

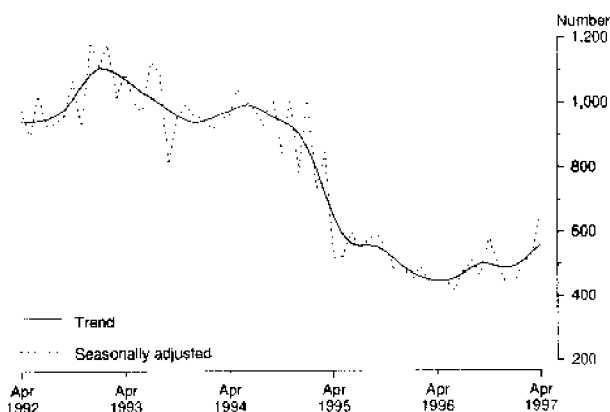
BUILDING APPROVALS, SOUTH AUSTRALIA, APRIL 1997

MAIN FEATURES

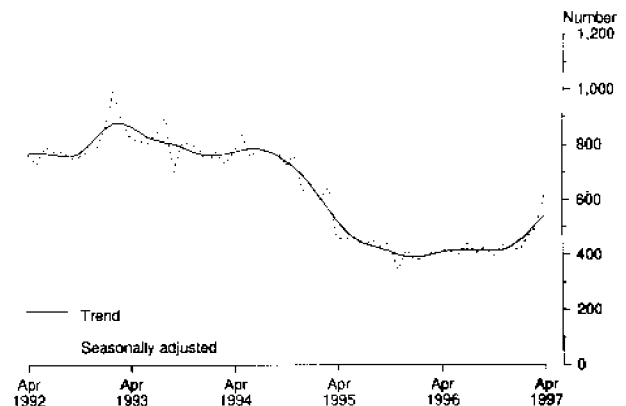
NUMBER OF DWELLING UNITS APPROVED

	<i>April 1996</i>	<i>March 1997</i>	<i>April 1997</i>	<i>April 1996 to April 1997 change</i>	<i>March 1997 to April 1997 change</i>
Original series	430	543	628	46.0%	15.7%
Seasonally adjusted	454	527	651	43.4%	23.5%
Trend estimate	449	536	560	24.7%	4.5%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



Residential building

- The number of dwellings approved this month rose by 85 or 15.6% to 628, the highest level since August 1995. There were 81 dwellings approved in Roxby Downs. Of the total number of dwellings approved, 559 were private sector houses.
- The value of new residential building approved was \$52.6 million and the value of alterations and additions to residential buildings was \$10.9 million.
- Expressed as average 1989-90 prices the value of new residential building work approved for the March quarter 1997 was \$102.4 million, a 10.5% increase on the March quarter 1996, but a 2.8% decrease on the December quarter 1996.

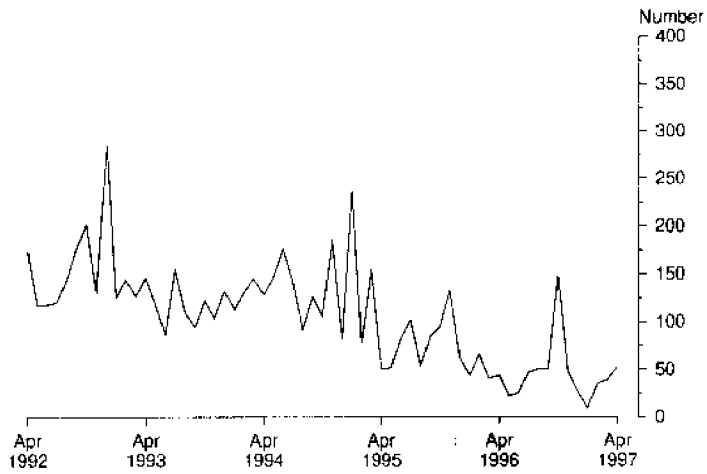
Non-residential building

- The value of non-residential building approved in April was \$39.2 million. Of the total, shops accounted for \$11.6 million, education \$8.7 million (\$7.4 million was for the public sector) and other business premises \$5.7 million.
- When expressed as average 1989-90 prices the value of non-residential building work approved for the March quarter 1997 was \$116.8 million, a 1.4% decrease on the March quarter 1996 and a 35% increase on the December quarter 1996.

