

CATALOGUE NO. 8731.4

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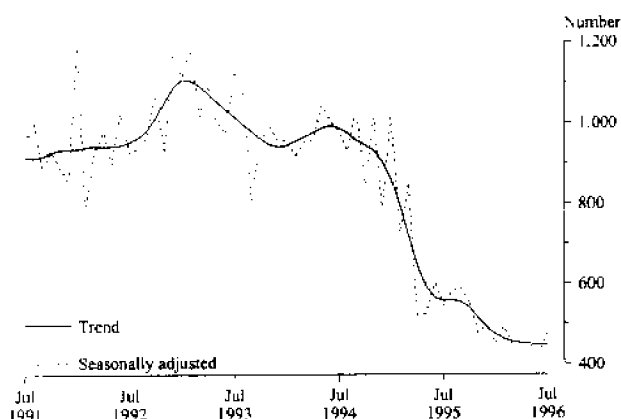
BUILDING APPROVALS, SOUTH AUSTRALIA, JULY 1996

MAIN FEATURES

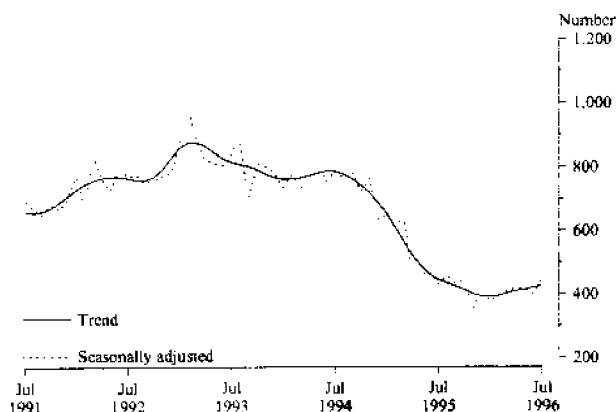
NUMBER OF DWELLING UNITS APPROVED

	July 1995	June 1996	July 1996	July 1995 to July 1996 change	June 1996 to July 1996 change
Original series	576	436	528	-8.3%	21.1%
Seasonally adjusted	547	419	478	-12.6%	14.1%
Trend estimate	558	447	449	-19.5%	0.4%

TOTAL DWELLING UNITS APPROVED



PRIVATE HOUSES APPROVED



Residential Building

- The trend for the total number of dwelling units approved appears to have flattened out.
- The trend estimate for the number of private sector houses approved increased 1.6%, the sixth consecutive monthly increase. This series will continue its upward movement unless the seasonally adjusted estimate for August falls by at least 9%.
- The original (unadjusted) number of dwelling units approved was 528. Of these, 523 were private sector approvals.
- The value of new residential building approved increased 24.8% from \$34.3 million in June to \$42.8 million this month.

- The value of alterations and additions was \$7.7 million this month.
- Expressed as average 1989-90 prices the value of new residential building work approved for the June quarter 1996 was \$93.8 million, a 18.8% decrease on the June 1995 quarter.

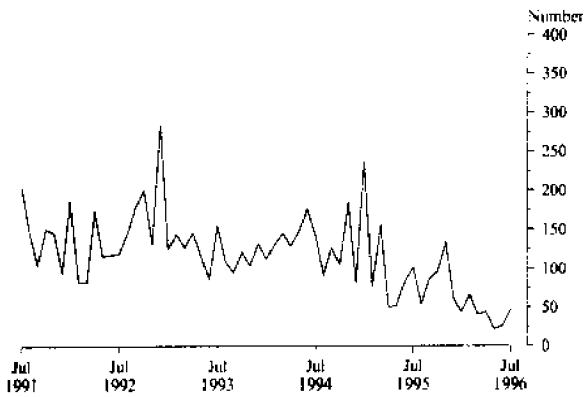
Non-residential building

- The value of non-residential projects approved in July was \$41.9 million. There were 10 projects in the \$1 million to \$5 million category. Of the total, offices accounted for \$17.4 million and shops \$6.4 million.
- When expressed as average 1989-90 prices the value of non-residential building work approved for the June quarter 1996 was \$178.2 million, a 13.1% increase on the June 1995 quarter.

