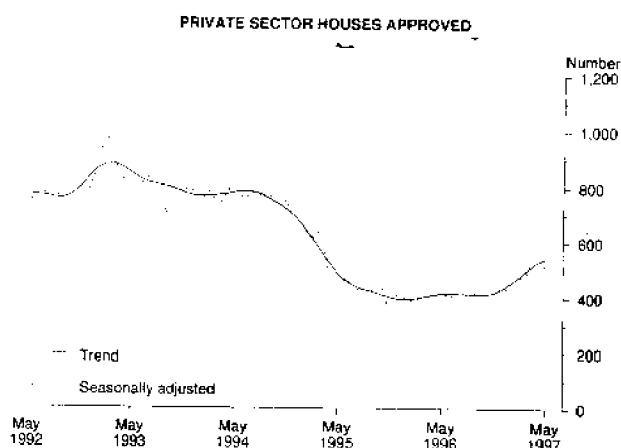
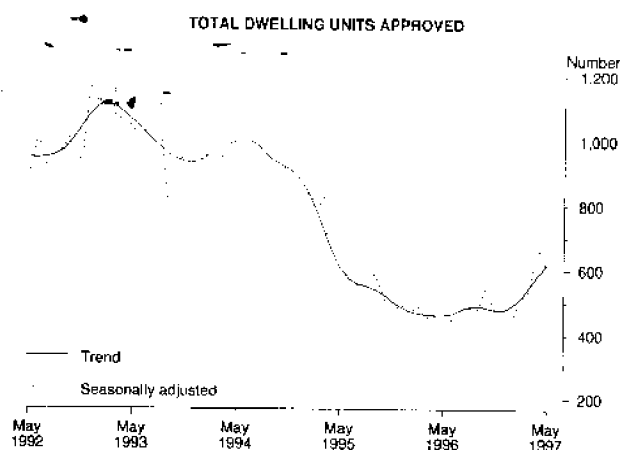


## BUILDING APPROVALS, SOUTH AUSTRALIA, MAY 1997

### MAIN FEATURES

#### NUMBER OF DWELLING UNITS APPROVED

	May 1996	April 1997	May 1997	May 1996 to May 1997 change	April 1997 to May 1997 change
Original series	505	628	620	22.8%	1.3%
Seasonally adjusted	474	673	604	27.4%	-10.3%
Trend estimate	462	586	621	34.4%	6.0%



#### Residential building

- The trend for the total number of dwelling units approved increased by 6.0% in May, following rises of 6.2% in April and 6.6% in March.
- The trend for the number of private sector houses approved has increased for the seventh consecutive month and is now 31% above the level of 12 months ago.
- The total number of dwellings approved, in original terms, was 620 with private sector houses accounting for 537 and other residential dwelling units 63. There were 59 dwellings approved for Roxby Downs in May, following 81 in April.

- The value of new residential building approved was \$52.5 million and the value of alterations and additions to residential buildings was \$9.9 million.

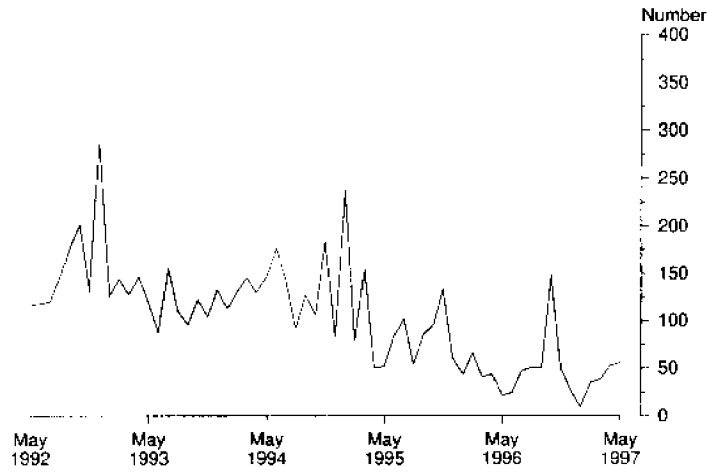
#### Non-residential building

- The value of non-residential building approved in May was \$64.7 million. One large private sector hospital accounted for nearly half of the total value.
- There were 3 projects valued at greater than \$5 million and 6 projects valued between \$1 million and \$5 million approved this month.

