

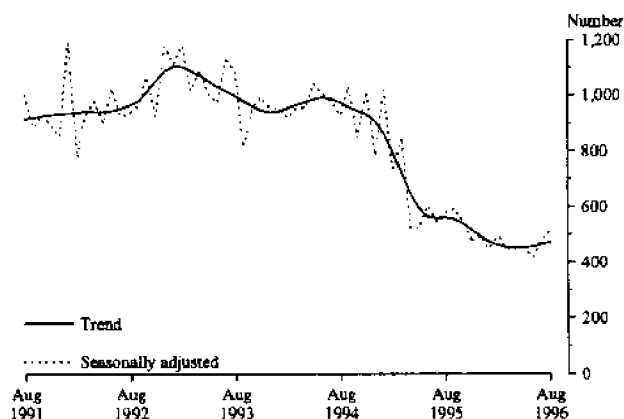
BUILDING APPROVALS, SOUTH AUSTRALIA, AUGUST 1996

MAIN FEATURES

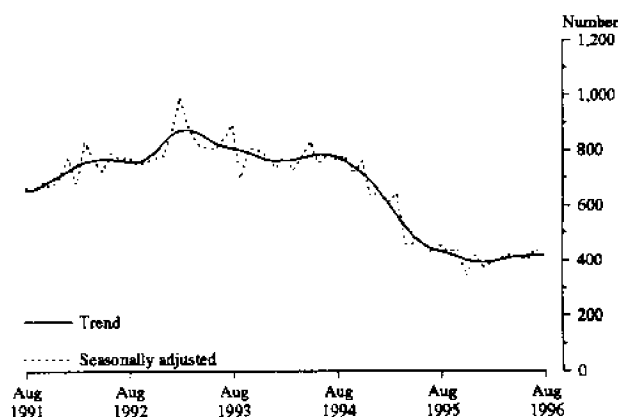
NUMBER OF DWELLING UNITS APPROVED

	August 1995	July 1996	August 1996	August 1995 to August 1996 change	July 1996 to August 1996 change
Original series	671	528	547	-18.5%	3.6%
Seasonally adjusted	581	478	511	-12.0%	6.9%
Trend estimate	560	466	474	-15.4%	1.7%

TOTAL DWELLING UNITS APPROVED



PRIVATE HOUSES APPROVED



Residential building

- The trend for the total number of dwelling units approved in August increased by 1.7%. This follows increases of 1.8% in July and 1.1% in June.
- The trend estimate for private sector house approvals remained unchanged for August. For trend growth to resume the seasonally adjusted estimate for September will need to increase by more than 9%.
- The original number of dwelling units approved was 547. Of these, 484 were private sector houses.

- The value of new residential building approved rose by 5.6% from \$42.8 million in July 1996 to \$45.2 million in August, the highest level since August 1995.
- The value of alterations and additions to residential buildings was \$10.3 million.

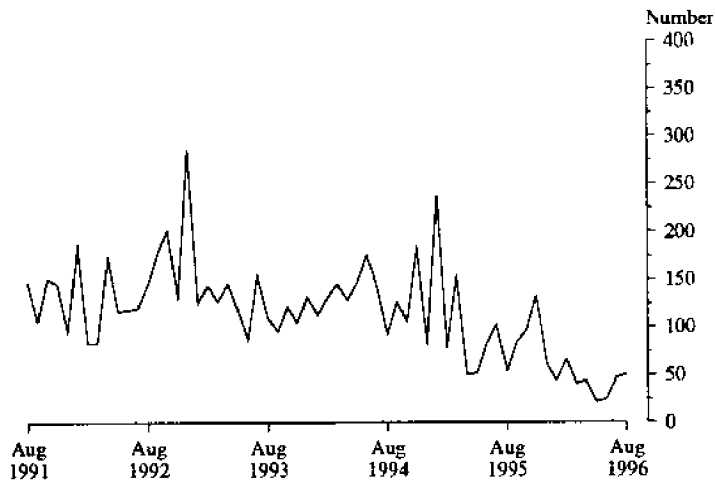
Non-residential building

- The August value of non-residential projects approved was \$60.9 million. There were 3 projects valued at \$5 million and over and 7 other projects valued at more than \$1 million approved this month. Of the total, shops accounted for \$13.3 million, health \$13.2 million and other business premises \$12.8 million.

