

**BUILDING
APPROVALS**

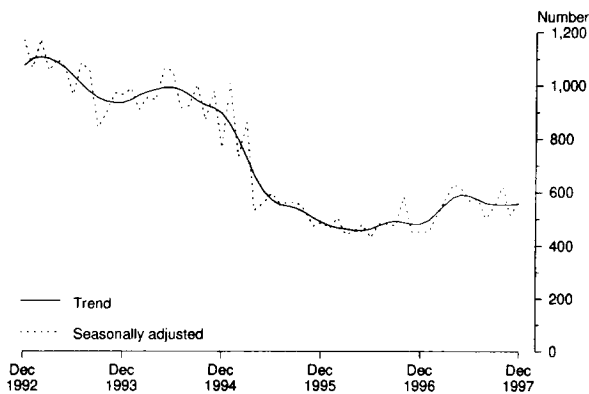
SOUTH AUSTRALIA

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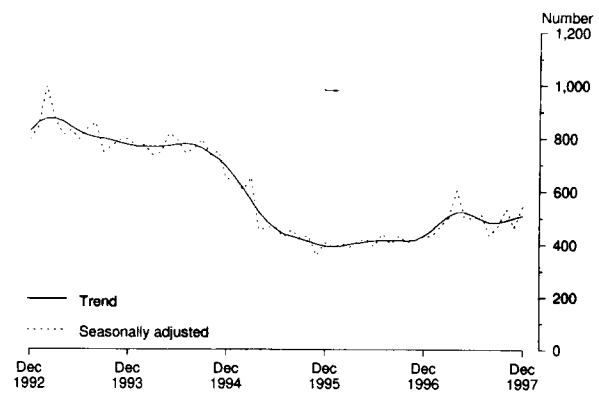
MAIN FEATURES**NUMBER OF DWELLING UNITS APPROVED**

	December 1996	November 1997	December 1997	December 1996 to December 1997 change	November 1997 to December 1997 change
Original series	410	552	513	25.1%	-7.1%
Seasonally adjusted	453	515	568	25.4%	10.3%
Trend estimate	483	556	559	15.7%	0.5%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED

**Residential building**

- The trend for total dwelling units approved has flattened after some months of decline in the latter part of 1997. However, a fall of 3% or more in the seasonally adjusted estimate for January will see the trend revert to its downward movement. The average monthly movement is 10%.
- The trend for the number of private sector houses approved has risen by 5.4% in the past 3 months. It will continue to rise unless there is a fall of more than 16% in the seasonally adjusted estimate for January (the average monthly movement is 9%).
- The total number of dwelling units approved, in original terms was 513. Salisbury, with 54 dwellings recorded the highest number.

- The value of new residential building approved was \$48.1 million and the value of alterations and additions to residential buildings was \$10.6 million.

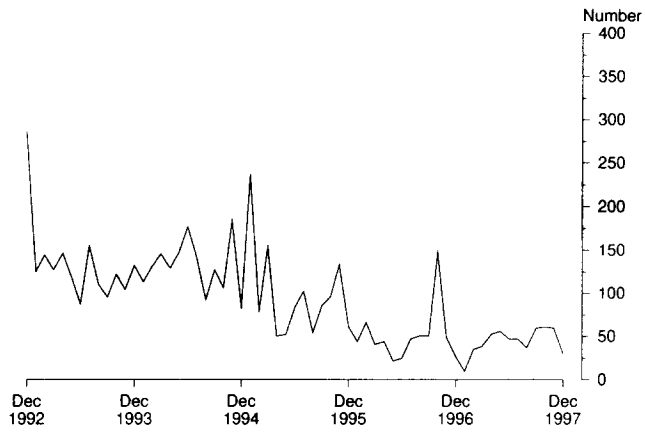
Non-residential building

- The value of non-residential building approved in December was \$35.1 million. Of the total, the Educational category accounted for \$9.4 million, followed by Other business premises with \$6.8 million.
- There were no jobs valued at \$5 million or more and 7 building jobs valued at between \$1 million and \$5 million in December.

