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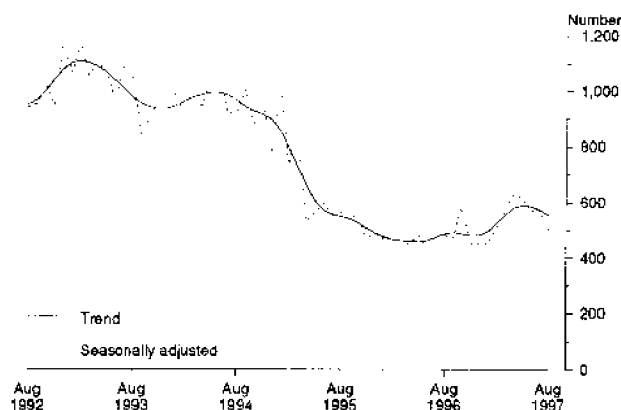
BUILDING APPROVALS, SOUTH AUSTRALIA, AUGUST 1997

MAIN FEATURES

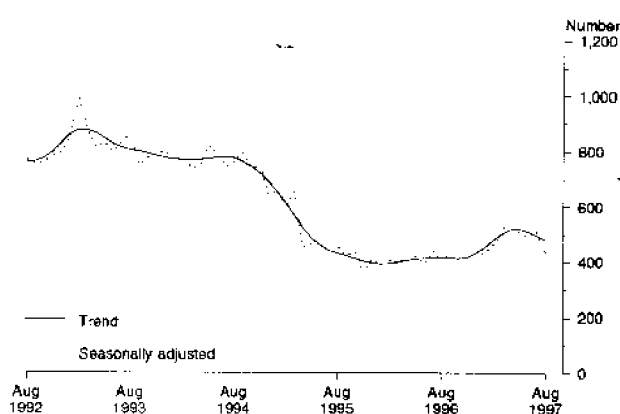
NUMBER OF DWELLING UNITS APPROVED

	August 1996	July 1997	August 1997	August 1996 to August 1997 change	July 1997 to August 1997 change
Original series	547	634	568	3.8%	-10.4%
Seasonally adjusted	483	578	502	3.9%	-13.1%
Trend estimate	488	574	556	13.9%	-3.1%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



Residential building

- The trend for the total number of dwelling units approved decreased by 3.1% in August, following a 13.0% fall in the seasonally adjusted estimate. Growth will resume only if the seasonally adjusted estimate for September increases by more than 32% (the average monthly movement is 10.4%).
- The trend for the number of private sector houses approved decreased by 3.2% in August and has dropped by 7.5% in the last 3 months. It is still 15.3% above August 1996.
- The total number of dwellings approved, in original terms, dropped to 568 with the fall largely attributable to lower house approvals. Tea Tree Gully again recorded the highest number of dwellings approved with 68.

- The value of new residential building approved was \$49.3 million and the value of alterations and additions to residential buildings was \$10.1 million.

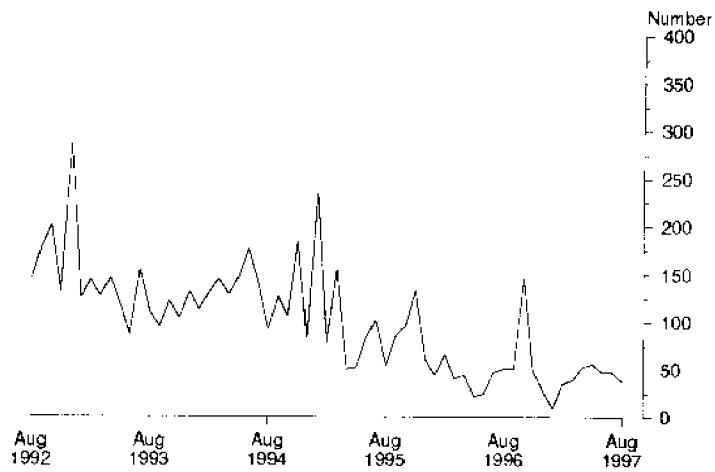
Non-residential building

- The value of non-residential building in August was \$63.8 million. Of the total, factories accounted for \$23.0 million, followed by other business premises (\$13.8 million) and health (\$12.2 million).
- There were 5 projects valued at greater than \$5 million and 4 projects valued between \$1 million and \$5 million approved in August.