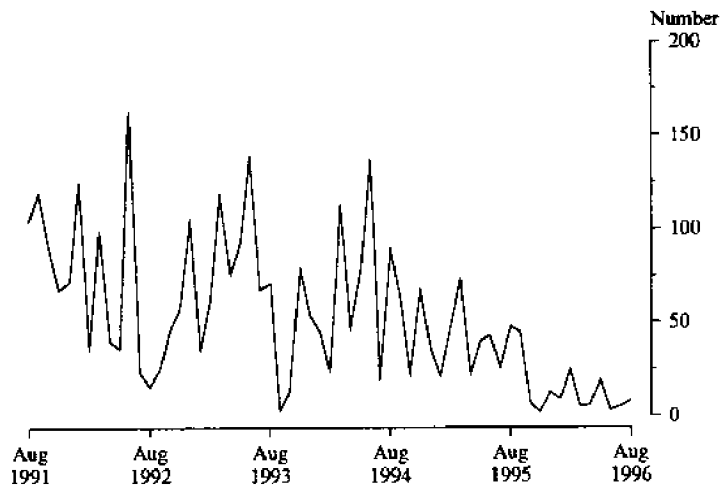
INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7590 or any ABS State Office.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

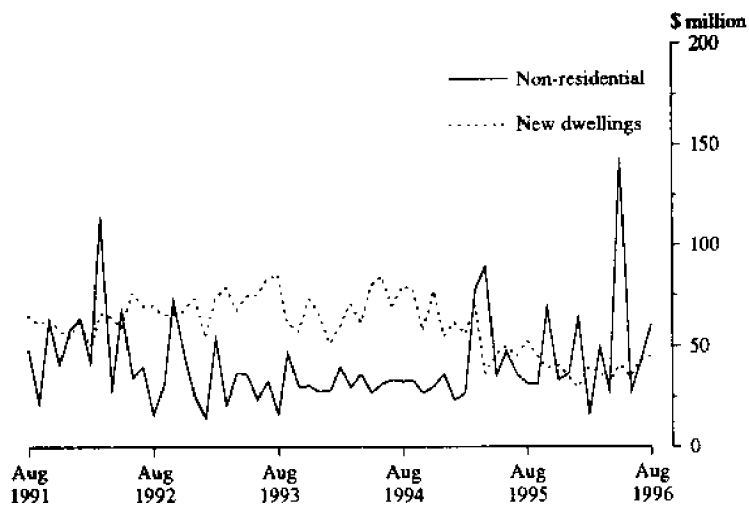
**NEW OTHER RESIDENTIAL BUILDINGS APPROVED
PRIVATE SECTOR**



**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 March 1996 to August 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 (September 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 September 1996, the trend estimate for that month would be 429, a movement of 0.8%. The movements in the trend estimates for June, July and August which are currently estimated to be 0.7%, 0.6% and 0.1% respectively, would be revised to 1.0%, 0.1% and 0.9%. On the other hand, a 9% seasonally adjusted decline in the number of private sector houses approved in September 1996 would produce a trend estimate for September of 398, a movement of -1.8%, with the movements in the trend estimates for June, July and August being revised to -0.1%, -0.9% and -1.5% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if September 1996 seasonally adjusted estimate			
			is up 9% on August 1996		is down 9% on August 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
March	403	1.9	402	1.7	404	2.1
April	410	1.7	409	1.7	412	1.9
May	414	1.0	414	1.2	415	0.8
June	417	0.7	418	1.0	415	-0.1
July	420	0.6	422	1.0	411	-0.9
August	420	0.1	426	0.9	405	-1.5
September	n.y.a.	n.y.a.	429	0.8	398	-1.8

