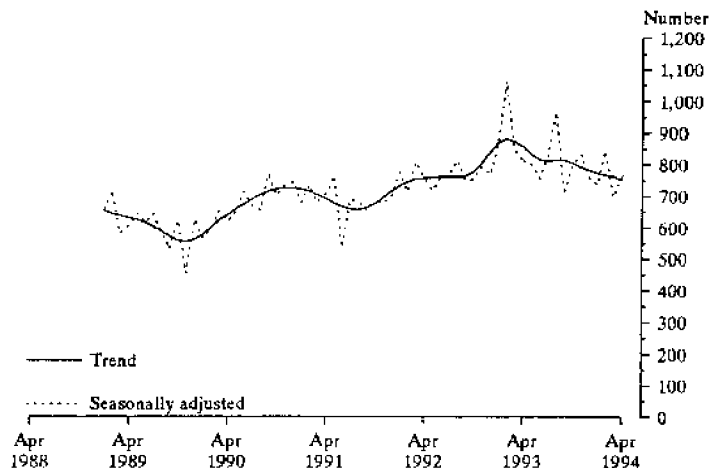




BUILDING APPROVALS, SOUTH AUSTRALIA, APRIL 1994

SUMMARY OF FINDINGS

PRIVATE HOUSES APPROVED



Residential building

- The trend series for private sector houses resumed a downward path once more in April 1994 with an estimate of 751 houses, down from the revised March level of 762. The latest figures available justify the caution expressed last month about the direction of this monthly series. A rise of 3.1% (moderate in terms of the long term average movement) in the seasonally adjusted number of private houses approved will see the trend estimate begin to rise again. The trend estimate for total dwellings approved in South Australia has displayed very little change in the period since December 1993. It will require a drop of more than 6.3% in the May seasonally adjusted number of total dwellings to cause the trend to drop next month (refer page 3 for more information on trend estimates).
- The seasonally adjusted series for private houses approved appears in the graph above, with the April 1994 estimate of 765 showing an increase of 9.4% on the previous month. Table 3 shows that the seasonally adjusted series for total dwellings also increased by a similar amount in April 1994 (from 906 to 982 dwellings).
- In original (unadjusted) terms, authorities advised that 847 dwellings were approved, comprising 704 houses and 143 other residential buildings. For the 10 months ended April 1994 there have been 9,477 dwellings approved, representing a 6.6% drop from the numbers approved in the corresponding period of the previous year. The only component of total dwellings not to decrease over this period was public sector houses which moved from 247 to 266. Table 1 gives a further dissection of total dwellings approved and displays movements over the past 16 months.

- The value of new residential work approved in April 1994 was \$61.9 million, nearly 9% less than the monthly average during the current financial year. Approvals for alterations and additions to residential building were valued at \$10.6 million in April 1994. When expressed as average 1989-90 prices (refer table 4) it can be seen that the value of new residential building has declined during the March 1994 quarter to be \$164.8 million.

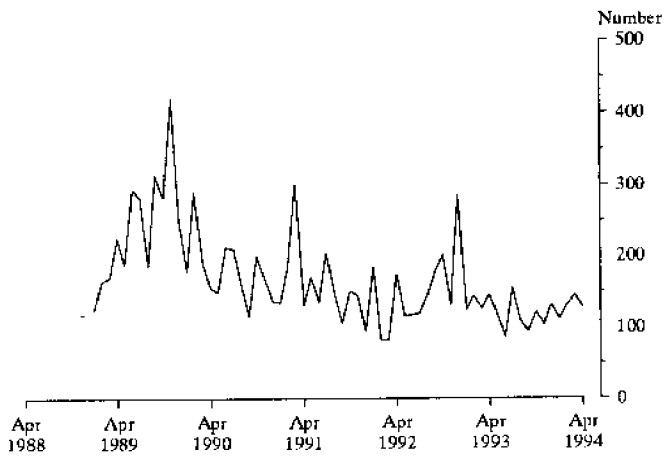
Non residential building

- The value of non residential building work approved in South Australia during April 1994 was \$36.1 million. This figure represents an increase of 22% from March and demonstrates that fluctuations in this statistic can be wide when viewed on a monthly basis. In April the presence of several jobs valued at \$5 million or more influenced the total value approved. The major approval (\$8.3 million) was within the Educational category, which recorded \$13.3 million in total. The other large job was valued at \$5.0 million and was classified to the Entertainment and Recreational category. Tables 5 and 6 give further detail of the number and classification of non residential building jobs approved.
- When expressed as average 1989-90 prices (refer table 4) the value of non residential building for the March 1994 quarter was 11.7% higher than the previous quarter, at \$90.5 million.

