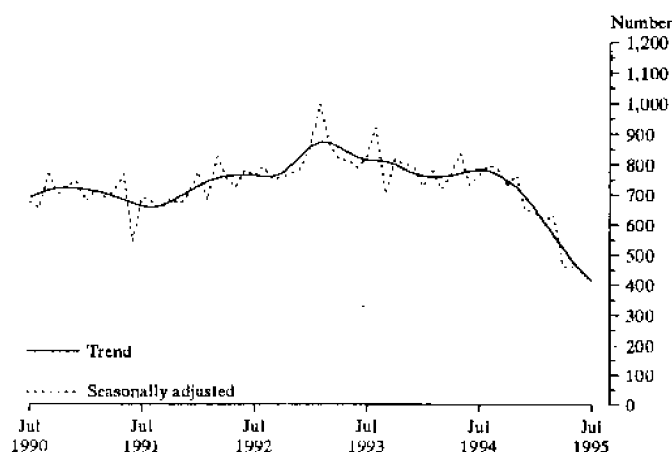


BUILDING APPROVALS, SOUTH AUSTRALIA, JULY 1995

SUMMARY OF FINDINGS

PRIVATE HOUSES APPROVED



Residential building

- The trend estimate for all the residential series shown in table 3 continue to fall with the trend estimate for private sector house approvals dropping to 415 from 445 and the trend estimate for total dwelling units falling to 510. For the trend estimate for private sector houses to change direction next month, the seasonally adjusted figure for the same series will need to increase by more than 33.7 per cent.
- In original terms the number of dwelling units approved in July 1995 was 576 a decrease of 10.8 per cent on the previous month. Of this total 463 were new houses.
- For the Adelaide Statistical Division (ASD) the number of new houses approved fell by 18.6 per cent to 302. The councils within the ASD recording the most new house approvals in July 1995 were Munno Para (40), Salisbury (38), Tea Tree Gully (36) and Noarlunga (33). Outside the ASD, Victor Harbor (19) approved the most houses.
- In line with the decrease in numbers of dwelling units approved, the value of new residential building approved

fell 9.8 per cent from \$50.1 million in June 1995 to \$45.2 million this month.

- The value, when expressed as average 1989-90 prices, of new residential building work for the June quarter 1995 was \$115.5 million a 29.7 per cent decrease on the previous quarter and a 42.5 per cent decrease on the June quarter 1994.
- The value of alterations and additions to residential buildings continued to remain steady at \$9.0 million.

Non-residential building

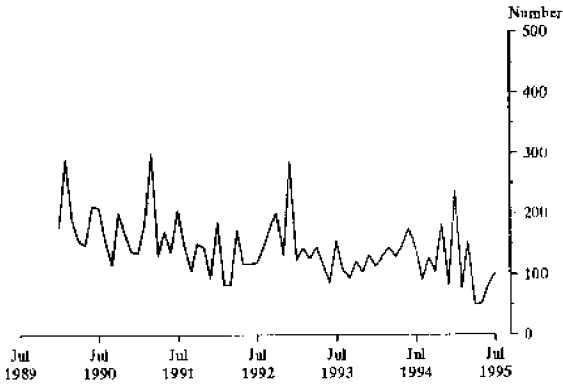
- The July 1995 value of non-residential projects approved was \$36.3 million. There was one project for South Australia valued at more than \$5 million in the Other Business Premises sector and 4 projects in the \$1 million to \$5 million category.
- When expressed as average 1989-90 prices the value for the June quarter 1995 of non-residential building approvals was \$157.8 million, a 34.0 per cent increase from the March quarter 1995.

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

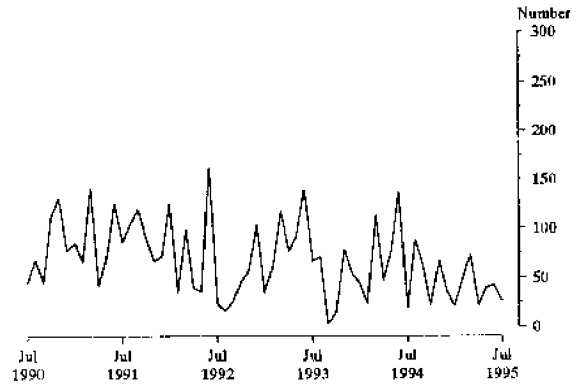
INQUIRIES

- 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.