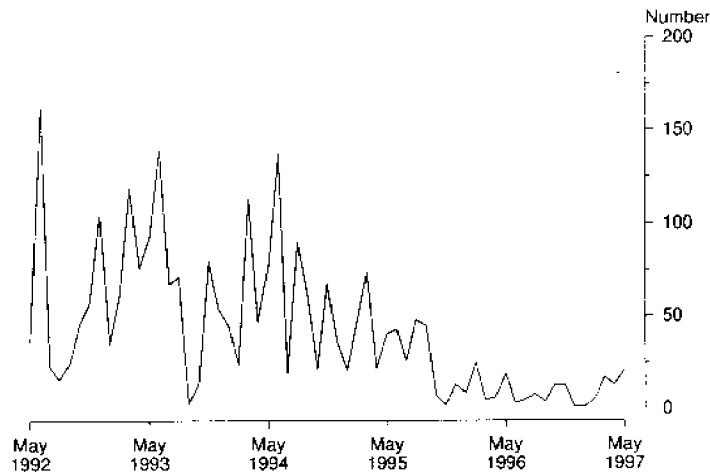
#### INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7590 or any ABS State Office.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.

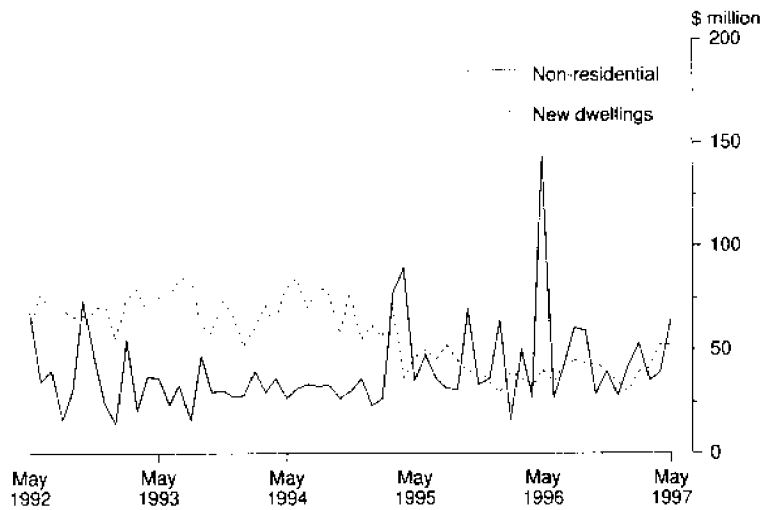
**NEW OTHER RESIDENTIAL BUILDINGS APPROVED  
PRIVATE SECTOR**



**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 December 1996 to June 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 (June 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 June 1997, the trend estimate for that month would be 553, a movement of 2.0%. The movements in the trend estimates for March, April and May which are currently estimated to be 5.2%, 4.3% and 3.1% respectively, would be revised to 5.2%, 4.1% and 3.0%. On the other hand, a 9% seasonally adjusted decline in the number of private sector houses approved in June 1997 would produce a trend estimate for June of 515, a movement of -0.4%, with the movements in the trend estimates for March, April and May being revised to 4.0%, 2.3% and 0.7% respectively.

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

	Trend estimate		Revised trend estimate if June 1997 seasonally adjusted estimate			
			is up 9% on May 1997		is down 9% on May 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996						
December	433	3.4	433	3.3	435	3.7
1997—						
January	455	5.1	455	5.1	458	5.4
February	481	5.7	481	5.7	482	5.4
March	506	5.2	506	5.2	502	4.0
April	528	4.3	527	4.1	513	2.3
May	544	3.1	542	3.0	517	0.7
June	n.y.a.	n.y.a.	553	2.0	515	-0.4

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

	Trend estimate		Revised trend estimate if June 1997 seasonally adjusted estimate			
			is up 10% on May 1997		is down 10% on May 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
December	477	0.1	476	-0.3	478	0.3
1997—						
January	491	2.9	488	2.7	493	3.1
February	518	5.5	517	5.8	519	5.3
March	552	6.6	555	7.4	550	5.9
April	586	6.2	595	7.2	577	4.9
May	621	5.9	632	6.1	597	3.5
June	n.y.a.	n.y.a.	662	4.8	609	2.0

