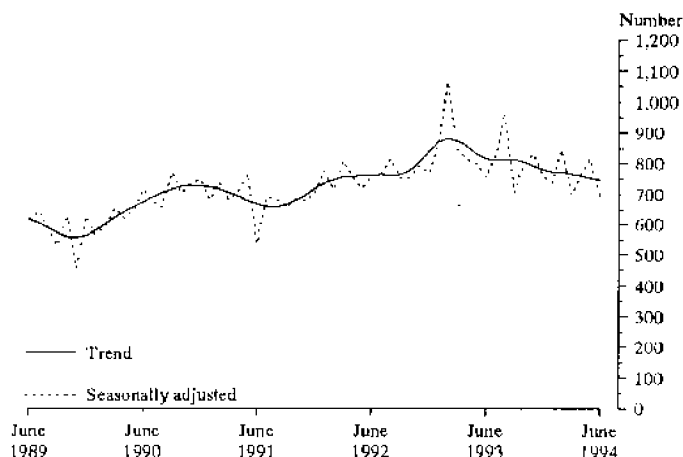


BUILDING APPROVALS, SOUTH AUSTRALIA, JUNE 1994

SUMMARY OF FINDINGS

PRIVATE HOUSES APPROVED



Residential Building

- The trend estimate for private sector houses was 747. This indicator has resumed its downward trend with the June 1994 figure down from the revised May 1994 figure of 751. It will require an increase of 15.1% in the July seasonally adjusted figure for the trend in private sector houses to show any growth next month. However, total dwelling units approved has continued to rise with the trend series showing 994 for June 1994, which is the highest figure since September 1993 (1,001).
- Last month all seasonally adjusted series from table 3 showed increases. For June 1994 this has been reversed, with all series showing decreases ranging from 8.9% (Total Dwelling Units) to 15.4% (Private Sector Houses). Approvals for private sector houses dropped from 816 to 690. (See above graph.)
- In original (unadjusted) terms the number of dwellings that were approved throughout South Australia rose by 6.9% from 1,103 in May 1994 to 1,179 in June. This last figure comprised 974 houses and 205 other residential buildings.
- For South Australia the total 1993-94 original figure of 11,759 is down 553 from the 1992-93 financial year. This difference is mainly due to the effect of other residential buildings which showed a decrease of 367 between 1992-93 and 1993-94. The unadjusted figure for the number of dwelling units approved in 1993-94 was still the second highest for the last nine years. The original figure for public sector houses was 431 for the 1993-94 financial year. This

figure is an increase of 54 from 1992-93 (377) and is the highest since 1988-89 (480).

- The value of new residential work approved in June 1994 was \$84.8 million, an increase of \$4.8 million from last month. The June 1994 figure is the highest since August 1993 and it is only the fourth time in the last three years that the value for new residential buildings exceeded \$80 million as a monthly total.
- The total value of new residential building approved in the 1993-94 financial year was \$838.9 million compared with \$840.9 million approved in 1992-93.

