>	<b>798</b>	<b>104</b>	<b>51</b>	<b>155</b>	<b>2</b>	<b>—</b>	<b>—</b>	<b>2</b>	<b>157</b>	<b>955</b>
VALUE (\$'000)										
Adelaide	42,199	5,929	3,582	9,511	100	—	—	100	9,611	51,810
Outer Adelaide	8,678	150	—	150	—	—	—	—	150	8,828
Yorke and Lower North	1,205	170	—	170	—	—	—	—	170	1,375
Murray Lands	2,430	—	—	—	—	—	—	—	—	2,430
South East	1,826	—	—	—	—	—	—	—	—	1,826
Eyre	1,710	—	—	—	—	—	—	—	—	1,710
Northern	1,763	386	—	386	—	—	—	—	386	2,148
<b>South Australia</b>	<b>59,809</b>	<b>6,635</b>	<b>3,582</b>	<b>10,217</b>	<b>100</b>	<b>—</b>	<b>—</b>	<b>100</b>	<b>10,317</b>	<b>70,126</b>

TABLE 10. BUILDING APPROVED BY SELECTED STATISTICAL LOCAL AREA, JULY 1994

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>ADELAIDE STATISTICAL DIVISION</b>										
Adelaide (C)	3	—	307	2	13	1,138	240	3,861	4,653	6,337
Brighton (C)	3	—	148	6	—	297	140	100	100	686
Burnside (C)	17	—	2,183	12	—	890	860	—	—	3,933
Campbelltown (C)	17	—	1,584	6	—	363	129	—	—	2,076
East Torrens (DC)	1	—	73	—	—	—	10	—	—	83
Elizabeth (C)	—	—	—	—	—	—	—	—	—	—
Enfield (C) Pt A & Pt B	24	1	1,880	9	—	450	76	1,340	1,340	3,746
Gawler (M)	18	—	1,253	—	—	—	61	—	—	1,314
Glenside (C)	1	—	90	5	—	445	63	—	—	598
Happy Valley (C)	31	—	2,731	—	—	—	250	100	100	3,081
Henley & Grange (C)	5	—	340	—	—	—	177	—	—	517
Hindmarsh and Woodville (C)	25	2	2,424	—	—	—	620	716	918	3,963
Kensington & Norwood (C)	4	—	380	4	—	354	70	—	—	805
Marion (C)	27	—	2,118	33	—	1,888	612	—	628	5,246
Mitcham (C)	15	—	1,367	6	—	600	1,085	387	387	3,438
Munno Para (C)	45	—	2,677	—	—	—	98	—	931	3,706
Noarlunga (C)	84	—	5,566	7	—	466	153	2,870	3,570	9,755
Payneham (C)	12	—	1,015	5	—	220	—	—	—	1,235
Port Adelaide (C)	16	1	1,417	2	2	179	180	351	351	2,127
Prospect (C)	3	—	238	—	—	—	129	340	340	707
St Peters (M)	6	—	224	—	—	—	165	—	—	389
Salisbury (C)	72	—	4,515	2	—	90	321	8,318	8,318	13,244
Stirling (DC)	3	—	313	—	—	—	167	—	—	480
Tea Tree Gully (C)	87	—	6,765	—	—	—	541	419	4,026	11,332
Thebarton (M)	3	—	216	5	—	400	128	50	50	794
Unley (C)	5	—	325	18	—	1,130	2,331	116	116	3,902
Walkerville (M)	1	—	90	—	—	—	177	—	—	267
West Torrens (C)	17	—	1,091	8	—	701	457	904	2,070	4,319
Willunga (DC)	14	—	870	—	—	—	40	—	—	910
Unincorporated	—	—	—	—	—	—	—	—	—	—
<b>Adelaide (SD)</b>	<b>559</b>	<b>4</b>	<b>42,199</b>	<b>130</b>	<b>15</b>	<b>9,611</b>	<b>9,281</b>	<b>19,872</b>	<b>27,897</b>	<b>88,988</b>
<b>REST OF STATE</b>										
Barossa (DC)	4	—	405	—	—	—	—	90	90	495
Light (DC)	6	—	349	—	—	—	25	1,185	1,185	1,559
Mallala (DC)	6	—	387	—	—	—	10	—	—	397
Mount Barker (DC)	21	—	1,346	—	—	—	172	263	263	1,780
Mount Gambier (C)	11	—	1,127	—	—	—	73	—	—	1,200
Murray Bridge (RC)	9	—	595	—	—	—	20	210	210	825
Northern Yorke Peninsula (DC)	7	—	469	—	—	—	150	—	—	619
Port Augusta (C)	3	—	176	—	—	—	45	—	—	222
Port Elliot & Goolwa (DC)	20	—	1,516	—	—	—	58	—	—	1,574
Port Lincoln (C)	8	—	1,179	—	—	—	25	270	270	1,474
Port Pirie (C)	8	—	541	—	—	—	82	108	108	731
Roxby Downs (M)	1	—	62	6	—	386	—	—	—	447
Strathalbyn (DC)	6	—	388	—	—	—	120	—	—	508
Victor Harbor (DC)	29	—	2,296	2	—	150	105	—	—	2,551
Whyalla (C)	13	—	861	—	—	—	257	—	—	1,118
Other	83	—	5,914	4	—	170	1,602	640	3,345	11,031
<b>Rest of State</b>	<b>235</b>	<b>—</b>	<b>17,611</b>	<b>12</b>	<b>—</b>	<b>706</b>	<b>2,744</b>	<b>2,766</b>	<b>5,470</b>	<b>26,530</b>
<b>SOUTH AUSTRALIA</b>										
<b>South Australia</b>	<b>794</b>	<b>4</b>	<b>59,809</b>	<b>142</b>	<b>15</b>	<b>10,317</b>	<b>12,025</b>	<b>22,638</b>	<b>33,367</b>	<b>115,518</b>