TABLE 1. DWELLING UNITS APPROVED

Period	New houses		New other residential buildings				Total (a)			
	Private sector	Public sector	Total	Private sector	Public sector	Total	Conversions, etc.	Private sector	Public sector	Total
<b>ADELAIDE STATISTICAL DIVISION</b>										
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-May	2,788	174	2,962	627	29	656	41	3,456	203	3,659
1996-97 July-May	3,148	62	3,210	446	13	459	16	3,610	75	3,685
<i>1996</i>										
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
<i>1997</i>										
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
May	333	10	343	39	7	46	5	377	17	394
<b>SOUTH AUSTRALIA</b>										
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-May	4,527	176	4,703	748	29	777	52	5,327	205	5,532
1996-97 July-May	4,990	74	5,064	566	13	579	24	5,577	90	5,667
<i>1996</i>										
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
<i>1997</i>										
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
May	537	14	551	56	7	63	6	599	21	620

(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-May	234.3	13.0	247.2	45.1	1.9	47.1	279.4	14.9	294.3	85.6	293.7	429.0	658.3	808.9
1996-97														
July-May	270.5	4.4	274.9	32.9	0.9	33.8	303.4	5.4	308.7	84.2	234.2	356.6	621.6	749.6
1996—														
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	48.9	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	68.8
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
May	29.9	0.8	30.6	3.1	0.5	3.6	33.0	1.2	34.3	7.6	42.4	49.5	83.0	91.4
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-May	366.7	13.2	379.9	53.2	1.9	55.1	419.9	15.1	435.0	108.6	375.2	539.3	903.1	1,082.9
1996-97														
July-May	419.2	5.4	424.6	40.5	0.9	41.4	459.7	6.3	466.0	107.4	343.2	492.5	908.7	1,065.9
1996—														
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
May	46.6	1.0	47.6	4.4	0.5	4.8	51.0	1.5	52.5	9.9	56.9	64.7	117.2	127.1

**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
	1996 -							
March	410	405	413	418	453	450	456	464
April	416	411	423	421	451	451	458	462
May	416	415	428	422	460	454	474	462
June	402	416	403	422	441	461	443	467
July	437	416	445	424	478	471	484	478
August	407	415	414	424	476	478	484	487
September	423	414	427	424	477	481	480	490
October	402	414	432	422	522	476	552	484
November	424	419	424	426	471	470	471	477
December	437	433	438	439	442	472	444	477
1997—								
January	430	455	430	460	449	486	449	491
February	473	481	478	486	506	512	513	518
March	497	506	506	512	530	544	540	552
April	613	528	624	535	659	576	673	586
May	496	544	505	554	588	606	604	621