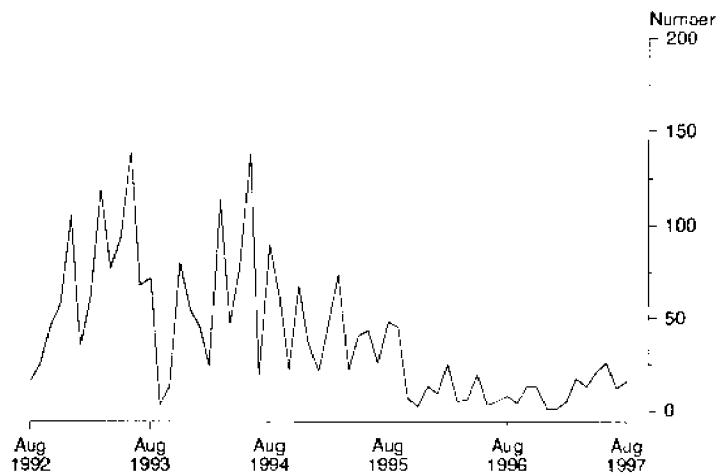
INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7585 or any ABS State Office.
- for information about other ABS statistics and services please refer to the back of this publication

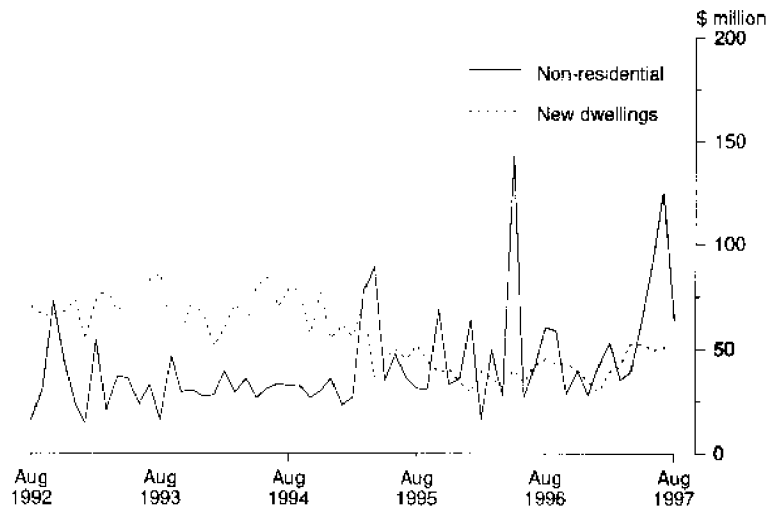
**NEW OTHER RESIDENTIAL BUILDINGS APPROVED
PRIVATE SECTOR**



**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 1997 to August 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 (September 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 September 1997, the trend estimate for that month would be 463, a movement of -3.3%. The movements in the trend estimates for June, July and August which are currently estimated to be -1.7%, -2.6% and -3.4% respectively, would be revised to -2.1%, 3.1% and -3.2%. On the other hand, a 9% seasonally adjusted decline in the number of private sector houses approved in September 1997 would produce a trend estimate for September of 431, a movement of 5.8%, with the movements in the trend estimates for June, July and August being revised to 3.0%, -4.7% and -5.3% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if September 1997 seasonally adjusted estimate			
			is up 9% on August 1997		is down 9% on August 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
March	507	5.0	508	5.2	509	5.5
April	520	2.6	522	2.8	525	3.0
May	521	0.1	522	-0.1	523	-0.3
June	512	-1.7	510	-2.1	507	-3.0
July	498	-2.6	495	-3.1	483	-4.7
August	482	3.4	479	3.2	458	5.3
September	n.y.a.	n.y.a.	463	3.3	431	-5.8

