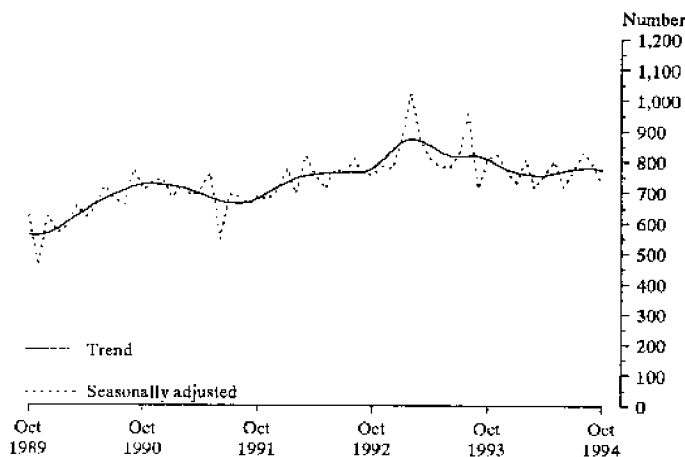


## BUILDING APPROVALS, SOUTH AUSTRALIA, OCTOBER 1994

### SUMMARY OF FINDINGS

#### PRIVATE HOUSES APPROVED



#### Residential Building

- The trend estimate for private sector houses was 774. This trend has reverted to a downward trend from the upward movement shown last month. As stated last month, the seasonally adjusted figure for this series needed to fall by less than 3.7% in October for the trend estimate to continue to increase. However, in seasonally adjusted terms, the number of private sector houses approved during October fell by 8.3% to 729.
- For the trend estimate for this series to return next month to an upward movement, the seasonally adjusted figure will need to increase by at least 10.3% with an original (unadjusted) figure for November of 812 new private houses.
- In original terms there was an overall drop of 24.0% in the total number of dwellings approved from 1052 in September to 799 this month. This decrease was across all dwelling sectors with the total numbers of houses approved dropping by 24.3% and other residential buildings dropping by 22.3%.
- The number of private sector houses approved within the Adelaide Statistical Division (ASD) decreased from 604 last month to 467 in October which represented a fall of

22.7%. For October the council areas containing most private housing approvals were Noarlunga (75), Tea Tree Gully (71), Salisbury (62), Munno Para (34) and Mount Barker (34). Mount Barker was the only council outside the ASD to approve more than 20 private houses.

- The value of new residential approvals for South Australia fell by more than the numbers, falling 26.2% from \$78.3 million to \$57.8 million. The value of alterations and additions to residential building was \$10.3 million.

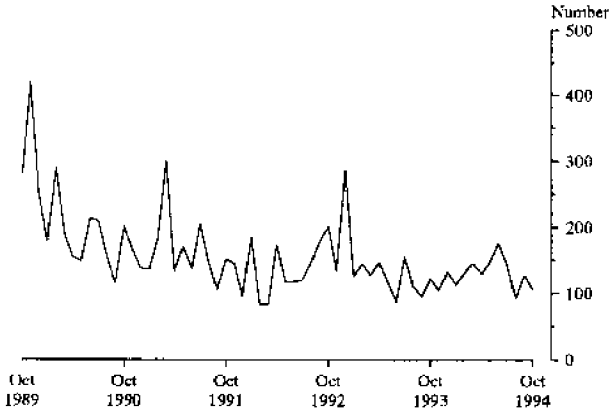
#### Non-Residential

- Approved work on non-residential building in October 1994 was \$26.7 million with the private sector responsible for \$15.3 million and the public sector \$11.4 million. Of the total, Offices accounted for \$6.2 million.
- In October there were no projects valued in the \$5 million or more category but there were five jobs within the range of \$1 million to \$5 million.

