

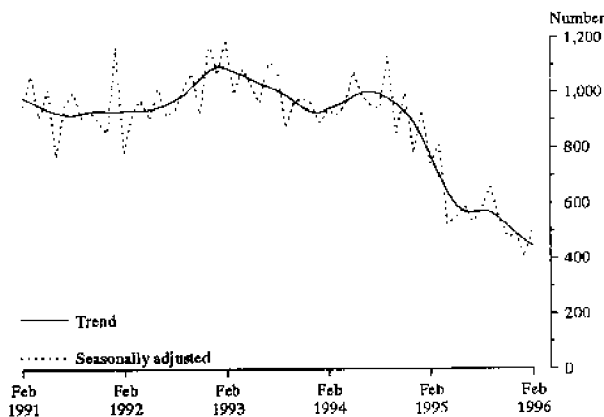
## BUILDING APPROVALS, SOUTH AUSTRALIA, FEBRUARY 1996

### MAIN FEATURES

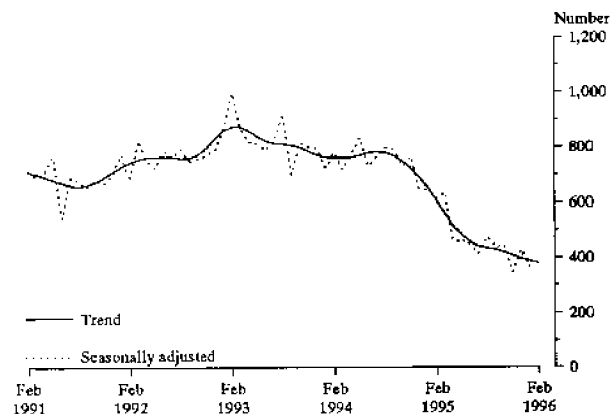
#### NUMBER OF DWELLING UNITS APPROVED

	February 1995	January 1996	February 1996	February 1995 to February 1996 change	January 1996 to February 1996 change
Original series	679	355	486	-28.4%	36.9%
Seasonally adjusted	744	407	504	-32.3%	23.8%
Trend estimate	770	467	447	-41.9%	-4.3%

TOTAL DWELLING UNITS APPROVED



PRIVATE HOUSES APPROVED



#### Residential building

- The trend for the total number of dwelling units approved in February fell 4.3%. This follows declines of 4.6% in January and 5.5% in December 1995. There would need to be an increase of 5.5% in the seasonally adjusted series in March for the series to flatten.
- The trend for the number of private sector houses approved dropped 2.2%. This follows falls of 2.2% in January and 2.8% in December 1995.
- In original (unadjusted) figures the total number of dwelling units approved was 486. Of the total, 393 were private house approvals.

- The value of new residential building approved rose 35.6% from \$29.2 million in January 1996 to \$39.6 million this month.
- The value of alterations and additions to residential buildings was \$8.4 million this month.

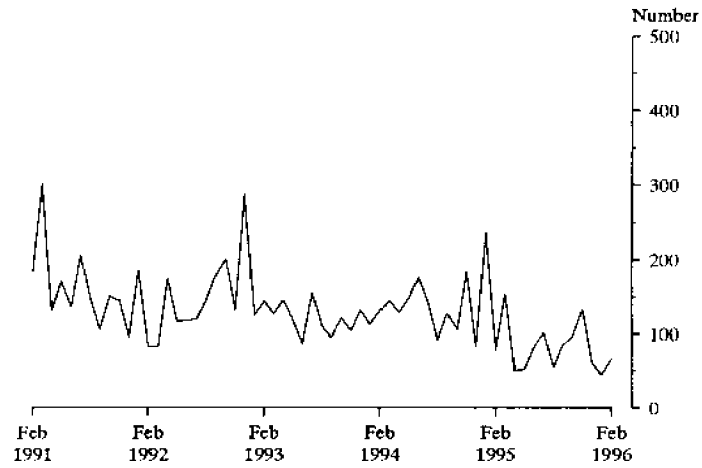
#### Non-residential building

- The value of non-residential projects approved in February was \$16.5 million. There were 3 projects in the \$1 million to \$5 million category. Of the total, offices accounted for \$3.9 million and educational work approved was valued at \$3.7 million.