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if September 1997 seasonally adjusted estimate			
			is up 10% on August 1997		is down 10% on August 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
March	555	6.2	556	6.3	558	6.7
April	581	4.6	582	4.7	585	5.0
May	590	1.6	591	1.6	593	1.3
June	586	-0.8	584	-1.3	579	2.4
July	574	-2.0	569	2.4	554	-4.3
August	556	-3.1	554	-2.7	525	-5.2
September	n.y.a.	n.y.a.	538	2.9	494	5.8

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										
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
1996-97	3,506	84	3,590	489	17	506	21	4,016	101	4,117
1996-97										
July-August	618	10	628	64		64	1	683	10	693
1997-98										
July-August	755	20	775	66	—	66	5	826	20	846
1996—										
June	241	3	244	19	—	19	5	265	3	268
July	317	2	319	45		45	—	362	2	364
August	301	8	309	19		19	1	321	8	329
September	287	4	291	49		49	—	336	4	340
October	264	13	277	143	—	143	3	410	13	423
November	276	—	276	42	—	42	1	319	—	319
December	221	1	222	23	—	23	—	244	1	245
1997—										
January	216	—	216	6	—	6	1	223	—	223
February	313	2	315	23		23	2	338	2	340
March	314	13	327	23	2	25	—	337	15	352
April	306	9	315	34	4	38	3	343	13	356
May	333	10	343	39	7	46	5	377	17	394
June	358	22	380	43	4	47	5	406	26	432
July	378	10	388	37	—	37	4	419	10	429
August	377	10	387	29	—	29	1	407	10	417
SOUTH AUSTRALIA										
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
1996-97	5,508	96	5,604	613	17	630	30	6,148	116	6,264
1996-97										
July-August	960	13	973	98		98	4	1,059	16	1,075
1997-98										
July-August	1,084	28	1,112	84	—	84	6	1,174	28	1,202
1996—										
June	403	3	406	25	—	25	5	433	3	436
July	476	5	481	47		47	—	523	5	528
August	484	8	492	51	—	51	4	536	11	547
September	458	4	462	51	—	51	1	510	4	514
October	401	13	414	148	—	148	4	553	13	566
November	438		438	49	—	49	1	488	—	488
December	382	1	383	27	—	27	—	409	1	410
1997—										
January	340	—	340	10	—	10	1	351	—	351
February	429	5	434	35	—	35	3	467	5	472
March	486	15	501	39	2	41	1	526	17	543
April	559	9	568	53	4	57	3	615	13	628
May	537	14	551	56	7	63	6	599	21	620
June	518	22	540	47	4	51	6	571	26	597
July	571	12	583	47	—	47	4	622	12	634
August	513	16	529	37	—	37	2	552	16	568