(a) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes. (b) See paragraphs 16-23 of the Explanatory Notes. (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							
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
1995									
Dec. qtr.	82.6	84.1	16.4	100.5	26.0	56.8	125.5	181.9	251.9
1996—									
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
1997									
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-May		1997		
			1995-96	1996-97	March	April	May
<b>PRIVATE SECTOR</b>							
New houses	605.8	399.4	366.7	419.2	38.3	47.8	46.6
New other residential buildings	98.4	54.6	53.2	40.5	2.5	3.8	4.4
<i>Total new residential building</i>	<i>704.2</i>	<i>454.1</i>	<i>419.9</i>	<i>459.7</i>	<i>40.8</i>	<i>51.6</i>	<i>51.0</i>
Alterations and additions to residential buildings	116.6	117.2	107.9	105.8	8.8	10.9	9.3
Hotels, etc.	4.2	18.2	18.1	12.2	—	1.5	0.1
Shops	51.3	122.0	117.3	66.6	6.6	11.1	4.3
Factories	25.0	26.2	23.8	22.3	0.8	3.8	6.9
Offices	34.3	53.3	52.1	47.9	2.4	3.1	2.8
Other business premises	59.2	77.8	72.6	83.6	4.0	3.2	13.7
Educational	17.3	17.2	15.8	15.0	4.5	1.4	1.6
Religious	3.0	3.7	2.7	1.2	0.1	0.2	—
Health	26.5	41.9	41.8	49.2	—	0.6	27.0
Entertainment and recreational	9.7	23.2	22.3	12.3	1.4	0.5	0.3
Miscellaneous	14.0	9.6	8.6	32.8	0.8	0.3	0.4
<i>Total non-residential building</i>	<i>244.7</i>	<i>393.0</i>	<i>375.2</i>	<i>343.2</i>	<i>20.5</i>	<i>25.5</i>	<i>56.9</i>
<b>Total</b>	<b>1,065.4</b>	<b>964.3</b>	<b>903.1</b>	<b>908.7</b>	<b>70.1</b>	<b>88.0</b>	<b>117.2</b>
<b>PUBLIC SECTOR</b>							
New houses	27.0	13.3	13.2	5.4	0.9	0.7	1.0
New other residential buildings	8.5	1.9	1.9	0.9	0.1	0.4	0.5
<i>Total new residential building</i>	<i>35.5</i>	<i>15.3</i>	<i>15.1</i>	<i>6.3</i>	<i>1.0</i>	<i>1.1</i>	<i>1.5</i>
Alterations and additions to residential buildings	3.3	1.9	0.7	1.6	—	—	0.6
Hotels, etc.	0.4	—	—	3.5	2.7	—	—
Shops	3.1	7.9	7.9	3.6	0.1	0.5	0.6
Factories	5.5	6.7	6.7	1.9	—	—	0.1
Offices	92.5	43.5	42.3	29.3	2.2	0.7	0.5
Other business premises	13.2	17.8	13.7	7.5	0.6	2.5	—
Educational	92.5	42.5	41.1	43.3	0.2	7.4	0.5
Religious	—	1.0	1.0	—	—	—	—
Health	16.0	10.2	8.4	16.0	5.3	1.3	—
Entertainment and recreational	9.7	3.6	3.2	26.3	0.1	0.4	0.6
Miscellaneous	15.5	40.0	39.8	17.9	3.9	0.9	5.5
<i>Total non-residential building</i>	<i>248.6</i>	<i>173.2</i>	<i>164.0</i>	<i>149.4</i>	<i>15.0</i>	<i>13.8</i>	<i>7.7</i>
<b>Total</b>	<b>287.4</b>	<b>190.4</b>	<b>179.8</b>	<b>157.3</b>	<b>16.0</b>	<b>14.8</b>	<b>9.9</b>
<b>TOTAL</b>							
New houses	632.8	412.7	379.9	424.6	39.2	48.5	47.6
New other residential buildings	106.9	56.6	55.1	41.4	2.6	4.1	4.8
<i>Total new residential building</i>	<i>739.7</i>	<i>469.3</i>	<i>435.0</i>	<i>466.0</i>	<i>41.8</i>	<i>52.6</i>	<i>52.5</i>
Alterations and additions to residential buildings	119.9	119.1	108.6	107.4	8.9	10.9	9.9
Hotels, etc.	4.7	18.2	18.1	15.7	2.7	1.5	0.1
Shops	54.4	129.9	125.2	70.2	6.6	11.6	4.8
Factories	30.6	32.9	30.5	24.2	0.8	3.8	6.9
Offices	126.8	96.8	94.4	77.1	4.6	3.8	3.4
Other business premises	72.4	95.5	86.4	91.1	4.6	5.7	13.7
Educational	109.7	59.7	56.9	58.3	4.7	8.7	2.1
Religious	3.0	4.7	3.7	1.2	0.1	0.2	—
Health	42.6	52.1	50.2	65.3	5.3	1.8	27.0
Entertainment and recreational	19.4	26.8	25.5	38.7	1.5	0.9	0.8
Miscellaneous	29.6	49.6	48.3	50.7	4.7	1.2	5.8
<i>Total non-residential building</i>	<i>493.2</i>	<i>566.2</i>	<i>539.3</i>	<i>492.5</i>	<i>35.4</i>	<i>39.2</i>	<i>64.7</i>
<b>Total</b>	<b>1,352.8</b>	<b>1,154.6</b>	<b>1,082.9</b>	<b>1,065.9</b>	<b>86.1</b>	<b>102.8</b>	<b>127.1</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>												
1997 March	—	—	—	—	—	—	1	2.7	—	—	1	2.7
April	2	0.3	1	0.2	—	—	1	1.0	—	—	4	1.5
May	1	0.1	—	—	—	—	—	—	—	—	1	0.1
<b>SHOPS</b>												
1997 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
May	16	1.7	6	1.6	1	0.5	1	1.0	—	—	24	4.8
<b>FACTORIES</b>												
1997 March	4	0.3	1	0.5	—	—	—	—	—	—	5	0.8
April	5	0.6	—	—	—	—	1	3.2	—	—	6	3.8
May	7	0.7	1	0.2	—	—	—	—	1	6.0	9	6.9
<b>OFFICES</b>												
1997 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
May	10	0.9	2	0.6	1	0.8	1	1.0	—	—	14	3.4
<b>OTHER BUSINESS PREMISES</b>												
1997 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
May	14	1.4	2	0.7	1	0.8	2	4.6	1	6.3	20	13.7
<b>EDUCATIONAL</b>												
1997 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
May	7	0.6	2	0.5	—	—	1	1.0	—	—	10	2.1
<b>RELIGIOUS</b>												
1997 March	1	0.1	—	—	—	—	—	—	—	—	1	0.1
April	2	0.2	—	—	—	—	—	—	—	—	2	0.2
May	—	—	—	—	—	—	—	—	—	—	—	—
<b>HEALTH</b>												
1997 March	—	—	—	—	2	1.4	1	3.9	—	—	3	5.3
April	2	0.1	1	0.5	2	1.2	—	—	—	—	5	1.8
May	2	0.2	—	—	—	—	—	—	1	26.9	3	27.0
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1997 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
May	2	0.3	2	0.6	—	—	—	—	—	—	4	0.8
<b>MISCELLANEOUS</b>												
1997 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
May	7	0.6	2	0.5	—	—	1	4.8	—	—	10	5.8
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1997 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
May	66	6.4	17	4.7	3	2.1	6	12.4	3	39.1	95	64.7