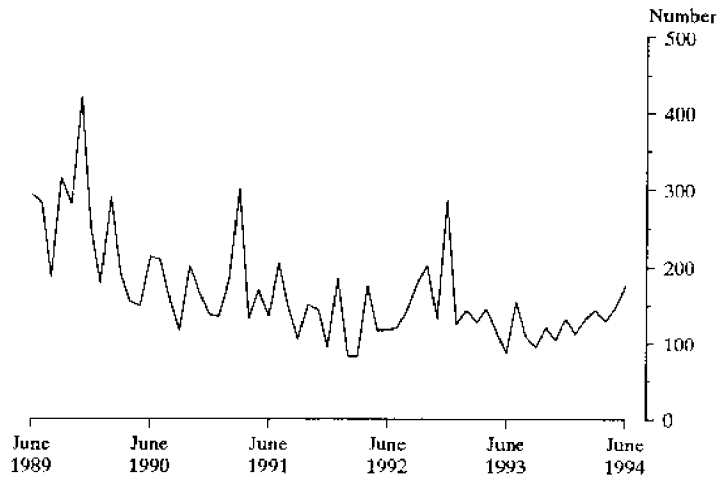
Non-Residential Building

- The June 1994 value of non-residential work approved was \$31.3 million, with the private sector responsible for \$11.7 million and the public sector \$19.6 million.
- The largest approved non-residential job in June 1994 was for extensions and alterations to the Art Gallery. This approval was valued at \$15.7 million and was classified in the educational sector. Educational building jobs were responsible for \$17.9 million approved in June 1994. This category and the next two highest, Shops (\$4.6m) and Offices (\$3.2m) account for 82.1% of the total value for non-residential approvals.
- In 1993-94 the value of non-residential building approvals was \$375.2 million. This figure was 10.3% lower than 1992-93.

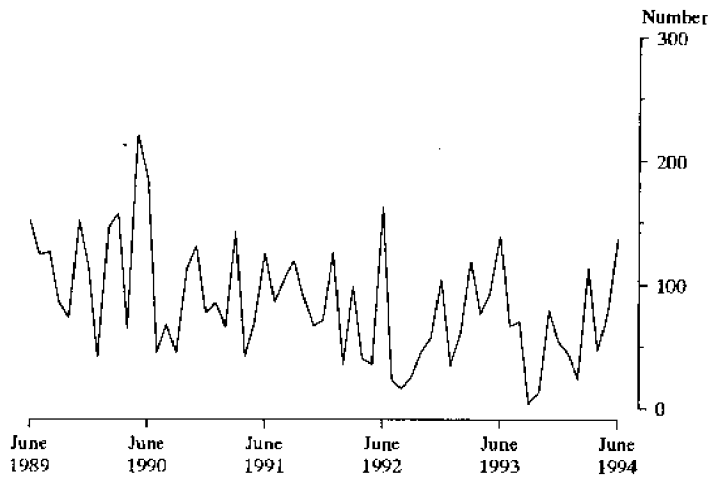
INQUIRIES

- 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.

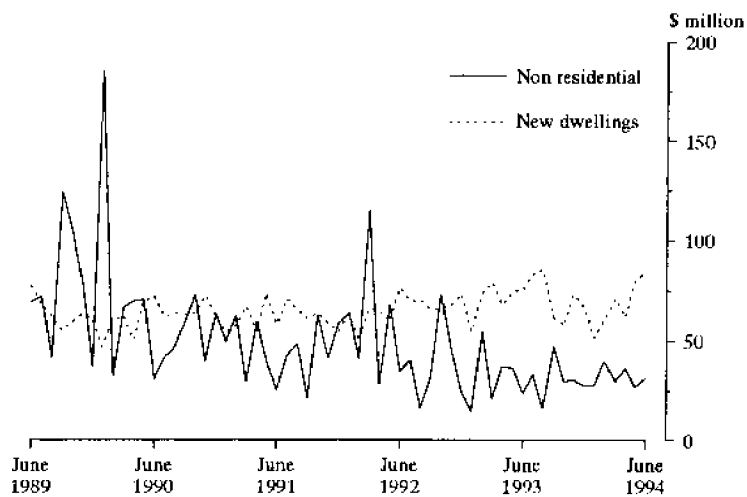
**OTHER RESIDENTIAL BUILDINGS APPROVED
PRIVATE SECTOR**