(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														
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
1996-97	301.6	6.4	308.0	36.1	1.3	37.4	337.7	7.7	345.4	91.3	307.0	440.6	735.8	877.4
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
1997-98														
July-August	64.6	1.8	66.4	5.6	—	5.6	70.2	1.8	72.0	16.3	148.0	161.5	234.5	249.8
1996														
June	20.3	0.2	20.5	1.1	—	1.1	21.5	0.2	21.6	7.6	9.7	16.7	38.6	46.0
July	26.3	0.1	26.4	3.2	—	3.2	29.5	0.1	29.6	5.8	22.3	36.1	57.6	71.5
August	25.9	0.5	26.4	2.9	—	2.9	28.8	0.5	29.4	7.0	20.6	34.4	56.4	70.8
September	25.2	0.4	25.6	3.7	—	3.7	28.9	0.4	29.2	8.6	35.4	46.3	72.8	84.2
October	23.2	0.9	24.1	8.4	—	8.4	31.6	0.9	32.5	9.8	16.1	18.9	57.5	61.2
November	23.7	—	23.7	3.2	—	3.2	26.9	—	26.9	6.6	14.8	35.3	48.3	68.9
December	18.6	0.1	18.7	2.0	—	2.0	20.7	0.1	20.8	8.1	21.5	23.9	50.3	52.7
1997														
January	18.7	—	18.7	0.5	—	0.5	19.2	—	19.2	6.7	9.9	38.2	35.7	64.0
February	26.7	0.1	26.8	1.8	—	1.8	28.5	0.1	28.6	8.2	18.5	23.9	55.2	60.8
March	25.5	0.8	26.3	1.5	0.1	1.6	27.0	0.9	27.9	6.7	17.4	24.6	51.1	59.2
April	26.8	0.7	27.5	2.5	0.4	2.8	29.2	1.1	30.3	9.2	15.3	25.5	53.7	65.0
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
June	31.1	2.0	33.1	3.2	0.4	3.6	34.3	2.4	36.7	7.1	72.7	84.0	114.2	127.8
July	31.7	0.9	32.7	2.5	—	2.5	34.2	0.9	35.2	8.0	110.7	116.6	153.0	159.8
August	32.9	0.8	33.8	3.1	—	3.1	36.0	0.8	36.8	8.3	37.3	44.9	81.5	90.0
SOUTH AUSTRALIA														
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
1996-97	462.9	7.4	470.2	44.0	1.3	45.3	506.8	8.7	515.5	116.6	422.4	584.5	1,044.2	1,216.6
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
1997-98														
July-August	91.1	2.5	93.6	6.8	—	6.8	97.9	2.5	100.5	20.9	166.5	188.9	285.2	310.2
1996—														
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
June	43.6	2.0	45.7	3.5	0.4	3.8	47.1	2.4	49.5	9.2	79.2	92.0	135.5	150.7
July	46.8	1.1	47.9	3.3	—	3.3	50.0	1.1	51.1	10.8	114.9	125.1	175.7	187.0
August	44.3	1.4	45.7	3.6	—	3.6	47.9	1.4	49.3	10.1	51.6	63.8	109.4	123.2

**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
<i>1996-</i>								
June	394	415	396	421	429	459	431	465
July	442	418	450	425	477	469	484	477
August	403	418	409	427	476	479	483	488
September	434	417	438	427	473	482	476	493
October	410	416	442	425	549	479	584	489
November	419	420	419	428	454	474	454	482
December	431	433	433	439	451	476	453	483
<i>1997—</i>								
January	434	455	434	460	452	490	452	495
February	466	483	472	488	503	516	509	523
March	503	507	512	513	561	546	572	555
April	604	520	614	529	613	568	630	581
May	503	521	511	532	605	576	618	590
June	498	512	511	524	552	570	569	586
July	513	498	530	512	561	558	578	574
August	436	482	448	496	492	541	502	556

(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							
1994-95	527.6	551.1	97.4	648.5	104.4	224.5	452.5	945.1	1,205.4
1995-96	349.0	360.6	50.4	410.9	104.1	355.6	512.5	857.3	1,027.6
1996-97	419.2	425.8	40.0	465.8	105.4	378.8	524.3	940.2	1,095.5
1996—									
Mar. qtr.	77.2	79.7	13.1	92.8	24.8	84.2	118.4	199.4	235.9
June qtr.	87.2	89.0	4.9	93.9	25.3	154.9	178.7	271.7	297.9
Sept. qtr.	104.8	105.9	10.3	116.2	25.4	103.4	145.9	243.3	287.5
Dec. qtr.	91.1	92.0	13.3	105.4	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
June qtr.	127.1	130.5	11.3	141.8	27.6	144.4	175.1	308.3	344.5