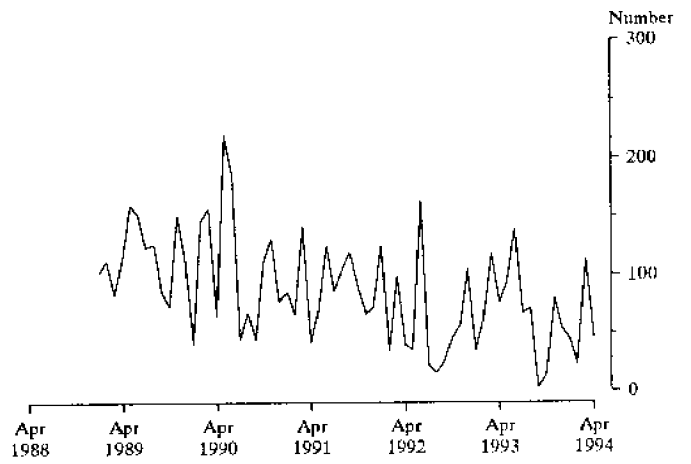
INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 237 7676 or any ABS State Office.
- for information about other ABS statistics and services please contact Information Services on Adelaide (08) 237 7100, call at 55 Currie Street, Adelaide, or write to Information Services, ABS, GPO Box 2272, Adelaide SA 5001.

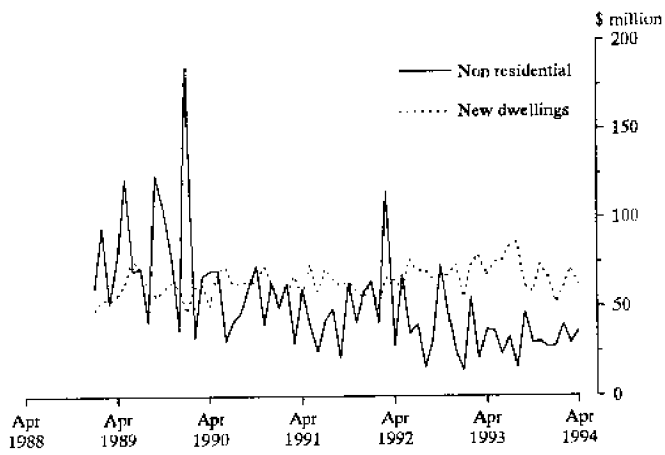
**OTHER RESIDENTIAL BUILDINGS APPROVED
PRIVATE SECTOR**



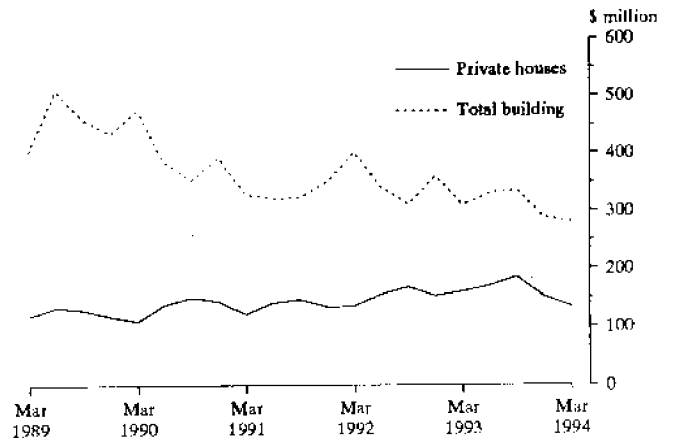
**DWELLING UNITS APPROVED
PUBLIC SECTOR**



VALUE OF BUILDING WORK APPROVED



**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 November 1993 to April 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 (May 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 10% in May 1994, the trend estimate for that month would be 784, a movement of 0.9%. The movements in the trend estimates for February, March and April, which are currently estimated to be -0.8%, -0.5% and -1.5% respectively, would be revised to 0.1%, 0.3% and 0.5%. On the other hand, a 10% seasonally adjusted decline in the number of private sector houses approved in May 1994 would produce a trend estimate for May of 721, a movement of -1.9%, with the movements in the trend estimates for February, March and April being revised to -1.1%, -1.7% and -2.1% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if May 1994 seasonally adjusted estimate			
			is up 10% on April 1994		is down 10% on April 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
<i>1993—</i>						
November	792	-1.6	791	-1.8	793	-1.5
December	780	-1.6	777	1.8	782	1.5
<i>1994—</i>						
January	772	1.0	770	0.9	772	-1.2
February	766	-0.8	771	0.1	764	-1.1
March	762	-0.5	773	0.3	751	-1.7
April	751	-1.5	776	0.5	735	-2.1
May	n.y.a.	n.y.a.	784	0.9	721	-1.9

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if May 1994 seasonally adjusted estimate			
			is up 11% on April 1994		is down 11% on April 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
<i>1993—</i>						
November	945	-2.7	941	-3.1	945	-2.7
December	928	-1.8	921	-2.2	928	1.8
<i>1994—</i>						
January	925	-0.3	921	0.0	925	-0.4
February	926	0.2	935	1.5	925	0.1
March	932	0.6	953	1.9	921	-0.5
April	931	-0.1	975	2.3	915	-0.6
May	n.y.a.	n.y.a.	999	2.5	909	-0.7