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

Particulars	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
<b>ADELAIDE STATISTICAL DIVISION</b>						
<b>Houses</b>						
Brick, stone or concrete	16	2,156	—	—	16	2,156
Brick-veneer	261	22,594	9	661	270	23,255
Timber	1	52	—	—	1	52
Fibre cement	2	128	—	—	2	128
Steel, aluminium or other materials	1	90	—	—	1	90
Not stated	52	4,836	1	99	53	4,935
<b>Total houses</b>	<b>333</b>	<b>29,856</b>	<b>10</b>	<b>760</b>	<b>343</b>	<b>30,616</b>
<i>Other residential buildings</i>	39	3,145	7	490	46	3,635
<b>Total residential buildings</b>	<b>372</b>	<b>33,001</b>	<b>17</b>	<b>1,250</b>	<b>389</b>	<b>34,251</b>
<b>REST OF SOUTH AUSTRALIA</b>						
<b>Houses</b>						
Brick, stone or concrete	12	1,175	—	—	12	1,175
Brick-veneer	87	7,216	4	248	91	7,464
Timber	9	430	—	—	9	430
Fibre cement	50	4,332	—	—	50	4,332
Steel, aluminium or other materials	1	70	—	—	1	70
Not stated	45	3,540	—	—	45	3,540
<b>Total houses</b>	<b>204</b>	<b>16,763</b>	<b>4</b>	<b>248</b>	<b>208</b>	<b>17,011</b>
<i>Other residential buildings</i>	17	1,209	—	—	17	1,209
<b>Total residential buildings</b>	<b>221</b>	<b>17,971</b>	<b>4</b>	<b>248</b>	<b>225</b>	<b>18,219</b>
<b>TOTAL SOUTH AUSTRALIA</b>						
<b>Houses</b>						
Brick, stone or concrete	28	3,332	—	—	28	3,332
Brick-veneer	348	29,809	13	909	361	30,718
Timber	10	482	—	—	10	482
Fibre cement	52	4,460	—	—	52	4,460
Steel, aluminium or other materials	2	160	—	—	2	160
Not stated	97	8,376	1	99	98	8,475
<b>Total houses</b>	<b>537</b>	<b>46,619</b>	<b>14</b>	<b>1,008</b>	<b>551</b>	<b>47,626</b>
<i>Other residential buildings</i>	56	4,354	7	490	63	4,844
<b>Total residential buildings</b>	<b>593</b>	<b>50,973</b>	<b>21</b>	<b>1,498</b>	<b>614</b>	<b>52,471</b>