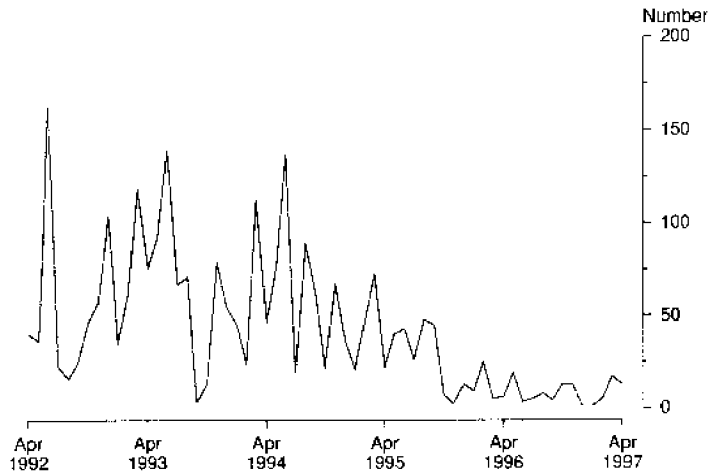
INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact John Radimissis on Adelaide (08) 8237 7590 or any ABS State Office.
- for information about other ABS statistics and services please refer to the back of this publication.

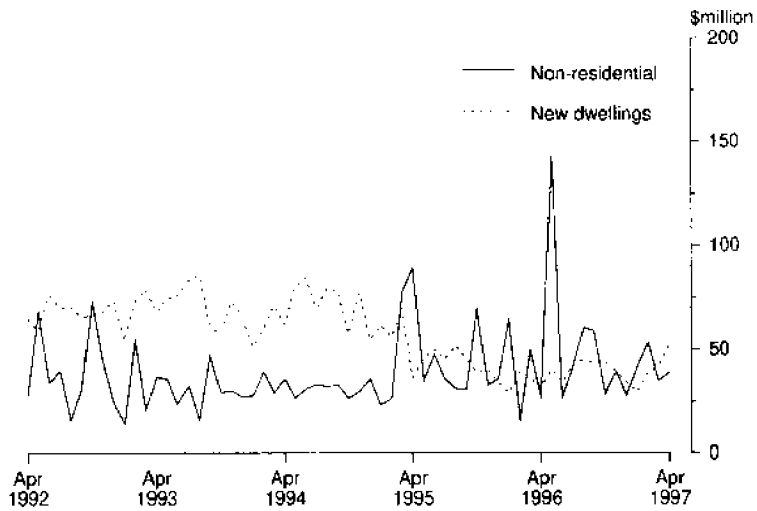
**NEW OTHER RESIDENTIAL BUILDINGS APPROVED
PRIVATE SECTOR**



**TOTAL 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 November 1996 to May 1997.

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 (May 1997) 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 May 1997, the trend estimate for that month would be 577, a movement of 8.9%. The movements in the trend estimates for February, March and April which are currently estimated to be 6.3%, 6.6% and 6.4% respectively, would be revised to 8.3%, 9.2% and 8.9%. On the other hand, a 9% seasonally adjusted decline in the number of private sector houses approved in May 1997 would produce a trend estimate for May of 572, a movement of 4.9%, with the movements in the trend estimates for February, March and April being revised to 6.7%, 6.9% and 6.3% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if May 1997 seasonally adjusted estimate			
			is up 9% on April 1997		is down 9% on April 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996						
November	417	0.6	414	0.1	417	0.4
December	429	2.8	424	2.3	428	2.7
1997						
January	451	5.1	448	5.8	450	5.3
February	479	6.3	485	8.3	480	6.7
March	511	6.6	530	9.2	513	6.9
April	543	6.4	577	8.9	545	6.3
May	n.y.a.	n.y.a.	620	7.4	572	4.9

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if May 1997 seasonally adjusted estimate			
			is up 11% on April 1997		is down 11% on April 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996						
November	493	1.5	490	-2.1	493	-1.5
December	488	-1.0	483	-1.5	488	-1.0
1997						
January	494	1.2	491	1.7	494	1.2
February	511	3.5	519	5.6	513	3.9
March	536	4.9	560	7.9	539	5.2
April	560	4.4	606	8.1	566	5.0
May	n.y.a.	n.y.a.	656	8.3	597	5.3