**DWELLING UNITS APPROVED
PUBLIC SECTOR**



VALUE OF BUILDING WORK APPROVED



RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months January 1994 to June 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 (July 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 July 1994, the trend estimate for that month would be 745, a movement of -0.7%. The movements in the trend estimates for April, May and June which are currently estimated to be -0.9%, -0.9% and -0.6% respectively, would be revised to -0.7%, -0.7% and -0.6%. On the other hand, a 10% seasonally adjusted decline in the number of private sector houses approved in July 1994 would produce a trend estimate for July of 689, a movement of -3.4%, with the movements in the trend estimates for April, May and June being revised to -1.8%, -2.5% and -3.0% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if July 1994 seasonally adjusted estimate			
			is up 10% on June 1994		is down 10% on June 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994 -						
January	772	-0.8	772	-0.9	774	-0.6
February	771	-0.2	769	0.3	774	
March	765	-0.7	765	0.6	767	0.9
April	759	-0.9	760	-0.7	754	-1.8
May	751	0.9	755	0.6	735	-2.5
June	747	0.6	750	0.6	713	3.0
July	n.y.a.	n.y.a.	745	-0.7	689	-3.4

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if July 1994 seasonally adjusted estimate			
			is up 11% on June 1994		is down 11% on June 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994—						
January	920	-0.2	918	-0.5	922	—
February	933	1.4	929	1.3	936	1.6
March	945	1.3	944	1.6	948	1.3
April	961	1.6	964	2.1	955	0.8
May	976	1.6	989	2.5	958	0.3
June	994	1.8	1,013	2.4	955	-0.4
July	n.y.a.	n.y.a.	1,032	2.0	945	-1.0

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

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
ADELAIDE STATISTICAL DIVISION									
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
<i>1993</i>									
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
<i>1994-</i>									
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
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
<i>1993-</i>									
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
<i>1994-</i>									
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

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 NIL such dwelling units approved in June 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
<i>1993-</i>														
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
<i>1994</i>														
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
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
<i>1993-</i>														
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
<i>1994</i>														
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

**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—								
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	800	805	829	832	901	921	924	971
November	832	791	855	809	936	907	1,005	942
December	757	779	770	793	887	895	927	922
1994								
January	737	772	750	788	917	892	927	920
February	845	771	853	793	885	896	897	933
March	699	765	741	795	843	897	906	945
April	765	759	804	798	919	899	982	961
May	816	751	856	802	973	901	1,051	976
June	690	747	770	807	852	904	957	994