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if September 1996 seasonally adjusted estimate			
			is up 11% on August 1996		is down 11% on August 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
March	454	-1.6	452	-2.1	454	-1.7
April	452	-0.5	448	-0.8	452	-0.5
May	453	0.2	451	0.7	453	0.2
June	458	1.1	462	2.4	457	0.9
July	466	1.8	479	3.8	463	1.4
August	474	1.7	500	4.3	469	1.3
September	n.y.a.	n.y.a.	523	4.6	477	1.6

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-August	637	62	699	125	12	137	7	769	74	843
1996-97										
July-August	618	10	628	64	—	64	1	683	10	693
1995—										
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	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
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-August	1,009	62	1,071	156	12	168	8	1,173	74	1,247
1996-97										
July-August	960	13	973	98	—	98	4	1,059	16	1,075
1995—										
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
August	484	8	492	51	—	51	4	536	11	547

(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-August	53.4	4.1	57.5	8.6	0.7	9.3	62.0	4.8	66.8	16.6	35.0	55.2	113.5	138.7
1996-97														
July-August	52.2	0.7	52.9	6.1	—	6.1	58.3	0.7	59.0	12.8	42.9	70.5	114.0	142.2
1995—														
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
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
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-August	82.2	4.1	86.4	10.4	0.7	11.1	92.6	4.8	97.5	20.2	43.2	67.8	156.0	185.5
1996-97														
July-August	79.3	0.9	80.2	7.8	—	7.8	87.2	0.9	88.0	18.0	69.0	102.8	173.3	208.8
1995														
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
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

**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>1995-</i>								
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	469	498	493
<i>1996-</i>								
January	378	392	388	408	433	454	450	476
February	394	395	437	408	451	446	493	462
March	409	403	406	411	455	445	450	454
April	419	410	414	413	453	449	454	452
May	414	414	415	414	454	454	451	453
June	401	417	391	418	435	458	419	458
July	443	420	440	423	479	464	478	466
August	406	420	439	427	476	468	511	474