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

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
ADELAIDE STATISTICAL DIVISION									
1990-91	6,075	238	6,313	1,864	659	2,523	7,939	897	8,836
1991-92	6,188	290	6,478	1,415	668	2,083	7,603	958	8,561
1992-93	6,843	352	7,195	1,647	386	2,033	8,490	738	9,228
1992-93									
July-April	5,635	232	5,867	1,465	286	1,751	7,100	518	7,618
1993-94									
July-April	5,366	243	5,609	1,051	239	1,290	6,417	482	6,899
1993									
February	639	26	665	142	34	176	781	60	841
March	632	69	701	112	45	157	744	114	858
April	536	51	587	127	21	148	663	72	735
May	577	39	616	106	44	150	683	83	766
June	631	81	712	76	56	132	707	137	844
July	656	33	689	145	32	177	801	65	866
August	767	36	803	95	34	129	862	70	932
September	513	2	515	80	-	80	593	2	595
October	500	11	511	110	-	110	610	11	621
November	573	27	600	99	52	151	672	79	751
December	471	19	490	111	28	139	582	47	629
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
SOUTH AUSTRALIA									
1990-91	8,351	282	8,633	2,048	726	2,774	10,399	1,008	11,407
1991-92	8,613	318	8,931	1,609	718	2,327	10,222	1,036	11,258
1992-93	9,710	377	10,087	1,809	416	2,225	11,519	793	12,312
1992-93									
July-April	7,979	247	8,226	1,604	314	1,918	9,583	561	10,144
1993-94									
July-April	7,725	266	7,991	1,236	250	1,486	8,961	516	9,477
1993 -									
February	876	27	903	144	34	178	1,020	61	1,081
March	891	69	960	127	49	176	1,018	118	1,136
April	778	55	833	146	21	167	924	76	1,000
May	848	47	895	118	46	164	966	93	1,059
June	883	83	966	87	56	143	970	139	1,109
July	916	33	949	155	34	189	1,071	67	1,138
August	1,007	37	1,044	110	34	144	1,117	71	1,188
September	795	3	798	95	-	95	890	3	893
October	723	11	734	122	2	124	845	13	858
November	831	27	858	104	52	156	935	79	1,014
December	739	19	758	132	35	167	871	54	925
1994 -									
January	574	31	605	113	14	127	687	45	732
February	696	14	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

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 1 such dwelling units approved in April 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					
											Private sector	Public sector	Total	
ADELAIDE STATISTICAL DIVISION														
1990-91	438.2	11.9	450.0	109.2	32.4	141.6	547.4	44.3	591.7	101.6	369.3	516.8	1,018.2	1,210.0
1991-92	450.8	13.7	464.5	86.5	30.3	116.9	537.3	44.0	581.3	104.0	317.8	579.4	959.1	1,264.8
1992-93	500.9	20.6	521.6	98.0	19.1	117.1	598.9	39.7	638.6	111.4	132.8	345.9	840.8	1,096.0
1992-93														
July-April	410.6	13.7	424.3	86.8	14.0	100.8	497.3	27.7	525.1	92.6	113.4	303.4	701.0	921.1
1993-94														
July-April	401.5	15.9	417.3	65.4	14.3	79.7	466.8	30.2	497.0	82.3	146.6	265.0	695.4	844.3
1993--														
February	46.0	1.4	47.4	7.9	1.7	9.7	53.9	3.1	57.0	7.6	13.3	46.8	74.8	111.5
March	46.1	4.8	50.9	7.2	2.6	9.8	53.3	7.4	60.7	11.3	10.3	16.6	74.2	88.6
April	38.5	3.3	41.8	7.4	1.0	8.5	45.9	4.4	50.3	10.6	8.6	31.6	63.9	92.5
May	44.3	2.4	46.7	6.4	2.1	8.6	50.8	4.5	55.2	9.5	10.4	27.5	70.6	92.1
June	46.0	4.6	50.6	4.7	2.9	7.7	50.8	7.5	58.3	9.4	8.9	15.0	69.2	82.8
July	49.0	2.7	51.7	10.0	2.7	12.7	59.0	5.4	64.4	8.7	14.4	20.8	82.0	93.9
August	57.7	2.0	59.7	6.1	2.1	8.2	63.8	4.1	67.9	9.3	9.0	12.1	82.1	89.3
September	36.8	0.1	36.9	4.6	--	4.6	41.4	0.1	41.5	8.5	20.5	42.5	70.4	92.5
October	34.4	1.1	35.5	6.5	--	6.5	40.9	1.1	42.0	7.8	14.4	27.0	63.0	76.8
November	43.6	1.5	45.1	6.2	3.5	9.7	49.8	5.0	54.7	9.6	15.6	25.5	75.0	89.8
December	37.2	1.0	38.2	6.8	1.4	8.2	44.0	2.4	46.4	7.5	8.2	17.1	59.7	71.1
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
SOUTH AUSTRALIA														
1990-91	583.8	16.0	599.8	119.2	36.1	155.3	703.0	52.1	755.1	119.2	407.5	590.6	1,229.1	1,464.9
1991-92	609.9	15.8	625.7	97.0	32.9	129.9	706.8	48.8	755.6	123.8	349.2	626.6	1,178.9	1,506.0
1992-93	691.4	22.3	713.7	106.4	20.8	127.3	797.8	43.1	840.9	132.6	174.0	418.4	1,101.8	1,391.9
1992-93														
July-April	565.6	14.8	580.3	94.1	15.6	109.8	659.7	30.4	690.1	110.1	143.0	358.5	910.1	1,158.7
1993-94														
July-April	566.0	17.2	583.2	75.9	14.9	90.8	641.8	32.2	674.0	101.0	182.2	317.2	924.1	1,092.2
1993														
February	62.3	1.5	63.7	8.0	1.7	9.8	70.3	3.2	73.5	9.5	16.5	54.8	96.0	137.8
March	63.5	4.8	68.3	8.0	3.0	11.0	71.5	7.8	79.3	13.6	13.5	21.0	97.8	113.9
April	54.6	3.8	58.4	8.5	1.0	9.5	63.1	4.8	67.9	13.1	12.7	37.1	87.7	118.2
May	63.0	2.8	65.9	7.0	2.2	9.2	70.0	5.1	75.1	11.1	16.8	36.1	97.9	122.3
June	62.8	4.7	67.5	5.3	2.9	8.3	68.1	7.6	75.7	11.4	14.2	23.7	93.8	110.9
July	67.1	2.7	69.8	10.8	2.8	13.7	77.9	5.5	83.5	10.8	19.8	32.8	108.5	127.1
August	74.7	2.1	76.8	7.0	2.1	9.1	81.6	4.2	85.9	10.9	10.7	16.3	103.2	113.1
September	56.3	0.2	56.4	5.3	--	5.3	61.6	0.2	61.7	10.3	23.6	47.1	95.4	119.2
October	49.4	1.1	50.5	7.2	0.1	7.3	56.6	1.2	57.8	9.4	16.5	29.5	82.4	96.7
November	61.9	1.5	63.4	6.6	3.5	10.1	68.5	5.0	73.4	11.7	20.5	30.4	100.6	115.5
December	55.8	1.0	56.7	7.9	1.8	9.7	63.6	2.8	66.5	9.3	17.7	27.4	90.2	103.1
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