TABLE 1. 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										
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
1995-96	3,029	177	3,206	646	29	675	46	3,721	206	3,927
1995-96										
July-April	2,483	156	2,639	610	29	639	41	3,134	185	3,319
1996-97										
July-April	2,815	52	2,867	407	6	413	11	3,233	58	3,291
1996—										
February	243	25	268	50	—	50	1	294	25	319
March	224	5	229	31	—	31	3	258	5	263
April	230	6	236	37	—	37	—	267	6	273
May	305	18	323	17	—	17	—	322	18	340
June	241	3	244	19	—	19	5	265	3	268
July	317	2	319	45	—	45	—	362	2	364
August	301	8	309	19	—	19	1	321	8	329
September	287	4	291	49	—	49	—	336	4	340
October	264	13	277	143	—	143	3	410	13	423
November	276	—	276	42	—	42	1	319	—	319
December	221	1	222	23	—	23	—	244	1	245
1997—										
January	216	—	216	6	—	6	1	223	—	223
February	313	2	315	23	—	23	2	338	2	340
March	314	13	327	23	2	25	—	337	15	352
April	306	9	315	34	4	38	3	343	13	356
SOUTH AUSTRALIA										
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
1995-96	4,930	179	5,109	773	29	802	57	5,760	208	5,968
1995-96										
July-April	4,063	157	4,220	726	29	755	52	4,841	186	5,027
1996-97										
July-April	4,453	60	4,513	510	6	516	18	4,978	69	5,047
1996—										
February	393	25	418	66	—	66	2	461	25	486
March	388	5	393	41	—	41	3	432	5	437
April	380	6	386	44	—	44	—	424	6	430
May	464	19	483	22	—	22	—	486	19	505
June	403	3	406	25	—	25	5	433	3	436
July	476	5	481	47	—	47	—	523	5	528
August	484	8	492	51	—	51	4	536	11	547
September	458	4	462	51	—	51	1	510	4	514
October	401	13	414	148	—	148	4	553	13	566
November	438	—	438	49	—	49	1	488	—	488
December	382	1	383	27	—	27	—	409	1	410
1997—										
January	340	—	340	10	—	10	1	351	—	351
February	429	5	434	35	—	35	3	467	5	472
March	486	15	501	39	2	41	1	526	17	543
April	559	9	568	53	4	57	3	615	13	628

(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														
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
1995-96	254.6	13.2	267.7	46.3	1.9	48.2	300.9	15.1	315.9	93.3	303.4	445.7	696.9	854.9
1995-96														
July-April	209.9	11.6	221.6	44.1	1.9	46.0	254.0	13.6	267.6	77.5	161.0	292.1	492.2	637.2
1996-97														
July-April	240.6	3.7	244.3	29.7	0.5	30.2	270.3	4.1	274.5	76.6	191.8	307.1	538.6	658.2
1996														
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
March	19.6	0.5	20.1	3.6	—	3.6	23.2	0.5	23.7	8.9	11.7	33.2	43.7	65.7
April	18.2	0.4	18.6	1.9	—	1.9	20.1	0.4	20.6	6.8	14.3	23.2	41.2	50.5
May	24.3	1.3	25.7	1.1	—	1.1	25.4	1.3	26.7	8.1	132.7	136.9	166.1	171.7
June	20.3	0.2	20.5	1.1	—	1.1	21.5	0.2	21.6	7.6	9.7	16.7	38.6	46.0
July	26.3	0.1	26.4	3.2	—	3.2	29.5	0.1	29.6	5.8	22.3	36.1	57.6	71.5
August	25.9	0.5	26.4	2.9	—	2.9	28.8	0.5	29.4	7.0	20.6	34.4	56.4	70.8
September	25.2	0.4	25.6	3.7	—	3.7	28.9	0.4	29.2	8.6	35.4	46.3	72.8	84.2
October	23.2	0.9	24.1	8.4	—	8.4	31.6	0.9	32.5	9.8	16.1	18.9	57.5	61.2
November	23.7	—	23.7	3.2	—	3.2	26.9	—	26.9	6.6	14.8	35.3	48.3	68.9
December	18.6	0.1	18.7	2.0	—	2.0	20.7	0.1	20.8	8.1	21.5	23.9	50.3	52.7
1997—														
January	18.7	—	18.7	0.5	—	0.5	19.2	—	19.2	6.7	9.9	38.2	35.7	64.0
February	26.7	0.1	26.8	1.8	—	1.8	28.5	0.1	28.6	8.2	18.5	23.9	55.2	60.8
March	25.5	0.8	26.3	1.5	0.1	1.6	27.0	0.9	27.9	6.7	17.4	24.6	51.1	59.2
April	26.8	0.7	27.5	2.5	0.4	2.8	29.2	1.1	30.3	9.2	15.3	25.5	53.7	65.0
SOUTH AUSTRALIA														
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
1995-96	399.4	13.3	412.7	54.6	1.9	56.6	454.1	15.3	469.3	119.1	393.0	566.2	964.3	1,154.6
1995-96														
July-April	329.2	11.8	341.0	51.4	1.9	53.3	380.5	13.7	394.3	98.6	239.0	395.6	717.5	888.5
1996-97														
July-April	372.6	4.4	377.0	36.1	0.5	36.6	408.7	4.8	413.6	97.5	286.2	427.8	791.5	938.9
1996—														
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
March	31.7	0.5	32.2	4.4	—	4.4	36.0	0.5	36.5	11.4	26.6	49.9	73.9	97.8
April	29.3	0.4	29.7	2.2	—	2.2	31.5	0.4	31.9	8.5	17.6	27.5	57.5	67.9
May	37.6	1.4	38.9	1.8	—	1.8	39.4	1.4	40.8	10.0	136.3	143.6	185.6	194.3
June	32.7	0.2	32.9	1.4	—	1.4	34.1	0.2	34.3	10.5	17.7	26.9	61.2	71.8
July	39.2	0.4	39.5	3.3	—	3.3	42.4	0.4	42.8	7.7	26.8	41.9	76.9	92.5
August	40.2	0.5	40.7	4.5	—	4.5	44.7	0.5	45.2	10.3	42.2	60.9	96.4	116.4
September	39.2	0.4	39.5	3.8	—	3.8	43.0	0.4	43.4	10.7	45.8	59.1	99.5	113.2
October	34.2	0.9	35.1	8.6	—	8.6	42.7	0.9	43.7	12.0	25.0	28.5	79.7	84.2
November	35.7	—	35.7	4.2	—	4.2	39.9	—	39.9	8.8	18.7	39.7	67.5	88.5
December	32.4	0.1	32.5	2.3	—	2.3	34.7	0.1	34.8	9.7	25.3	28.0	69.6	72.5
1997—														
January	28.9	—	28.9	0.7	—	0.7	29.6	—	29.6	8.6	11.3	41.9	49.6	80.1
February	36.8	0.4	37.2	2.4	—	2.4	39.3	0.4	39.7	9.8	45.1	53.1	94.2	102.6
March	38.3	0.9	39.2	2.5	0.1	2.6	40.8	1.0	41.8	8.9	20.5	35.4	70.1	86.1
April	47.8	0.7	48.5	3.8	0.4	4.1	51.6	1.1	52.6	10.9	25.5	39.2	88.0	102.8