(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	1993-94	1994			
				March	April	May	June
PRIVATE SECTOR							
New houses	609.9	691.4	695.1	57.3	50.7	65.0	64.1
New other residential buildings	97.0	106.4	98.5	7.6	8.3	10.4	12.3
<i>Total new residential building</i>	<i>706.8</i>	<i>797.8</i>	<i>793.6</i>	<i>64.9</i>	<i>59.0</i>	<i>75.3</i>	<i>76.4</i>
Alterations and additions to residential buildings	122.9	129.9	120.7	10.3	10.5	10.0	10.6
Hotels, etc.	11.6	5.4	5.0	0.2	0.3	0.7	0.6
Shops	51.7	35.9	40.8	1.3	1.9	1.1	3.8
Factories	38.5	17.9	18.2	0.2	4.3	1.1	1.5
Offices	91.0	27.7	39.1	3.1	1.1	2.1	2.1
Other business premises	53.2	32.0	24.8	3.0	0.8	3.4	0.7
Educational	17.1	14.3	18.2	1.8	0.2	3.3	1.2
Religious	8.4	5.8	1.9	—	0.1	—	0.9
Health	39.8	19.7	26.9	5.0	0.1	0.9	0.2
Entertainment and recreational	31.8	4.4	15.9	0.1	6.3	1.8	0.5
Miscellaneous	6.2	10.9	17.6	8.1	0.3	0.1	0.2
<i>Total non-residential building</i>	<i>349.2</i>	<i>174.0</i>	<i>208.4</i>	<i>32.8</i>	<i>15.3</i>	<i>14.6</i>	<i>11.7</i>
Total	1,178.9	1,101.8	1,122.8	98.1	84.8	99.9	98.7
PUBLIC SECTOR							
New houses	15.8	22.3	27.5	4.1	2.1	3.4	6.9
New other residential buildings	32.9	20.8	17.8	2.5	0.8	1.3	1.5
<i>Total new residential building</i>	<i>48.8</i>	<i>43.1</i>	<i>45.3</i>	<i>6.5</i>	<i>2.9</i>	<i>4.7</i>	<i>8.4</i>
Alterations and additions to residential buildings	0.9	2.6	1.5	0.1	—	0.6	—
Hotels, etc.	0.6	1.0	0.9	—	0.2	—	—
Shops	12.3	3.9	3.0	0.1	0.1	0.4	0.8
Factories	1.4	3.5	3.2	—	—	—	—
Offices	27.1	64.9	25.0	1.8	2.4	3.3	1.1
Other business premises	55.3	7.8	7.0	0.3	—	0.9	0.1
Educational	78.5	99.2	100.2	3.3	13.0	6.4	16.6
Religious	—	—	—	—	—	—	—
Health	51.2	29.0	9.5	0.4	1.2	—	0.9
Entertainment and recreational	24.6	7.1	4.4	0.3	0.8	0.7	—
Miscellaneous	26.4	28.0	13.6	0.6	3.1	0.5	—
<i>Total non-residential building</i>	<i>277.4</i>	<i>244.4</i>	<i>166.8</i>	<i>6.8</i>	<i>20.8</i>	<i>12.2</i>	<i>19.6</i>
Total	327.1	290.1	213.5	13.5	23.7	17.5	28.0
TOTAL							
New houses	625.7	713.7	722.6	61.3	52.8	68.4	71.0
New other residential buildings	129.9	127.3	116.3	10.1	9.1	11.7	13.8
<i>Total new residential building</i>	<i>755.6</i>	<i>840.9</i>	<i>838.9</i>	<i>71.5</i>	<i>61.9</i>	<i>80.0</i>	<i>84.8</i>
Alterations and additions to residential buildings	123.8	132.6	122.2	10.4	10.6	10.7	10.6
Hotels, etc.	12.2	6.4	5.9	0.2	0.6	0.7	0.6
Shops	64.0	39.8	43.8	1.3	1.9	1.5	4.6
Factories	39.9	21.4	21.3	0.2	4.3	1.1	1.5
Offices	118.1	92.6	64.1	4.9	3.5	5.4	3.2
Other business premises	108.5	39.8	31.8	3.4	0.8	4.3	0.8
Educational	95.6	113.5	118.4	5.1	13.3	9.7	17.9
Religious	8.4	5.8	1.9	—	0.1	—	0.9
Health	90.9	48.7	36.4	5.4	1.3	0.9	1.1
Entertainment and recreational	56.4	11.5	20.4	0.4	7.0	2.5	0.5
Miscellaneous	32.6	38.9	31.2	8.7	3.4	0.5	0.2
<i>Total non-residential building</i>	<i>626.6</i>	<i>418.4</i>	<i>375.2</i>	<i>29.6</i>	<i>36.1</i>	<i>26.7</i>	<i>31.3</i>
Total	1,506.0	1,391.9	1,336.3	111.5	108.6	117.4	126.7

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 April	5	0.3	1	0.2							6	0.6
May	5	0.5	1	0.2							6	0.7
June	2	0.2	1	0.4							3	0.6
SHOPS												
1994 April	9	0.9	4	1.1							13	1.9
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
FACTORIES												
1994 April	3	0.3					1	4.0			4	4.3
May	2	0.2			1	0.9					3	1.1
June	6	0.7	1	0.3	1	0.5					8	1.5
OFFICES												
1994 April	12	1.2	1	0.4	1	0.6	1	1.4			15	3.5
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
OTHER BUSINESS PREMISES												
1994 April	7	0.6	1	0.2							8	0.8
May	10	1.0	5	1.3	1	0.9	1	1.1			17	4.3
June	8	0.8									8	0.8
EDUCATIONAL												
1994 April			4	1.3	1	0.6	1	3.1	1	8.3	7	13.3
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
RELIGIOUS												
1994 April	1	0.1									1	0.1
May												
June	3	0.2	2	0.7							5	0.9
HEALTH												
1994 April	4	0.4			1	0.9					5	1.3
May	3	0.3	2	0.6							5	0.9
June	2	0.2	1	0.4	1	0.6					4	1.1
ENTERTAINMENT AND RECREATIONAL												
1994 April	4	0.5	2	0.5			1	1.0	1	5.0	8	7.0
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
MISCELLANEOUS												
1994 April	10	0.9	2	0.5	1	0.7	1	1.4			14	3.4
May	4	0.3	1	0.2							5	0.5
June	2	0.2									2	0.2
TOTAL NON-RESIDENTIAL BUILDING												
1994 April	55	5.1	15	4.2	4	2.7	5	10.8	2	13.3	81	36.1
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