**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	
	1993--								
February	1,062	881	1,086	904	1,093	1,027	1,142	1,078	
March	849	874	857	906	967	1,006	986	1,067	
April	812	855	895	897	974	978	1,101	1,058	
May	799	832	819	883	937	953	1,010	1,051	
June	755	816	807	871	842	939	942	1,045	
July	822	812	923	866	979	935	1,143	1,038	
August	964	814	998	862	1,083	934	1,177	1,024	
September	706	814	726	852	818	930	850	1,001	
October r	800	805	829	832	901	921	924	971	
November r	832	792	855	811	936	908	1,005	945	
December r	757	780	770	796	887	897	927	928	
1994									
January r	737	772	750	790	917	892	927	925	
February r	845	766	853	788	885	890	897	926	
March r	699	762	741	788	843	890	906	932	
April	765	751	804	782	919	884	982	931	

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

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1990-91	559.0	574.3	147.5	721.8	114.2	388.3	562.9	1,174.1	1,398.9
1991-92	573.3	588.3	121.7	710.1	116.5	330.1	591.9	1,109.8	1,418.5
1992-93	652.7	673.8	119.1	793.0	125.1	163.6	393.3	1,038.5	1,311.3
1992--									
Dec. qtr.	153.2	156.2	39.5	195.7	29.3	31.4	135.3	246.8	360.4
1993--									
Mar. qtr.	160.7	167.2	28.5	195.6	29.6	33.4	84.7	245.7	309.9
June qtr.	170.3	181.0	25.2	206.2	33.6	40.9	90.7	263.0	330.5
Sept. qtr.	185.2	190.0	26.0	216.0	29.9	50.4	89.7	287.1	335.6
Dec. qtr.	151.1	154.4	25.1	179.5	27.5	50.7	81.0	249.2	288.0
1994 -									
Mar. qtr.	134.4	140.2	24.6	164.8	25.0	54.0	90.5	234.6	280.4

(a) See paragraphs 23 to 25 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