**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
	<i>1996—</i>							
February	394	395	437	408	451	446	493	462
March	409	403	406	411	455	444	450	454
April	419	410	414	413	453	447	454	449
May	414	415	415	415	454	451	451	449
June	401	417	391	417	435	460	419	457
July	443	419	440	422	479	473	478	473
August	406	418	439	426	476	484	511	490
September	429	417	422	429	485	488	466	502
October	398	415	425	430	545	482	582	500
November	434	417	450	433	488	473	504	493
December	431	429	437	442	424	470	444	488
<i>1997.</i>								
January	416	451	434	459	429	481	451	494
February	470	479	479	482	498	505	505	511
March	497	511	488	507	535	536	527	536
April	618	543	593	531	665	568	651	560

(a) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes. (b) See paragraphs 16-23 of the Explanatory Notes.

**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							
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
1995-96	348.9	360.5	50.4	410.9	104.1	355.6	512.5	857.3	1,027.5
<i>1995—</i>									
Dec. qtr.	82.6	84.1	16.4	100.5	26.0	56.8	125.5	181.9	251.9
<i>1996—</i>									
Mar. qtr.	77.2	79.7	13.1	92.7	24.8	84.2	118.4	199.4	235.9
June qtr.	87.2	89.0	4.9	93.8	25.3	154.9	178.7	271.7	297.9
Sept. qtr.	104.8	105.8	10.3	116.2	25.4	103.4	145.9	243.3	287.4
Dec. qtr.	91.1	92.0	13.3	105.3	27.2	62.0	86.5	193.7	219.0
<i>1997</i>									
Mar. qtr.	96.1	97.4	5.0	102.4	25.2	69.0	116.8	195.0	244.5