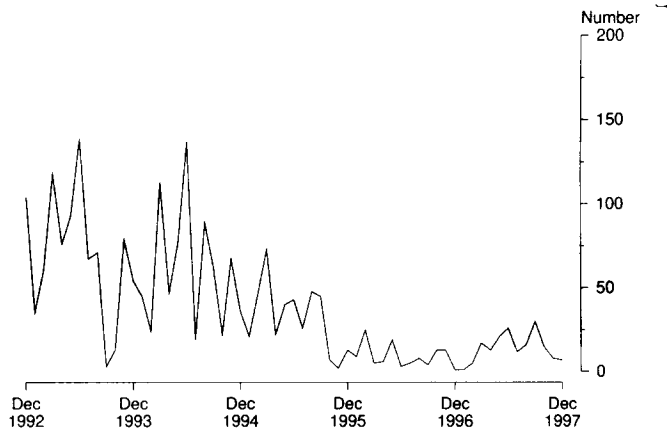
INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7585 or any ABS State Office.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

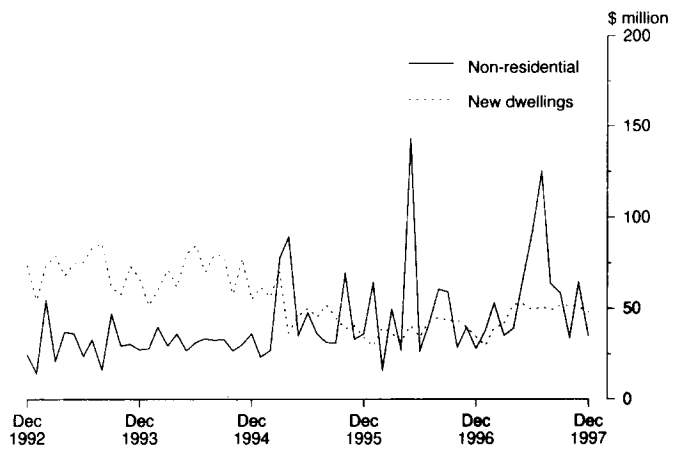
**NEW OTHER RESIDENTIAL BUILDINGS APPROVED
PRIVATE SECTOR**



**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 July 1997 to December 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 (January 1998) 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 January 1998, the trend estimate for that month would be 553, a movement of 3.6%. The movements in the trend estimates for October, November and December which are currently estimated to be 1.4%, 2.1% and 1.8% respectively, would be revised to 2.8%, 3.7% and 3.8%. On the other hand, a 9% seasonally adjusted decline in the number of private sector houses approved in January 1998 would produce a trend estimate for January of 512, a movement of 1.1%, with the movements in the trend estimates for October, November and December being revised to 1.5%, 1.7% and 1.4% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if January 1998 seasonally adjusted estimate			
			is up 9% on December 1997		is down 9% on December 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
July	495	-3.0	493	-3.3	495	-3.0
August	485	-2.1	481	-2.4	485	-2.1
September	484	-0.1	482	0.2	484	-0.1
October	491	1.4	496	2.8	491	1.5
November	501	2.1	514	3.7	500	1.7
December	510	1.8	533	3.8	507	1.4
1998—						
January	n.y.a.	n.y.a.	553	3.6	512	1.1

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if January 1998 seasonally adjusted estimate			
			is up 10% on December 1997		is down 10% on December 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
July	573	-2.4	572	-2.6	574	-2.2
August	560	-2.2	558	-2.4	562	-2.1
September	555	-0.9	553	-0.8	555	-1.1
October	555	-0.0	559	1.0	553	-0.4
November	556	0.3	568	1.7	551	-0.5
December	559	0.6	579	1.9	546	-0.9
1998—						
January	n.y.a.	n.y.a.	590	1.9	540	-1.1

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-December	1,666	28	1,694	321	—	321	5	1,992	28	2,020
1997-98										
July-December	2,050	72	2,122	259	8	267	11	2,320	80	2,400
1996—										
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
September	310	22	332	56	8	64	3	369	30	399
October	329	15	344	49	—	49	—	378	15	393
November	309	8	317	60	—	60	2	371	8	379
December	347	7	354	28	—	28	1	376	7	383
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-December	2,639	31	2,670	373	—	373	10	3,019	34	3,053
1997-98										
July-December	3,069	80	3,149	295	8	303	14	3,378	88	3,466
1996—										
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
September	505	22	527	60	8	68	5	570	30	600
October	523	15	538	61	—	61	—	584	15	599
November	482	8	490	60	—	60	2	544	8	552
December	475	7	482	30	—	30	1	506	7	513