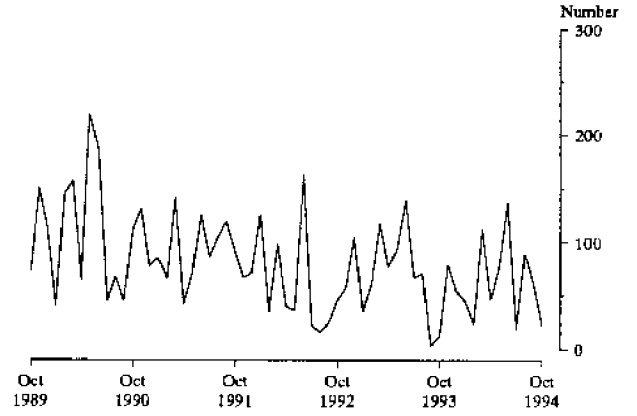
#### INQUIRIES

- 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.

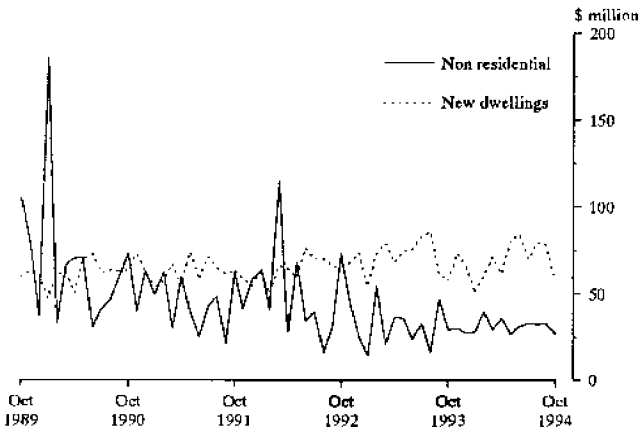
**OTHER RESIDENTIAL BUILDINGS APPROVED  
PRIVATE SECTOR**



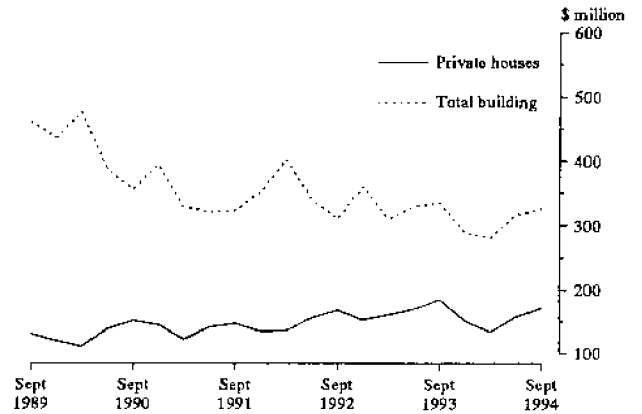
**DWELLING UNITS APPROVED  
PUBLIC SECTOR**



**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 May 1994 to October 1994.

Analysis of building approvals series has shown that the original series can be volatile and that the initial estimates of a month's trend value can be revised substantially. In particular, some months can elapse before a turning point in the trend series is identified reliably. Generally, the size of revisions to the trend estimates tends to be larger the greater the volatility of the original series. Revisions to trend estimates will also occur with revisions to original data and re-estimation of seasonal adjustment factors. See paragraphs 18 to 21 of the Explanatory Notes for more information.

To illustrate the possible impact of future months observations on the trend estimates for the latest months, the tables below show the revisions to the trend estimates which would result if the movements in the seasonally adjusted estimates for next month (November 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 November 1994, the trend estimate for that month would be 781, a movement of -0.1%. The movements in the trend estimates for August, September and October which are currently estimated to be 0.4%, 0.1%, and -0.7% respectively, would be revised to 0.6%, 0.3% and 0.0%. On the other hand, a 9% seasonally adjusted decline in the number of private sector houses approved in November 1994 would produce a trend estimate for November of 723, a movement of -2.7%, with the movements in the trend estimates for August, September and October being revised to -0.5%, -1.6% and -2.4% respectively.