(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	1995-96	July-April		1997		
			1995-96	1996-97	February	March	April
PRIVATE SECTOR							
New houses	605.8	399.4	329.2	372.6	36.8	38.3	47.8
New other residential buildings	98.4	54.6	51.4	36.1	2.4	2.5	3.8
<i>Total new residential building</i>	<i>704.2</i>	<i>454.1</i>	<i>380.5</i>	<i>408.7</i>	<i>39.3</i>	<i>40.8</i>	<i>51.6</i>
Alterations and additions to residential buildings	116.6	117.2	98.0	96.5	9.8	8.8	10.9
Hotels, etc.	4.2	18.2	17.8	12.2	3.8	-	1.5
Shops	51.3	122.0	30.1	62.4	7.5	6.6	11.1
Factories	25.0	26.2	22.7	15.4	2.4	0.8	3.8
Offices	34.3	53.3	45.3	45.0	1.6	2.4	3.1
Other business premises	59.2	77.8	42.9	69.9	1.9	4.0	3.2
Educational	17.3	17.2	15.4	13.4	0.2	4.5	1.4
Religious	3.0	3.7	2.5	1.2	0.3	0.1	0.2
Health	26.5	41.9	41.6	22.2	3.8	-	0.6
Entertainment and recreational	9.7	23.2	15.1	12.1	1.4	1.4	0.5
Miscellaneous	14.0	9.6	5.7	32.4	22.1	0.8	0.3
<i>Total non-residential building</i>	<i>244.7</i>	<i>393.0</i>	<i>239.0</i>	<i>286.2</i>	<i>45.1</i>	<i>20.5</i>	<i>25.5</i>
Total	1,065.4	964.3	717.5	791.5	94.2	70.1	88.0
PUBLIC SECTOR							
New houses	27.0	13.3	11.8	4.4	0.4	0.9	0.7
New other residential buildings	8.5	1.9	1.9	0.5	-	0.1	0.4
<i>Total new residential building</i>	<i>35.5</i>	<i>15.3</i>	<i>13.7</i>	<i>4.8</i>	<i>0.4</i>	<i>1.0</i>	<i>1.1</i>
Alterations and additions to residential buildings	3.3	1.9	0.6	1.0	-	-	-
Hotels, etc.	0.4	-	-	3.5	0.1	2.7	-
Shops	3.1	7.9	6.2	3.1	-	0.1	0.5
Factories	5.5	6.7	6.0	1.9	-	-	-
Offices	92.5	43.5	42.1	28.8	0.1	2.2	0.7
Other business premises	13.2	17.8	13.7	7.5	-	0.6	2.5
Educational	92.5	42.5	38.2	42.7	6.6	0.2	7.4
Religious	-	1.0	-	-	-	-	-
Health	16.0	10.2	7.9	16.0	0.6	5.3	1.3
Entertainment and recreational	9.7	3.6	3.2	25.7	0.6	0.1	0.4
Miscellaneous	15.5	40.0	39.5	12.4	-	3.9	0.9
<i>Total non-residential building</i>	<i>248.6</i>	<i>173.2</i>	<i>156.7</i>	<i>141.6</i>	<i>7.9</i>	<i>15.0</i>	<i>13.8</i>
Total	287.4	190.4	171.1	147.4	8.3	16.0	14.8
TOTAL							
New houses	632.8	412.7	341.0	377.0	37.2	39.2	48.5
New other residential buildings	106.9	56.6	53.3	36.6	2.4	2.6	4.1
<i>Total new residential building</i>	<i>739.7</i>	<i>469.3</i>	<i>394.3</i>	<i>413.6</i>	<i>39.7</i>	<i>41.8</i>	<i>52.6</i>
Alterations and additions to residential buildings	119.9	119.1	98.6	97.5	9.8	8.9	10.9
Hotels, etc.	4.7	18.2	17.8	15.6	3.9	2.7	1.5
Shops	54.4	129.9	36.3	65.4	7.5	6.6	11.6
Factories	30.6	32.9	28.6	17.3	2.4	0.8	3.8
Offices	126.8	96.8	87.5	73.8	1.7	4.6	3.8
Other business premises	72.4	95.5	56.6	77.4	1.9	4.6	5.7
Educational	109.7	59.7	53.6	56.2	6.7	4.7	8.7
Religious	3.0	4.7	2.5	1.2	0.3	0.1	0.2
Health	42.6	52.1	49.5	38.2	4.4	5.3	1.8
Entertainment and recreational	19.4	26.8	18.2	37.8	2.1	1.5	0.9
Miscellaneous	29.6	49.6	45.2	44.9	22.1	4.7	1.2
<i>Total non-residential building</i>	<i>493.2</i>	<i>566.2</i>	<i>395.6</i>	<i>427.8</i>	<i>53.1</i>	<i>35.4</i>	<i>39.2</i>
Total	1,352.8	1,154.6	888.5	938.9	102.6	86.1	102.8