(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	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	436.8	735.8	873.6
1996-97														
July-December	142.9	2.1	145.0	23.5	—	23.5	166.4	2.1	168.5	45.8	130.8	195.0	342.9	409.2
1997-98														
July-December	188.4	5.6	194.0	21.1	0.5	21.6	209.6	6.1	215.6	50.0	265.5	304.7	525.0	570.3
1996—														
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	34.4	35.7	60.2
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
September	28.7	1.4	30.1	5.0	0.5	5.5	33.7	1.8	35.6	7.8	20.4	34.9	61.9	78.3
October	29.6	1.3	30.8	3.8	—	3.8	33.4	1.3	34.7	8.8	27.0	29.0	69.2	72.5
November	31.6	0.6	32.3	3.8	—	3.8	35.4	0.6	36.1	8.7	50.2	57.0	94.4	101.9
December	33.9	0.5	34.4	2.9	—	2.9	36.8	0.5	37.3	8.2	20.0	22.3	65.0	67.8
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	580.7	1,044.2	1,212.8
1996-97														
July-December	220.8	2.3	223.1	26.8	—	26.8	247.5	2.3	249.8	59.2	183.8	258.2	489.6	567.2
1997-98														
July-December	272.5	6.4	278.9	23.5	0.5	23.9	296.0	6.8	302.8	65.2	308.9	381.1	669.2	749.1
1996—														
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	38.1	49.6	76.3
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
September	44.8	1.4	46.2	5.2	0.5	5.7	50.0	1.8	51.9	10.7	26.8	58.6	86.7	121.1
October	45.4	1.3	46.7	4.6	—	4.6	50.0	1.3	51.2	12.0	30.8	34.1	92.7	97.4
November	46.8	0.6	47.4	3.8	—	3.8	50.6	0.6	51.2	11.1	57.0	64.5	118.6	126.7
December	44.5	0.5	45.1	3.0	—	3.0	47.6	0.5	48.1	10.6	27.8	35.1	85.9	93.7

TABLE 3. NUMBER OF DWELLING UNITS (a) APPROVED SEASONALLY ADJUSTED AND TREND ESTIMATES (b)(c)

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate
	1996—							
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
1997—								
January	434	455	434	460	452	490	452	495
February	466	483	472	488	503	516	509	523
March	503	508	512	514	561	547	572	556
April	604	522	614	530	613	570	630	581
May	503	522	511	532	605	578	618	592
June	498	510	511	523	552	570	569	586
July	513	495	530	511	561	554	578	573
August	436	485	448	503	492	539	502	560
September	470	484	490	505	523	533	549	555
October	536	491	574	512	580	533	623	555
November	464	501	480	522	506	535	515	556
December	545	510	557	531	557	540	568	559

(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	945.4	1,205.4
1995-96	349.0	360.6	50.4	410.9	104.1	355.6	512.5	857.4	1,027.6
1996-97	419.2	425.8	39.8	465.7	105.4	377.7	519.4	938.9	1,090.5
1996—									
June qtr.	87.2	89.0	4.9	93.8	25.3	154.9	178.7	271.7	297.9
Sept. qtr.	104.8	105.9	10.3	116.2	25.4	103.3	145.7	243.3	287.3
Dec. qtr.	91.1	92.0	13.3	105.3	27.2	61.9	86.4	193.5	218.9
1997—									
Mar. qtr.	96.1	97.4	5.0	102.4	25.2	68.8	113.1	194.6	240.7
June qtr.	127.1	130.5	11.2	141.7	27.6	143.7	174.2	307.5	343.6
Sept. qtr.	126.0	129.7	10.9	140.5	29.2	171.2	219.3	335.3	389.0