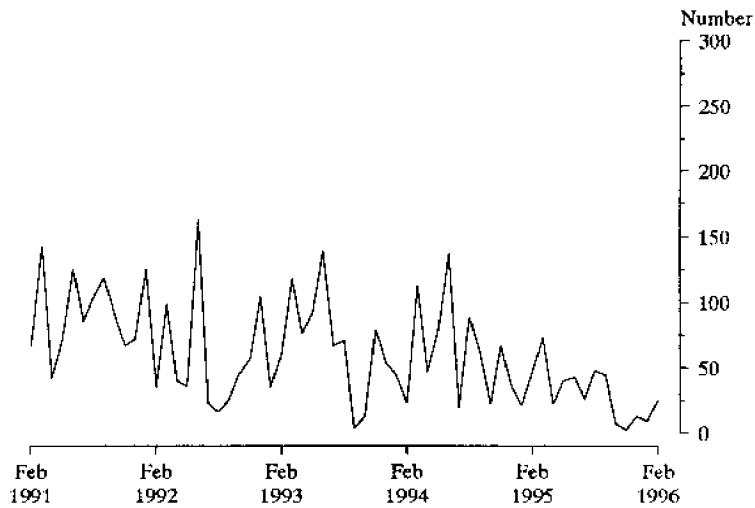
#### INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.
- for information about other ABS statistics and services please refer to the back of this publication.

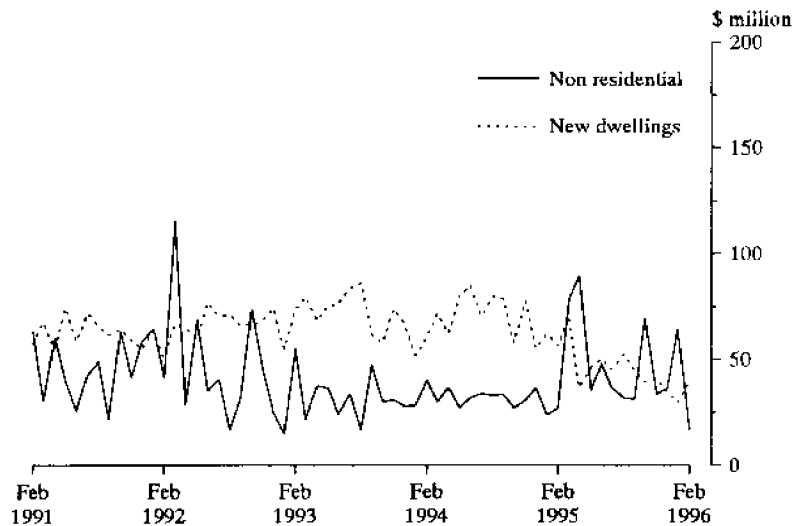
**NEW OTHER RESIDENTIAL BUILDINGS APPROVED  
PRIVATE SECTOR**



**TOTAL DWELLINGS 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 September 1995 to February 1996.

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 21 to 23 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 (March 1996) 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 March 1996, the trend estimate for that month would be 403, a movement of -1.5%. The movements in the trend estimates for December, January and February which are currently estimated to be -2.8%, -2.2% and -2.2% respectively, would be revised to -1.9%, -0.7% and 0.2%. On the other hand, a 10% seasonally adjusted decline in the number of private sector houses approved in March 1996 would produce a trend estimate for February of 371, a movement of -1.4%, with the movements in the trend estimates for December, January and February being revised to -3.1%, -2.7% and -2.4% respectively.

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

	Trend estimate		Revised trend estimate if March 1996 seasonally adjusted estimate			
			is up 10% on February 1996		is down 10% on February 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
September	430	-1.1	428	-1.5	430	-1.2
October	421	-2.1	419	-2.2	421	-1.9
November	408	-3.0	407	2.7	408	-3.0
December	397	-2.8	399	-1.9	396	-3.1
1996—						
January	388	-2.2	397	-0.7	385	-2.7
February	380	2.2	398	0.2	376	-2.4
March	n.y.a.	n.y.a.	403	1.5	371	-1.4

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

	Trend estimate		Revised trend estimate if March 1996 seasonally adjusted estimate			
			is up 11% on February 1996		is down 11% on February 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
September	569	-0.9	567	-1.3	569	-0.9
October	548	-3.6	545	-3.7	549	-3.4
November	518	-5.5	517	-5.3	518	-5.6
December	490	-5.5	494	-4.3	489	-5.6
1996—						
January	467	-4.6	483	-2.3	466	-4.7
February	447	-4.3	481	0.4	450	-3.6
March	n.y.a.	n.y.a.	485	0.8	438	-2.7