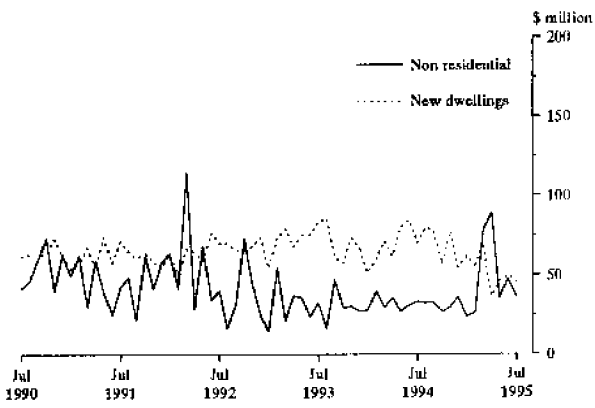
**NEW OTHER RESIDENTIAL BUILDINGS APPROVED
PRIVATE SECTOR**



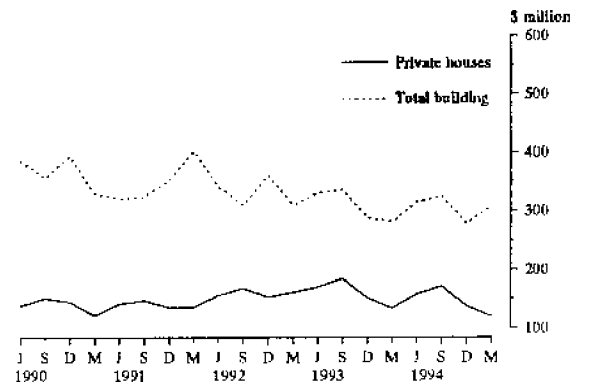
**TOTAL DWELLING UNITS APPROVED
PUBLIC SECTOR**



VALUE OF BUILDING WORK APPROVED



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



RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months February 1995 to July 1995.

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

To illustrate the possible impact of future months observations on the trend estimates for the latest months, the tables below show the revisions to the trend estimates which would result if the movements in the seasonally adjusted estimates for next month (August 1995) were to equal the average absolute monthly percentage change in the series over the last ten years.

For example, if the seasonally adjusted estimate for the number of private sector houses approved (the first table below) were to increase by 9% in August 1995, the trend estimate for that month would be 416, a movement of -3.3%. The movements in the trend estimates for May, June and July which are currently estimated to be -7.9%, -7.3% and -6.7% respectively, would be revised to -7.1%, -6.2% and -5.0%. On the other hand, a 9% seasonally adjusted decline in the number of private sector houses approved in August 1995 would produce a trend estimate for August of 383, a movement of -6.2%, with the movements in the trend estimates for May, June and July being revised to -8.0%, -8.0% and -7.4% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if August 1995 seasonally adjusted estimate			
			is up 9% on July 1995		is down 9% on July 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
February	609	-6.6	608	-6.8	609	-6.6
March	565	-7.3	562	-7.5	565	-7.3
April	521	-7.8	519	-7.6	521	-7.8
May	480	-7.9	483	-7.1	479	-8.0
June	445	-7.3	453	-6.2	441	-8.0
July	415	-6.7	430	-5.0	408	-7.4
August	n.y.a.	n.y.a.	416	-3.3	383	-6.2

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if August 1995 seasonally adjusted estimate			
			is up 12% on July 1995		is down 12% on July 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
February	772	-7.6	770	-7.9	772	-7.6
March	708	-8.3	704	-8.6	708	-8.3
April	646	-8.8	644	-8.5	646	-8.8
May	591	-8.5	596	-7.4	591	-8.6
June	549	-7.1	564	-5.5	545	-7.7
July	510	-7.1	542	-3.9	507	-7.0
August	n.y.a.	n.y.a.	539	-0.6	487	-4.1

TABLE 1. NUMBER OF DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
ADELAIDE STATISTICAL DIVISION										
1992-93	6,843	352	7,195	1,647	386	2,033	20	8,510	738	9,248
1993-94	6,587	401	6,988	1,342	286	1,628	15	7,944	687	8,631
1994-95	5,256	384	5,640	1,213	120	1,333	59	6,515	517	7,032
1994—										
May	617	52	669	125	20	145		742	72	814
June	604	106	710	166	27	193		770	133	903
July	559	4	563	130	15	145	14	690	32	722
August	669	30	699	82	37	119	3	754	67	821
September	604	50	654	108	12	120	20	732	62	794
October	467	20	487	99	2	101	3	569	22	591
November	525	37	562	155	30	185	7	687	67	754
December	386	28	414	61	8	69	1	448	36	484
1995—										
January	332	17	349	227	4	231		559	21	580
February	347	41	388	68		68	1	416	41	457
March	444	66	510	126	4	130	2	572	70	642
April	264	22	286	40	—	40	5	309	22	331
May	329	28	357	45	6	51	3	377	34	411
June	330	41	371	72	2	74	—	402	43	445
July	284	18	302	92	8	100	3	379	26	405
SOUTH AUSTRALIA										
1992-93	9,710	377	10,087	1,809	416	2,225	29	11,548	793	12,341
1993-94	9,470	431	9,901	1,559	299	1,858	18	11,046	731	11,777
1994-95	7,757	390	8,147	1,387	151	1,538	77	9,208	554	9,762
1994—										
May	879	57	936	147	20	167	—	1,026	77	1,103
June	866	108	974	176	29	205	—	1,042	137	1,179
July	794	4	798	142	15	157	14	937	32	969
August	897	30	927	92	59	151	3	992	89	1,081
September	863	50	913	127	12	139	21	1,011	62	1,073
October	671	20	691	106	2	108	5	782	22	804
November	796	37	833	184	30	214	8	988	67	1,055
December	578	28	606	82	8	90	2	662	36	698
1995—										
January	515	17	532	237	4	241	1	753	21	774
February	553	45	598	78	2	80	1	632	47	679
March	681	66	747	154	7	161	5	840	73	913
April	403	22	425	50	—	50	6	459	22	481
May	493	30	523	52	10	62	4	549	40	589
June	513	41	554	83	2	85	7	603	43	646
July	445	18	463	102	8	110	3	550	26	576