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

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

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	333	29,856	39	3,145	372	33,001	7,564	42,427	82,992
Outer Adelaide	73	5,912	---	---	73	5,912	809	574	7,295
Yorke and Lower North	22	1,741	---	---	22	1,741	239	50	2,031
Murray Lands	28	2,064	2	270	30	2,334	156	6,700	9,190
South East	27	2,338	---	---	27	2,338	173	6,475	8,986
Eyre	7	498	---	---	7	498	195	395	1,088
Northern	47	4,209	15	939	62	5,147	161	310	5,619
<b>South Australia</b>	<b>537</b>	<b>46,619</b>	<b>56</b>	<b>4,354</b>	<b>593</b>	<b>50,973</b>	<b>9,297</b>	<b>56,930</b>	<b>117,200</b>
<b>PUBLIC SECTOR</b>									
Adelaide	10	760	7	490	17	1,250	81	7,060	8,391
Outer Adelaide	---	---	---	---	---	---	---	64	64
Yorke and Lower North	---	---	---	---	---	---	---	---	---
Murray Lands	---	---	---	---	---	---	---	---	---
South East	---	---	---	---	---	---	---	---	---
Eyre	---	---	---	---	---	---	---	66	66
Northern	4	248	---	---	4	248	564	559	1,371
<b>South Australia</b>	<b>14</b>	<b>1,008</b>	<b>7</b>	<b>490</b>	<b>21</b>	<b>1,498</b>	<b>645</b>	<b>7,748</b>	<b>9,891</b>
<b>TOTAL</b>									
Adelaide	343	30,616	46	3,635	389	34,251	7,645	49,487	91,383
Outer Adelaide	73	5,912	---	---	73	5,912	809	638	7,359
Yorke and Lower North	22	1,741	---	---	22	1,741	239	50	2,031
Murray Lands	28	2,064	2	270	30	2,334	156	6,700	9,190
South East	27	2,338	---	---	27	2,338	173	6,475	8,986
Eyre	7	498	---	---	7	498	195	461	1,154
Northern	51	4,457	15	939	66	5,395	725	869	6,989
<b>South Australia</b>	<b>551</b>	<b>47,626</b>	<b>63</b>	<b>4,844</b>	<b>614</b>	<b>52,471</b>	<b>9,943</b>	<b>64,678</b>	<b>127,091</b>

(a) Excludes Conversions, etc.

TABLE 9. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, MAY 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	343	27	7	34	6	6	—	12	46	389
Outer Adelaide	73	—	—	—	—	—	—	—	—	73
Yorke and Lower North	22	—	—	—	—	—	—	—	—	22
Murray Lands	28	2	—	2	—	—	—	—	2	30
South East	27	—	—	—	—	—	—	—	—	27
Eyre	7	—	—	—	—	—	—	—	—	7
Northern	51	15	—	15	—	—	—	—	15	66
<b>South Australia</b>	<b>551</b>	<b>44</b>	<b>7</b>	<b>51</b>	<b>6</b>	<b>6</b>	<b>—</b>	<b>12</b>	<b>63</b>	<b>614</b>
VALUE (\$'000)										
Adelaide	30,616	1,765	490	2,255	480	900	—	1,380	3,635	34,251
Outer Adelaide	5,912	—	—	—	—	—	—	—	—	5,912
Yorke and Lower North	1,741	—	—	—	—	—	—	—	—	1,741
Murray Lands	2,064	270	—	270	—	—	—	—	270	2,334
South East	2,338	—	—	—	—	—	—	—	—	2,338
Eyre	498	—	—	—	—	—	—	—	—	498
Northern	4,457	939	—	939	—	—	—	—	939	5,395
<b>South Australia</b>	<b>47,626</b>	<b>2,974</b>	<b>490</b>	<b>3,464</b>	<b>480</b>	<b>900</b>	<b>—</b>	<b>1,380</b>	<b>4,844</b>	<b>52,471</b>

(a) Excludes Conversions, etc.