(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	1995-96	1996-97	July-December		1997		
			1996-97	1997-98	October	November	December
PRIVATE SECTOR							
New houses	399.4	462.9	220.8	272.5	45.4	46.8	44.5
New other residential buildings	54.6	44.0	26.8	23.5	4.6	3.8	3.0
<i>Total new residential building</i>	<i>454.1</i>	<i>506.8</i>	<i>247.5</i>	<i>296.0</i>	<i>50.0</i>	<i>50.6</i>	<i>47.6</i>
Alterations and additions to residential buildings	117.2	115.0	58.3	64.3	12.0	11.1	10.5
Hotels, etc.	18.2	38.9	6.8	4.1	0.4	0.3	0.7
Shops	122.0	102.6	30.5	44.1	7.6	5.8	2.7
Factories	26.2	23.9	8.0	115.4	12.3	3.4	1.9
Offices	53.3	56.8	37.0	49.9	2.1	38.2	3.2
Other business premises	77.8	84.8	59.3	31.4	2.3	3.7	6.8
Educational	17.2	16.6	7.2	11.9	1.6	2.2	4.5
Religious	3.7	2.2	0.3	4.6	0.4	—	3.2
Health	41.9	50.0	17.8	13.7	0.2	2.2	1.1
Entertainment and recreational	23.2	13.0	8.0	26.4	2.7	0.3	1.1
Miscellaneous	9.6	33.7	8.9	7.3	1.2	0.8	2.6
<i>Total non-residential building</i>	<i>393.0</i>	<i>422.4</i>	<i>183.8</i>	<i>308.9</i>	<i>30.8</i>	<i>57.0</i>	<i>27.8</i>
Total	964.3	1,044.2	489.6	669.2	92.7	118.6	85.9
PUBLIC SECTOR							
New houses	13.3	7.4	2.3	6.4	1.3	0.6	0.5
New other residential buildings	1.9	1.3	—	0.5	—	—	—
<i>Total new residential building</i>	<i>15.3</i>	<i>8.7</i>	<i>2.3</i>	<i>6.8</i>	<i>1.3</i>	<i>0.6</i>	<i>0.5</i>
Alterations and additions to residential buildings	1.9	1.6	1.0	0.9	—	—	—
Hotels, etc.	—	3.5	0.7	0.5	—	—	—
Shops	7.9	3.6	2.4	1.4	0.2	0.2	0.1
Factories	6.7	2.2	1.9	0.1	—	—	—
Offices	43.5	36.4	24.6	8.5	0.4	1.6	0.5
Other business premises	17.8	8.5	4.4	1.5	0.1	0.3	—
Educational	42.5	44.5	16.9	36.4	1.5	3.2	4.9
Religious	1.0	—	—	—	—	—	—
Health	10.2	16.0	8.6	20.9	0.5	1.5	1.3
Entertainment and recreational	3.6	24.7	8.5	2.0	0.6	0.3	0.3
Miscellaneous	40.0	18.9	6.5	1.0	0.1	0.4	0.1
<i>Total non-residential building</i>	<i>173.2</i>	<i>158.4</i>	<i>74.4</i>	<i>72.2</i>	<i>3.3</i>	<i>7.5</i>	<i>7.2</i>
Total	190.4	168.7	77.6	79.9	4.6	8.1	7.7
TOTAL							
New houses	412.7	470.2	223.1	278.9	46.7	47.4	45.1
New other residential buildings	56.6	45.3	26.8	23.9	4.6	3.8	3.0
<i>Total new residential building</i>	<i>469.3</i>	<i>515.5</i>	<i>249.8</i>	<i>302.8</i>	<i>51.2</i>	<i>51.2</i>	<i>48.1</i>
Alterations and additions to residential buildings	119.1	116.6	59.2	65.2	12.0	11.1	10.6
Hotels, etc.	18.2	42.4	7.4	4.6	0.4	0.3	0.7
Shops	129.9	106.2	33.0	45.5	7.8	6.0	2.8
Factories	32.9	26.1	9.9	115.4	12.3	3.4	1.9
Offices	96.8	93.2	61.6	58.3	2.4	39.8	3.8
Other business premises	95.5	93.3	63.6	32.9	2.4	4.0	6.8
Educational	59.7	61.0	24.1	48.4	3.1	5.4	9.4
Religious	4.7	2.2	0.3	4.6	0.4	—	3.2
Health	52.1	66.0	26.4	34.6	0.7	3.8	2.4
Entertainment and recreational	26.8	37.7	16.4	28.4	3.3	0.5	1.3
Miscellaneous	49.6	52.6	15.5	8.2	1.3	1.3	2.8
<i>Total non-residential building</i>	<i>566.2</i>	<i>580.7</i>	<i>258.2</i>	<i>381.1</i>	<i>34.1</i>	<i>64.5</i>	<i>35.1</i>
Total	1,154.6	1,212.8	567.2	749.1	97.4	126.7	93.7