(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							
<i>1993-94</i>									
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
<i>1995-</i>									
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
<i>1996-</i>									
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	1994-95	1995-96	July-August		1996		
			1995-96	1996-97	June	July	August
PRIVATE SECTOR							
New houses	605.8	399.4	82.2	79.3	32.7	39.2	40.2
New other residential buildings	98.4	54.6	10.4	7.8	1.4	3.3	4.5
<i>Total new residential building</i>	<i>704.2</i>	<i>454.1</i>	<i>92.6</i>	<i>87.2</i>	<i>34.1</i>	<i>42.4</i>	<i>44.7</i>
Alterations and additions to residential buildings	116.6	117.2	20.1	17.1	9.3	7.6	9.5
Hotels, etc.	4.2	18.2	0.9	1.4	0.1	0.5	0.9
Shops	51.3	122.0	7.1	18.3	4.7	5.1	13.2
Factories	25.0	26.2	5.7	3.5	2.4	1.7	1.7
Offices	34.3	53.3	6.3	14.9	1.1	12.9	2.0
Other business premises	59.2	77.8	14.4	11.8	5.1	1.8	10.0
Educational	17.3	17.2	4.8	0.9	1.4	0.9	—
Religious	3.0	3.7	0.7	0.3	1.0	0.3	—
Health	26.5	41.9	0.5	15.1	0.1	2.1	13.0
Entertainment and recreational	9.7	23.2	1.4	0.8	0.9	0.6	0.2
Miscellaneous	14.0	9.6	1.3	2.0	1.0	0.9	1.0
<i>Total non-residential building</i>	<i>244.7</i>	<i>393.0</i>	<i>43.2</i>	<i>69.0</i>	<i>17.7</i>	<i>26.8</i>	<i>42.2</i>
Total	1,065.4	964.3	156.0	173.3	61.2	76.9	96.4
PUBLIC SECTOR							
New houses	27.0	13.3	4.1	0.9	0.2	0.4	0.5
New other residential buildings	8.5	1.9	0.7	—	—	—	—
<i>Total new residential building</i>	<i>35.5</i>	<i>15.3</i>	<i>4.8</i>	<i>0.9</i>	<i>0.2</i>	<i>0.4</i>	<i>0.5</i>
Alterations and additions to residential buildings	3.3	1.9	0.1	0.9	1.2	0.1	0.8
Hotels, etc.	0.4	—	—	0.3	—	—	0.3
Shops	3.1	7.9	0.4	1.4	—	1.3	0.1
Factories	5.5	6.7	—	0.4	—	—	0.4
Offices	92.5	43.5	4.5	11.2	1.3	4.5	6.7
Other business premises	13.2	17.8	0.9	2.8	4.0	—	2.8
Educational	92.5	42.5	4.5	6.6	1.4	3.9	2.7
Religious	—	1.0	—	—	—	—	—
Health	16.0	10.2	0.1	0.4	1.8	0.2	0.2
Entertainment and recreational	9.7	3.6	0.4	4.9	0.5	4.7	0.1
Miscellaneous	15.5	40.0	13.8	5.8	0.3	0.4	5.4
<i>Total non-residential building</i>	<i>248.6</i>	<i>173.2</i>	<i>24.6</i>	<i>33.8</i>	<i>9.2</i>	<i>15.1</i>	<i>18.7</i>
Total	287.4	190.4	29.6	35.5	10.6	15.6	20.0
TOTAL							
New houses	632.8	412.7	86.4	80.2	32.9	39.5	40.7
New other residential buildings	106.9	56.6	11.1	7.8	1.4	3.3	4.5
<i>Total new residential building</i>	<i>739.7</i>	<i>469.3</i>	<i>97.5</i>	<i>88.0</i>	<i>34.3</i>	<i>42.8</i>	<i>45.2</i>
Alterations and additions to residential buildings	119.9	119.1	20.2	18.0	10.5	7.7	10.3
Hotels, etc.	4.7	18.2	0.9	1.7	0.1	0.5	1.2
Shops	54.4	129.9	7.5	19.7	4.7	6.4	13.3
Factories	30.6	32.9	5.7	3.9	2.4	1.7	2.1
Offices	126.8	96.8	10.8	26.1	2.4	17.4	8.7
Other business premises	72.4	95.5	15.2	14.6	9.2	1.8	12.8
Educational	109.7	59.7	9.3	7.5	2.8	4.8	2.7
Religious	3.0	4.7	0.7	0.3	1.0	0.3	—
Health	42.6	52.1	0.6	15.5	1.8	2.3	13.2
Entertainment and recreational	19.4	26.8	1.9	5.7	1.4	5.4	0.4
Miscellaneous	29.6	49.6	15.2	7.8	1.2	1.4	6.4
<i>Total non-residential building</i>	<i>493.2</i>	<i>566.2</i>	<i>67.8</i>	<i>102.8</i>	<i>26.9</i>	<i>41.9</i>	<i>60.9</i>
Total	1,352.8	1,154.6	185.5	208.8	71.8	92.5	116.4