**TABLE 7. NUMBER AND VALUE OF DWELLING UNITS (a) APPROVED
BY MATERIAL OF OUTER WALLS
JUNE 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						
<i>Houses</i>						
Brick, stone or concrete	26	2,789	---	---	26	2,789
Brick-veneer	522	38,320	4	400	526	38,720
Timber	2	180			2	180
Fibre cement	5	240			5	240
Steel, aluminium or other materials	1	95			1	95
Not stated	48	4,127	102	6,278	150	10,405
<i>Total houses</i>	<i>604</i>	<i>45,750</i>	<i>106</i>	<i>6,678</i>	<i>710</i>	<i>52,428</i>
<i>Other residential buildings</i>	<i>166</i>	<i>11,707</i>	<i>27</i>	<i>1,386</i>	<i>193</i>	<i>13,092</i>
Total residential buildings	770	57,457	133	8,064	903	65,521
REST OF SOUTH AUSTRALIA						
<i>Houses</i>						
Brick, stone or concrete	15	1,246	---	---	15	1,246
Brick-veneer	120	9,441	1	118	121	9,559
Timber	7	430			7	430
Fibre cement	50	2,374			50	2,374
Steel, aluminium or other materials	5	272			5	272
Not stated	65	4,595	1	71	66	4,666
<i>Total houses</i>	<i>262</i>	<i>18,359</i>	<i>2</i>	<i>189</i>	<i>264</i>	<i>18,547</i>
<i>Other residential buildings</i>	<i>10</i>	<i>612</i>	<i>2</i>	<i>140</i>	<i>12</i>	<i>752</i>
Total residential buildings	272	18,971	4	328	276	19,299
TOTAL SOUTH AUSTRALIA						
<i>Houses ---</i>						
Brick, stone or concrete	41	4,035	---	---	41	4,035
Brick-veneer	642	47,761	5	518	647	48,279
Timber	9	610	---	---	9	610
Fibre cement	55	2,614	---	---	55	2,614
Steel, aluminium or other materials	6	367			6	367
Not stated	113	8,721	103	6,349	216	15,070
<i>Total houses</i>	<i>866</i>	<i>64,109</i>	<i>108</i>	<i>6,867</i>	<i>974</i>	<i>70,976</i>
<i>Other residential buildings</i>	<i>176</i>	<i>12,319</i>	<i>29</i>	<i>1,525</i>	<i>205</i>	<i>13,844</i>
Total residential buildings	1,042	76,428	137	8,392	1,179	84,820