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

Class of building	1991-92	1992-93	July-April		1994		
			1992-93	1993-94	February	March	April
PRIVATE SECTOR							
New houses	609.9	691.4	565.6	566.0	51.0	57.3	50.7
New other residential buildings	97.0	106.4	94.1	75.9	7.8	7.6	8.3
<i>Total new residential building</i>	<i>706.8</i>	<i>797.8</i>	<i>659.7</i>	<i>641.8</i>	<i>58.8</i>	<i>64.9</i>	<i>59.0</i>
Alterations and additions to residential buildings	122.9	129.9	107.4	100.1	7.8	10.3	10.5
Hotels, etc.	11.6	5.4	4.1	3.7	1.5	0.2	0.3
Shops	51.7	35.9	31.1	35.9	1.0	1.3	1.9
Factories	38.5	17.9	14.1	15.6	1.2	0.2	4.3
Offices	91.0	27.7	25.0	34.9	6.8	3.1	1.1
Other business premises	53.2	32.0	22.3	20.7	1.5	3.0	0.8
Educational	17.1	14.3	12.1	13.7	0.4	1.8	0.2
Religious	8.4	5.8	5.7	1.0	0.1		0.1
Health	39.8	19.7	15.0	25.8	5.7	5.0	0.1
Entertainment and recreational	31.8	4.4	3.4	13.7	0.3	0.1	6.3
Miscellaneous	6.2	10.9	10.3	17.3	0.4	8.1	0.3
<i>Total non-residential building</i>	<i>349.2</i>	<i>174.0</i>	<i>143.0</i>	<i>182.2</i>	<i>18.7</i>	<i>22.8</i>	<i>15.3</i>
Total	1,178.9	1,101.8	910.1	924.1	85.3	98.1	84.8
PUBLIC SECTOR							
New houses	15.8	22.3	14.8	17.2	0.8	4.1	2.1
New other residential buildings	32.9	20.8	15.6	14.9	0.7	2.5	0.8
<i>Total new residential building</i>	<i>48.8</i>	<i>43.1</i>	<i>30.4</i>	<i>32.2</i>	<i>1.5</i>	<i>6.5</i>	<i>2.9</i>
Alterations and additions to residential buildings	0.9	2.6	2.6	0.8		0.1	---
Hotels, etc.	0.6	1.0	1.0	0.9	---		0.2
Shops	12.3	3.9	3.3	1.8	---	0.1	0.1
Factories	1.4	3.5	2.6	3.2		---	---
Offices	27.1	64.9	48.8	20.5	7.9	1.8	2.4
Other business premises	55.3	7.8	6.0	6.1		0.3	---
Educational	78.5	99.2	94.2	77.2	13.0	3.3	13.0
Religious					---	---	
Health	51.2	29.0	26.5	8.6	---	0.4	1.2
Entertainment and recreational	24.6	7.1	6.2	3.7		0.3	0.8
Miscellaneous	26.4	28.0	27.0	13.1	0.4	0.6	3.1
<i>Total non-residential building</i>	<i>277.4</i>	<i>244.4</i>	<i>215.6</i>	<i>135.0</i>	<i>21.3</i>	<i>6.8</i>	<i>20.8</i>
Total	327.1	290.1	248.6	168.0	22.9	13.5	23.7
TOTAL							
New houses	625.7	713.7	580.3	583.2	51.9	61.3	52.8
New other residential buildings	129.9	127.3	109.8	90.8	8.5	10.1	9.1
<i>Total new residential building</i>	<i>755.6</i>	<i>840.9</i>	<i>690.1</i>	<i>674.0</i>	<i>60.4</i>	<i>71.5</i>	<i>61.9</i>
Alterations and additions to residential buildings	123.8	132.6	110.1	101.0	7.9	10.4	10.6
Hotels, etc.	12.2	6.4	5.1	4.6	1.5	0.2	0.6
Shops	64.0	39.8	34.4	37.7	1.0	1.3	1.9
Factories	39.9	21.4	16.7	18.7	1.2	0.2	4.3
Offices	118.1	92.6	73.7	55.4	14.7	4.9	3.5
Other business premises	108.5	39.8	28.2	26.7	1.5	3.4	0.8
Educational	95.6	113.5	106.3	90.9	13.4	5.1	13.3
Religious	8.4	5.8	5.7	1.0	0.1		0.1
Health	90.9	48.7	41.4	34.3	5.7	5.4	1.3
Entertainment and recreational	56.4	11.5	9.6	17.4	0.3	0.4	7.0
Miscellaneous	32.6	38.9	37.4	30.4	0.8	8.7	3.4
<i>Total non-residential building</i>	<i>626.6</i>	<i>418.4</i>	<i>358.5</i>	<i>317.2</i>	<i>40.0</i>	<i>29.6</i>	<i>36.1</i>
Total	1,506.0	1,391.9	1,158.7	1,092.2	108.2	111.5	108.6