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

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
ADELAIDE STATISTICAL DIVISION														
1992-93	500.9	20.6	521.6	98.0	19.1	117.1	598.9	39.7	638.6	111.4	132.8	345.9	840.8	1,096.0
1993-94	494.3	25.7	520.0	86.3	17.0	103.3	580.6	42.7	623.3	98.7	167.2	314.2	846.0	1,036.2
1994-95	420.2	26.7	446.9	87.7	6.9	94.6	508.0	33.5	541.5	95.0	181.2	393.1	782.5	1,029.5
1994—														
May	47.1	3.1	50.3	9.2	1.3	10.5	56.3	4.4	60.8	8.1	11.2	21.9	75.4	90.7
June	45.8	6.7	52.4	11.7	1.4	13.1	57.5	8.1	65.5	8.3	9.4	27.4	75.2	101.2
July	41.8	0.4	42.2	8.5	1.1	9.6	50.4	1.4	51.8	9.3	19.9	27.9	78.8	89.0
August	51.5	1.8	53.3	5.5	1.9	7.4	57.0	3.7	60.7	8.8	20.7	26.7	86.4	96.2
September	47.2	3.4	50.6	6.9	0.8	7.7	54.1	4.2	58.3	10.9	8.0	27.2	73.0	96.4
October	35.4	1.2	36.6	5.8	0.1	5.9	41.2	1.3	42.5	8.7	10.8	18.2	60.7	69.4
November	42.4	2.2	44.6	10.0	1.7	11.6	52.3	3.8	56.2	8.7	14.8	22.7	75.8	87.6
December	31.2	1.9	33.1	5.1	0.4	5.5	36.3	2.3	38.6	7.6	13.9	25.3	57.8	71.5
1995—														
January	28.1	1.3	29.4	18.3	0.2	18.5	46.4	1.5	47.9	6.4	5.8	14.9	58.6	69.3
February	29.2	3.5	32.7	7.7		7.7	36.9	3.5	40.4	5.8	11.8	21.2	54.5	67.4
March	36.2	4.5	40.6	9.9	0.3	10.1	46.0	4.7	50.8	10.1	13.1	68.6	69.2	129.5
April	22.1	1.5	23.6	2.4	—	2.4	24.5	1.5	25.9	4.9	17.1	80.1	46.5	110.9
May	27.8	2.0	29.8	2.9	0.3	3.2	30.7	2.3	33.0	7.0	16.3	26.1	53.8	66.1
June	27.3	3.1	30.4	4.9	0.1	5.0	32.2	3.2	35.4	6.8	29.0	34.1	67.6	76.2
July	24.0	1.1	25.1	6.4	0.4	6.8	30.4	1.5	31.9	7.7	21.0	29.0	59.1	68.6
SOUTH AUSTRALIA														
1992-93	691.4	22.3	713.7	106.4	20.8	127.3	797.8	43.1	840.9	132.6	174.0	418.4	1,101.8	1,391.9
1993-94	695.1	27.5	722.6	98.5	17.8	116.3	793.6	45.3	838.9	122.2	208.4	375.2	1,122.8	1,336.3
1994-95	605.8	27.0	632.8	98.4	8.5	106.9	704.2	35.5	739.7	119.9	244.7	493.2	1,065.4	1,352.8
1994—														
May	65.0	3.4	68.4	10.4	1.3	11.7	75.3	4.7	80.0	10.7	14.6	26.7	99.9	117.4
June	64.1	6.9	71.0	12.3	1.5	13.8	76.4	8.4	84.8	10.6	11.7	31.3	98.7	126.7
July	59.5	0.4	59.8	9.2	1.1	10.3	68.7	1.4	70.1	12.0	22.6	33.4	102.0	115.5
August	68.8	1.8	70.6	6.1	3.0	9.1	74.8	4.8	79.7	10.9	26.5	32.6	112.1	123.2
September	65.9	3.4	69.3	8.2	0.8	9.0	74.1	4.2	78.3	13.6	12.5	33.1	100.3	125.0
October	50.3	1.2	51.5	6.2	0.1	6.3	56.5	1.3	57.8	10.3	15.3	26.7	82.1	94.9
November	62.1	2.2	64.3	11.7	1.7	13.3	73.7	3.8	77.6	10.5	19.7	30.2	103.9	118.3
December	45.7	1.9	47.6	6.9	0.4	7.3	52.6	2.3	54.9	9.4	22.9	36.2	84.8	100.6
1995—														
January	41.6	1.3	42.9	18.8	0.2	19.0	60.4	1.5	61.9	8.0	7.2	23.4	75.5	93.4
February	44.1	3.7	47.8	8.5	0.1	8.6	52.6	3.7	56.3	7.5	16.8	26.8	76.9	90.6
March	54.1	4.5	58.5	11.2	0.5	11.7	65.3	5.0	70.2	12.6	19.5	78.1	96.5	160.9
April	32.1	1.5	33.6	2.8	—	2.8	34.9	1.5	36.4	6.6	25.4	89.3	66.8	132.2
May	40.4	2.1	42.5	3.2	0.6	3.8	43.6	2.7	46.3	9.3	20.2	35.4	72.8	91.0
June	41.3	3.1	44.4	5.6	0.1	5.7	46.9	3.2	50.1	9.2	35.9	47.9	91.6	107.2
July	36.7	1.1	37.9	7.0	0.4	7.4	43.7	1.5	45.2	9.0	25.0	36.3	77.8	90.6