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
<b>ADELAIDE STATISTICAL DIVISION</b>										
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
1994-95										
July-February	3,889	227	4,116	930	108	1,038	49	4,855	348	5,203
1995-96										
July-February	2,029	145	2,174	542	29	571	38	2,609	174	2,783
1994--										
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
August	353	44	397	33	4	37	4	390	48	438
September	275	30	305	74	15	89	24	373	45	418
October	263	7	270	90	—	90	—	353	7	360
November	212	2	214	110	—	110	—	322	2	324
December	202	12	214	51	—	51	5	258	12	270
1996--										
January	197	7	204	42	2	44	1	240	9	249
February	243	25	268	50	—	50	1	294	25	319
<b>SOUTH AUSTRALIA</b>										
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
1994-95										
July-February	5,667	231	5,898	1,048	132	1,180	55	6,757	376	7,133
1995-96										
July-February	3,295	146	3,441	641	29	670	49	3,985	175	4,160
1994										
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
August	564	44	608	54	4	58	5	623	48	671
September	437	30	467	85	15	100	25	547	45	592
October	415	7	422	96	—	96	1	512	7	519
November	388	2	390	133	—	133	4	525	2	527
December	354	13	367	61	—	61	6	421	13	434
1996--										
January	299	7	306	44	2	46	3	346	9	355
February	393	25	418	66	—	66	2	461	25	486

(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					
<b>ADELAIDE STATISTICAL DIVISION</b>														
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
1994-95														
July-February	306.9	15.6	322.5	67.7	6.2	73.9	374.6	21.8	396.4	66.2	105.7	184.2	545.5	646.8
1995-96														
July-February	172.1	10.7	182.8	38.5	1.9	40.5	210.7	12.7	223.3	61.9	135.0	235.8	407.2	521.0
1994—														
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
August	29.4	3.0	32.4	2.2	0.3	2.5	31.6	3.3	34.9	8.9	14.0	26.2	54.4	70.1
September	23.8	2.7	26.5	5.1	1.1	6.2	28.9	3.8	32.7	9.4	19.5	27.7	57.8	69.8
October	22.7	0.6	23.4	4.1	—	4.1	26.8	0.6	27.4	8.3	33.7	62.8	68.6	98.4
November	18.4	0.1	18.5	8.1	—	8.1	26.5	0.1	26.6	7.6	8.3	26.8	42.4	61.0
December	17.7	0.8	18.5	3.7	—	3.7	21.3	0.8	22.2	6.5	9.4	20.7	37.3	49.4
1996—														
January	16.9	0.5	17.4	3.2	0.1	3.4	20.1	0.6	20.8	7.1	19.8	28.0	47.0	55.9
February	19.2	1.8	21.0	5.9	—	5.9	25.0	1.8	26.8	6.4	9.4	14.5	40.7	47.7
<b>SOUTH AUSTRALIA</b>														
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
1994-95														
July-February	437.9	15.8	453.7	75.6	7.4	82.9	513.5	23.2	536.7	82.2	143.7	242.5	737.7	861.4
1995-96														
July-February	268.2	10.9	279.1	44.8	1.9	46.7	313.0	12.8	325.8	78.8	194.8	318.3	586.0	722.9
1994—														
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
August	45.5	3.0	48.5	3.4	0.3	3.8	48.9	3.3	52.3	11.2	18.2	31.5	78.2	94.9
September	35.6	2.7	38.2	5.7	1.1	6.8	41.3	3.8	45.0	12.1	22.3	31.1	75.7	88.2
October	33.9	0.6	34.6	4.6	—	4.6	38.5	0.6	39.2	10.4	37.5	69.2	86.3	118.8
November	31.3	0.1	31.4	9.5	—	9.5	40.7	0.1	40.8	10.3	11.8	33.1	62.9	84.2
December	29.1	1.0	30.1	4.4	—	4.4	33.5	1.0	34.5	8.9	13.4	36.1	55.6	79.5
1996—														
January	25.2	0.5	25.7	3.3	0.1	3.5	28.6	0.6	29.2	8.5	55.3	64.4	92.3	102.1
February	30.9	1.8	32.7	6.9	—	6.9	37.8	1.8	39.6	8.4	11.3	16.5	57.2	64.5

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

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate
1994—								
December	647	692	702	736	694	842	779	891
1995—								
January	643	652	673	691	933	796	933	836
February	615	607	679	641	676	737	744	770
March	636	560	661	590	800	672	812	700
April	460	516	469	543	507	609	523	637
May	463	480	477	505	521	561	552	591
June	449	456	499	483	540	535	590	570
July	416	441	427	473	515	528	532	569
August r	475	435	502	467	540	533	588	574
September r	437	430	520	459	583	533	659	569
October r	448	421	451	444	542	520	551	548
November r	347	408	347	426	472	497	475	518
December r	429	397	443	412	466	473	492	490
1996—								
January r	367	388	366	404	422	452	407	467
February	398	380	446	396	452	433	504	447

(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.