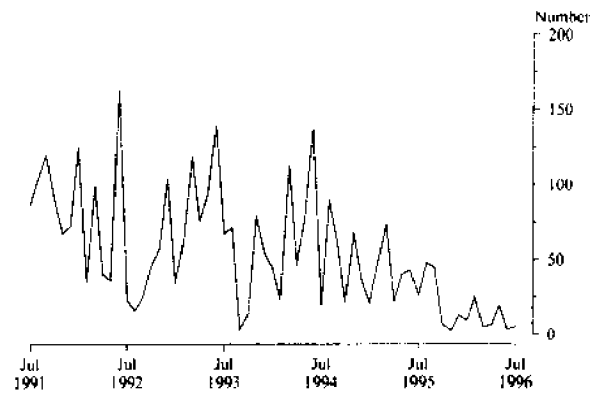
INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes 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.

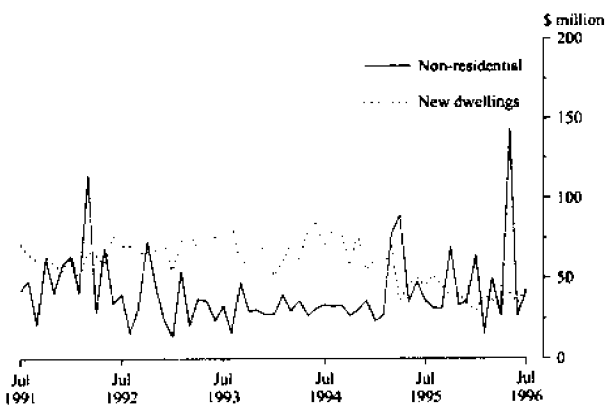
**NEW OTHER RESIDENTIAL BUILDINGS APPROVED
PRIVATE SECTOR**



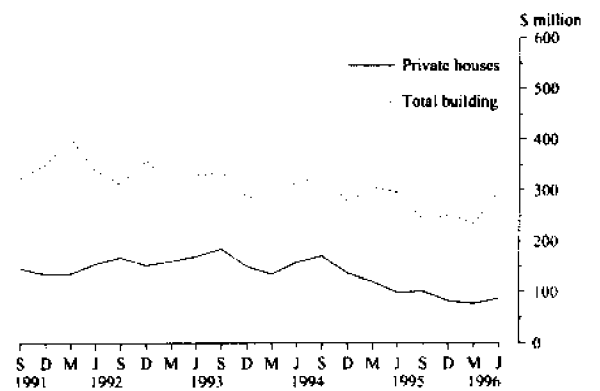
**TOTAL DWELLING UNITS APPROVED
PUBLIC SECTOR**



VALUE OF BUILDING WORK APPROVED



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



RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months February 1996 to July 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 (August 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 9% in August 1996, the trend estimate for that month would be 453, a movement of 2.6%. The movements in the trend estimates for May, June and July which are currently estimated to be 1.4%, 1.1% and 1.6% respectively, would be revised to 2.2%, 2.6% and 3.0%. On the other hand, a 9% seasonally adjusted decline in the number of private sector houses approved in August 1996 would produce a trend estimate for August of 418, a movement of -0.1%, with the movements in the trend estimates for May, June and July being revised to 1.0%, 0.6% and 0.5% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if August 1996 seasonally adjusted estimate			
			is up 9% on July 1996		is down 9% on July 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
February	395	1.0	394	0.6	396	1.0
March	403	1.8	400	1.6	403	1.9
April	410	1.8	409	2.1	410	1.7
May	415	1.4	418	2.2	414	1.0
June	420	1.1	429	2.6	416	0.6
July	427	1.6	441	3.0	418	0.5
August	n.y.a.	n.y.a.	453	2.6	418	-0.1

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if August 1996 seasonally adjusted estimate			
			is up 11% on July 1996		is down 11% on July 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
February	463	-2.6	461	-3.0	463	-2.6
March	457	-1.3	454	-1.6	457	-1.3
April	453	-1.0	452	-0.5	453	-0.8
May	450	-0.8	454	0.4	449	-1.0
June	447	-0.5	460	1.5	445	-0.9
July	449	0.3	471	2.3	442	-0.6
August	n.y.a.	n.y.a.	482	2.3	438	-0.9

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—										
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
March	324	5	329	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
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—										
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
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

(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—														
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
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
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—														
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
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