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 \$3m		\$3m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1996 June	1	0.1	—	—	—	—	—	—	—	—	1	0.1
July	1	0.1	1	0.4	—	—	—	—	—	—	2	0.5
August	5	0.3	1	0.3	1	0.6	—	—	—	—	7	1.2
SHOPS												
1996 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
August	11	1.0	2	0.8	2	1.6	1	2.0	1	8.0	17	13.3
FACTORIES												
1996 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
August	9	1.2	1	0.2	1	0.7	—	—	—	—	11	2.1
OFFICES												
1996 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
August	21	1.9	4	1.4	2	1.2	2	4.2	—	—	29	8.7
OTHER BUSINESS PREMISES												
1996 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
August	19	2.1	6	1.5	—	—	1	1.8	1	7.5	27	12.8
EDUCATIONAL												
1996 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
August	1	0.2	2	0.7	1	0.7	1	1.2	—	—	5	2.7
RELIGIOUS												
1996 June	—	—	1	0.2	1	0.8	—	—	—	—	2	1.0
July	1	0.1	1	0.2	—	—	—	—	—	—	2	0.3
August	—	—	—	—	—	—	—	—	—	—	—	—
HEALTH												
1996 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
August	3	0.4	—	—	—	—	1	1.1	1	11.7	5	13.2
ENTERTAINMENT AND RECREATIONAL												
1996 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
August	3	0.4	—	—	—	—	—	—	—	—	3	0.4
MISCELLANEOUS												
1996 June	7	0.6	2	0.6	—	—	—	—	—	—	9	1.2
July	6	0.6	3	0.8	—	—	—	—	—	—	9	1.4
August	20	2.1	1	0.3	—	—	1	4.1	—	—	22	6.4
TOTAL NON-RESIDENTIAL BUILDING												
1996 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
August	92	9.5	17	5.1	7	4.8	7	14.3	3	27.2	126	60.9

**TABLE 7. NUMBER AND VALUE OF DWELLING UNITS (a) APPROVED
BY MATERIAL OF OUTER WALLS
AUGUST 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						
<i>Houses —</i>						
Brick, stone or concrete	12	1,540	—	—	12	1,540
Brick-veneer	250	21,088	4	236	254	21,324
Timber	—	—	—	—	—	—
Fibre cement	—	—	—	—	—	—
Steel, aluminium or other materials	—	—	—	—	—	—
Not stated	39	3,263	4	288	43	3,551
<i>Total houses</i>	<i>301</i>	<i>25,891</i>	<i>8</i>	<i>524</i>	<i>309</i>	<i>26,415</i>
<i>Other residential buildings</i>	<i>19</i>	<i>2,944</i>	<i>—</i>	<i>—</i>	<i>19</i>	<i>2,944</i>
Total residential buildings	320	28,836	8	524	328	29,360
REST OF SOUTH AUSTRALIA						
<i>Houses —</i>						
Brick, stone or concrete	25	2,397	—	—	25	2,397
Brick-veneer	82	6,741	—	—	82	6,741
Timber	16	1,024	—	—	16	1,024
Fibre cement	12	557	—	—	12	557
Steel, aluminium or other materials	8	599	—	—	8	599
Not stated	40	2,969	—	—	40	2,969
<i>Total houses</i>	<i>183</i>	<i>14,287</i>	<i>—</i>	<i>—</i>	<i>183</i>	<i>14,287</i>
<i>Other residential buildings</i>	<i>32</i>	<i>1,589</i>	<i>—</i>	<i>—</i>	<i>32</i>	<i>1,589</i>
Total residential buildings	215	15,876	—	—	215	15,876
TOTAL SOUTH AUSTRALIA						
<i>Houses —</i>						
Brick, stone or concrete	37	3,937	—	—	37	3,937
Brick-veneer	332	27,829	4	236	336	28,065
Timber	16	1,024	—	—	16	1,024
Fibre cement	12	557	—	—	12	557
Steel, aluminium or other materials	8	599	—	—	8	599
Not stated	79	6,232	4	288	83	6,520
<i>Total houses</i>	<i>484</i>	<i>40,178</i>	<i>8</i>	<i>524</i>	<i>492</i>	<i>40,702</i>
<i>Other residential buildings</i>	<i>51</i>	<i>4,534</i>	<i>—</i>	<i>—</i>	<i>51</i>	<i>4,534</i>
Total residential buildings	535	44,712	8	524	543	45,236