**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	97.3	648.3	104.4	224.5	452.5	944.9	1,205.2
1994—									
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	85.7	239.6	278.3
1995—									
Mar. qtr.	120.4	128.6	35.7	164.3	24.2	39.9	117.7	219.1	306.2
June qtr.	98.6	104.4	11.1	115.5	21.7	74.4	157.5	205.0	294.7
Sept. qtr.	101.9	107.8	16.0	123.8	27.9	59.6	90.0	204.3	241.8
Dec. qtr.	82.6	84.1	16.4	100.5	26.0	56.8	125.5	181.9	252.0

(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	1994-95		July-February		1995	1996	
	1993-94	1994-95	1994-95	1995-96	December	January	February
<b>PRIVATE SECTOR</b>							
New houses	695.1	605.8	437.9	268.2	29.1	25.2	30.9
New other residential buildings	98.5	98.4	75.6	44.8	4.4	3.3	6.9
<i>Total new residential building</i>	<i>793.6</i>	<i>704.2</i>	<i>513.5</i>	<i>313.0</i>	<i>33.5</i>	<i>28.6</i>	<i>37.8</i>
Alterations and additions to residential buildings	120.7	116.6	80.5	78.2	8.8	8.5	8.1
Hotels, etc.	5.0	4.2	2.7	10.4	0.2	8.1	0.3
Shops	40.8	51.3	29.3	25.8	2.9	4.1	2.9
Factories	18.2	25.0	18.3	19.0	3.0	3.8	0.4
Offices	39.1	34.3	19.6	35.4	1.0	2.2	1.6
Other business premises	24.8	59.2	35.7	38.0	2.5	10.3	2.2
Educational	18.2	17.3	10.4	12.7	1.3	1.2	2.0
Religious	1.9	3.0	2.4	2.0	0.2	—	0.7
Health	26.9	26.5	13.0	37.5	0.1	23.7	0.4
Entertainment and recreational	15.9	9.7	6.5	9.1	1.2	1.8	0.2
Miscellaneous	17.6	14.0	5.8	4.9	1.0	0.1	0.6
<i>Total non-residential building</i>	<i>208.4</i>	<i>244.7</i>	<i>143.7</i>	<i>194.8</i>	<i>13.4</i>	<i>55.3</i>	<i>11.3</i>
<b>Total</b>	<b>1,122.8</b>	<b>1,065.4</b>	<b>737.7</b>	<b>586.0</b>	<b>55.6</b>	<b>92.3</b>	<b>57.2</b>
<b>PUBLIC SECTOR</b>							
New houses	27.5	27.0	15.8	10.9	1.0	0.5	1.8
New other residential buildings	17.8	8.5	7.4	1.9	—	0.1	—
<i>Total new residential building</i>	<i>45.3</i>	<i>35.5</i>	<i>23.2</i>	<i>12.8</i>	<i>1.0</i>	<i>0.6</i>	<i>1.8</i>
Alterations and additions to residential buildings	1.5	3.3	1.8	0.6	0.1	—	0.3
Hotels, etc.	0.9	0.4	0.1	—	—	—	—
Shops	3.0	3.1	2.8	0.6	0.1	—	—
Factories	3.2	5.5	5.5	6.0	5.0	—	—
Offices	25.0	92.5	37.8	27.3	1.8	2.5	2.3
Other business premises	7.0	13.2	4.1	6.9	2.5	0.3	0.6
Educational	100.2	92.5	20.8	34.0	12.1	1.3	1.7
Religious	—	—	—	—	—	—	—
Health	9.5	16.0	8.4	7.1	0.7	4.4	0.2
Entertainment and recreational	4.4	9.7	5.9	2.2	0.5	—	—
Miscellaneous	13.6	15.5	13.5	39.5	0.1	0.7	0.4
<i>Total non-residential building</i>	<i>166.8</i>	<i>248.6</i>	<i>98.8</i>	<i>123.4</i>	<i>22.8</i>	<i>9.1</i>	<i>5.2</i>
<b>Total</b>	<b>213.5</b>	<b>287.4</b>	<b>123.8</b>	<b>136.9</b>	<b>23.9</b>	<b>9.8</b>	<b>7.3</b>
<b>TOTAL</b>							
New houses	722.6	632.8	453.7	279.1	30.1	25.7	32.7
New other residential buildings	116.3	106.9	82.9	46.7	4.4	3.5	6.9
<i>Total new residential building</i>	<i>838.9</i>	<i>739.7</i>	<i>536.7</i>	<i>325.8</i>	<i>34.5</i>	<i>29.2</i>	<i>39.6</i>
Alterations and additions to residential buildings	122.2	119.9	82.2	78.8	8.9	8.5	8.4
Hotels, etc.	5.9	4.7	2.7	10.4	0.2	8.1	0.3
Shops	43.8	54.4	32.1	26.4	3.0	4.1	2.9
Factories	21.3	30.6	23.8	25.0	8.0	3.8	0.4
Offices	64.1	126.8	57.4	62.7	2.7	4.7	3.9
Other business premises	31.8	72.4	39.8	44.9	5.0	10.6	2.8
Educational	118.4	109.7	31.2	46.7	13.5	2.5	3.7
Religious	1.9	3.0	2.4	2.0	0.2	—	0.7
Health	36.4	42.6	21.3	44.5	0.9	28.1	0.6
Entertainment and recreational	20.4	19.4	12.5	11.3	1.7	1.8	0.2
Miscellaneous	31.2	29.6	19.2	44.4	1.1	0.8	1.0
<i>Total non-residential building</i>	<i>375.2</i>	<i>493.2</i>	<i>242.5</i>	<i>318.3</i>	<i>36.1</i>	<i>64.4</i>	<i>16.5</i>
<b>Total</b>	<b>1,336.3</b>	<b>1,352.8</b>	<b>861.4</b>	<b>722.9</b>	<b>79.5</b>	<b>102.1</b>	<b>64.5</b>