(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	(\$ million)						
	1995-96	1996-97	July-August		1997		
			1996-97	1997-98	June	July	August
PRIVATE SECTOR							
New houses	399.4	462.9	79.3	91.1	43.6	46.8	44.3
New other residential buildings	54.6	44.0	7.8	6.8	3.5	3.3	3.6
Total new residential building	454.1	506.8	87.2	97.9	47.1	50.0	47.9
Alterations and additions to residential buildings	117.2	115.0	17.1	20.7	9.2	10.8	10.0
Hotels, etc.	18.2	38.9	1.4	1.3	26.7	0.4	0.9
Shops	122.0	102.6	18.3	16.9	35.9	13.5	3.4
Factories	26.2	23.9	3.5	94.7	1.6	71.8	23.0
Offices	53.3	56.8	14.9	3.6	9.0	1.4	2.2
Other business premises	77.8	84.8	11.8	17.0	1.2	3.2	13.8
Educational	17.2	16.6	0.9	1.1	1.6	0.3	0.8
Religious	3.7	2.2	0.3	0.4	1.0	0.4	—
Health	41.9	50.0	15.1	8.2	0.8	2.4	5.8
Entertainment and recreational	23.2	13.0	0.8	21.1	0.6	20.1	1.0
Miscellaneous	9.6	33.7	2.0	2.1	0.9	1.3	0.8
Total non-residential building	393.0	422.4	69.0	166.5	79.2	114.9	51.6
Total	964.3	1,044.2	173.3	285.2	135.5	175.7	109.4
PUBLIC SECTOR							
New houses	13.3	7.4	0.9	2.5	2.0	1.1	1.4
New other residential buildings	1.9	1.3	—	—	0.4	—	—
Total new residential building	15.3	8.7	0.9	2.5	2.4	1.1	1.4
Alterations and additions to residential buildings	1.9	1.6	0.9	0.1	—	—	0.1
Hotels, etc.	—	3.5	0.3	0.5	—	0.4	0.1
Shops	7.9	3.6	1.4	1.0	—	0.8	0.2
Factories	6.7	2.2	0.4	0.1	0.3	—	0.1
Offices	43.5	36.4	11.2	1.8	7.1	0.9	0.9
Other business premises	17.8	8.5	2.8	1.0	1.0	1.0	0.1
Educational	42.5	44.5	6.6	6.6	1.2	2.2	4.3
Religious	1.0	—	—	—	—	—	—
Health	10.2	16.0	0.4	10.5	—	4.0	6.5
Entertainment and recreational	3.6	28.5	4.9	0.6	2.2	0.6	—
Miscellaneous	40.0	18.9	5.8	0.3	1.0	0.3	0.1
Total non-residential building	173.2	162.2	33.8	22.4	12.8	10.2	12.2
Total	190.4	172.4	35.5	25.1	15.2	11.3	13.8
TOTAL							
New houses	412.7	470.2	80.2	93.6	45.7	47.9	45.7
New other residential buildings	56.6	45.3	7.8	6.8	3.8	3.3	3.6
Total new residential building	469.3	515.5	88.0	100.5	49.5	51.1	49.3
Alterations and additions to residential buildings	119.1	116.6	18.0	20.9	9.2	10.8	10.1
Hotels, etc.	18.2	42.4	1.7	1.8	26.7	0.8	1.0
Shops	129.9	106.2	19.7	17.8	35.9	14.3	3.5
Factories	32.9	26.1	3.9	94.8	1.9	71.8	23.0
Offices	96.8	93.2	26.1	5.4	16.1	2.3	3.2
Other business premises	95.5	93.3	14.6	18.0	2.2	4.2	13.8
Educational	59.7	61.0	7.5	7.6	2.8	2.5	5.2
Religious	4.7	2.2	0.3	0.4	1.0	0.4	—
Health	52.1	66.0	15.5	18.7	0.8	6.4	12.2
Entertainment and recreational	26.8	41.5	5.7	21.8	2.8	20.8	1.0
Miscellaneous	49.6	52.6	7.8	2.5	1.9	1.6	0.8
Total non-residential building	566.2	584.5	102.8	188.9	92.0	125.1	63.8
Total	1,154.6	1,216.6	208.8	310.2	150.7	187.0	123.2