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

TABLE 8. SUMMARY OF BUILDING APPROVED BY STATISTICAL DIVISION, AUGUST 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	301	25,891	19	2,944	320	28,836	6,981	20,585	56,401
Outer Adelaide	64	5,399	2	90	66	5,489	1,197	906	7,591
Yorke and Lower North	30	1,909	2	21	32	1,930	168	163	2,261
Murray Lands	39	2,614	20	1,158	59	3,772	330	639	4,741
South East	27	2,469	—	—	27	2,469	381	445	3,295
Eyre	15	1,263	—	—	15	1,263	106	50	1,419
Northern	8	633	8	320	16	953	322	19,390	20,665
South Australia	484	40,178	51	4,534	535	44,712	9,485	42,178	96,374
PUBLIC SECTOR									
Adelaide	8	524	—	—	8	524	—	13,837	14,362
Outer Adelaide	—	—	—	—	—	—	—	1,707	1,707
Yorke and Lower North	—	—	—	—	—	—	130	916	1,046
Murray Lands	—	—	—	—	—	—	—	405	405
South East	—	—	—	—	—	—	—	—	—
Eyre	—	—	—	—	—	—	—	—	—
Northern	—	—	—	—	—	—	640	1,822	2,462
South Australia	8	524	—	—	8	524	770	18,688	19,982
TOTAL									
Adelaide	309	26,415	19	2,944	328	29,360	6,981	34,422	70,762
Outer Adelaide	64	5,399	2	90	66	5,489	1,197	2,613	9,299
Yorke and Lower North	30	1,909	2	21	32	1,930	168	163	2,261
Murray Lands	39	2,614	20	1,158	59	3,772	460	1,555	5,787
South East	27	2,469	—	—	27	2,469	381	850	3,700
Eyre	15	1,263	—	—	15	1,263	106	50	1,419
Northern	8	633	8	320	16	953	961	21,212	23,127
South Australia	492	40,702	51	4,534	543	45,236	10,254	60,866	116,356

(a) Excludes Conversions, etc.

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

Statistical division	New other residential building									Total new residential building	
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total	Total		
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys				Total
NUMBER OF DWELLING UNITS											
Adelaide	309	15	4	19	—	—	—	—	19	328	
Outer Adelaide	64	2	—	2	—	—	—	—	2	66	
Yorke and Lower North	30	2	—	2	—	—	—	—	2	32	
Murray Lands	39	20	—	20	—	—	—	—	20	59	
South East	27	—	—	—	—	—	—	—	—	27	
Eyre	15	—	—	—	—	—	—	—	—	15	
Northern	8	8	—	8	—	—	—	—	8	16	
South Australia	492	47	4	51	—	—	—	—	51	543	
VALUE (\$'000)											
Adelaide	26,415	846	2,098	2,944	—	—	—	—	2,944	29,360	
Outer Adelaide	5,399	90	—	90	—	—	—	—	90	5,489	
Yorke and Lower North	1,909	21	—	21	—	—	—	—	21	1,930	
Murray Lands	2,614	1,158	—	1,158	—	—	—	—	1,158	3,772	
South East	2,469	—	—	—	—	—	—	—	—	2,469	
Eyre	1,263	—	—	—	—	—	—	—	—	1,263	
Northern	633	320	—	320	—	—	—	—	320	953	
South Australia	40,702	2,436	2,098	4,534	—	—	—	—	4,534	45,236	

(a) Excludes Conversions, etc.