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 October	3	0.4	—	—	—	—	—	—	—	—	3	0.4
November	—	—	1	0.3	—	—	—	—	—	—	1	0.3
December	3	0.3	2	0.5	—	—	—	—	—	—	5	0.7
SHOPS												
1997 October	33	2.9	5	1.6	5	3.2	—	—	—	—	43	7.8
November	32	2.7	6	1.6	3	1.8	—	—	—	—	41	6.0
December	17	1.8	2	0.5	1	0.5	—	—	—	—	20	2.8
FACTORIES												
1997 October	4	0.3	—	—	—	—	—	—	1	12.0	5	12.3
November	5	0.4	3	0.9	—	—	1	2.0	—	—	9	3.4
December	6	0.6	5	1.2	—	—	—	—	—	—	11	1.9
OFFICES												
1997 October	12	1.4	4	1.1	—	—	—	—	—	—	16	2.4
November	12	1.0	7	1.9	—	—	1	2.7	1	34.2	21	39.8
December	11	1.1	5	1.3	—	—	1	1.4	—	—	17	3.8
OTHER BUSINESS PREMISES												
1997 October	17	1.4	1	0.3	1	0.7	—	—	—	—	19	2.4
November	9	0.8	3	0.9	3	2.3	—	—	—	—	15	4.0
December	7	0.5	6	2.0	2	1.3	1	3.0	—	—	16	6.8
EDUCATIONAL												
1997 October	2	0.3	3	0.8	3	2.0	—	—	—	—	8	3.1
November	7	0.6	1	0.3	—	—	3	4.6	—	—	11	5.4
December	7	0.6	6	1.7	1	1.0	2	6.2	—	—	16	9.4
RELIGIOUS												
1997 October	—	—	1	0.4	—	—	—	—	—	—	1	0.4
November	—	—	—	—	—	—	—	—	—	—	—	—
December	—	—	1	0.2	—	—	1	3.0	—	—	2	3.2
HEALTH												
1997 October	2	0.2	—	—	1	0.5	—	—	—	—	3	0.7
November	3	0.4	3	1.4	1	0.5	1	1.6	—	—	8	3.8
December	—	—	2	0.5	1	0.9	1	1.0	—	—	4	2.4
ENTERTAINMENT AND RECREATIONAL												
1997 October	2	0.1	1	0.4	2	1.1	1	1.8	—	—	6	3.3
November	2	0.3	1	0.3	—	—	—	—	—	—	3	0.5
December	1	0.1	2	0.5	1	0.8	—	—	—	—	4	1.3
MISCELLANEOUS												
1997 October	5	0.4	1	0.2	1	0.7	—	—	—	—	7	1.3
November	4	0.5	2	0.8	—	—	—	—	—	—	6	1.3
December	4	0.3	2	0.5	—	—	1	2.0	—	—	7	2.8
TOTAL NON-RESIDENTIAL BUILDING												
1997 October	80	7.3	16	4.8	13	8.2	1	1.8	1	12.0	111	34.1
November	74	6.6	27	8.3	7	4.6	6	10.8	1	34.2	115	64.5
December	56	5.2	33	8.9	6	4.4	7	16.5	—	—	102	35.1

**TABLE 7. NUMBER AND VALUE OF DWELLING UNITS (a) APPROVED
BY MATERIAL OF OUTER WALLS
DECEMBER 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	29	4,498	—	—	29	4,498
Brick-veneer	258	24,025	6	440	264	24,465
Timber	3	140	—	—	3	140
Fibre cement	5	388	—	—	5	388
Steel, aluminium or other materials	19	1,649	1	75	20	1,724
Not stated	33	3,168	—	—	33	3,168
Total houses	347	33,868	7	515	354	34,383
<i>Other residential buildings</i>	28	2,915	—	—	28	2,915
Total residential buildings	375	36,783	7	515	382	37,298
REST OF SOUTH AUSTRALIA						
Houses —						
Brick, stone or concrete	18	2,092	—	—	18	2,092
Brick-veneer	43	3,709	—	—	43	3,709
Timber	19	1,264	—	—	19	1,264
Fibre cement	3	160	—	—	3	160
Steel, aluminium or other materials	—	—	—	—	—	—
Not stated	45	3,445	—	—	45	3,445
Total houses	128	10,670	—	—	128	10,670
<i>Other residential buildings</i>	2	100	—	—	2	100
Total residential buildings	130	10,770	—	—	130	10,770
TOTAL SOUTH AUSTRALIA						
Houses —						
Brick, stone or concrete	47	6,589	—	—	47	6,589
Brick-veneer	301	27,734	6	440	307	28,174
Timber	22	1,404	—	—	22	1,404
Fibre cement	8	549	—	—	8	549
Steel, aluminium or other materials	19	1,649	1	75	20	1,724
Not stated	78	6,614	—	—	78	6,614
Total houses	475	44,538	7	515	482	45,053
<i>Other residential buildings</i>	30	3,015	—	—	30	3,015
Total residential buildings	505	47,553	7	515	512	48,068