**TABLE 6. NON-RESIDENTIAL BUILDING JOBS APPROVED, BY CLASS OF BUILDING  
AND VALUE SIZE GROUPS**

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
<b>HOTELS, ETC.</b>												
1995 December	2	0.2	—	—	—	—	—	—	—	—	2	0.2
1996 January	1	0.1	—	—	—	—	4	8.0	—	—	5	8.1
February	3	0.3	—	—	—	—	—	—	—	—	3	0.3
<b>SHOPS</b>												
1995 December	10	1.2	4	1.3	1	0.5	—	—	—	—	15	3.0
1996 January	8	0.6	1	0.2	—	—	1	3.3	—	—	10	4.1
February	11	1.2	3	1.1	1	0.7	—	—	—	—	15	2.9
<b>FACTORIES</b>												
1995 December	5	0.4	2	0.5	1	0.6	1	1.5	1	5.0	10	8.0
1996 January	4	0.3	—	—	—	—	1	3.5	—	—	5	3.8
February	3	0.4	—	—	—	—	—	—	—	—	3	0.4
<b>OFFICES</b>												
1995 December	9	0.9	5	1.3	1	0.6	—	—	—	—	15	2.7
1996 January	6	0.5	7	2.4	1	0.7	1	1.0	—	—	15	4.7
February	15	1.5	4	1.2	—	—	1	1.2	—	—	20	3.9
<b>OTHER BUSINESS PREMISES</b>												
1995 December	15	1.4	2	0.5	1	0.6	1	2.5	—	—	19	5.0
1996 January	13	1.3	2	0.5	1	0.8	1	2.0	1	6.0	18	10.6
February	16	1.5	2	0.8	1	0.5	—	—	—	—	19	2.8
<b>EDUCATIONAL</b>												
1995 December	5	0.3	2	0.7	1	0.9	1	1.2	1	10.3	10	13.5
1996 January	6	0.7	1	0.2	2	1.6	—	—	—	—	9	2.5
February	4	0.4	3	1.2	—	—	2	2.1	—	—	9	3.7
<b>RELIGIOUS</b>												
1995 December	1	0.2	—	—	—	—	—	—	—	—	1	0.2
1996 January	—	—	—	—	—	—	—	—	—	—	—	—
February	—	—	2	0.7	—	—	—	—	—	—	2	0.7
<b>HEALTH</b>												
1995 December	2	0.1	—	—	1	0.7	—	—	—	—	3	0.9
1996 January	1	0.1	3	0.7	—	—	1	3.8	1	23.5	6	28.1
February	4	0.6	—	—	—	—	—	—	—	—	4	0.6
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1995 December	2	0.1	2	0.6	1	1.0	—	—	—	—	5	1.7
1996 January	1	0.1	—	—	—	—	1	1.7	—	—	2	1.8
February	3	0.2	—	—	—	—	—	—	—	—	3	0.2
<b>MISCELLANEOUS</b>												
1995 December	1	0.1	—	—	—	—	1	1.0	—	—	2	1.1
1996 January	4	0.4	1	0.4	—	—	—	—	—	—	5	0.8
February	6	0.5	2	0.5	—	—	—	—	—	—	8	1.0
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1995 December	52	4.9	17	4.9	7	4.9	4	6.2	2	15.3	82	36.1
1996 January	44	4.1	15	4.4	4	3.1	10	23.3	2	29.5	75	64.4
February	65	6.6	16	5.5	2	1.2	3	3.3	—	—	86	16.5