TABLE 10. BUILDING APPROVED BY SELECTED STATISTICAL LOCAL AREA, AUGUST 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)	1	—	130	2	—	2,000	518	3,540	6,313	8,961
Brighton (C)	2	—	282	2	—	98	229	274	574	1,183
Burnside (C)	7	—	816	—	—	—	226	2,000	2,000	3,042
Campbelltown (C)	11	2	1,294	—	—	—	115	—	—	1,409
East Torrens (DC)	1	—	151	—	—	—	35	—	—	186
Elizabeth (C)	—	2	106	—	—	—	—	—	—	106
Enfield (C) Pt A & Pt B	24	3	2,152	—	—	—	199	1,017	1,017	3,368
Gawler (M)	7	—	621	3	—	98	—	—	—	719
Glenelg (C)	9	—	579	—	—	—	278	—	—	857
Happy Valley (C)	12	—	1,091	—	—	—	269	—	—	1,360
Henley & Grange (C)	1	—	164	—	—	—	158	—	—	322
Hindmarsh and Woodville (C)	23	—	1,920	—	—	—	548	1,495	1,495	3,962
Kensington & Norwood (C)	2	—	185	—	—	—	—	60	232	417
Marion (C)	25	—	2,224	8	—	489	372	390	390	3,475
Mitcham (C)	6	—	1,010	—	—	—	694	—	362	2,066
Munno Para (C)	24	—	1,617	—	—	—	14	—	—	1,631
Noarlunga (C)	40	—	2,477	—	—	—	310	9,000	9,000	11,787
Payneham (C)	4	—	465	—	—	—	110	—	—	575
Port Adelaide (C)	8	—	604	—	—	—	22	415	1,643	2,270
Prospect (C)	2	—	120	2	—	120	343	90	270	853
St Peters (M)	—	—	—	—	—	—	263	50	50	313
Salisbury (C)	27	—	2,306	—	—	—	194	734	4,801	7,300
Stirling (DC)	2	—	150	—	—	—	187	—	—	337
Tea Tree Gully (C)	47	—	4,388	2	—	139	562	280	280	5,370
Thebarton (M)	—	—	—	—	—	—	120	160	160	280
Unley (C)	2	1	395	—	—	—	659	1,020	1,020	2,074
Walkerville (M)	—	—	—	—	—	—	70	—	—	70
West Torrens (C)	2	—	135	—	—	—	401	—	4,755	5,291
Willunga (DC)	12	—	1,035	—	—	—	86	60	60	1,181
Unincorporated	—	—	—	—	—	—	—	—	—	—
Adelaide (SD)	301	8	26,415	19	—	2,944	6,981	20,585	34,422	70,762
REST OF STATE										
Barossa (DC)	10	—	936	—	—	—	86	—	—	1,022
Light (DC)	5	—	456	—	—	—	22	50	450	927
Maitala (DC)	2	—	104	—	—	—	20	—	—	124
Mount Barker (DC)	3	—	190	—	—	—	231	621	1,875	2,296
Mount Gambier (C)	15	—	1,364	—	—	—	45	200	605	2,014
Murray Bridge (RC)	18	—	760	—	—	—	129	380	1,121	2,010
Northern Yorke Peninsula (DC)	15	—	982	—	—	—	—	—	—	982
Port Augusta (C)	4	—	430	—	—	—	71	11,730	11,730	12,232
Port Elliot & Goolwa (DC)	9	—	990	—	—	—	143	—	—	1,134
Port Lincoln (C)	7	—	765	—	—	—	—	—	—	765
Port Pirie (C)	3	—	153	8	—	320	204	7,600	7,600	8,277
Roxby Downs (M)	—	—	—	—	—	—	—	60	60	60
Strathalbyn (DC)	—	—	—	—	—	—	179	—	—	179
Victor Harbor (DC)	12	—	949	2	—	90	125	—	—	1,164
Whyalla (C)	—	—	—	—	—	—	140	—	—	140
Other	80	—	6,208	22	—	1,179	1,878	952	3,002	12,268
Rest of State	183	—	14,287	32	—	1,589	3,274	21,593	26,444	45,594
SOUTH AUSTRALIA										
South Australia	484	8	40,702	51	—	4,534	10,254	42,178	60,866	116,356

(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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