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

	Trend estimate		Revised trend estimate if November 1994 seasonally adjusted estimate			
			is up 9% on October 1994		is down 9% on October 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994—						
May	762	1.0	762	0.9	764	1.2
June	770	1.0	769	1.0	774	1.3
July	776	0.7	775	0.8	778	0.5
August	779	0.4	780	0.6	774	-0.5
September	780	0.1	782	0.3	762	-1.6
October	774	-0.7	782	-0.0	743	-2.4
November	n.y.a.	n.y.a.	781	-0.1	723	-2.7

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

	Trend estimate		Revised trend estimate if November 1994 seasonally adjusted estimate			
			is up 10% on October 1994		is down 10% on October 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994—						
May	976	1.5	977	1.6	980	1.9
June	985	1.0	988	1.1	994	1.4
July	987	0.2	988	0.1	991	-0.2
August	983	-0.5	980	-0.9	972	-2.0
September	973	-1.0	965	-1.5	939	-3.4
October	959	-1.5	947	-1.9	898	-4.4
November	n.y.a.	n.y.a.	926	-2.2	853	-5.1

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
<b>ADELAIDE STATISTICAL DIVISION</b>									
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
1993-94									
July-October	2,436	82	2,518	430	66	496	2,866	148	3,014
1994-95									
July-October	2,299	104	2,403	419	66	485	2,718	170	2,888
1993—									
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
August	669	30	699	82	37	119	751	67	818
September	604	50	654	108	12	120	712	62	774
October	467	20	487	99	2	101	566	22	588
<b>SOUTH AUSTRALIA</b>									
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
1993-94									
July-October	3,441	84	3,525	482	70	552	3,923	154	4,077
1994-95									
July-October	3,225	104	3,329	467	88	555	3,692	192	3,884
1993—									
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
August	897	30	927	92	59	151	989	89	1,078
September	863	50	913	127	12	139	990	62	1,052
October	671	20	691	106	2	108	777	22	799

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 5 such dwelling units approved in October 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					
<b>ADELAIDE STATISTICAL DIVISION</b>														
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
1993-94 July-October	177.9	6.0	183.8	27.2	4.8	32.0	205.1	10.7	215.9	34.3	58.3	102.4	297.5	352.5
1994-95 July-October	176.0	6.8	182.7	26.7	3.9	30.6	202.7	10.6	213.3	37.6	59.4	100.0	298.8	350.9
1993—														
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
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
<b>SOUTH AUSTRALIA</b>														
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
1993-94 July-October	247.5	6.1	253.6	30.3	5.0	35.3	277.8	11.1	288.9	41.4	70.5	125.7	389.6	456.0
1994-95 July-October	244.5	6.8	251.2	29.7	5.0	34.7	274.2	11.7	286.0	46.8	77.0	125.8	396.5	458.6
1993—														
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
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

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

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate
<i>1993—</i>								
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—</i>								
January	728	765	762	792	889	883	937	931
February	808	759	830	793	878	885	928	943
March	712	755	755	792	858	889	930	951
April r	761	755	798	794	897	897	957	962
May r	803	762	850	801	958	908	1,040	976
June r	718	770	778	809	893	915	967	985
July r	768	776	795	816	899	916	950	987
August r	830	779	789	821	923	910	953	983
September r	795	780	953	824	963	900	1,141	973
October	729	774	739	822	810	887	823	959

(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							
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	107.6	761.2	110.4	194.1	349.2	1,024.1	1,220.8
<i>1993—</i>									
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.	134.3	140.1	24.6	164.7	25.0	54.1	90.8	234.6	280.5
June qtr.	158.2	169.1	31.9	201.0	28.0	38.7	87.4	253.3	316.4
Sept. qtr.	171.3	176.3	26.1	202.4	32.2	57.2	91.9	281.7	326.5