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

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate
<i>1994—r</i>								
May	835	772	892	812	984	917	1,078	986
June	731	780	802	821	901	927	987	1,000
July	767	783	782	827	910	928	953	1,003
August	798	781	772	825	892	924	941	996
September	789	769	950	813	988	910	1,133	979
October	733	750	740	794	841	894	853	957
November	767	725	786	770	946	874	998	930
December	647	692	702	736	694	842	779	891
<i>1995—r</i>								
January	643	652	673	691	933	796	933	836
February	615	609	679	643	676	738	744	772
March	636	565	661	596	800	677	812	708
April	460	521	469	549	507	617	523	646
May	463	480	477	504	521	563	552	591
June	449	445	499	466	540	521	590	549
July	416	415	427	435	515	480	532	510

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

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1992-93	652.7	673.8	119.1	793.0	125.1	163.6	393.3	1,038.5	1,311.3
1993-94	628.9	653.6	107.5	761.1	110.4	194.0	348.9	1,023.9	1,220.5
1994-95	527.5	551.0	97.4	648.4	104.4	224.7	453.0	945.3	1,205.8
<i>1994—</i>									
Mar. qtr.	134.3	140.1	24.6	164.7	25.0	54.1	90.7	234.6	280.4
June qtr.	158.2	169.1	31.9	201.0	28.0	38.6	87.3	253.0	316.2
Sept. qtr.	171.3	176.3	26.0	202.3	32.2	57.0	91.6	281.2	326.1
Dec. qtr.	137.1	141.7	24.5	166.3	26.3	53.3	85.8	239.6	278.4
<i>1995—</i>									
Mar. qtr.	120.4	128.6	35.7	164.3	24.2	39.9	117.8	219.3	306.4
June qtr.	98.6	104.4	11.1	115.5	21.7	74.5	157.8	205.1	295.0