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.												
1997 February	6	0.5	—	—	—	—	1	3.4	—	—	7	3.9
March	—	—	—	—	—	—	1	2.7	—	—	1	2.7
April	2	0.3	1	0.2	—	—	1	1.0	—	—	4	1.5
SHOPS												
1997 February	18	1.7	4	1.2	1	0.6	2	4.0	—	—	25	7.5
March	28	2.7	6	1.6	—	—	2	2.4	—	—	36	6.6
April	15	1.3	4	1.4	1	0.9	1	2.5	1	5.5	22	11.6
FACTORIES												
1997 February	5	0.5	4	1.3	1	0.6	—	—	—	—	10	2.4
March	4	0.3	1	0.5	—	—	—	—	—	—	5	0.8
April	5	0.6	—	—	—	—	1	3.2	—	—	6	3.8
OFFICES												
1997 February	16	1.3	1	0.4	—	—	—	—	—	—	17	1.7
March	15	1.3	1	0.4	2	1.4	1	1.5	—	—	19	4.6
April	12	1.2	2	0.9	2	1.7	—	—	—	—	16	3.8
OTHER BUSINESS PREMISES												
1997 February	5	0.3	1	0.2	2	1.4	—	—	—	—	8	1.9
March	8	0.6	2	0.5	2	1.5	1	2.0	—	—	13	4.6
April	8	0.8	5	1.4	2	1.6	1	1.9	—	—	16	5.7
EDUCATIONAL												
1997 February	1	0.2	—	—	1	0.6	2	6.0	—	—	4	6.7
March	4	0.4	3	0.9	—	—	1	3.4	—	—	8	4.7
April	1	0.1	4	1.4	—	—	4	7.3	—	—	9	8.7
RELIGIOUS												
1997 February	—	—	1	0.3	—	—	—	—	—	—	1	0.3
March	1	0.1	—	—	—	—	—	—	—	—	1	0.1
April	2	0.2	—	—	—	—	—	—	—	—	2	0.2
HEALTH												
1997 February	—	—	1	0.3	1	0.6	1	3.6	—	—	3	4.4
March	—	—	—	—	2	1.4	1	3.9	—	—	3	5.3
April	2	0.1	1	0.5	2	1.2	—	—	—	—	5	1.8
ENTERTAINMENT AND RECREATIONAL												
1997 February	2	0.2	2	0.6	2	1.3	—	—	—	—	6	2.1
March	3	0.3	1	0.3	1	0.9	—	—	—	—	5	1.5
April	1	0.1	1	0.3	1	0.5	—	—	—	—	3	0.9
MISCELLANEOUS												
1997 February	2	0.1	—	—	—	—	—	—	1	22.0	3	22.1
March	3	0.3	2	0.6	1	0.8	1	3.1	—	—	7	4.7
April	5	0.5	3	0.7	—	—	—	—	—	—	8	1.2
TOTAL NON-RESIDENTIAL BUILDING												
1997 February	55	4.8	14	4.1	8	5.1	6	17.0	1	22.0	84	53.1
March	66	6.0	16	4.6	8	6.0	8	18.9	—	—	98	35.4
April	53	5.2	21	6.7	8	5.9	8	15.9	1	5.5	91	39.2

**TABLE 7. NUMBER AND VALUE OF DWELLING UNITS (a) APPROVED
BY MATERIAL OF OUTER WALLS
APRIL 1997**

<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	32	3,596	—	—	32	3,596
Brick-veneer	186	15,053	5	432	191	15,485
Timber	6	207	1	43	7	249
Fibre cement	1	74	—	—	1	74
Steel, aluminium or other materials	—	—	—	—	—	—
Not stated	81	7,848	3	241	84	8,089
<i>Total houses</i>	<i>306</i>	<i>26,777</i>	<i>9</i>	<i>716</i>	<i>315</i>	<i>27,493</i>
<i>Other residential buildings</i>	<i>34</i>	<i>2,459</i>	<i>4</i>	<i>355</i>	<i>38</i>	<i>2,814</i>
Total residential buildings	340	29,237	13	1,071	353	30,308
REST OF SOUTH AUSTRALIA						
Houses —						
Brick, stone or concrete	10	924	—	—	10	924
Brick-veneer	96	8,036	—	—	96	8,036
Timber	21	983	—	—	21	983
Fibre cement	86	7,612	—	—	86	7,612
Steel, aluminium or other materials	3	234	—	—	3	234
Not stated	37	3,232	—	—	37	3,232
<i>Total houses</i>	<i>253</i>	<i>21,021</i>	<i>—</i>	<i>—</i>	<i>253</i>	<i>21,021</i>
<i>Other residential buildings</i>	<i>19</i>	<i>1,320</i>	<i>—</i>	<i>—</i>	<i>19</i>	<i>1,320</i>
Total residential buildings	272	22,341	—	—	272	22,341
TOTAL SOUTH AUSTRALIA						
Houses —						
Brick, stone or concrete	42	4,520	—	—	42	4,520
Brick-veneer	282	23,089	5	432	287	23,521
Timber	27	1,190	1	43	28	1,232
Fibre cement	87	7,686	—	—	87	7,686
Steel, aluminium or other materials	3	234	—	—	3	234
Not stated	118	11,080	3	241	121	11,321
<i>Total houses</i>	<i>559</i>	<i>47,799</i>	<i>9</i>	<i>716</i>	<i>568</i>	<i>48,514</i>
<i>Other residential buildings</i>	<i>53</i>	<i>3,779</i>	<i>4</i>	<i>355</i>	<i>57</i>	<i>4,134</i>
Total residential buildings	612	51,578	13	1,071	625	52,649