(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	1992-93	1993-94	July-October		1994		
			1993-94	1994-95	August	September	October
<b>PRIVATE SECTOR</b>							
New houses	691.4	695.1	247.5	244.5	68.8	65.9	50.3
New other residential buildings	106.4	98.5	30.3	29.7	6.1	8.2	6.2
<i>Total new residential building</i>	<i>797.8</i>	<i>793.6</i>	<i>277.8</i>	<i>274.2</i>	<i>74.8</i>	<i>74.1</i>	<i>56.5</i>
Alterations and additions to residential buildings	129.9	120.7	41.2	45.3	10.7	13.6	10.2
Hotels, etc.	5.4	5.0	1.3	1.2	0.3	0.2	0.2
Shops	35.9	40.8	22.0	18.2	10.9	2.1	3.0
Factories	17.9	18.2	5.1	7.7	2.2	0.3	3.0
Offices	27.7	39.1	11.9	8.4	0.8	2.7	3.3
Other business premises	32.0	24.8	7.8	20.0	6.0	2.5	1.8
Educational	14.3	18.2	6.7	5.5	0.6	1.2	1.3
Religious	5.8	1.9	0.5	2.2	0.3	0.1	0.1
Health	19.7	26.9	5.2	10.0	5.1	2.6	1.2
Entertainment and recreational	4.4	15.9	4.1	1.8	0.2	0.3	0.6
Miscellaneous	10.9	17.6	5.9	1.9	0.3	0.5	0.9
<i>Total non-residential building</i>	<i>174.0</i>	<i>208.4</i>	<i>70.5</i>	<i>77.0</i>	<i>26.5</i>	<i>12.5</i>	<i>15.3</i>
<b>Total</b>	<b>1,101.8</b>	<b>1,122.8</b>	<b>389.6</b>	<b>396.5</b>	<b>112.1</b>	<b>100.3</b>	<b>82.1</b>
<b>PUBLIC SECTOR</b>							
New houses	22.3	27.5	6.1	6.8	1.8	3.4	1.2
New other residential buildings	20.8	17.8	5.0	5.0	3.0	0.8	0.1
<i>Total new residential building</i>	<i>43.1</i>	<i>45.3</i>	<i>11.1</i>	<i>11.7</i>	<i>4.8</i>	<i>4.2</i>	<i>1.3</i>
Alterations and additions to residential buildings	2.6	1.5	0.1	1.5	0.2	—	0.1
Hotels, etc.	1.0	0.9	0.5	—	—	—	—
Shops	3.9	3.0	1.0	0.1	0.1	—	0.1
Factories	3.5	3.2	2.4	3.6	0.1	2.9	0.1
Offices	64.9	25.0	2.9	24.9	4.3	15.8	2.9
Other business premises	7.8	7.0	5.6	0.6	0.3	—	0.1
Educational	99.2	100.2	29.1	6.7	—	0.1	1.9
Religious	—	—	—	—	—	—	—
Health	29.0	9.5	5.4	3.3	0.2	1.4	1.7
Entertainment and recreational	7.1	4.4	2.2	3.3	0.1	0.4	1.6
Miscellaneous	28.0	13.6	6.1	6.2	1.0	0.1	3.0
<i>Total non-residential building</i>	<i>244.4</i>	<i>166.8</i>	<i>55.2</i>	<i>48.8</i>	<i>6.1</i>	<i>20.5</i>	<i>11.4</i>
<b>Total</b>	<b>290.1</b>	<b>213.5</b>	<b>66.4</b>	<b>62.0</b>	<b>11.0</b>	<b>24.7</b>	<b>12.8</b>
<b>TOTAL</b>							
New houses	713.7	722.6	253.6	251.2	70.6	69.3	51.5
New other residential buildings	127.3	116.3	35.3	34.7	9.1	9.0	6.3
<i>Total new residential building</i>	<i>840.9</i>	<i>838.9</i>	<i>288.9</i>	<i>286.0</i>	<i>79.7</i>	<i>78.3</i>	<i>57.8</i>
Alterations and additions to residential buildings	132.6	122.2	41.4	46.8	10.9	13.6	10.3
Hotels, etc.	6.4	5.9	1.8	1.2	0.3	0.2	0.2
Shops	39.8	43.8	22.9	18.3	10.9	2.1	3.1