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

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

Class of building	1992-93	1993-94	1994-95	1995			
				April	May	June	July
PRIVATE SECTOR							
New houses	691.4	695.1	605.8	32.1	40.4	41.3	36.7
New other residential buildings	106.4	98.5	98.4	2.8	3.2	5.6	7.0
<i>Total new residential building</i>	<i>797.8</i>	<i>793.6</i>	<i>704.2</i>	<i>34.9</i>	<i>43.6</i>	<i>46.9</i>	<i>43.7</i>
Alterations and additions to residential buildings	129.9	120.7	116.6	6.5	9.1	8.8	9.0
Hotels, etc.	5.4	5.0	4.2	0.3	0.7	0.3	0.6
Shops	35.9	40.8	51.3	4.4	1.4	10.7	2.4
Factories	17.9	18.2	25.0	1.0	3.7	2.1	1.7
Offices	27.7	39.1	34.3	2.9	7.2	1.1	2.3
Other business premises	32.0	24.8	59.2	5.5	4.7	8.4	11.2
Educational	14.3	18.2	17.3	1.1	1.3	2.2	3.6
Religious	5.8	1.9	3.0	0.2	0.2	0.1	0.7
Health	19.7	26.9	26.5	2.6	0.8	9.8	0.3
Entertainment and recreational	4.4	15.9	9.7	1.4	0.1	—	1.3
Miscellaneous	10.9	17.6	14.0	6.1	0.2	1.3	0.9
<i>Total non-residential building</i>	<i>174.0</i>	<i>208.4</i>	<i>244.7</i>	<i>25.4</i>	<i>20.2</i>	<i>35.9</i>	<i>25.0</i>
Total	1,101.8	1,122.8	1,065.4	66.8	72.8	91.6	77.8
PUBLIC SECTOR							
New houses	22.3	27.5	27.0	1.5	2.1	3.1	1.1
New other residential buildings	20.8	17.8	8.5	—	0.6	0.1	0.4
<i>Total new residential building</i>	<i>43.1</i>	<i>45.3</i>	<i>35.5</i>	<i>1.5</i>	<i>2.7</i>	<i>3.2</i>	<i>1.5</i>
Alterations and additions to residential buildings	2.6	1.5	3.3	—	0.2	0.4	—
Hotels, etc.	1.0	0.9	0.4	0.3	—	—	—
Shops	3.9	3.0	3.1	0.1	—	0.1	0.1
Factories	3.5	3.2	5.5	—	—	0.1	—
Offices	64.9	25.0	92.5	0.6	1.1	1.0	3.6
Other business premises	7.8	7.0	13.2	5.0	2.9	0.5	0.8
Educational	99.2	100.2	92.5	57.2	6.8	2.5	2.6
Religious	—	—	—	—	—	—	—
Health	29.0	9.5	16.0	0.2	0.3	6.9	—
Entertainment and recreational	7.1	4.4	9.7	0.3	2.7	0.9	0.4
Miscellaneous	28.0	13.6	15.5	0.3	1.5	0.1	3.8
<i>Total non-residential building</i>	<i>244.4</i>	<i>166.8</i>	<i>248.6</i>	<i>63.9</i>	<i>15.3</i>	<i>12.0</i>	<i>11.3</i>
Total	290.1	213.5	287.4	65.4	18.2	15.6	12.8
TOTAL							
New houses	713.7	722.6	632.8	33.6	42.5	44.4	37.9
New other residential buildings	127.3	116.3	106.9	2.8	3.8	5.7	7.4
<i>Total new residential building</i>	<i>840.9</i>	<i>838.9</i>	<i>739.7</i>	<i>36.4</i>	<i>46.3</i>	<i>50.1</i>	<i>45.2</i>
Alterations and additions to residential buildings	132.6	122.2	119.9	6.6	9.3	9.2	9.0
Hotels, etc.	6.4	5.9	4.7	0.6	0.7	0.3	0.6
Shops	39.8	43.8	54.4	4.5	1.4	10.8	2.5
Factories	21.4	21.3	30.6	1.0	3.7	2.2	1.7
Offices	92.6	64.1	126.8	3.5	8.3	2.0	5.9
Other business premises	39.8	31.8	72.4	10.5	7.6	8.9	12.0
Educational	113.5	118.4	109.7	58.3	8.2	4.7	6.2
Religious	5.8	1.9	3.0	0.2	0.2	0.1	0.7
Health	48.7	36.4	42.6	2.8	1.1	16.6	0.3
Entertainment and recreational	11.5	20.4	19.4	1.7	2.7	0.9	1.8
Miscellaneous	38.9	31.2	29.6	6.4	1.7	1.3	4.7
<i>Total non-residential building</i>	<i>418.4</i>	<i>375.2</i>	<i>493.2</i>	<i>89.3</i>	<i>35.4</i>	<i>47.9</i>	<i>36.3</i>
Total	1,391.9	1,336.3	1,352.8	132.2	91.0	107.2	90.6

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.												
1995 May	3	0.4	1	0.3	—	—	—	—	—	—	4	0.7
June	1	0.1	1	0.2	—	—	—	—	—	—	2	0.3
July	2	0.1	—	—	1	0.5	—	—	—	—	3	0.6
SHOPS												
1995 May	2	0.2	2	0.7	1	0.5	—	—	—	—	5	1.4
June	10	0.8	—	—	1	0.6	4	9.3	—	—	15	10.8
July	8	0.8	6	1.7	—	—	—	—	—	—	14	2.5
FACTORIES												
1995 May	8	0.7	2	0.6	1	0.6	1	1.8	—	—	12	3.7
June	12	1.0	5	1.2	—	—	—	—	—	—	17	2.2
July	5	0.4	2	0.6	1	0.7	—	—	—	—	8	1.7
OFFICES												
1995 May	16	1.5	3	0.9	1	0.8	2	5.0	—	—	22	8.3
June	10	0.8	3	0.7	1	0.6	—	—	—	—	14	2.0
July	16	1.3	5	1.5	2	1.3	1	1.9	—	—	24	5.9
OTHER BUSINESS PREMISES												
1995 May	8	0.7	8	2.3	2	1.3	2	3.3	—	—	20	7.6
June	6	0.4	6	1.5	2	1.7	2	5.2	—	—	16	8.9
July	18	1.7	4	1.0	1	0.8	—	—	1	8.5	24	12.0
EDUCATIONAL												
1995 May	2	0.2	4	1.2	2	1.3	2	5.5	—	—	10	8.2
June	3	0.3	4	0.9	3	2.0	1	1.5	—	—	11	4.7
July	5	0.8	4	1.5	2	1.5	2	2.4	—	—	13	6.2
RELIGIOUS												
1995 May	2	0.2	—	—	—	—	—	—	—	—	2	0.2
June	1	0.1	—	—	—	—	—	—	—	—	1	0.1
July	1	0.1	2	0.6	—	—	—	—	—	—	3	0.7
HEALTH												
1995 May	3	0.4	—	—	1	0.7	—	—	—	—	4	1.1
June	6	0.7	3	0.7	1	0.9	1	1.5	2	12.8	13	16.6
July	—	—	1	0.3	—	—	—	—	—	—	1	0.3
ENTERTAINMENT AND RECREATIONAL												
1995 May	1	0.1	—	—	—	—	1	2.7	—	—	2	2.7
June	1	0.1	1	0.2	1	0.6	—	—	—	—	3	0.9
July	2	0.2	4	1.1	1	0.5	—	—	—	—	7	1.8
MISCELLANEOUS												
1995 May	5	0.6	—	—	—	—	1	1.1	—	—	6	1.7
June	5	0.4	1	0.3	1	0.7	—	—	—	—	7	1.3
July	10	0.8	1	0.2	2	1.2	1	2.5	—	—	14	4.7
TOTAL NON-RESIDENTIAL BUILDING												
1995 May	50	4.8	20	6.0	8	5.3	9	19.3	—	—	87	35.4
June	55	4.7	24	5.7	10	7.1	8	17.6	2	12.8	99	47.9
July	67	6.2	29	8.4	10	6.4	4	6.8	1	8.5	111	36.3