TABLE 7. NUMBER AND VALUE OF DWELLING UNITS (a) APPROVED  
BY MATERIAL OF OUTER WALLS  
FEBRUARY 1996

Particulars	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
<b>ADELAIDE STATISTICAL DIVISION</b>						
Houses						
Brick, stone or concrete	11	1,069	—	—	11	1,069
Brick-veneer	192	15,436	25	1,818	217	17,253
Timber	—	—	—	—	—	—
Fibre cement	4	106	—	—	4	106
Steel, aluminium or other materials	—	—	—	—	—	—
Not stated	36	2,540	—	—	36	2,540
<b>Total houses</b>	<b>243</b>	<b>19,150</b>	<b>25</b>	<b>1,818</b>	<b>268</b>	<b>20,968</b>
<i>Other residential buildings</i>	50	5,863	—	—	50	5,863
<b>Total residential buildings</b>	<b>293</b>	<b>25,014</b>	<b>25</b>	<b>1,818</b>	<b>318</b>	<b>26,831</b>
<b>REST OF SOUTH AUSTRALIA</b>						
Houses —						
Brick, stone or concrete	11	968	—	—	11	968
Brick-veneer	64	5,092	—	—	64	5,092
Timber	6	589	—	—	6	589
Fibre cement	31	1,986	—	—	31	1,986
Steel, aluminium or other materials	4	160	—	—	4	160
Not stated	34	2,965	—	—	34	2,965
<b>Total houses</b>	<b>150</b>	<b>11,760</b>	<b>—</b>	<b>—</b>	<b>150</b>	<b>11,760</b>
<i>Other residential buildings</i>	16	1,057	—	—	16	1,057
<b>Total residential buildings</b>	<b>166</b>	<b>12,817</b>	<b>—</b>	<b>—</b>	<b>166</b>	<b>12,817</b>
<b>TOTAL SOUTH AUSTRALIA</b>						
Houses —						
Brick, stone or concrete	22	2,037	—	—	22	2,037
Brick-veneer	256	20,528	25	1,818	281	22,346
Timber	6	589	—	—	6	589
Fibre cement	35	2,092	—	—	35	2,092
Steel, aluminium or other materials	4	160	—	—	4	160
Not stated	70	5,505	—	—	70	5,505
<b>Total houses</b>	<b>393</b>	<b>30,910</b>	<b>25</b>	<b>1,818</b>	<b>418</b>	<b>32,728</b>
<i>Other residential buildings</i>	66	6,921	—	—	66	6,921
<b>Total residential buildings</b>	<b>459</b>	<b>37,831</b>	<b>25</b>	<b>1,818</b>	<b>484</b>	<b>39,648</b>