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1997 June	1	0.1	1	0.3	1	0.6	—	—	1	25.7	4	26.7
July	4	0.4	1	0.4	—	—	—	—	—	—	5	0.8
August	4	0.3	3	0.7	—	—	—	—	—	—	7	1.0
SHOPS												
1997 June	15	1.2	3	1.1	—	—	1	3.7	1	30.0	20	35.9
July	27	2.6	4	1.1	3	1.9	—	—	1	8.7	35	14.3
August	31	2.7	3	0.9	—	—	—	—	—	—	34	3.5
FACTORIES												
1997 June	10	0.8	4	1.1	—	—	—	—	—	—	14	1.9
July	4	0.3	1	0.4	—	—	—	—	1	71.0	6	71.8
August	1	0.1	1	0.3	—	—	2	4.7	2	18.0	6	23.0
OFFICES												
1997 June	13	1.1	4	1.2	3	1.8	2	5.9	1	6.0	23	16.1
July	9	0.7	2	0.7	1	0.9	—	—	—	—	12	2.3
August	8	0.7	3	0.9	2	1.6	—	—	—	—	13	3.2
OTHER BUSINESS PREMISES												
1997 June	9	0.9	1	0.3	2	1.0	—	—	—	—	12	2.2
July	19	1.7	5	1.5	1	1.0	—	—	—	—	25	4.2
August	11	1.0	5	1.6	—	—	1	2.3	1	8.9	18	13.8
EDUCATIONAL												
1997 June	3	0.4	5	1.7	1	0.7	—	—	—	—	9	2.8
July	5	0.6	1	0.3	—	—	1	1.6	—	—	7	2.5
August	4	0.3	3	1.1	1	0.9	1	2.8	—	—	9	5.2
RELIGIOUS												
1997 June	1	0.1	—	—	1	0.9	—	—	—	—	2	1.0
July	—	—	2	0.4	—	—	—	—	—	—	2	0.4
August	—	—	—	—	—	—	—	—	—	—	—	—
HEALTH												
1997 June	1	0.1	—	—	1	0.7	—	—	—	—	2	0.8
July	2	0.2	—	—	—	—	2	6.3	—	—	4	6.4
August	2	0.2	—	—	—	—	—	—	2	12.0	4	12.2
ENTERTAINMENT AND RECREATIONAL												
1997 June	5	0.6	1	0.4	3	1.9	—	—	—	—	9	2.8
July	4	0.5	2	0.6	1	0.7	1	1.1	2	17.9	10	20.8
August	—	—	1	0.3	1	0.7	—	—	—	—	2	1.0
MISCELLANEOUS												
1997 June	4	0.4	3	1.0	1	0.6	—	—	—	—	8	1.9
July	5	0.5	3	1.2	—	—	—	—	—	—	8	1.6
August	2	0.2	—	—	1	0.6	—	—	—	—	3	0.8
TOTAL NON-RESIDENTIAL BUILDING												
1997 June	62	5.6	22	7.0	13	8.1	3	9.6	3	61.7	103	92.0
July	79	7.5	21	6.6	6	4.4	4	9.0	4	97.7	114	125.1
August	63	5.6	19	5.7	5	3.7	4	9.8	5	38.9	96	63.8

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

<i>Particulars</i>	<i>Private sector</i>		<i>Public sector</i>		<i>Total</i>	
	<i>Number</i>	<i>Value (\$ '000)</i>	<i>Number</i>	<i>Value (\$ '000)</i>	<i>Number</i>	<i>Value (\$ '000)</i>
ADELAIDE STATISTICAL DIVISION						
Houses -						
Brick, stone or concrete	40	3,764	—	—	40	3,764
Brick-veneer	275	22,802	10	837	285	23,639
Timber	4	439	—	—	4	439
Fibre cement	—	—	—	—	—	—
Steel, aluminium or other materials	—	—	—	—	—	—
Not stated	58	5,918	—	—	58	5,918
Total houses	377	32,923	10	837	387	33,760
<i>Other residential buildings</i>	29	3,054	—	—	29	3,054
Total residential buildings	406	35,977	10	837	416	36,814
REST OF SOUTH AUSTRALIA						
Houses -						
Brick, stone or concrete	12	1,118	—	—	12	1,118
Brick-veneer	57	5,412	—	—	57	5,412
Timber	15	965	—	—	15	965
Fibre cement	6	471	—	—	6	471
Steel, aluminium or other materials	—	—	—	—	—	—
Not stated	46	3,415	6	590	52	4,005
Total houses	136	11,381	6	590	142	11,971
<i>Other residential buildings</i>	8	540	—	—	8	540
Total residential buildings	144	11,921	6	590	150	12,511
TOTAL SOUTH AUSTRALIA						
Houses —						
Brick, stone or concrete	52	4,882	—	—	52	4,882
Brick-veneer	332	28,214	10	837	342	29,051
Timber	19	1,404	—	—	19	1,404
Fibre cement	6	471	—	—	6	471
Steel, aluminium or other materials	—	—	—	—	—	—
Not stated	104	9,333	6	590	110	9,923
Total houses	513	44,304	16	1,427	529	45,731
<i>Other residential buildings</i>	37	3,594	—	—	37	3,594
Total residential buildings	550	47,898	16	1,427	566	49,325