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

<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	11	1,435	—	—	11	1,435
Brick-veneer	237	18,106	15	969	252	19,074
Timber	—	—	—	—	—	—
Fibre cement	3	119	—	—	3	119
Steel, aluminium or other materials	—	—	—	—	—	—
Not stated	33	4,314	3	165	36	4,479
Total houses	284	23,973	18	1,134	302	25,107
<i>Other residential buildings</i>	92	6,402	8	387	100	6,789
Total residential buildings	376	30,375	26	1,521	402	31,896
REST OF SOUTH AUSTRALIA						
Houses						
Brick, stone or concrete	17	1,584	—	—	17	1,584
Brick-veneer	79	6,964	—	—	79	6,964
Timber	4	243	—	—	4	243
Fibre cement	34	1,808	—	—	34	1,808
Steel, aluminium or other materials	1	43	—	—	1	43
Not stated	26	2,115	—	—	26	2,115
Total houses	161	12,757	—	—	161	12,757
<i>Other residential buildings</i>	10	581	—	—	10	581
Total residential buildings	171	13,338	—	—	171	13,338
TOTAL SOUTH AUSTRALIA						
Houses —						
Brick, stone or concrete	28	3,019	—	—	28	3,019
Brick-veneer	316	25,070	15	969	331	26,038
Timber	4	243	—	—	4	243
Fibre cement	37	1,927	—	—	37	1,927
Steel, aluminium or other materials	1	43	—	—	1	43
Not stated	59	6,428	3	165	62	6,594
Total houses	445	36,730	18	1,134	463	37,864
<i>Other residential buildings</i>	102	6,983	8	387	110	7,370
Total residential buildings	547	43,713	26	1,521	573	45,234

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

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

Statistical division	Dwelling units in new residential buildings (a)						Alterations and additions to residential buildings (\$'000)	Non- residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
PRIVATE SECTOR									
Adelaide	284	23,973	92	6,402	376	30,375	7,699	21,026	59,100
Outer Adelaide	94	7,694	—	—	94	7,694	525	2,584	10,802
Yorke and Lower North	17	1,238	—	—	17	1,238	68	80	1,386
Murray Lands	28	1,876	8	451	36	2,327	455	—	2,782
South East	10	1,018	—	—	10	1,018	55	990	2,063
Eyre	7	495	2	130	9	625	25	225	875
Northern	5	437	—	—	5	437	212	130	779
South Australia	445	36,730	102	6,983	547	43,713	9,039	25,035	77,788
PUBLIC SECTOR									
Adelaide	18	1,134	8	387	26	1,521	—	7,972	9,492
Outer Adelaide	—	—	—	—	—	—	—	—	—
Yorke and Lower North	—	—	—	—	—	—	—	477	477
Murray Lands	—	—	—	—	—	—	—	100	100
South East	—	—	—	—	—	—	—	196	196
Eyre	—	—	—	—	—	—	—	—	—
Northern	—	—	—	—	—	—	—	2,565	2,565
South Australia	18	1,134	8	387	26	1,521	—	11,309	12,830
TOTAL									
Adelaide	302	25,107	100	6,789	402	31,896	7,699	28,998	68,593
Outer Adelaide	94	7,694	—	—	94	7,694	525	2,584	10,802
Yorke and Lower North	17	1,238	—	—	17	1,238	68	557	1,863
Murray Lands	28	1,876	8	451	36	2,327	455	100	2,882
South East	10	1,018	—	—	10	1,018	55	1,186	2,259
Eyre	7	495	2	130	9	625	25	225	875
Northern	5	437	—	—	5	437	212	2,695	3,343
South Australia	463	37,864	110	7,370	573	45,234	9,039	36,344	90,617

(a) Excludes Conversions, etc.