**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
1995—								
May	461	486	455	509	527	560	525	593
June	468	460	512	484	563	540	603	565
July	429	443	450	470	520	529	547	558
August	455	433	499	461	531	528	581	560
September	432	424	469	452	556	522	593	555
October	442	413	459	438	527	510	551	540
November	344	400	347	422	472	488	479	516
December	419	393	445	412	462	460	498	493
1996—								
January	378	392	388	408	433	454	450	476
February	394	395	437	409	451	447	493	463
March	409	403	406	412	455	447	450	457
April	419	410	414	413	453	450	454	453
May	414	415	415	414	454	453	451	450
June	401	420	391	414	435	456	419	447
July	443	427	440	418	479	460	478	449

(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	50.3	410.8	104.1	355.0	511.9	856.6	1,026.8
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	251.9
1996—									
Mar. qtr.	77.2	79.7	13.0	92.7	24.8	84.1	118.2	199.2	235.7
June qtr.	87.2	89.0	4.9	93.8	25.3	154.5	178.2	271.2	297.4

(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	(₹ million)						
	1993-94	1994-95	1995-96	1996			
				April	May	June	July
PRIVATE SECTOR							
New houses	695.1	605.8	399.4	29.3	37.6	32.7	39.2
New other residential buildings	98.5	98.4	54.6	2.2	1.8	1.4	3.3
Total new residential building	793.6	704.2	454.1	31.5	39.4	34.1	42.4
Alterations and additions to residential buildings	120.7	116.6	117.2	8.5	9.9	9.3	7.6
Hotels, etc.	5.0	4.2	18.2	0.2	0.3	0.1	0.5
Shops	40.8	51.3	122.0	2.7	87.3	4.7	5.1
Factories	18.2	25.0	26.2	0.8	1.2	2.4	1.7
Offices	39.1	34.3	53.3	4.4	6.8	1.1	12.9
Other business premises	24.8	59.2	77.8	3.0	29.8	5.1	1.8
Educational	18.2	17.3	17.2	1.4	0.4	1.4	0.9
Religious	1.9	3.0	3.7	0.2	0.2	1.0	0.3
Health	26.9	26.5	41.9	3.5	0.3	0.1	2.1
Entertainment and recreational	15.9	9.7	23.2	0.9	7.2	0.9	0.6
Miscellaneous	17.6	14.0	9.6	0.5	2.9	1.0	0.9
Total non-residential building	208.4	244.7	393.0	17.6	136.3	17.7	26.8
Total	1,122.8	1,065.4	964.3	57.5	185.6	61.2	76.9
PUBLIC SECTOR							
New houses	27.5	27.0	13.3	0.4	1.4	0.2	0.4
New other residential buildings	17.8	8.5	1.9	—	—	—	—
Total new residential building	45.3	35.5	15.3	0.4	1.4	0.2	0.4
Alterations and additions to residential buildings	1.5	3.3	1.9	—	—	1.2	0.1
Hotels, etc.	0.9	0.4	—	—	—	—	—
Shops	3.0	3.1	7.9	5.3	1.7	—	1.3
Factories	3.2	5.5	6.7	—	0.7	—	—
Offices	25.0	92.5	43.5	2.8	0.2	1.3	4.5
Other business premises	7.0	13.2	17.8	—	—	4.0	—
Educational	100.2	92.5	42.5	0.9	3.0	1.4	3.9
Religious	—	—	1.0	—	1.0	—	—
Health	9.5	16.0	10.2	0.8	0.5	1.8	0.2
Entertainment and recreational	4.4	9.7	3.6	0.1	—	0.5	4.7
Miscellaneous	13.6	15.5	40.0	—	0.3	0.3	0.4
Total non-residential building	166.8	248.6	173.2	9.9	7.3	9.2	15.1
Total	213.5	287.4	190.4	10.3	8.7	10.6	15.6
TOTAL							
New houses	722.6	632.8	412.7	29.7	38.9	32.9	39.5
New other residential buildings	116.3	106.9	56.6	2.2	1.8	1.4	3.3
Total new residential building	838.9	739.7	469.3	31.9	40.8	34.3	42.8
Alterations and additions to residential buildings	122.2	119.9	119.1	8.5	10.0	10.5	7.7
Hotels, etc.	5.9	4.7	18.2	0.2	0.3	0.1	0.5
Shops	43.8	54.4	129.9	8.0	89.0	4.7	6.4
Factories	21.3	30.6	32.9	0.8	1.9	2.4	1.7
Offices	64.1	126.8	96.8	7.1	7.0	2.4	17.4
Other business premises	31.8	72.4	95.5	3.0	29.8	9.2	1.8
Educational	118.4	109.7	59.7	2.4	3.3	2.8	4.8
Religious	1.9	3.0	4.7	0.2	1.2	1.0	0.3
Health	36.4	42.6	52.1	4.3	0.8	1.8	2.3
Entertainment and recreational	20.4	19.4	26.8	1.0	7.2	1.4	5.4
Miscellaneous	31.2	29.6	49.6	0.5	3.2	1.2	1.4
Total non-residential building	375.2	493.2	566.2	27.5	143.6	26.9	41.9
Total	1,336.3	1,352.8	1,154.6	67.9	194.3	71.8	92.5