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.												
1994 February	2	0.2	---	---	---	---	1	1.3	---	---	3	1.5
March	2	0.2	---	---	---	---	---	---	---	---	2	0.2
April	5	0.3	1	0.2	---	---	---	---	---	---	6	0.6
SHOPS												
1994 February	6	0.6	1	0.4	---	---	---	---	---	---	7	1.0
March	9	0.7	---	---	1	0.6	---	---	---	---	10	1.3
April	9	0.9	4	1.1	---	---	---	---	---	---	13	1.9
FACTORIES												
1994 February	1	0.1	---	---	---	---	1	1.1	---	---	2	1.2
March	3	0.2	---	---	---	---	---	---	---	---	3	0.2
April	3	0.3	---	---	---	---	1	4.0	---	---	4	4.3
OFFICES												
1994 February	9	0.9	4	1.0	1	0.9	---	---	2	11.9	16	14.7
March	10	0.9	4	1.4	4	2.5	---	---	---	---	18	4.9
April	12	1.2	1	0.4	1	0.6	1	1.4	---	---	15	3.5
OTHER BUSINESS PREMISES												
1994 February	6	0.6	1	0.4	1	0.5	---	---	---	---	8	1.5
March	7	0.6	4	1.2	2	1.6	---	---	---	---	13	3.4
April	7	0.6	1	0.2	---	---	---	---	---	---	8	0.8
EDUCATIONAL												
1994 February	2	0.3	2	0.5	---	---	4	12.6	---	---	8	13.4
March	1	0.1	3	0.7	---	---	2	4.3	---	---	6	5.1
April	---	---	4	1.3	1	0.6	1	3.1	1	8.3	7	13.3
RELIGIOUS												
1994 February	1	0.1	---	---	---	---	---	---	---	---	1	0.1
March	---	---	---	---	---	---	---	---	---	---	---	---
April	1	0.1	---	---	---	---	---	---	---	---	1	0.1
HEALTH												
1994 February	---	---	1	0.4	---	---	2	5.3	---	---	3	5.7
March	6	0.7	1	0.2	2	1.4	2	3.1	---	---	11	5.4
April	4	0.4	---	---	1	0.9	---	---	---	---	5	1.3
ENTERTAINMENT AND RECREATIONAL												
1994 February	1	0.1	1	0.2	---	---	---	---	---	---	2	0.3
March	3	0.2	1	0.2	---	---	---	---	---	---	4	0.4
April	4	0.5	2	0.5	---	---	1	1.0	1	5.0	8	7.0
MISCELLANEOUS												
1994 February	2	0.2	2	0.7	---	---	---	---	---	---	4	0.8
March	4	0.4	1	0.4	---	---	1	2.0	1	5.9	7	8.7
April	10	0.9	2	0.5	1	0.7	1	1.4	---	---	14	3.4
TOTAL NON-RESIDENTIAL BUILDING												
1994 February	30	2.8	12	3.6	2	1.4	8	20.3	2	11.9	54	40.0
March	45	4.1	14	4.1	9	6.2	5	9.4	1	5.9	74	29.6
April	55	5.1	15	4.2	4	2.7	5	10.8	2	13.3	81	36.1

**TABLE 7. NUMBER AND VALUE OF DWELLING UNITS (a) APPROVED
BY MATERIAL OF OUTER WALLS
APRIL 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>
ADELAIDE STATISTICAL DIVISION						
Houses						
Brick, stone or concrete	13	1,810	—	—	13	1,810
Brick-veneer	325	23,899	6	533	331	24,432
Timber	5	398	—	—	5	398
Fibre cement	2	66	—	—	2	66
Steel, aluminium or other materials	—	—	—	—	—	—
Not stated	119	9,612	12	765	131	10,377
Total houses	464	35,784	18	1,298	482	37,082
Other residential buildings	121	7,820	14	770	135	8,590
Total residential buildings	585	43,605	32	2,068	617	45,673
REST OF SOUTH AUSTRALIA						
Houses						
Brick, stone or concrete	26	2,416	—	—	26	2,416
Brick-veneer	100	7,188	—	—	100	7,188
Timber	10	724	—	—	10	724
Fibre cement	14	711	—	—	14	711
Steel, aluminium or other materials	3	95	—	—	3	95
Not stated	54	3,736	15	851	69	4,587
Total houses	207	14,871	15	851	222	15,722
Other residential buildings	8	483	—	—	8	483
Total residential buildings	215	15,354	15	851	230	16,205
TOTAL SOUTH AUSTRALIA						
Houses —						
Brick, stone or concrete	39	4,226	—	—	39	4,226
Brick-veneer	425	31,088	6	533	431	31,621
Timber	15	1,121	—	—	15	1,121
Fibre cement	16	777	—	—	16	777
Steel, aluminium or other materials	3	95	—	—	3	95
Not stated	173	13,348	27	1,617	200	14,964
Total houses	671	50,655	33	2,150	704	52,804
Other residential buildings	129	8,303	14	770	143	9,073
Total residential buildings	800	58,958	47	2,920	847	61,878

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

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

Statistical division	<i>Dwelling units in new residential buildings</i>						<i>Alterations and additions to residential buildings (\$'000)</i>	<i>Non-residential building (\$'000)</i>	<i>Total (\$'000)</i>
	<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>			
PRIVATE SECTOR									
Adelaide	464	35,784	121	7,820	585	43,605	8,779	13,793	66,177
Outer Adelaide	102	7,492	4	206	106	7,697	865	719	9,281
Yorke and Lower North	24	1,616			24	1,616	167	200	1,983
Murray Lands	17	1,199			17	1,199	143	479	1,821
South East	26	1,943	4	277	30	2,220	215		2,435
Eyre	16	1,269	—	—	16	1,269	177		1,446
Northern	22	1,353			22	1,353	191	150	1,693
South Australia	671	50,655	129	8,303	800	58,958	10,537	15,341	84,836
PUBLIC SECTOR									
Adelaide	18	1,298	14	770	32	2,068	30	17,218	19,316
Outer Adelaide	15	851			15	851		204	1,055
Yorke and Lower North								1,350	1,350
Murray Lands								913	913
South East									
Eyre									
Northern								1,093	1,093
South Australia	33	2,150	14	770	47	2,920	30	20,778	23,727
TOTAL									
Adelaide	482	37,082	135	8,590	617	45,673	8,809	31,010	85,492
Outer Adelaide	117	8,343	4	206	121	8,549	865	923	10,337
Yorke and Lower North	24	1,616			24	1,616	167	1,550	3,333
Murray Lands	17	1,199			17	1,199	143	1,392	2,734
South East	26	1,943	4	277	30	2,220	215		2,435
Eyre	16	1,269			16	1,269	177		1,446
Northern	22	1,353			22	1,353	191	1,243	2,786
South Australia	704	52,804	143	9,073	847	61,878	10,567	36,118	108,563