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

Statistical division	New other residential building								Total new residential building	
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total		
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			Total
NUMBER OF DWELLING UNITS										
Adelaide	302	48	52	100	—	—	—	—	100	402
Outer Adelaide	94	—	—	—	—	—	—	—	—	94
Yorke and Lower North	17	—	—	—	—	—	—	—	—	17
Murray Lands	28	8	—	8	—	—	—	—	8	36
South East	10	—	—	—	—	—	—	—	—	10
Eyre	7	2	—	2	—	—	—	—	2	9
Northern	5	—	—	—	—	—	—	—	—	5
South Australia	463	58	52	110	—	—	—	—	110	573
VALUE (\$'000)										
Adelaide	25,107	2,697	4,092	6,789	—	—	—	—	6,789	31,896
Outer Adelaide	7,694	—	—	—	—	—	—	—	—	7,694
Yorke and Lower North	1,238	—	—	—	—	—	—	—	—	1,238
Murray Lands	1,876	451	—	451	—	—	—	—	451	2,327
South East	1,018	—	—	—	—	—	—	—	—	1,018
Eyre	495	130	—	130	—	—	—	—	130	625
Northern	437	—	—	—	—	—	—	—	—	437
South Australia	37,864	3,278	4,092	7,370	—	—	—	—	7,370	45,234

(a) Excludes Conversions, etc.

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

Statistical local area	New residential buildings (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
ADELAIDE STATISTICAL DIVISION										
Adelaide (C)	2	—	530	—	—	—	160	2,820	7,307	7,997
Brighton (C)	4	—	319	—	—	—	293	—	—	612
Burnside (C)	9	—	1,448	10	—	821	1,346	50	50	3,665
Campbelltown (C)	29	—	2,286	—	—	—	221	150	150	2,657
East Torrens (DC)	1	—	89	—	—	—	29	—	—	118
Elizabeth (C)	1	—	76	—	—	—	—	420	420	496
Enfield (C) Pt A & Pt B	16	9	1,984	—	2	69	—	250	250	2,303
Gawler (M)	7	—	583	—	—	—	10	—	—	593
Glenside (C)	—	—	—	—	—	—	100	—	—	100
Happy Valley (C)	7	—	731	—	—	—	259	70	70	1,060
Henley & Grange (C)	1	—	200	—	—	—	101	—	—	301
Hindmarsh and Woodville (C)	19	—	1,428	—	—	—	856	1,541	1,692	3,976
Kensington & Norwood (C)	1	—	300	40	—	3,172	—	1,135	1,193	4,665
Marion (C)	16	—	1,452	20	2	1,127	361	940	1,746	4,686
Mitcham (C)	6	—	580	8	—	506	503	—	—	1,589
Munno Para (C)	40	—	2,622	—	—	—	—	—	77	2,699
Noarlunga (C)	30	3	2,440	—	4	220	192	1,290	2,464	5,316
Payneham (C)	2	—	139	2	—	112	188	—	—	439
Port Adelaide (C)	1	—	142	4	—	262	103	150	202	709
Prospect (C)	1	—	118	—	—	—	641	300	300	1,059
St Peters (M)	—	—	—	—	—	—	187	—	—	187
Salisbury (C)	38	—	2,097	4	—	150	139	415	1,198	3,583
Stirling (DC)	5	—	1,058	—	—	—	90	—	—	1,148
Tea Tree Gully (C)	30	6	2,925	—	—	—	462	1,000	1,105	4,492
Thebarton (M)	—	—	—	—	—	—	156	83	83	239
Unley (C)	5	—	527	4	—	350	788	350	350	2,015
Walkerville (M)	1	—	120	—	—	—	75	—	—	195
West Torrens (C)	6	—	429	—	—	—	370	10,062	10,124	10,923
Willunga (DC)	6	—	487	—	—	—	69	—	216	772
Unincorporated	—	—	—	—	—	—	—	—	—	—
Adelaide (SD)	284	18	25,107	92	8	6,789	7,699	21,026	28,998	68,593
REST OF STATE										
Barossa (DC)	6	—	655	—	—	—	—	—	—	655
Light (DC)	5	—	337	—	—	—	83	180	180	600
Mallala (DC)	7	—	427	—	—	—	—	—	—	427
Mount Barker (DC)	11	—	755	—	—	—	116	1,210	1,210	2,081
Mount Gambier (C)	2	—	185	—	—	—	—	—	—	185
Murray Bridge (RC)	7	—	399	—	—	—	—	—	—	399
Northern Yorke Peninsula (DC)	3	—	334	—	—	—	—	—	—	334
Port Augusta (C)	1	—	25	—	—	—	32	130	130	187
Port Elliot & Goolwa (DC)	8	—	648	—	—	—	64	210	210	922
Port Lincoln (C)	1	—	61	2	—	130	13	225	225	429
Port Pirie (C)	—	—	—	—	—	—	—	—	—	—
Roxby Downs (M)	2	—	132	—	—	—	—	—	—	132
Strathalbyn (DC)	5	—	348	—	—	—	24	—	—	372
Victor Harbor (DC)	19	—	1,836	—	—	—	73	50	50	1,960
Whyalla (C)	2	—	280	—	—	—	169	—	—	449
Other	82	—	6,335	8	—	451	766	2,004	5,342	12,894
Rest of State	161	—	12,757	10	—	581	1,340	4,009	7,347	22,025
SOUTH AUSTRALIA										
South Australia	445	18	37,864	102	8	7,370	9,039	25,035	36,344	90,617