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

TABLE 8. SUMMARY OF BUILDING APPROVED BY STATISTICAL DIVISION, FEBRUARY 1996

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)			
<b>PRIVATE SECTOR</b>									
Adelaide	243	19,150	50	5,863	293	25,014	6,305	9,410	40,729
Outer Adelaide	63	4,834	2	60	65	4,894	690	751	6,335
Yorke and Lower North	12	788	—	—	12	788	178	374	1,339
Murray Lands	22	1,580	2	142	24	1,722	183	308	2,212
South East	26	2,494	—	—	26	2,494	365	439	3,298
Eyre	12	874	—	—	12	874	30	—	904
Northern	15	1,191	12	855	27	2,046	330	—	2,376
<b>South Australia</b>	<b>393</b>	<b>30,910</b>	<b>66</b>	<b>6,921</b>	<b>459</b>	<b>37,831</b>	<b>8,081</b>	<b>11,283</b>	<b>57,195</b>
<b>PUBLIC SECTOR</b>									
Adelaide	25	1,818	—	—	25	1,818	115	5,057	6,990
Outer Adelaide	—	—	—	—	—	—	—	70	70
Yorke and Lower North	—	—	—	—	—	—	—	—	—
Murray Lands	—	—	—	—	—	—	—	—	—
South East	—	—	—	—	—	—	—	—	—
Eyre	—	—	—	—	—	—	—	—	—
Northern	—	—	—	—	—	—	160	80	240
<b>South Australia</b>	<b>25</b>	<b>1,818</b>	<b>—</b>	<b>—</b>	<b>25</b>	<b>1,818</b>	<b>275</b>	<b>5,207</b>	<b>7,300</b>
<b>TOTAL</b>									
Adelaide	268	20,968	50	5,863	318	26,831	6,420	14,467	47,719
Outer Adelaide	63	4,834	2	60	65	4,894	690	821	6,405
Yorke and Lower North	12	788	—	—	12	788	178	374	1,339
Murray Lands	22	1,580	2	142	24	1,722	183	308	2,212
South East	26	2,494	—	—	26	2,494	365	439	3,298
Eyre	12	874	—	—	12	874	30	—	904
Northern	15	1,191	12	855	27	2,046	490	80	2,616
<b>South Australia</b>	<b>418</b>	<b>32,728</b>	<b>66</b>	<b>6,921</b>	<b>484</b>	<b>39,648</b>	<b>8,356</b>	<b>16,490</b>	<b>64,494</b>

(a) Excludes Conversions, etc.

TABLE 9. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, FEBRUARY 1996

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	268	41	3	44	—	—	6	6	50	318
Outer Adelaide	63	2	—	2	—	—	—	—	2	65
Yorke and Lower North	12	—	—	—	—	—	—	—	—	12
Murray Lands	22	2	—	2	—	—	—	—	2	24
South East	26	—	—	—	—	—	—	—	—	26
Eye	12	—	—	—	—	—	—	—	—	12
Northern	15	12	—	12	—	—	—	—	12	27
<b>South Australia</b>	<b>418</b>	<b>57</b>	<b>3</b>	<b>60</b>	<b>—</b>	<b>—</b>	<b>6</b>	<b>6</b>	<b>66</b>	<b>484</b>
VALUE (\$'000)										
Adelaide	20,968	3,463	1,500	4,963	—	—	900	900	5,863	26,831
Outer Adelaide	4,834	60	—	60	—	—	—	—	60	4,894
Yorke and Lower North	788	—	—	—	—	—	—	—	—	788
Murray Lands	1,580	142	—	142	—	—	—	—	142	1,722
South East	2,494	—	—	—	—	—	—	—	—	2,494
Eye	874	—	—	—	—	—	—	—	—	874
Northern	1,191	855	—	855	—	—	—	—	855	2,046
<b>South Australia</b>	<b>32,728</b>	<b>4,521</b>	<b>1,500</b>	<b>6,021</b>	<b>—</b>	<b>—</b>	<b>900</b>	<b>900</b>	<b>6,921</b>	<b>39,648</b>

(a) Excludes Conversions, etc.