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

TABLE 8. SUMMARY OF BUILDING APPROVED BY STATISTICAL DIVISION, APRIL 1997

Statistical division	<i>Dwelling units in new residential buildings (a)</i>						<i>Alterations and additions to residential buildings (\$'000)</i>	<i>Non-residential building (\$'000)</i>	<i>Total (\$'000)</i>
	<i>Houses</i>		<i>Other residential buildings</i>		<i>Total</i>				
	<i>Number</i>	<i>Value (\$'000)</i>	<i>Number</i>	<i>Value (\$'000)</i>	<i>Number</i>	<i>Value (\$'000)</i>			
PRIVATE SECTOR									
Adelaide	306	26,777	34	2,459	340	29,237	9,231	15,272	53,740
Outer Adelaide	74	5,301	2	175	76	5,476	411	7,103	12,990
Yorke and Lower North	13	932	3	120	16	1,052	214	300	1,566
Murray Lands	30	2,298	4	230	34	2,528	126	1,550	4,204
South East	34	3,227	2	180	36	3,407	367	858	4,632
Eyre	12	873	—	—	12	873	123	375	1,370
Northern	90	8,391	8	615	98	9,006	447	—	9,453
South Australia	559	47,799	53	3,779	612	51,578	10,919	25,458	87,956
PUBLIC SECTOR									
Adelaide	9	716	4	355	13	1,071	—	10,213	11,283
Outer Adelaide	—	—	—	—	—	—	—	1,600	1,600
Yorke and Lower North	—	—	—	—	—	—	—	90	90
Murray Lands	—	—	—	—	—	—	—	1,589	1,589
South East	—	—	—	—	—	—	—	270	270
Eyre	—	—	—	—	—	—	—	—	—
Northern	—	—	—	—	—	—	—	—	—
South Australia	9	716	4	355	13	1,071	—	13,761	14,832
TOTAL									
Adelaide	315	27,493	38	2,814	353	30,308	9,231	25,484	65,023
Outer Adelaide	74	5,301	2	175	76	5,476	411	8,703	14,590
Yorke and Lower North	13	932	3	120	16	1,052	214	390	1,656
Murray Lands	30	2,298	4	230	34	2,528	126	3,139	5,792
South East	34	3,227	2	180	36	3,407	367	1,128	4,902
Eyre	12	873	—	—	12	873	123	375	1,370
Northern	90	8,391	8	615	98	9,006	447	—	9,453
South Australia	568	48,514	57	4,134	625	52,649	10,919	39,220	102,788

(a) Excludes Conversions, etc.

TABLE 9. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, APRIL 1997

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		
NUMBER OF DWELLING UNITS									
Adelaide	315	36	2	38	—	—	—	38	353
Outer Adelaide	74	2	—	2	—	—	—	2	76
Yorke and Lower North	13	3	—	3	—	—	—	3	16
Murray Lands	30	4	—	4	—	—	—	4	34
South East	34	2	—	2	—	—	—	2	36
Eyre	12	—	—	—	—	—	—	—	12
Northern	90	8	—	8	—	—	—	8	98
South Australia	568	55	2	57	—	—	—	57	625
VALUE (\$'000)									
Adelaide	27,493	2,704	110	2,814	—	—	—	2,814	30,308
Outer Adelaide	5,301	175	—	175	—	—	—	175	5,476
Yorke and Lower North	932	120	—	120	—	—	—	120	1,052
Murray Lands	2,298	230	—	230	—	—	—	230	2,528
South East	3,227	180	—	180	—	—	—	180	3,407
Eyre	873	—	—	—	—	—	—	—	873
Northern	8,391	615	—	615	—	—	—	615	9,006
South Australia	48,514	4,024	110	4,134	—	—	—	4,134	52,649

(a) Excludes Conversions, etc.