(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. In this issue the seasonally adjusted and trend series have been revised as a result of the annual re-analysis of seasonal factors. Details of the methods used in seasonally adjusting these statistics are given in *Seasonally Adjusted Indicators, Australia* (1308.0).

20. Seasonally adjusted series can be smoothed to reduce the impact of the irregular component in the adjusted series. This smoothed seasonally adjusted series is called a trend estimate.

21. Table 3 shows trend estimates for both private and total dwellings. These are obtained by applying a thirteen-term Henderson moving average to the seasonally adjusted series. Estimates for the six most recent months are subject to revision as additional observations become available. There may be revisions because of changes in the original data, and as a result of re-estimation of the seasonal factors. Further information may be found in *A Guide to Smoothing Time Series Estimates of "Trend"* (1316.0).

### Australian Standard Geographical Classification (ASGC)

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

### Estimates at Constant Prices

23. Estimates of the quarterly value of building approvals at average 1989-90 prices are presented in Table 4. (Note: monthly value data at constant prices are not available.)

24. Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates in this publication are derived from the same price data underlying the deflators compiled for the dwellings and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

25. Estimates at constant prices are subject to a number of approximations and assumptions. Further information on the nature and concepts of constant price estimates is contained in Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (5216.0).

### Unpublished Data and Related Publications

26. The ABS can also make available certain building approvals data which are not published. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms: microfiche, photocopy, computer printout and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

27. Other ABS publications which may be of interest include:

*Building Approvals, Australia* (8731.0)  
*Dwelling Unit Commencements Reported by Approving Authorities, South Australia* (8741.4)  
*Building Activity, Australia: Dwelling Unit Commencements, Preliminary* (8750.0)  
*Building Activity, Australia* (8752.0)  
*Building Activity, South Australia* (8752.4)