TABLE 9. NEW DWELLING UNITS APPROVED, BY TYPE AND STATISTICAL DIVISION, APRIL 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			
NUMBER OF DWELLING UNITS										
Adelaide	482	105	30	135	—	—	—	135	617	
Outer Adelaide	117	4	—	4	—	—	—	4	121	
Yorke and Lower North	24	—	—	—	—	—	—	—	24	
Murray Lands	17	—	—	—	—	—	—	—	17	
South East	26	4	—	4	—	—	—	4	30	
Eyre	16	—	—	—	—	—	—	—	16	
Northern	22	—	—	—	—	—	—	—	22	
South Australia	704	113	30	143	—	—	—	143	847	
VALUE (\$'000)										
Adelaide	37,082	6,437	2,154	8,590	—	—	—	8,590	45,673	
Outer Adelaide	8,343	206	—	206	—	—	—	206	8,549	
Yorke and Lower North	1,616	—	—	—	—	—	—	—	1,616	
Murray Lands	1,199	—	—	—	—	—	—	—	1,199	
South East	1,943	277	—	277	—	—	—	277	2,220	
Eyre	1,269	—	—	—	—	—	—	—	1,269	
Northern	1,353	—	—	—	—	—	—	—	1,353	
South Australia	52,804	6,920	2,154	9,073	—	—	—	9,073	61,878	

TABLE 10. BUILDING APPROVED BY SELECTED STATISTICAL LOCAL AREA, APRIL 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)				
ADELAIDE STATISTICAL DIVISION										
Adelaide (C)	3		440	3		180	149	1,408	3,056	3,825
Brighton (C)	3		360	7		542	563			1,465
Burnside (C)	23		2,971	28		1,975	1,246	121	280	6,472
Campbelltown (C)	21		1,645	5		293	182			2,120
East Torrens (DC)	2		240				132			371
Elizabeth (C)										
Enfield (C) Pt A & Pt B	29		1,934	6	2	716	26	1,000	1,000	3,676
Gawler (M)	18		1,164				10	272	851	2,024
Glenelg (C)	1		114	6		392	68	50	50	624
Happy Valley (C)	25		2,072	9		425	272			2,769
Henley & Grange (C)	1		190				219			409
Hindmarsh (M)	7		454	6		300	20	130	130	904
Kensington & Norwood (C)							128	113	219	347
Marion (C)	17	1	1,601	6		356	666	225	225	2,849
Mitcham (C)	3		373	4		240	716	285	1,228	2,557
Munno Para (C)	42		2,764				77			2,841
Noarlunga (C)	71	1	4,772		8	401	392		8,280	13,846
Payneham (C)	5		314				60	5,000	5,000	5,374
Port Adelaide (C)	6		555	2		93	153	320	547	1,348
Prospect (C)	3		159	2		120	454			733
St Peters (M)							354			354
Salisbury (C)	60		3,477				264	230	5,281	9,022
Stirling (DC)	5	2	603	8	4	627	305	350	350	1,885
Tea Tree Gully (C)	74	14	7,198				273			7,471
Thebarton (M)	9		649				65			714
Unley (C)	4		280	8		450	1,032	100	100	1,862
Walkerville (M)	1		240	2		150	198	55	55	643
West Torrens (C)	7		407	2		130	211		89	837
Willunga (DC)	13		965				226			1,191
Woodville (C)	11		1,140	17		1,200	349	4,134	4,271	6,960
Unincorporated										
Adelaide (SD)	464	18	37,082	121	14	8,590	8,809	13,793	31,010	85,492
REST OF STATE										
Barossa (DC)	6		383				54			436
Light (DC)	5		401							401
Mallala (DC)	4		247							247
Mount Barker (DC)	28	8	2,459				126	497	497	3,082
Mount Gambier (C)	9		658				63			721
Murray Bridge (RC)	8		516				40	100	1,013	1,569
Northern Yorke Peninsula (DC)	10		711				14			725
Port Augusta (C)	4		222							222
Port Elliot & Goolwa (DC)	14		734				30	67	67	831
Port Lincoln (C)	14		1,117				87			1,203
Port Pirie (C)	11		594				25	100	100	719
Roxby Downs (M)							83			83
Strathalbyn (DC)	1	4	314	2		96	265			675
Victor Harbor (DC)	22	3	2,138	2		110	11			2,259
Whyalla (C)	4		310				83	50	441	834
Other	67		4,919	4		277	878	734	2,990	9,063
Rest of State	207	15	15,722	8		483	1,758	1,548	5,108	23,071
SOUTH AUSTRALIA										
South Australia	671	33	52,804	129	14	9,073	10,567	15,341	36,118	108,563

(C) Municipality with city status. (DC) District Council. (M) Municipality. (RC) Rural City. (SD) Statistical Division.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

2. Statistics of building work approved are compiled from:

- (a) permits issued by local authorities in areas subject to building control by those authorities; and
- (b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities.