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

TABLE 8. SUMMARY OF BUILDING APPROVED BY STATISTICAL DIVISION, DECEMBER 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	347	33,868	28	2,915	375	36,783	8,208	19,965	64,955
Outer Adelaide	51	4,275	—	—	51	4,275	812	2,348	7,435
Yorke and Lower North	22	1,460	2	100	24	1,560	410	295	2,266
Murray Lands	19	1,739	—	—	19	1,739	358	2,720	4,816
South East	15	1,585	—	—	15	1,585	561	746	2,892
Eyre	11	715	—	—	11	715	85	300	1,100
Northern	10	896	—	—	10	896	107	1,470	2,473
South Australia	475	44,538	30	3,015	505	47,553	10,541	27,843	85,937
PUBLIC SECTOR									
Adelaide	7	515	—	—	7	515	12	2,350	2,877
Outer Adelaide	—	—	—	—	—	—	—	4,304	4,304
Yorke and Lower North	—	—	—	—	—	—	—	—	—
Murray Lands	—	—	—	—	—	—	—	197	197
South East	—	—	—	—	—	—	—	—	—
Eyre	—	—	—	—	—	—	—	140	140
Northern	—	—	—	—	—	—	—	221	221
South Australia	7	515	—	—	7	515	12	7,212	7,738
TOTAL									
Adelaide	354	34,383	28	2,915	382	37,298	8,219	22,315	67,832
Outer Adelaide	51	4,275	—	—	51	4,275	812	6,651	11,739
Yorke and Lower North	22	1,460	2	100	24	1,560	410	295	2,266
Murray Lands	19	1,739	—	—	19	1,739	358	2,917	5,013
South East	15	1,585	—	—	15	1,585	561	746	2,892
Eyre	11	715	—	—	11	715	85	440	1,240
Northern	10	896	—	—	10	896	107	1,691	2,694
South Australia	482	45,053	30	3,015	512	48,068	10,553	35,055	93,675

(a) Excludes Conversions, etc.

TABLE 9. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, DECEMBER 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	Total		
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys				Total
NUMBER OF DWELLING UNITS											
Adelaide	354	21	7	28	—	—	—	—	28	382	
Outer Adelaide	51	—	—	—	—	—	—	—	—	51	
Yorke and Lower North	22	—	2	2	—	—	—	—	2	24	
Murray Lands	19	—	—	—	—	—	—	—	—	19	
South East	15	—	—	—	—	—	—	—	—	15	
Eyre	11	—	—	—	—	—	—	—	—	11	
Northern	10	—	—	—	—	—	—	—	—	10	
South Australia	482	21	9	30	—	—	—	—	30	512	
VALUE (\$'000)											
Adelaide	34,383	1,715	1,200	2,915	—	—	—	—	2,915	37,298	
Outer Adelaide	4,275	—	—	—	—	—	—	—	—	4,275	
Yorke and Lower North	1,460	—	100	100	—	—	—	—	100	1,560	
Murray Lands	1,739	—	—	—	—	—	—	—	—	1,739	
South East	1,585	—	—	—	—	—	—	—	—	1,585	
Eyre	715	—	—	—	—	—	—	—	—	715	
Northern	896	—	—	—	—	—	—	—	—	896	
South Australia	45,053	1,715	1,300	3,015	—	—	—	—	3,015	48,068	

(a) Excludes Conversions, etc.