(a) Excludes Conversions, etc. (C) Municipality with city status. (DC) District Council. (M) Municipality. (RC) Rural City. (SD) Statistical Division.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

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

Scope and coverage

3. Statistics of building work approved are compiled from:

- (a) permits issued by local authorities in areas subject to building control by those authorities; and
- (b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities.
- (c) major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites).

4. The statistics relate to building activity which includes construction of new buildings, and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks etc.) is excluded from this publication, but can be found in the ABS publication *Engineering Construction Survey* (8762.0).

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

6. From July 1990, the statistics cover:

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

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

Definitions

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

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

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

- (a) A *house* is defined as a detached building predominantly used for long term residential purposes and consisting of only one dwelling unit. Thus detached granny flats and detached dwelling units such as caretaker's residences associated with non-residential buildings are defined as houses for the purpose of these statistics.
- (b) An *other residential building* is defined as a building which is predominantly used for long term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes townhouses, duplexes, apartment buildings etc.).

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

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

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

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

Building classification

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

15. *Functional classification of buildings:* a building is classified according to its intended major function. Hence a building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached

administration building would be classified to Offices, a detached cafeteria building to Shops, while factory buildings would be classified to Factories. An exception to this rule is the treatment of group accommodation buildings e.g. a student accommodation building on a university campus would be classified to Educational.

Seasonal adjustment

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

17. Table 3 shows seasonally adjusted estimates for both private and total dwellings. For the four series shown, account has been taken of normal seasonal factors and 'trading day' effects (arising from the varying numbers of Sundays, Mondays, Tuesdays etc. in the month) and the effect of movement in the date of Easter which may, in successive years, affect figures for different months.

18. Seasonal adjustment procedures do not aim to remove the irregular or non-seasonal influences which may be present in any particular month, such as the effect of the approval of large projects or as a consequence of the administrative arrangements of approving authorities. These irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal variation.

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

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

Trend estimates

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

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

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

Estimates at constant prices

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

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

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

Australian Standard Geographical Classification (ASGC)

27. Area statistics are now being classified to the *Australian Standard Geographical Classification, Edition 2.5* (1216.0) and ASGC terminology has been adopted in the presentation of building statistics.

Unpublished data and related publications

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

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

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

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

Symbols and other usages

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

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

P.M. GARDNER
 Deputy Commonwealth Statistician
 and Government Statist





For more information ...

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

Information Consultancy Service

Information tailored to special needs of clients can be obtained from the Information Consultancy Service available at ABS Offices (see Information Inquiries below for contact details).

National Dial-a-Statistic Line

0055 86 400

(Steadycom P/L: premium rate 25c/21.4 secs.)

This number gives 24-hour access, 365 days a year, for a range of statistics.

Electronic Data Services

A large range of data is available via on-line services, diskette, magnetic tape, tape cartridge and CD ROM. For more details about these electronic data services, contact any ABS Office (see below).

Bookshops and Subscriptions

There is a large number of ABS publications available from ABS bookshops (see below Bookshop Sales for contact details). The ABS also provides a subscription service through which nominated publications are supplied by mail on a regular basis (telephone Subscription Service toll free on 008 02 0608 Australia wide).

Sales and Inquiries

Commonwealth Centre, 55 Currie Street, Adelaide

Regional Offices	Information Inquiries	Bookshop Sales
SYDNEY (02)	268 4611	268 4620
MELBOURNE (03)	615 7000	615 7829
BRISBANE (07)	222 6351	222 6350
PERTH (09)	360 5140	360 5307
ADELAIDE (08)	237 7100	237 7582
HOBART (002)	20 5800	20 5800
CANBERRA (06)	207 0326	207 0326
DARWIN (089)	43 2111	43 2111
National Office		
ACT (06)	252 6007	008 020 608

ABS Email Addresses

Keylink	STAT.INFO/ABS
X.400	(C:AU,A:TELMEMO,O:ABS,SN:INFO,FN:STAT)
Internet	STAT.INFO@ABS. TELEMEMO.AU

Information Services, ABS, GPO Box 2272, Adelaide 5001

Produced by the Australian Government Publishing Service

© Commonwealth of Australia 1995

Recommended retail price: \$12.00



2873140007950

ISSN 0810-4743