Major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites) is also included.

Scope and Coverage

3. The statistics relate to *building* activity which includes construction of new buildings, and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks etc.) is excluded.

4. In relation to work carried out on existing buildings, the statistics include details of non-structural renovation and refurbishment work and the installation of integral building fixtures for which building approval was obtained.

5. From July 1990, the statistics cover:

- (a) all approved new residential building jobs valued at \$10,000 or more (previously \$5,000 or more)
- (b) approved alterations and additions to residential buildings valued at \$10,000 or more
- (c) all approved non-residential building jobs valued at \$50,000 or more (previously \$30,000 or more).

These changes mainly affect non-residential building data. In particular, care should be taken in interpreting data for specific classes of non-residential building.

Definitions

6. A *building* is defined as a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by persons.

7. A *dwelling unit* is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for long term residential use. Units (whether self-contained or not) within buildings offering institutional care such as hospitals or temporary accommodation, such as motels, hostels and holiday apartments are not defined as dwelling units. The value of units of this type is included in the appropriate category of non-residential buildings' approved.

8. A *residential building* is defined as a building predominantly consisting of one or more dwelling units. Residential buildings can be either *houses* or *other residential buildings*.

(a) A *house* is defined as a detached building predominantly used for long term residential purposes and consisting of only one dwelling unit. Thus detached granny flats and detached dwelling units such as caretaker's residences associated with non-residential buildings are defined as houses for the purpose of these statistics.

(b) An *other residential building* is defined as a building which is predominantly used for long term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes townhouses, duplexes, apartment buildings etc.).

9. The number of dwelling units created by alterations and additions to existing buildings and through the construction of new non-residential buildings is not included in the tables but is shown as a footnote to Table 1.

10. Values data are derived by aggregation of the estimated value (when completed) of building work (excluding value of land and landscaping but including site preparation) as reported on approval documents. For 'houses', these estimates are usually a reliable indicator of the completed value of the building. However, for 'other residential buildings' and 'non-residential buildings' these estimates can differ significantly from the completed value of the building.

Building Classification

11. *Ownership of a building* is classified as either Public Sector or Private Sector according to the sector of the intended owner of the completed building as evident at the time of approval. Residential buildings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

12. *Functional classification of buildings*: a building is classified according to its intended major function. Hence a building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to Offices, a detached cafeteria building to Shops, while factory buildings would be classified to Factories. An exception to this rule is the treatment of group accommodation buildings e.g. a student accommodation building on a university campus would be classified to Educational.

13. From July 1992, an expanded functional classification of buildings based on the *Dwelling Structure Classification (DSC)* has been introduced by the ABS to provide more detailed information on residential building approvals.

14. The DSC has been developed by the ABS to provide a standard classification of the different types of dwelling structures (houses, flats, townhouses, etc.). The DSC will be implemented across all major collections of housing data in the ABS. The DSC has the same overall scope as the classification used in previous collections but provides more detail than previously available to reflect the current interest in medium to high density housing.

15. In particular, for Building Approvals, DSC allows new *other residential building* to be classified as follows:

- (a) *Semi-detached, row or terrace houses, townhouses, etc.* (dwellings having their own private grounds and no other dwellings above or below) with:
- one storey;
 - two or more storeys.
- (b) *Flats, units or apartments, etc.* (dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell) in a building of:
- one or two storeys;
 - three storeys;
 - four or more storeys.

16. More details on the DSC are contained in the ABS Information Paper, *Dwelling Structure Classification (DSC)* (1296.0).

General

17. For purposes of comparison, it should be noted that statistics of building approvals are affected from month to month by large projects (e.g. blocks of flats, multi-storey office buildings) approved in particular months and also by the administrative arrangements of government authorities.

Seasonal Adjustment and Trend Estimates

18. Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series may be more clearly recognised.

19. Table 3 shows seasonally adjusted estimates for both private and total dwellings. For the four series shown, account has been taken of normal seasonal factors and 'trading day' effects (arising from the varying numbers of Sundays, Mondays, Tuesdays etc. in the month) and the effect of movement in the date of Easter which may, in successive years, affect figures for different months. Seasonal adjustment procedures do not aim to remove the irregular or non-seasonal influences which may be present in any particular month, such as the effect of the approval of large projects or as a consequence of the administrative arrangements of approving authorities. Irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal variation. Details of the methods used in seasonally adjusting these statistics are given in *Seasonally Adjusted Indicators, Australia* (1308.0).

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

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

Australian Standard Geographical Classification (ASGC)

22. Area statistics are now being classified to the *Australian Standard Geographical Classification, Edition 2.1* (1216.0) and ASGC terminology has been adopted in the presentation of building statistics.

Estimates at Constant Prices

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

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

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

Unpublished Data and Related Publications

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

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

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

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 — nil or rounded to zero
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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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