**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.												
1996 May	—	—	1	0.3	—	—	—	—	—	—	1	0.3
June	1	0.1	—	—	—	—	—	—	—	—	1	0.1
July	1	0.1	1	0.4	—	—	—	—	—	—	2	0.5
SHOPS												
1996 May	24	2.5	5	1.6	3	2.6	1	1.2	1	81.0	34	89.0
June	14	1.2	4	1.5	3	2.0	—	—	—	—	21	4.7
July	9	0.8	7	2.1	1	1.0	2	2.6	—	—	19	6.4
FACTORIES												
1996 May	6	0.5	2	0.7	1	0.7	—	—	—	—	9	1.9
June	4	0.4	2	0.8	—	—	1	1.3	—	—	7	2.4
July	3	0.3	3	0.6	1	0.8	—	—	—	—	7	1.7
OFFICES												
1996 May	8	0.9	2	0.5	1	0.6	—	—	1	5.0	12	7.0
June	10	0.9	3	1.0	1	0.5	—	—	—	—	14	2.4
July	8	0.8	3	0.9	1	0.6	6	15.1	—	—	18	17.4
OTHER BUSINESS PREMISES												
1996 May	8	0.7	1	0.3	2	1.4	—	—	2	27.5	13	29.8
June	11	1.1	5	1.4	1	0.5	3	6.2	—	—	20	9.2
July	12	1.1	3	0.7	—	—	—	—	—	—	15	1.8
EDUCATIONAL												
1996 May	1	0.1	1	0.4	1	0.6	2	2.3	—	—	5	3.3
June	3	0.3	5	1.8	1	0.7	—	—	—	—	9	2.8
July	4	0.4	6	1.8	4	2.5	—	—	—	—	14	4.8
RELIGIOUS												
1996 May	—	—	1	0.2	—	—	1	1.0	—	—	2	1.2
June	—	—	1	0.2	1	0.8	—	—	—	—	2	1.0
July	1	0.1	1	0.2	—	—	—	—	—	—	2	0.3
HEALTH												
1996 May	2	0.3	2	0.5	—	—	—	—	—	—	4	0.8
June	2	0.1	1	0.4	—	—	1	1.3	—	—	4	1.8
July	2	0.2	1	0.2	1	0.7	1	1.2	—	—	5	2.3
ENTERTAINMENT AND RECREATIONAL												
1996 May	3	0.2	—	—	—	—	—	—	1	7.0	4	7.2
June	4	0.4	1	0.5	1	0.5	—	—	—	—	6	1.4
July	7	0.7	1	0.3	—	—	1	4.4	—	—	9	5.4
MISCELLANEOUS												
1996 May	4	0.5	3	1.0	—	—	1	1.8	—	—	8	3.2
June	7	0.6	2	0.6	—	—	—	—	—	—	9	1.2
July	6	0.6	3	0.8	—	—	—	—	—	—	9	1.4
TOTAL NON-RESIDENTIAL BUILDING												
1996 May	56	5.7	18	5.3	8	5.8	5	6.2	5	120.5	92	143.6
June	56	5.0	24	8.2	8	4.9	5	8.8	—	—	93	26.9
July	53	5.1	29	8.0	8	5.6	10	23.2	—	—	100	41.9