TABLE 10. BUILDING APPROVED BY SELECTED STATISTICAL LOCAL AREA, MAY 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)				
<b>ADELAIDE STATISTICAL DIVISION</b>										
Adelaide (C)	2	—	180	—	—	—	85	2,726	3,902	4,166
Brighton (C)	4	—	489	—	—	—	114	—	—	603
Burnside (C)	20	—	3,121	4	—	350	1,110	1,000	1,000	5,581
Campbelltown (C)	11	—	1,383	—	—	—	156	—	—	1,539
East Torrens (DC)	—	—	—	—	—	—	50	—	—	50
Elizabeth (C)	—	—	—	—	—	—	—	—	—	—
Enfield (C) Pt A & Pt B	38	1	2,941	—	—	—	78	870	1,300	4,319
Gawler (M)	9	—	633	—	—	—	183	50	50	866
Glenside (C)	4	—	285	10	—	1,210	112	—	—	1,607
Happy Valley (C)	11	—	1,207	—	—	—	178	—	165	1,549
Henley & Grange (C)	4	—	446	—	—	—	192	—	—	638
Hindmarsh and Woodville (C)	29	—	2,841	—	—	—	701	1,149	1,149	4,690
Kensington & Norwood (C)	—	—	—	11	—	660	121	150	150	931
Marion (C)	20	—	1,606	—	—	—	147	385	385	2,138
Mitcham (C)	10	—	1,093	—	—	—	828	26,876	26,876	28,798
Munno Para (C)	21	—	1,355	—	—	—	162	292	292	1,808
Noarlunga (C)	46	—	3,236	—	—	—	201	630	630	4,066
Payneham (C)	2	—	200	—	—	—	49	300	300	549
Port Adelaide (C)	3	—	164	6	—	480	64	—	—	708
Prospect (C)	1	—	150	—	—	—	277	99	99	526
St Peters (M)	1	—	140	—	—	—	658	—	—	798
Salisbury (C)	25	3	1,956	2	—	63	309	2,050	6,942	9,270
Stirling (DC)	3	—	387	—	—	—	191	—	97	674
Tea Tree Gully (C)	37	6	3,791	—	7	490	545	1,350	1,350	6,176
Thebarton (M)	—	—	—	—	—	—	127	260	260	387
Unley (C)	5	—	588	2	—	120	572	335	635	1,915
Walkerville (M)	1	—	216	—	—	—	107	—	—	323
West Torrens (C)	13	—	1,116	4	—	262	186	3,905	3,905	5,469
Willunga (DC)	13	—	1,094	—	—	—	144	—	—	1,238
Unincorporated	—	—	—	—	—	—	—	—	—	—
<b>Adelaide (SD)</b>	<b>333</b>	<b>10</b>	<b>30,616</b>	<b>39</b>	<b>7</b>	<b>3,635</b>	<b>7,645</b>	<b>42,427</b>	<b>49,487</b>	<b>91,383</b>
<b>REST OF STATE</b>										
Barossa (DC)	2	—	176	—	—	—	—	51	51	227
Light (DC)	6	—	476	—	—	—	—	—	—	476
Mallala (DC)	4	—	195	—	—	—	30	—	—	225
Mount Barker (DC)	5	—	387	—	—	—	30	—	64	481
Mount Gambier (C)	15	—	1,256	—	—	—	111	310	310	1,676
Murray Bridge (RC)	4	—	283	—	—	—	—	—	—	283
Northern Yorke Peninsula (DC)	5	—	405	—	—	—	61	—	—	466
Port Augusta (C)	1	—	30	—	—	—	79	—	213	322
Port Elliot & Goolwa (DC)	5	—	312	—	—	—	110	—	—	422
Port Lincoln (C)	3	—	237	—	—	—	79	100	100	416
Port Pirie (C)	1	4	343	—	—	—	—	—	—	343
Roxby Downs (M)	44	—	4,031	15	—	939	11	—	—	4,980
Strathalbyn (DC)	1	—	58	—	—	—	114	115	115	287
Victor Harbor (DC)	16	—	1,417	—	—	—	41	—	—	1,458
Whyalla (C)	—	—	—	—	—	—	77	—	—	77
Other	92	—	7,405	2	—	270	1,557	13,927	14,339	23,571
<b>Rest of State</b>	<b>204</b>	<b>4</b>	<b>17,011</b>	<b>17</b>	<b>—</b>	<b>1,209</b>	<b>2,298</b>	<b>14,503</b>	<b>15,191</b>	<b>35,708</b>
<b>SOUTH AUSTRALIA</b>										
<b>South Australia</b>	<b>537</b>	<b>14</b>	<b>47,626</b>	<b>56</b>	<b>7</b>	<b>4,844</b>	<b>9,943</b>	<b>56,930</b>	<b>64,678</b>	<b>127,091</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;
- (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