Factories	21.4	21.3	7.5	11.3	2.3	3.2	3.1
Offices	92.6	64.1	14.8	33.3	5.1	18.5	6.2
Other business premises	39.8	31.8	13.4	20.7	6.3	2.5	1.8
Educational	113.5	118.4	35.8	12.2	0.6	1.3	3.2
Religious	5.8	1.9	0.5	2.2	0.3	0.1	0.1
Health	48.7	36.4	10.7	13.2	5.3	4.0	2.9
Entertainment and recreational	11.5	20.4	6.3	5.2	0.3	0.7	2.2
Miscellaneous	38.9	31.2	12.0	8.1	1.3	0.6	4.0
<i>Total non-residential building</i>	<i>418.4</i>	<i>375.2</i>	<i>125.7</i>	<i>125.8</i>	<i>32.6</i>	<i>33.1</i>	<i>26.7</i>
<b>Total</b>	<b>1,391.9</b>	<b>1,336.3</b>	<b>456.0</b>	<b>458.6</b>	<b>123.2</b>	<b>125.0</b>	<b>94.9</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 August	--	--	1	0.3	--	--	--	--	--	--	1	0.3
September	2	0.2	--	--	--	--	--	--	--	--	2	0.2
October	2	0.2	--	--	--	--	--	--	--	--	2	0.2
<b>SHOPS</b>												
1994 August	12	1.1	2	0.6	1	0.8	--	--	1	8.5	16	10.9
September	15	1.3	3	0.9	--	--	--	--	--	--	18	2.1
October	16	1.4	5	1.7	--	--	--	--	--	--	21	3.1
<b>FACTORIES</b>												
1994 August	3	0.3	2	0.7	--	--	1	1.4	--	--	6	2.3
September	3	0.3	--	--	--	--	1	2.9	--	--	4	3.2
October	6	0.8	4	1.0	--	--	1	1.3	--	--	11	3.1
<b>OFFICES</b>												
1994 August	4	0.4	1	0.2	1	0.5	1	4.0	--	--	7	5.1
September	15	1.3	2	0.6	--	--	2	6.1	1	10.5	20	18.5
October	14	1.6	7	2.1	2	1.3	1	1.2	--	--	24	6.2
<b>OTHER BUSINESS PREMISES</b>												
1994 August	14	1.2	4	1.3	1	0.9	1	2.9	--	--	20	6.3
September	8	0.6	3	1.1	1	0.8	--	--	--	--	12	2.5
October	16	1.5	1	0.4	--	--	--	--	--	--	17	1.8
<b>EDUCATIONAL</b>												
1994 August	1	0.1	--	--	1	0.5	--	--	--	--	2	0.6
September	5	0.5	1	0.3	1	0.5	--	--	--	--	7	1.3
October	9	0.9	3	0.9	2	1.4	--	--	--	--	14	3.2
<b>RELIGIOUS</b>												
1994 August	1	0.1	1	0.2	--	--	--	--	--	--	2	0.3
September	1	0.1	--	--	--	--	--	--	--	--	1	0.1
October	1	0.1	--	--	--	--	--	--	--	--	1	0.1
<b>HEALTH</b>												
1994 August	3	0.4	1	0.2	1	0.7	1	4.1	--	--	6	5.3
September	4	0.4	2	0.5	--	--	2	3.2	--	--	8	4.0
October	3	0.2	6	1.5	--	--	1	1.2	--	--	10	2.9
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1994 August	3	0.3	--	--	--	--	--	--	--	--	3	0.3
September	2	0.3	1	0.4	--	--	--	--	--	--	3	0.7
October	7	0.7	3	0.8	1	0.7	--	--	--	--	11	2.2
<b>MISCELLANEOUS</b>												
1994 August	4	0.4	1	0.3	1	0.6	--	--	--	--	6	1.3
September	5	0.4	1	0.2	--	--	--	--	--	--	6	0.6
October	4	0.3	2	0.7	--	--	2	3.0	--	--	8	4.0
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1994 August	45	4.1	13	3.7	6	4.0	4	12.3	1	8.5	69	32.6
September	60	5.3	13	3.9	2	1.3	5	12.1	1	10.5	81	33.1
October	78	7.6	31	8.9	5	3.5	5	6.7	--	--	119	26.7