TABLE 10. BUILDING APPROVED BY SELECTED STATISTICAL LOCAL AREA, APRIL 1997

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)	3	—	615	2	—	180	255	2,458	3,674	4,724
Brighton (C)	10	—	1,043	5	—	328	569	150	600	2,540
Burnside (C)	9	—	1,460	2	4	595	1,046	203	203	3,303
Campbelltown (C)	12	—	1,047	4	—	210	274	—	—	1,530
East Torrens (DC)	1	—	40	—	—	—	35	—	—	75
Elizabeth (C)	—	1	65	—	—	—	18	—	—	83
Enfield (C) Pt A & Pt B	28	—	2,114	—	—	—	265	—	452	2,831
Gawler (M)	9	—	627	—	—	—	—	—	—	627
Glenelg (C)	11	—	1,099	4	—	185	305	—	—	1,590
Happy Valley (C)	13	—	1,253	—	—	—	217	130	330	1,800
Henley & Grange (C)	1	—	131	—	—	—	252	—	—	383
Hindmarsh and Woodville (C)	20	—	1,920	—	—	—	557	249	792	3,268
Kensington & Norwood (C)	—	—	—	—	—	—	145	100	100	245
Marion (C)	13	2	1,201	—	—	—	637	393	463	2,301
Mitcham (C)	8	—	1,291	—	—	—	1,061	137	4,342	6,694
Munno Para (C)	41	—	2,809	—	—	—	107	—	—	2,916
Noarlunga (C)	32	—	2,491	—	—	—	142	638	899	3,532
Payneham (C)	3	—	170	—	—	—	422	2,700	2,700	3,292
Port Adelaide (C)	2	—	73	—	—	—	129	1,087	1,414	1,617
Prospect (C)	5	—	364	4	—	200	418	—	—	982
St Peters (M)	—	—	—	—	—	—	145	—	—	145
Salisbury (C)	32	6	2,516	—	—	—	146	3,391	5,769	8,431
Stirling (DC)	3	—	374	—	—	—	146	—	—	520
Tea Tree Gully (C)	16	—	1,421	—	—	—	90	350	350	1,861
Thebarton (M)	—	—	—	—	—	—	62	900	900	962
Unley (C)	9	—	1,337	—	—	—	1,105	215	215	2,657
Walkerville (M)	1	—	110	4	—	550	210	—	—	870
West Torrens (C)	6	—	566	2	—	126	251	1,872	1,982	2,925
Willunga (DC)	18	—	1,355	7	—	440	223	300	300	2,318
Unincorporated	—	—	—	—	—	—	—	—	—	—
Adelaide (SD)	306	9	27,493	34	4	2,814	9,231	15,272	25,484	65,023
REST OF STATE										
Barossa (DC)	2	—	174	—	—	—	—	—	—	174
Light (DC)	6	—	427	—	—	—	47	—	—	474
Mailala (DC)	4	—	198	—	—	—	12	—	—	210
Mount Barker (DC)	10	—	918	—	—	—	199	—	900	2,017
Mount Gambier (C)	22	—	1,950	—	—	—	263	728	728	2,942
Murray Bridge (RC)	6	—	446	—	—	—	43	1,500	3,089	3,578
Northern Yorke Peninsula (DC)	4	—	219	—	—	—	45	—	—	264
Port Augusta (C)	2	—	162	—	—	—	—	—	—	162
Port Elliot & Goolwa (DC)	15	—	857	—	—	—	15	—	—	872
Port Lincoln (C)	4	—	369	—	—	—	38	75	75	482
Port Pirie (C)	4	—	334	—	—	—	—	—	—	334
Roxby Downs (M)	73	—	6,953	8	—	615	—	—	—	7,568
Strathalbyn (DC)	5	—	263	—	—	—	—	123	123	387
Victor Harbor (DC)	13	—	935	—	—	—	44	60	60	1,039
Whyalla (C)	5	—	402	—	—	—	138	—	—	540
Other	78	—	6,414	11	—	705	845	7,700	8,760	16,723
Rest of State	253	—	21,021	19	—	1,320	1,688	10,186	13,735	37,764
SOUTH AUSTRALIA										
South Australia	559	9	48,514	53	4	4,134	10,919	25,458	39,220	102,788

(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;
- (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 Tables 1 and 10 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in these tables. 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. 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, 1996 Edition* (1216.0), effective from 1 July 1996, 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.

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
Housing Finance for Owner Occupation, Australia (5609.0) - issued monthly
Price Index of Materials Used in House Building (6408.0) - issued monthly

29. 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 (including null cells)
 r figure or series revised since previous issue
 n.a. not available

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

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 from all ABS Offices.

ABS Products and Services

Many standard products are available from ABS bookshops located in each State and Territory. In addition to these products, information tailored to the needs of clients can be obtained on a wide range of media by contacting your nearest ABS Office. The ABS also provides a Subscription Service for standard products and some tailored information services.

National Dial-a-Statistic Line

0055 86 400

Steadycom P/L: premium rate 25c/20 secs.

This number gives 24-hour access, 365 days a year, for a range of important economic statistics including the CPI.

Internet

<http://www.abs.gov.au>

A wide range of ABS information is available via the Internet, with basic statistics available for each State, Territory and Australia. We also have Key National Indicators, ABS product release details and other information of general interest.

Sales and Inquiries

client.services@abs.gov.au

National Mail Order Service	(06) 252 5249
Subscription Service	1800 02 0608

	Information Inquiries	Bookshop Sales
SYDNEY	(02) 9268 4611	(02) 9268 4620
MELBOURNE	(03) 9615 7755	(03) 9615 7755
BRISBANE	(07) 3222 6351	(07) 3222 6350
PERTH	(08) 9360 5140	(08) 9360 5307
ADELAIDE	(08) 8237 7100	(08) 8237 7582
CANBERRA	(06) 252 6627	(06) 207 0326
HOBART	(03) 6222 5800	(03) 6222 5800
DARWIN	(08) 8943 2111	(08) 8943 2111



Client Services, ABS, PO Box 10, Belconnen ACT 2616