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

TABLE 8. SUMMARY OF BUILDING APPROVED BY STATISTICAL DIVISION, JUNE 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)			
PRIVATE SECTOR									
Adelaide	604	45,750	166	11,707	770	57,457	8,300	9,424	75,181
Outer Adelaide	132	9,607	2	117	134	9,724	840	835	11,398
Yorke and Lower North	40	2,104	—	—	40	2,104	332	—	2,436
Murray Lands	24	1,814	4	235	28	2,049	103	645	2,798
South East	30	1,942	2	80	32	2,022	680	231	2,933
Eyre	8	677	2	180	10	857	106	380	1,343
Northern	28	2,214	—	—	28	2,214	233	155	2,602
South Australia	866	64,109	176	12,319	1,042	76,428	10,593	11,669	98,691
PUBLIC SECTOR									
Adelaide	106	6,678	27	1,386	133	8,064	—	17,948	26,011
Outer Adelaide	1	71	2	140	3	211	—	855	1,066
Yorke and Lower North	—	—	—	—	—	—	—	—	—
Murray Lands	—	—	—	—	—	—	—	—	—
South East	1	118	—	—	1	118	—	240	358
Eyre	—	—	—	—	—	—	—	—	—
Northern	—	—	—	—	—	—	—	576	576
South Australia	108	6,867	29	1,525	137	8,392	—	19,619	28,011
TOTAL									
Adelaide	710	52,428	193	13,092	903	65,521	8,300	27,371	101,192
Outer Adelaide	133	9,678	4	257	137	9,935	840	1,690	12,464
Yorke and Lower North	40	2,104	—	—	40	2,104	332	—	2,436
Murray Lands	24	1,814	4	235	28	2,049	103	645	2,798
South East	31	2,059	2	80	33	2,139	680	471	3,291
Eyre	8	677	2	180	10	857	106	380	1,343
Northern	28	2,214	—	—	28	2,214	233	731	3,178
South Australia	974	70,976	205	13,844	1,179	84,820	10,593	31,288	126,702

TABLE 9. NEW DWELLING UNITS APPROVED, BY TYPE AND STATISTICAL DIVISION, JUNE 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	710	155	38	193				193	903
Outer Adelaide	133	4		4				4	137
Yorke and Lower North	40								40
Murray Lands	24	4		4				4	28
South East	31	2		2				2	33
Eyre	8		2	2				2	10
Northern	28								28
South Australia	974	165	40	205				205	1,179
VALUE (\$'000)									
Adelaide	52,428	9,552	3,540	13,092				13,092	65,521
Outer Adelaide	9,678	257		257				257	9,935
Yorke and Lower North	2,104								2,104
Murray Lands	1,814	235		235				235	2,049
South East	2,059	80		80				80	2,139
Eyre	677		180	180				180	857
Northern	2,214								2,214
South Australia	70,976	10,124	3,720	13,844				13,844	84,820