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

<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	30	2,797			30	2,797
Brick-veneer	193	14,961	2	138	195	15,099
Timber	9	440			9	440
Fibre cement	—	—			—	—
Steel, aluminium or other materials	—	—			—	—
Not stated	85	8,111			85	8,111
Total houses	317	26,308	2	138	319	26,446
<i>Other residential buildings</i>	45	3,173		—	45	3,173
Total residential buildings	362	29,481	2	138	364	29,619
REST OF SOUTH AUSTRALIA						
Houses -						
Brick, stone or concrete	30	2,682	—	—	30	2,682
Brick-veneer	54	5,035	—	—	54	5,035
Timber	15	776	—	—	15	776
Fibre cement	21	1,158	—	—	21	1,158
Steel, aluminium or other materials	2	130	—	—	2	130
Not stated	37	3,081	3	225	40	3,306
Total houses	159	12,862	3	225	162	13,087
<i>Other residential buildings</i>	2	100		—	2	100
Total residential buildings	161	12,962	3	225	164	13,187
TOTAL SOUTH AUSTRALIA						
Houses						
Brick, stone or concrete	60	5,479	—	—	60	5,479
Brick-veneer	247	19,996	2	138	249	20,134
Timber	24	1,216			24	1,216
Fibre cement	21	1,158			21	1,158
Steel, aluminium or other materials	2	130			2	130
Not stated	122	11,191	3	225	125	11,416
Total houses	476	39,170	5	363	481	39,533
<i>Other residential buildings</i>	47	3,273		—	47	3,273
Total residential buildings	523	42,443	5	363	528	42,806

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

TABLE 8. SUMMARY OF BUILDING APPROVED BY STATISTICAL DIVISION, JULY 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)				
PRIVATE SECTOR										
Adelaide	317	26,308	45	3,173	362	29,481	5,771	22,348	57,600	
Outer Adelaide	64	4,692	2	100	66	4,792	718	1,280	6,790	
Yorke and Lower North	15	990	—	—	15	990	86	213	1,289	
Murray Lands	26	1,971	—	—	26	1,971	237	815	3,023	
South East	31	2,837	—	—	31	2,837	206	301	3,344	
Eyre	15	1,809	—	—	15	1,809	224	695	2,727	
Northern	8	563	—	—	8	563	371	1,194	2,129	
South Australia	476	39,170	47	3,273	523	42,443	7,614	26,845	76,902	
PUBLIC SECTOR										
Adelaide	2	138	—	—	2	138	—	13,746	13,884	
Outer Adelaide	—	—	—	—	—	—	12	718	730	
Yorke and Lower North	—	—	—	—	—	—	—	—	—	
Murray Lands	3	225	—	—	3	225	100	100	425	
South East	—	—	—	—	—	—	—	—	—	
Eyre	—	—	—	—	—	—	—	474	474	
Northern	—	—	—	—	—	—	—	50	50	
South Australia	5	363	—	—	5	363	112	15,088	15,563	
TOTAL										
Adelaide	319	26,446	45	3,173	364	29,619	5,771	36,093	71,484	
Outer Adelaide	64	4,692	2	100	66	4,792	730	1,998	7,520	
Yorke and Lower North	15	990	—	—	15	990	86	213	1,289	
Murray Lands	29	2,196	—	—	29	2,196	337	915	3,448	
South East	31	2,837	—	—	31	2,837	206	301	3,344	
Eyre	15	1,809	—	—	15	1,809	224	1,169	3,201	
Northern	8	563	—	—	8	563	371	1,244	2,179	
South Australia	481	39,533	47	3,273	528	42,806	7,726	41,933	92,464	

(a) Excludes Conversions, etc.

TABLE 9. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, JULY 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					
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Adelaide	319	22	4	26		19	—	19	45	364
Outer Adelaide	64	2	—	2	—	—	—	—	2	66
Yorke and Lower North	15	—	—	—	—	—	—	—	—	15
Murray Lands	29	—	—	—	—	—	—	—	—	29
South East	31	—	—	—	—	—	—	—	—	31
Eyre	15	—	—	—	—	—	—	—	—	15
Northern	8	—	—	—	—	—	—	—	—	8
South Australia	481	24	4	28	—	19	—	19	47	528
VALUE (\$'000)										
Adelaide	26,446	1,153	270	1,423	—	1,750	—	1,750	3,173	29,619
Outer Adelaide	4,692	100	—	100	—	—	—	—	100	4,792
Yorke and Lower North	990	—	—	—	—	—	—	—	—	990
Murray Lands	2,196	—	—	—	—	—	—	—	—	2,196
South East	2,837	—	—	—	—	—	—	—	—	2,837
Eyre	1,809	—	—	—	—	—	—	—	—	1,809
Northern	563	—	—	—	—	—	—	—	—	563
South Australia	39,533	1,253	270	1,523	—	1,750	—	1,750	3,273	42,806

(a) Excludes Conversions, etc.