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

TABLE 8. SUMMARY OF BUILDING APPROVED BY STATISTICAL DIVISION, AUGUST 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)			
PRIVATE SECTOR									
Adelaide	377	32,923	29	3,054	406	35,977	8,271	37,263	81,511
Outer Adelaide	68	6,184	—	—	68	6,184	860	4,259	11,303
Yorke and Lower North	15	799	—	—	15	799	60	163	1,022
Murray Lands	15	1,112	—	—	15	1,112	108	80	1,300
South East	25	2,224	—	—	25	2,224	341	355	2,920
Eyre	7	569	4	300	11	869	103	76	1,048
Northern	6	491	4	240	10	731	214	9,372	10,318
South Australia	513	44,304	37	3,594	550	47,898	9,957	51,568	109,423
PUBLIC SECTOR									
Adelaide	10	837	—	—	10	837	46	7,600	8,482
Outer Adelaide	—	—	—	—	—	—	—	3,070	3,070
Yorke and Lower North	—	—	—	—	—	—	—	528	528
Murray Lands	—	—	—	—	—	—	—	—	—
South East	—	—	—	—	—	—	—	—	—
Eyre	—	—	—	—	—	—	—	—	—
Northern	6	590	—	—	6	590	82	1,004	1,676
South Australia	16	1,427	—	—	16	1,427	128	12,201	13,756
TOTAL									
Adelaide	387	33,760	29	3,054	416	36,814	8,317	44,863	89,993
Outer Adelaide	68	6,184	—	—	68	6,184	860	7,329	14,373
Yorke and Lower North	15	799	—	—	15	799	60	691	1,550
Murray Lands	15	1,112	—	—	15	1,112	108	80	1,300
South East	25	2,224	—	—	25	2,224	341	355	2,920
Eyre	7	569	4	300	11	869	103	76	1,048
Northern	12	1,081	4	240	16	1,321	296	10,376	11,993
South Australia	529	45,731	37	3,594	566	49,325	10,085	63,770	123,179

(a) Excludes Conversions, etc.

TABLE 9. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, AUGUST 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	387	20	9	29	—	—	—	29	416
Outer Adelaide	68	—	—	—	—	—	—	—	68
Yorke and Lower North	15	—	—	—	—	—	—	—	15
Murray Lands	15	—	—	—	—	—	—	—	15
South East	25	—	—	—	—	—	—	—	25
Eyre	7	4	—	4	—	—	—	4	11
Northern	12	4	—	4	—	—	—	4	16
South Australia	529	28	9	37	—	—	—	37	566
VALUE (\$'000)									
Adelaide	33,760	2,432	622	3,054	—	—	—	3,054	36,814
Outer Adelaide	6,184	—	—	—	—	—	—	—	6,184
Yorke and Lower North	799	—	—	—	—	—	—	—	799
Murray Lands	1,112	—	—	—	—	—	—	—	1,112
South East	2,224	—	—	—	—	—	—	—	2,224
Eyre	569	300	—	300	—	—	—	300	869
Northern	1,081	240	—	240	—	—	—	240	1,321
South Australia	45,731	2,972	622	3,594	—	—	—	3,594	49,325

(a) Excludes Conversions, etc.