TABLE 10. BUILDING APPROVED BY SELECTED STATISTICAL LOCAL AREA, JUNE 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)	1	—	167	—	3	166	503	2,564	2,982	3,818
Brighton (C)	17	—	1,331	20	—	1,691	330	1,468	1,468	4,819
Burnside (C)	24	—	2,570	12	—	1,079	440	380	16,075	20,164
Campbelltown (C)	45	10	4,113	8	4	609	433	55	55	5,211
East Torrens (DC)	2	—	142	—	—	—	150	—	—	292
Elizabeth (C)	—	—	—	—	—	—	—	—	—	—
Enfield (C) Pt A & Pt B	33	20	3,910	4	10	791	55	1,250	1,250	6,006
Gawler (M)	21	—	1,532	—	—	—	40	—	—	1,572
Glenelg (C)	—	—	—	19	—	2,100	386	152	152	2,638
Happy Valley (C)	39	—	3,406	8	—	520	473	120	120	4,519
Henley & Grange (C)	3	—	223	2	—	200	208	—	—	632
Hindmarsh (M)	3	—	218	3	—	195	44	75	75	532
Kensington & Norwood (C)	—	—	—	2	—	242	25	—	—	267
Marion (C)	39	—	3,095	33	—	1,790	443	170	170	5,498
Mitcham (C)	6	—	755	6	—	378	1,103	200	200	2,435
Munno Para (C)	50	—	3,235	—	—	—	40	—	—	3,275
Noarlunga (C)	95	49	9,319	4	5	535	156	—	—	10,010
Payneham (C)	—	—	—	—	—	—	—	—	—	—
Port Adelaide (C)	4	4	705	4	—	303	178	700	1,450	2,636
Prospect (C)	3	—	250	2	—	105	224	190	190	769
St Peters (M)	1	—	95	—	—	—	419	—	—	514
Salisbury (C)	83	13	5,880	12	—	579	238	550	625	7,321
Stirling (DC)	4	—	255	12	—	714	179	—	—	1,148
Tea Tree Gully (C)	73	—	6,246	13	—	780	681	100	100	7,807
Thebarton (M)	2	10	785	—	—	—	105	—	—	890
Unley (C)	—	—	—	—	5	217	270	100	100	587
Walkerville (M)	4	—	663	—	—	—	268	—	—	930
West Torrens (C)	29	—	1,687	—	—	—	305	1,050	1,570	3,562
Willunga (DC)	14	—	948	—	—	—	72	—	—	1,020
Woodville (C)	9	—	899	2	—	98	533	300	790	2,320
Unincorporated	—	—	—	—	—	—	—	—	—	—
Adelaide (SD)	604	106	52,428	166	27	13,092	8,300	9,424	27,371	101,192
REST OF STATE										
Barossa (DC)	9	—	779	—	—	—	120	170	170	1,069
Light (DC)	15	—	1,068	—	—	—	30	—	—	1,098
Mallala (DC)	8	—	430	—	—	—	60	—	143	634
Mount Barker (DC)	27	—	1,729	—	—	—	194	330	330	2,253
Mount Gambier (C)	12	—	744	2	—	80	76	—	—	899
Murray Bridge (RC)	8	—	622	4	—	235	—	270	270	1,127
Northern Yorke Peninsula (DC)	10	—	650	—	—	—	40	—	—	690
Port Augusta (C)	2	—	183	—	—	—	67	—	—	250
Port Elliot & Goolwa (DC)	20	—	1,287	—	—	—	42	—	—	1,329
Port Lincoln (C)	5	—	495	2	—	180	36	380	380	1,090
Port Pirie (C)	5	—	341	—	—	—	32	65	641	1,014
Roxby Downs (M)	7	—	522	—	—	—	—	—	—	522
Strathalbyn (DC)	4	—	259	—	—	—	30	160	160	449
Victor Harbor (DC)	17	1	1,622	—	2	140	57	—	—	1,818
Whyalla (C)	3	—	370	—	—	—	134	90	90	594
Other	110	1	7,448	2	—	117	1,376	781	1,733	10,673
Rest of State	262	2	18,547	10	2	752	2,293	2,246	3,917	25,510
SOUTH AUSTRALIA										
South Australia	866	108	70,976	176	29	13,844	10,593	11,669	31,288	126,702

(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)

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





For more information ...

The ABS publishes a wide range of information on Australia's economic and social conditions. A catalogue of publications and products is available from any of our Offices (see below for contact details).

Information Consultancy Service

Special tables or in-depth data investigations are provided by the ABS Information Consultancy Service in each of our Offices (see below for contact details).

Electronic Data Services

A growing range of our data is available on electronic media. Our PC TELESTATS service delivers major economic indicator publications ready to download into your computer on the day of release. Our PC AUSSTATS service enables on-line access to a data base of thousands of up-to-date time series. Selected data sets are also available on diskette or CD-ROM. For more details on our electronic data services, contact Information Services in any of our Offices on the numbers below.

Bookshops and Subscriptions

There are over 400 titles available from the ABS Bookshops in each of our Offices. You can also receive any of our publications on a regular basis. Join our subscription mailing service and have your publications mailed to you in Australia at no additional cost. Telephone our Publications Subscription Service toll free on 008 02 06 08 Australia wide.

Sales and Inquiries

55 Currie Street, Adelaide



SYDNEY (02) 268 4611
MELBOURNE (03) 615 7000
BRISBANE (07) 222 6351
PERTH (09) 323 5140

ADELAIDE (08) 237 7100
HOBART (002) 20 5800
DARWIN (089) 43 2111
CANBERRA (06) 207 0326

NATIONAL OFFICE (CANBERRA) (06) 252 6007



Information Services, ABS, GPO Box 2272, ADELAIDE SA 5001
or any ABS Office.