TABLE 10. BUILDING APPROVED BY SELECTED STATISTICAL LOCAL AREA, JULY 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)				
ADELAIDE STATISTICAL DIVISION										
Adelaide (C)	3	—	466	4	—	100	200	6,430	11,324	12,090
Brighton (C)	9	—	831	—	—	—	505	92	92	1,429
Burnside (C)	2	—	246	—	—	—	323	321	321	890
Campbelltown (C)	8	2	1,059	6	—	300	50	200	200	1,609
East Torrens (DC)	—	—	—	—	—	—	12	—	—	12
Elizabeth (C)	1	—	55	—	—	—	33	180	180	267
Enfield (C) Pt A & Pt B	34	—	2,722	—	—	—	69	4,030	4,030	6,821
Gawler (M)	7	—	645	—	—	—	85	270	270	1,000
Glenelg (C)	—	—	—	—	—	—	120	80	280	400
Happy Valley (C)	17	—	1,416	6	—	375	80	—	—	1,871
Henley & Grange (C)	2	—	215	—	—	—	60	—	—	275
Hindmarsh and Woodville (C)	23	—	1,773	—	—	—	497	1,600	1,819	4,090
Kensington & Norwood (C)	—	—	—	—	—	—	30	—	669	699
Marion (C)	3	—	250	2	—	123	364	—	508	1,245
Mitcham (C)	10	—	1,253	—	—	—	885	70	2,271	4,409
Munno Para (C)	42	—	2,782	—	—	—	25	—	84	2,891
Noarlunga (C)	25	—	1,707	—	—	—	114	1,701	2,201	4,022
Payneham (C)	9	—	529	2	—	55	61	400	400	1,045
Port Adelaide (C)	7	—	1,062	4	—	270	212	50	140	1,684
Prospect (C)	2	—	153	—	—	—	417	60	60	630
St Peters (M)	2	—	400	19	—	1,750	148	—	—	2,298
Salisbury (C)	38	—	2,444	—	—	—	290	413	413	3,148
Stirling (DC)	1	—	180	—	—	—	147	—	—	327
Tea Tree Gully (C)	43	—	4,165	—	—	—	205	65	346	4,716
Thebarton (M)	1	—	150	—	—	—	141	262	262	553
Unley (C)	1	—	110	2	—	200	393	1,200	1,200	1,903
Walkerville (M)	—	—	—	—	—	—	20	—	—	20
West Torrens (C)	6	—	350	—	—	—	268	4,224	8,323	8,941
Willunga (DC)	21	—	1,482	—	—	—	18	700	700	2,200
Unincorporated	—	—	—	—	—	—	—	—	—	—
Adelaide (SD)	317	2	26,446	45	—	3,173	5,771	22,348	36,093	71,484
REST OF STATE										
Barossa (DC)	—	—	—	—	—	—	—	—	—	—
Light (DC)	4	—	319	—	—	—	34	85	85	437
Mallala (DC)	2	—	180	—	—	—	—	—	—	180
Mount Barker (DC)	9	—	690	—	—	—	80	570	570	1,340
Mount Gambier (C)	18	—	1,514	—	—	—	31	250	250	1,795
Murray Bridge (RC)	3	—	289	—	—	—	15	125	125	429
Northern Yorke Peninsula (DC)	3	—	228	—	—	—	—	—	—	228
Port Augusta (C)	—	—	—	—	—	—	108	230	230	338
Port Elliot & Goolwa (DC)	15	—	933	2	—	100	60	—	—	1,093
Port Lincoln (C)	8	—	1,140	—	—	—	99	585	585	1,824
Port Pirie (C)	3	—	198	—	—	—	29	964	964	1,191
Roxby Downs (M)	—	—	—	—	—	—	15	—	—	15
Strathalbyn (DC)	4	—	244	—	—	—	108	170	888	1,240
Victor Harbor (DC)	7	—	530	—	—	—	57	—	—	587
Whyalla (C)	4	—	315	—	—	—	219	—	—	534
Other	79	3	6,506	—	—	—	1,099	1,518	2,142	9,748
Rest of State	159	3	13,087	2	—	100	1,955	4,497	5,839	20,981
SOUTH AUSTRALIA										
South Australia	476	5	39,533	47	—	3,273	7,726	26,845	41,933	92,464

(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 townhouses, duplexes, apartment buildings etc.).

10. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building is shown separately in 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.

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

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 (including null cells)
 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

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