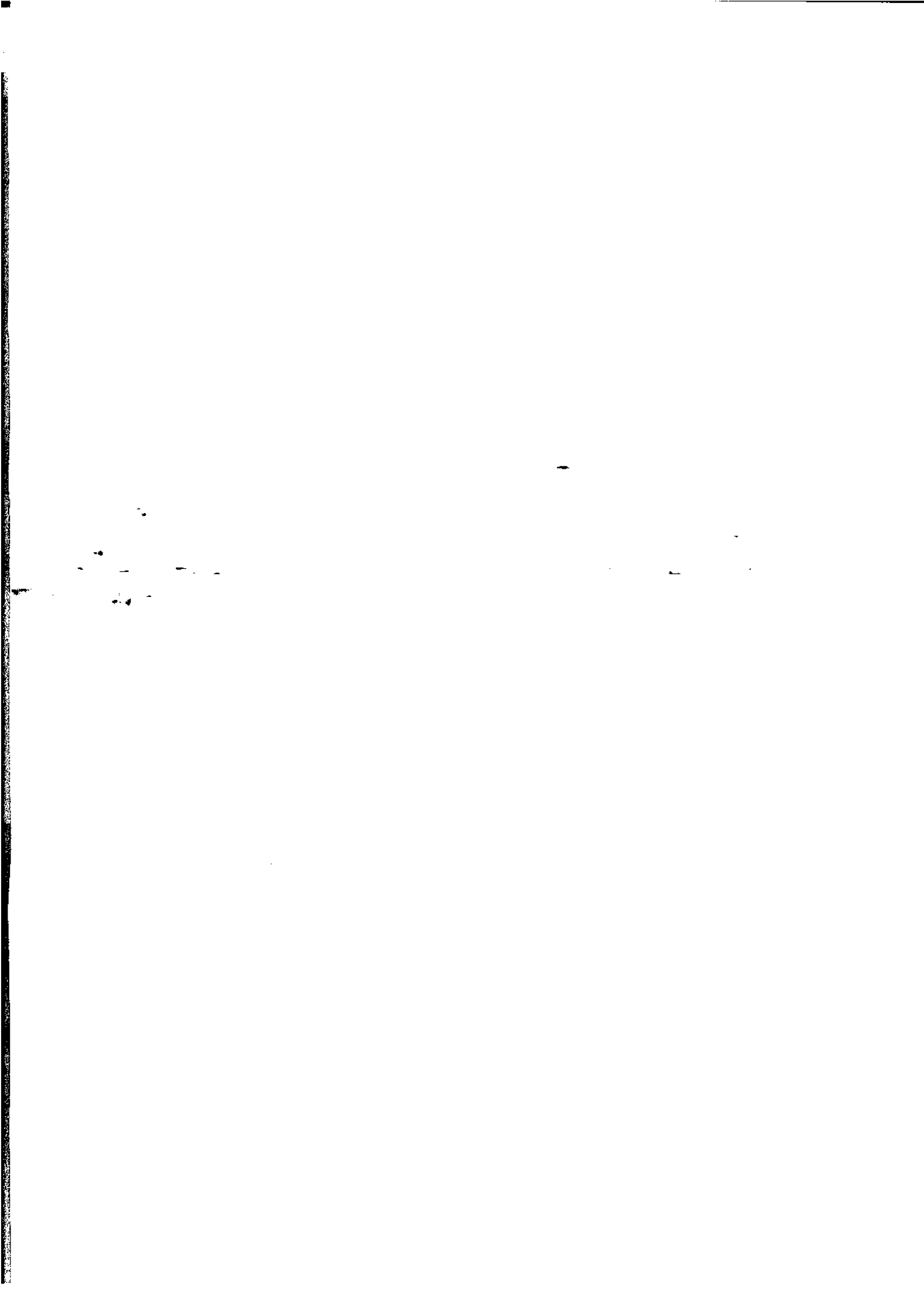
29. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (1101.0). The ABS also issues, on Tuesdays and Fridays, a *Release Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Release Advice are available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

P.M Gardner  
 Regional Director



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