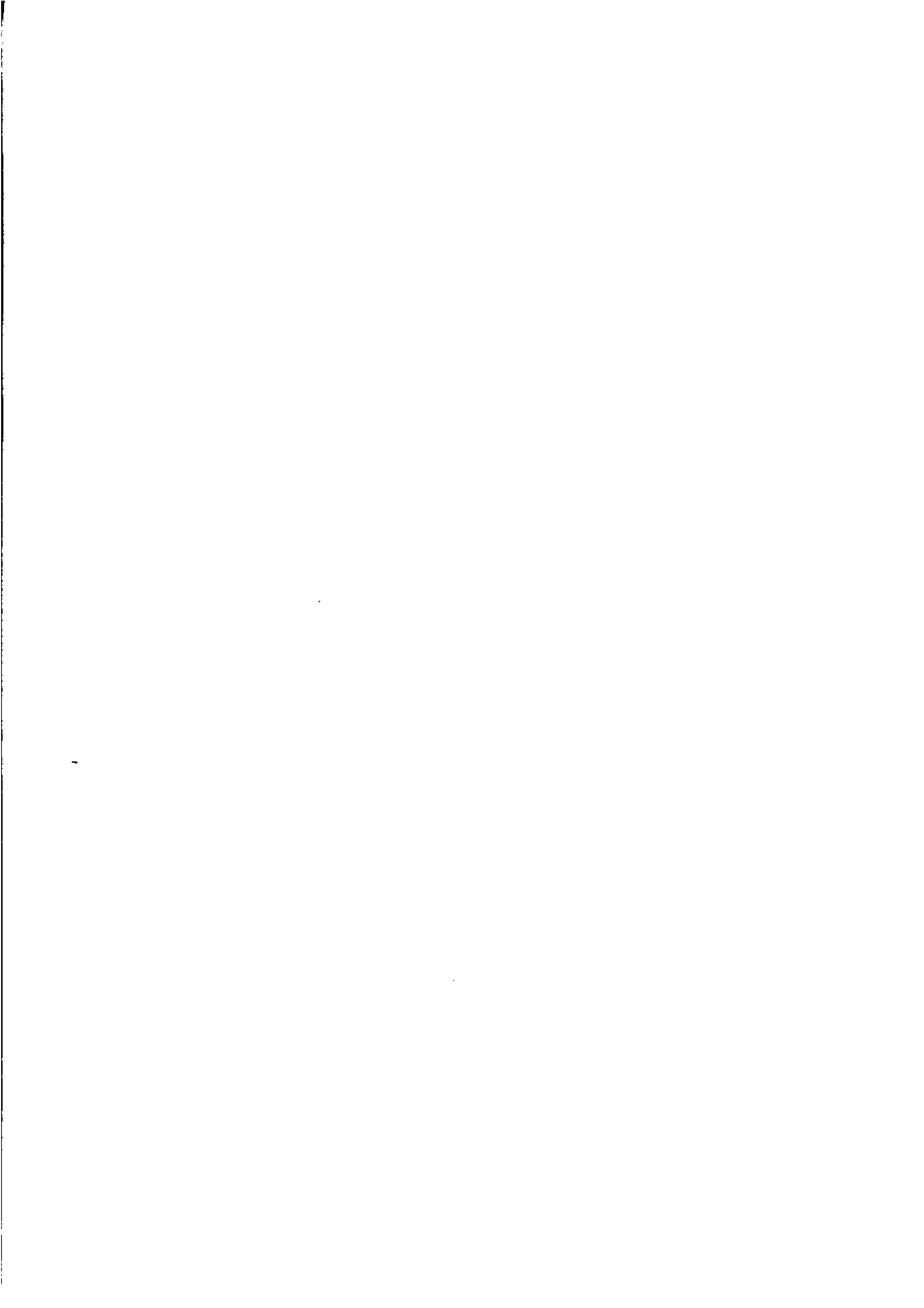
28. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (1101.0). The ABS also issues, on Tuesdays and Fridays, a *Publications Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Publications Advice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

### Symbols and Other Usages

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

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

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