TABLE 10. BUILDING APPROVED BY SELECTED STATISTICAL LOCAL AREA, FEBRUARY 1996

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)				
<b>ADELAIDE STATISTICAL DIVISION</b>										
Adelaide (C)	1	—	90	—	—	—	258	1,080	1,488	1,837
Brighton (C)	5	—	376	2	—	149	78	—	284	886
Burnside (C)	4	—	548	9	—	1,210	624	180	180	2,562
Campbelltown (C)	10	—	920	4	—	198	272	185	185	1,574
East Torrens (DC)	1	—	80	—	—	—	75	—	160	315
Elizabeth (C)	—	—	—	—	—	—	22	—	—	22
Enfield (C) Pt A & Pt B	16	10	2,234	2	—	130	217	520	1,020	3,601
Gawler (M)	4	—	317	—	—	—	30	—	—	347
Glenelg (C)	—	—	—	6	—	900	40	230	230	1,170
Happy Valley (C)	13	—	975	—	—	—	217	—	—	1,192
Henley & Grange (C)	—	—	—	—	—	—	164	100	100	264
Hindmarsh and Woodville (C)	30	—	2,482	—	—	—	606	1,387	2,784	5,871
Kensington & Norwood (C)	1	—	80	—	—	—	47	50	332	459
Marion (C)	16	—	1,265	6	—	320	333	1,199	1,199	3,117
Mitcham (C)	3	—	278	6	—	600	259	800	800	1,937
Munno Para (C)	28	—	1,658	—	—	—	69	246	246	1,973
Noarlunga (C)	26	—	2,004	8	—	547	266	1,375	1,375	4,191
Payneham (C)	—	—	—	—	—	—	83	—	—	83
Port Adelaide (C)	3	3	459	3	—	1,500	90	66	66	2,115
Prospect (C)	—	—	—	2	—	200	358	165	165	723
St Peters (M)	—	—	—	—	—	—	83	—	—	83
Salisbury (C)	22	—	1,398	—	—	—	155	—	489	2,042
Stirling (DC)	4	—	313	—	—	—	308	235	235	856
Tea Tree Gully (C)	39	4	3,910	—	—	—	515	820	1,334	5,759
Thebarton (M)	—	8	496	—	—	—	76	—	1,022	1,595
Unley (C)	2	—	140	—	—	—	451	75	75	666
Walkerville (M)	—	—	—	2	—	110	215	—	—	325
West Torrens (C)	6	—	446	—	—	—	424	137	137	1,007
Willunga (DC)	9	—	500	—	—	—	87	560	560	1,147
Unincorporated	—	—	—	—	—	—	—	—	—	—
<b>Adelaide (SD)</b>	<b>243</b>	<b>25</b>	<b>20,968</b>	<b>50</b>	<b>—</b>	<b>5,863</b>	<b>6,420</b>	<b>9,410</b>	<b>14,467</b>	<b>47,719</b>
<b>REST OF STATE</b>										
Barossa (DC)	—	—	—	—	—	—	—	—	—	—
Light (DC)	6	—	544	—	—	—	40	—	—	584
Mallala (DC)	7	—	441	—	—	—	37	—	—	477
Mount Barker (DC)	7	—	666	—	—	—	141	379	379	1,186
Mount Gambier (C)	13	—	1,130	—	—	—	141	270	270	1,541
Murray Bridge (RC)	3	—	202	—	—	—	39	90	90	331
Northern Yorke Peninsula (DC)	2	—	151	—	—	—	10	—	—	161
Port Augusta (C)	3	—	133	—	—	—	284	—	—	416
Port Elliot & Goolwa (DC)	9	—	542	—	—	—	76	50	50	668
Port Lincoln (C)	5	—	438	—	—	—	30	—	—	468
Port Pirie (C)	—	—	—	—	—	—	30	—	—	30
Roxby Downs (M)	10	—	921	12	—	855	—	—	—	1,776
Strathalbyn (DC)	5	—	373	—	—	—	13	177	177	563
Victor Harbor (DC)	10	—	751	—	—	—	49	50	120	920
Whyalla (C)	2	—	138	—	—	—	117	—	80	334
Other	68	—	5,331	4	—	202	930	856	856	7,319
<b>Rest of State</b>	<b>150</b>	<b>—</b>	<b>11,760</b>	<b>16</b>	<b>—</b>	<b>1,057</b>	<b>1,936</b>	<b>1,872</b>	<b>2,022</b>	<b>16,775</b>
<b>SOUTH AUSTRALIA</b>										
<b>South Australia</b>	<b>393</b>	<b>25</b>	<b>32,728</b>	<b>66</b>	<b>—</b>	<b>6,921</b>	<b>8,356</b>	<b>11,283</b>	<b>16,490</b>	<b>64,494</b>

(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 town-houses, 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 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. Further information about seasonal adjustment can be obtained from the Assistant Director of Time Series Analysis, Canberra, on (06) 252 6345.

### 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) - issued monthly  
*Dwelling Unit Commencements Reported by Approving Authorities, South Australia* (8741.4) - issued monthly  
*Building Activity, Australia: Dwelling Unit Commencements, Preliminary* (8750.0) - issued quarterly  
*Building Activity, South Australia* (8752.4) - issued quarterly

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 Release 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).

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