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

<i>Particulars</i>	<i>Private sector</i>		<i>Public sector</i>		<i>Total</i>	
	<i>Number</i>	<i>Value (\$ '000)</i>	<i>Number</i>	<i>Value (\$ '000)</i>	<i>Number</i>	<i>Value (\$ '000)</i>
<b>ADELAIDE STATISTICAL DIVISION</b>						
Houses ---						
Brick, stone or concrete	17	2,076	—	—	17	2,076
Brick-veneer	398	29,663	—	—	398	29,663
Timber	2	120	—	—	2	120
Fibre cement	5	192	—	—	5	192
Steel, aluminium or other materials	1	70	—	—	1	70
Not stated	44	3,269	20	1,193	64	4,462
<b>Total houses</b>	<b>467</b>	<b>35,389</b>	<b>20</b>	<b>1,193</b>	<b>487</b>	<b>36,582</b>
<i>Other residential buildings</i>	<i>99</i>	<i>5,800</i>	<i>2</i>	<i>99</i>	<i>101</i>	<i>5,898</i>
<b>Total residential buildings</b>	<b>566</b>	<b>41,189</b>	<b>22</b>	<b>1,292</b>	<b>588</b>	<b>42,480</b>
<b>REST OF SOUTH AUSTRALIA</b>						
Houses —						
Brick, stone or concrete	37	3,145	—	—	37	3,145
Brick-veneer	80	6,581	—	—	80	6,581
Timber	8	517	—	—	8	517
Fibre cement	35	1,598	—	—	35	1,598
Steel, aluminium or other materials	5	379	—	—	5	379
Not stated	39	2,719	—	—	39	2,719
<b>Total houses</b>	<b>204</b>	<b>14,939</b>	<b>—</b>	<b>—</b>	<b>204</b>	<b>14,939</b>
<i>Other residential buildings</i>	<i>7</i>	<i>420</i>	<i>—</i>	<i>—</i>	<i>7</i>	<i>420</i>
<b>Total residential buildings</b>	<b>211</b>	<b>15,359</b>	<b>—</b>	<b>—</b>	<b>211</b>	<b>15,359</b>
<b>TOTAL SOUTH AUSTRALIA</b>						
Houses —						
Brick, stone or concrete	54	5,221	—	—	54	5,221
Brick-veneer	478	36,244	—	—	478	36,244
Timber	10	637	—	—	10	637
Fibre cement	40	1,790	—	—	40	1,790
Steel, aluminium or other materials	6	449	—	—	6	449
Not stated	83	5,988	20	1,193	103	7,182
<b>Total houses</b>	<b>671</b>	<b>50,329</b>	<b>20</b>	<b>1,193</b>	<b>691</b>	<b>51,522</b>
<i>Other residential buildings</i>	<i>106</i>	<i>6,320</i>	<i>2</i>	<i>99</i>	<i>108</i>	<i>6,318</i>
<b>Total residential buildings</b>	<b>777</b>	<b>56,649</b>	<b>22</b>	<b>1,292</b>	<b>799</b>	<b>57,840</b>