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

Statistical local area	New residential buildings (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
ADELAIDE STATISTICAL DIVISION										
Adelaide (C)	1	—	80	6	—	523	110	1,454	8,798	9,511
Brighton (C)	2	—	220	2	—	398	439	—	—	1,057
Burnside (C)	12	—	1,577	14	—	1,514	893	—	—	3,983
Campbelltown (C)	23	—	2,164	—	—	—	238	510	510	2,912
East Torrens (DC)	—	—	—	—	—	—	—	—	—	—
Elizabeth (C)	—	—	—	—	—	—	—	—	—	—
Enfield (C) Pt A & Pt B	13	4	1,304	—	—	—	164	14,277	14,277	15,744
Gawler (M)	4	—	395	—	—	—	10	—	—	405
Glenside (C)	3	—	345	—	—	—	189	80	80	614
Happy Valley (C)	19	—	1,945	—	—	—	188	—	—	2,133
Henley & Grange (C)	—	—	—	—	—	—	54	—	—	54
Hindmarsh and Woodville (C)	27	—	2,611	2	—	400	717	460	460	4,188
Kensington & Norwood (C)	5	—	460	—	—	—	155	200	200	815
Marion (C)	24	—	1,913	—	—	—	185	1,741	1,741	3,839
Mitcham (C)	13	—	1,392	—	—	—	1,614	410	410	3,416
Munno Para (C)	59	—	4,173	—	—	—	68	450	450	4,691
Noarlunga (C)	42	—	2,928	3	—	99	212	1,624	1,624	4,863
Payneham (C)	—	—	—	—	—	—	173	—	—	173
Port Adelaide (C)	4	—	352	—	—	—	228	715	715	1,295
Prospect (C)	—	—	—	—	—	—	88	50	50	138
St Peters (M)	1	—	66	—	—	—	380	5,700	5,700	6,046
Salisbury (C)	29	—	2,624	—	—	—	209	8,433	8,433	11,266
Stirling (DC)	5	—	593	—	—	—	492	220	220	1,305
Tea Tree Gully (C)	62	6	6,544	—	—	—	347	620	620	7,511
Thebarton (M)	—	—	—	—	—	—	47	140	140	187
Unley (C)	2	—	146	—	—	—	767	—	—	913
Walkerville (M)	2	—	272	—	—	—	201	—	—	473
West Torrens (C)	10	—	700	2	—	120	199	180	435	1,455
Willunga (DC)	15	—	956	—	—	—	50	—	—	1,006
Unincorporated	—	—	—	—	—	—	—	—	—	—
Adelaide (SD)	377	10	33,760	29	—	3,054	8,317	37,263	44,863	89,993
REST OF STATE										
Barossa (DC)	1	—	110	—	—	—	—	400	400	510
Light (DC)	9	—	931	—	—	—	71	—	—	1,002
Mallala (DC)	4	—	299	—	—	—	—	—	—	299
Mount Barker (DC)	4	—	331	—	—	—	147	60	2,860	3,337
Mount Gambier (C)	5	—	466	—	—	—	138	55	55	659
Murray Bridge (RC)	5	—	409	—	—	—	20	—	—	429
Northern Yorke Peninsula (DC)	3	—	166	—	—	—	35	—	—	201
Port Augusta (C)	1	—	137	—	—	—	20	—	52	209
Port Elliot & Goolwa (DC)	14	—	1,295	—	—	—	189	90	90	1,574
Port Lincoln (C)	4	—	414	—	—	—	20	—	—	434
Port Pirie (C)	—	—	—	—	—	—	—	257	257	257
Roxby Downs (M)	—	—	—	4	—	240	—	—	—	240
Strathalbyn (DC)	4	—	262	—	—	—	59	—	—	321
Victor Harbor (DC)	12	—	1,138	—	—	—	92	—	180	1,410
Whyalla (C)	2	—	148	—	—	—	194	215	215	557
Other	68	6	5,864	4	—	300	783	13,228	14,798	21,745
Rest of State	136	6	11,971	8	—	540	1,768	14,305	18,907	33,186
SOUTH AUSTRALIA										
South Australia	513	16	45,731	37	—	3,594	10,085	51,568	63,770	123,179

(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 care-taker'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, but have been brought forward this year and shown in this issue. Further information about seasonal adjustment can be obtained from the Assistant Director of Time Series Analysis, Canberra, on (02) 6252 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: 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
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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