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

Statistical local area	New residential buildings (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
ADELAIDE STATISTICAL DIVISION										
Adelaide (C)	—	—	—	3	—	240	129	7,397	7,776	8,145
Brighton (C)	6	—	645	4	—	230	168	1,250	2,250	3,293
Burnside (C)	17	—	2,609	4	—	350	998	445	445	4,402
Campbelltown (C)	24	5	2,620	—	—	—	334	103	103	3,057
East Torrens (DC)	1	—	120	—	—	—	115	—	—	235
Elizabeth (C)	1	—	52	—	—	—	10	236	236	298
Enfield (C) Pt A & Pt B	18	1	1,706	—	—	—	208	1,520	1,770	3,684
Gawler (M)	1	—	56	—	—	—	14	—	—	70
Glenside (C)	—	—	—	2	—	130	86	—	—	216
Happy Valley (C)	12	—	1,174	—	—	—	123	100	100	1,397
Henley & Grange (C)	5	—	451	5	—	1,020	324	—	—	1,795
Hindmarsh and Woodville (C)	29	—	2,857	—	—	—	672	1,098	1,098	4,626
Kensington & Norwood (C)	—	—	—	—	—	—	—	—	—	—
Marion (C)	38	—	3,359	—	—	—	452	59	279	4,090
Mitcham (C)	14	—	1,728	2	—	180	930	3,195	3,195	6,033
Munno Para (C)	18	—	1,245	—	—	—	186	60	60	1,491
Noarlunga (C)	32	—	2,450	—	—	—	251	1,212	1,212	3,913
Payneham (C)	—	—	—	—	—	—	68	—	—	68
Port Adelaide (C)	7	—	645	—	—	—	64	—	—	708
Prospect (C)	2	—	131	2	—	180	265	—	—	576
St Peters (M)	—	—	—	—	—	—	—	—	—	—
Salisbury (C)	54	—	5,368	—	—	—	291	210	437	6,097
Stirling (DC)	3	—	234	—	—	—	462	150	150	845
Tea Tree Gully (C)	33	1	3,497	—	—	—	434	490	764	4,695
Thebarton (M)	—	—	—	—	—	—	139	80	80	219
Unley (C)	6	—	804	4	—	360	824	800	800	2,788
Walkerville (M)	—	—	—	2	—	225	100	—	—	325
West Torrens (C)	21	—	2,173	—	—	—	490	1,560	1,560	4,223
Willunga (DC)	5	—	459	—	—	—	82	—	—	542
Unincorporated	—	—	—	—	—	—	—	—	—	—
Adelaide (SD)	347	7	34,383	28	—	2,915	8,219	19,965	22,315	67,832
REST OF STATE										
Barossa (DC)	1	—	175	—	—	—	—	—	—	175
Light (DC)	4	—	338	—	—	—	76	128	128	542
Mallala (DC)	4	—	240	—	—	—	100	—	—	340
Mount Barker (DC)	—	—	—	—	—	—	—	—	142	142
Mount Gambier (C)	7	—	904	—	—	—	181	480	480	1,565
Murray Bridge (RC)	2	—	165	—	—	—	20	2,100	2,297	2,481
Northern Yorke Peninsula (DC)	3	—	130	—	—	—	180	100	100	411
Port Augusta (C)	—	—	—	—	—	—	10	—	—	10
Port Elliot & Goolwa (DC)	10	—	713	—	—	—	57	—	—	770
Port Lincoln (C)	3	—	263	—	—	—	65	300	300	628
Port Pirie (C)	4	—	234	—	—	—	—	300	300	534
Roxby Downs (M)	—	—	—	—	—	—	—	250	250	250
Strathalbyn (DC)	3	—	271	—	—	—	77	—	—	348
Victor Harbor (DC)	12	—	1,111	—	—	—	47	130	130	1,288
Whyalla (C)	2	—	324	—	—	—	10	—	—	334
Other	73	—	5,800	2	—	100	1,511	4,091	8,613	16,024
Rest of State	128	—	10,670	2	—	100	2,334	7,879	12,740	25,843
SOUTH AUSTRALIA										
South Australia	475	7	45,053	30	—	3,015	10,553	27,843	35,055	93,675

(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* (Cat. no. 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, 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* (Cat. no. 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* (Cat. no. 5216.0).

Australian Standard Geographical Classification (ASGC)

27. Area statistics are now being classified to the *Australian Standard Geographical Classification, 1996 Edition* (Cat. no. 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* (Cat. no. 8731.0) - issued monthly
- Building Activity, Australia: Dwelling Unit Commencements, Preliminary* (Cat. no. 8750.0) - issued quarterly
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- nil or rounded to zero (including null cells)
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30. Where figures have been rounded, discrepancies may occur between sums of the component items and totals.

P.M. Gardner
Regional Director
South Australia

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