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

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

Statistical division	<i>Dwelling units in new residential buildings</i>						<i>Alterations and additions to residential buildings</i> (\$'000)	<i>Non-residential building</i> (\$'000)	<i>Total</i> (\$'000)
	<i>Houses</i>		<i>Other residential buildings</i>		<i>Total</i>				
	<i>Number</i>	<i>Value (\$'000)</i>	<i>Number</i>	<i>Value (\$'000)</i>	<i>Number</i>	<i>Value (\$'000)</i>			
<b>PRIVATE SECTOR</b>									
Adelaide	467	35,389	99	5,800	566	41,189	8,677	10,808	60,674
Outer Adelaide	118	8,724	3	180	121	8,904	859	1,456	11,219
Yorke and Lower North	24	1,584	—	—	24	1,584	106	185	1,875
Murray Lands	19	1,205	2	60	21	1,265	139	776	2,179
South East	16	1,258	—	—	16	1,258	280	90	1,628
Eyre	15	1,237	2	180	17	1,417	10	211	1,637
Northern	12	932	—	—	12	932	175	1,760	2,867
<b>South Australia</b>	<b>671</b>	<b>50,329</b>	<b>106</b>	<b>6,220</b>	<b>777</b>	<b>56,548</b>	<b>10,246</b>	<b>15,286</b>	<b>82,080</b>
<b>PUBLIC SECTOR</b>									
Adelaide	20	1,193	2	99	22	1,292	10	7,418	8,719
Outer Adelaide	—	—	—	—	—	—	—	70	70
Yorke and Lower North	—	—	—	—	—	—	—	1,496	1,496
Murray Lands	—	—	—	—	—	—	—	—	—
South East	—	—	—	—	—	—	—	250	250
Eyre	—	—	—	—	—	—	—	—	—
Northern	—	—	—	—	—	—	81	2,186	2,267
<b>South Australia</b>	<b>20</b>	<b>1,193</b>	<b>2</b>	<b>99</b>	<b>22</b>	<b>1,292</b>	<b>91</b>	<b>11,419</b>	<b>12,802</b>
<b>TOTAL</b>									
Adelaide	487	36,582	101	5,898	588	42,480	8,687	18,226	69,393
Outer Adelaide	118	8,724	3	180	121	8,904	859	1,526	11,289
Yorke and Lower North	24	1,584	—	—	24	1,584	106	1,681	3,371
Murray Lands	19	1,205	2	60	21	1,265	139	776	2,179
South East	16	1,258	—	—	16	1,258	280	340	1,878
Eyre	15	1,237	2	180	17	1,417	10	211	1,637
Northern	12	932	—	—	12	932	256	3,945	5,134
<b>South Australia</b>	<b>691</b>	<b>51,522</b>	<b>108</b>	<b>6,318</b>	<b>799</b>	<b>57,840</b>	<b>10,337</b>	<b>26,705</b>	<b>94,882</b>

TABLE 9. NEW DWELLING UNITS APPROVED, BY TYPE AND STATISTICAL DIVISION, OCTOBER 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	Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
NUMBER OF DWELLING UNITS										
Adelaide	487	92	9	101	—	—	—	—	101	588
Outer Adelaide	118	3	—	3	—	—	—	—	3	121
Yorke and Lower North	24	—	—	—	—	—	—	—	—	24
Murray Lands	19	2	—	2	—	—	—	—	2	21
South East	16	—	—	—	—	—	—	—	—	16
Eyre	15	—	2	2	—	—	—	—	2	17
Northern	12	—	—	—	—	—	—	—	—	12
<b>South Australia</b>	<b>691</b>	<b>97</b>	<b>11</b>	<b>108</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>108</b>	<b>799</b>
VALUE (\$'000)										
Adelaide	36,582	5,273	625	5,898	—	—	—	—	5,898	42,480
Outer Adelaide	8,724	180	—	180	—	—	—	—	180	8,904
Yorke and Lower North	1,584	—	—	—	—	—	—	—	—	1,584
Murray Lands	1,205	60	—	60	—	—	—	—	60	1,265
South East	1,258	—	—	—	—	—	—	—	—	1,258
Eyre	1,237	—	180	180	—	—	—	—	180	1,417
Northern	932	—	—	—	—	—	—	—	—	932
<b>South Australia</b>	<b>51,522</b>	<b>5,513</b>	<b>805</b>	<b>6,318</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>6,318</b>	<b>57,840</b>

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

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building		Total building (\$'000)
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'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	—	335	—	—	—	140	1,865	3,399	3,874
Brighton (C)	5	—	408	4	—	270	284	130	130	1,092
Burnside (C)	10	—	1,608	6	—	590	777	—	1,200	4,176
Campbelltown (C)	29	—	2,385	2	—	99	257	—	1,144	3,885
East Torrens (DC)	2	—	196	—	—	—	33	—	627	856
Elizabeth (C)	3	—	187	—	—	—	169	408	408	764
Enfield (C) Pt A & Pt B	18	1	1,536	—	2	99	144	865	1,063	2,841
Gawler (M)	10	—	707	—	—	—	55	—	—	762
Glenside (C)	5	—	345	—	—	—	98	525	525	968
Happy Valley (C)	21	—	1,589	2	—	90	254	—	—	1,932
Henley & Grange (C)	1	—	83	—	—	—	177	—	—	260
Hindmarsh and Woodville (C)	19	—	1,278	6	—	320	761	890	1,168	3,526
Kensington & Norwood (C)	5	—	576	9	—	555	130	888	888	2,149
Marion (C)	20	—	1,565	28	—	1,430	631	390	390	4,016
Mitcham (C)	2	—	208	2	—	160	1,203	1,200	1,200	2,771
Munno Para (C)	34	—	2,190	—	—	—	—	50	50	2,240
Noarlunga (C)	75	9	5,704	2	—	100	210	835	919	6,932
Payneham (C)	10	—	676	2	—	110	35	200	200	1,021
Port Adelaide (C)	16	—	1,008	2	—	170	434	530	640	2,252
Prospect (C)	2	—	245	4	—	222	384	—	—	851
St Peters (M)	1	—	150	—	—	—	132	80	80	362
Salisbury (C)	62	3	4,007	6	—	300	289	1,230	2,589	7,185
Stirling (DC)	3	—	365	—	—	—	403	—	—	768
Tea Tree Gully (C)	71	7	6,480	8	—	516	430	—	250	7,676
Thebarton (M)	3	—	205	2	—	70	90	—	—	365
Unley (C)	5	—	290	—	—	—	777	149	149	1,216
Walkerville (M)	5	—	505	2	—	160	92	135	135	892
West Torrens (C)	5	—	324	10	—	547	228	118	752	1,852
Willunga (DC)	22	—	1,432	2	—	90	70	320	320	1,911
Unincorporated	—	—	—	—	—	—	—	—	—	—
<b>Adelaide (SD)</b>	<b>467</b>	<b>20</b>	<b>36,582</b>	<b>99</b>	<b>2</b>	<b>5,898</b>	<b>8,687</b>	<b>10,808</b>	<b>18,226</b>	<b>69,393</b>
<b>REST OF STATE</b>										
Barossa (DC)	1	—	57	—	—	—	—	—	—	57
Light (DC)	8	—	531	—	—	—	15	—	—	545
Mallala (DC)	7	—	556	—	—	—	32	—	—	588
Mount Barker (DC)	34	—	2,229	—	—	—	222	495	565	3,017
Mount Gambier (C)	6	—	516	—	—	—	188	90	340	1,044
Murray Bridge (RC)	7	—	476	—	—	—	79	364	364	919
Northern Yorke Peninsula (DC)	5	—	285	—	—	—	20	—	—	305
Port Augusta (C)	3	—	168	—	—	—	30	—	80	278
Port Elliot & Goolwa (DC)	18	—	1,297	—	—	—	132	52	52	1,481
Port Lincoln (C)	7	—	528	—	—	—	10	50	50	588
Port Pirie (C)	7	—	468	—	—	—	—	—	—	468
Roxby Downs (M)	1	—	83	—	—	—	—	—	—	83
Strathalbyn (DC)	4	—	301	—	—	—	—	—	—	301
Victor Harbor (DC)	18	—	1,663	3	—	180	85	724	724	2,653
Whyalla (C)	1	—	213	—	—	—	129	100	100	442
Other	77	—	5,568	4	—	240	708	2,602	6,204	12,720
<b>Rest of State</b>	<b>204</b>	<b>—</b>	<b>14,939</b>	<b>7</b>	<b>—</b>	<b>420</b>	<b>1,650</b>	<b>4,478</b>	<b>8,479</b>	<b>25,489</b>
<b>SOUTH AUSTRALIA</b>										
<b>South Australia</b>	<b>671</b>	<b>20</b>	<b>51,522</b>	<b>106</b>	<b>2</b>	<b>6,318</b>	<b>10,337</b>	<b>15,286</b>	<b>26,705</b>	<b>94,882</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. 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.

P.M. GARDNER  
 Deputy Commonwealth Statistician  
 and Government Statist





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