

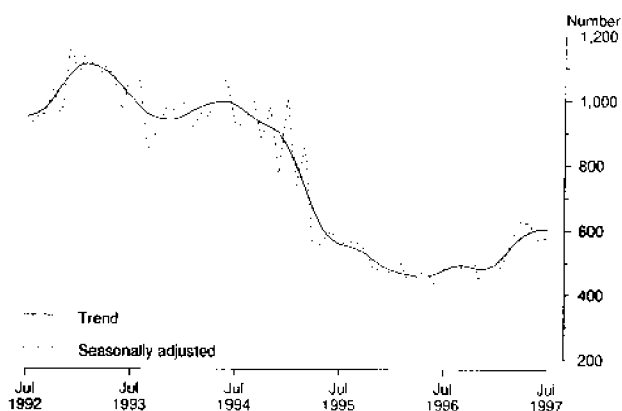
BUILDING APPROVALS, SOUTH AUSTRALIA, JULY 1997

MAIN FEATURES

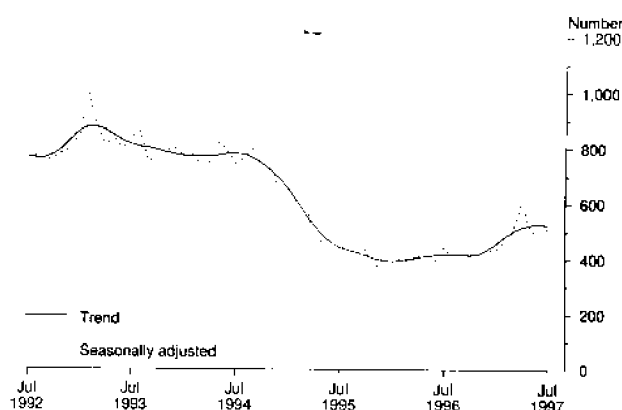
NUMBER OF DWELLING UNITS APPROVED

	July 1996	June 1997	July 1997	July 1996 to July 1997 change	June 1997 to July 1997 change
Original series	528	597	634	20.1%	6.2%
Seasonally adjusted	484	569	578	19.4%	1.6%
Trend estimate	477	604	606	27.0%	0.3%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



Residential building

- The trend for the total number of dwelling units approved increased by 0.3% in July, following rises of 1.3% in June, 2.9% in May and 4.9% in April. The rate of growth is slowing and it will be halted unless the seasonally adjusted estimate in August increases by more than 8%.
- The trend for the number of private sector houses approved has been arrested after eight consecutive monthly increases. It will take an increase of more than 8% in the seasonally adjusted estimate in August for growth to resume.
- The total number of dwellings approved, in original terms, was 634 with houses accounting for 583 and other residential dwelling units 47. Tea Tree Gully recorded the highest number of dwellings approved with 64.
- The value of new residential building approved was \$51.1 million and the value of alterations and additions to residential buildings was \$10.8 million.

- The value of new residential building, at average 1989-90 prices, was \$141.8 million in the June quarter and \$465.8 million in 1996-97.

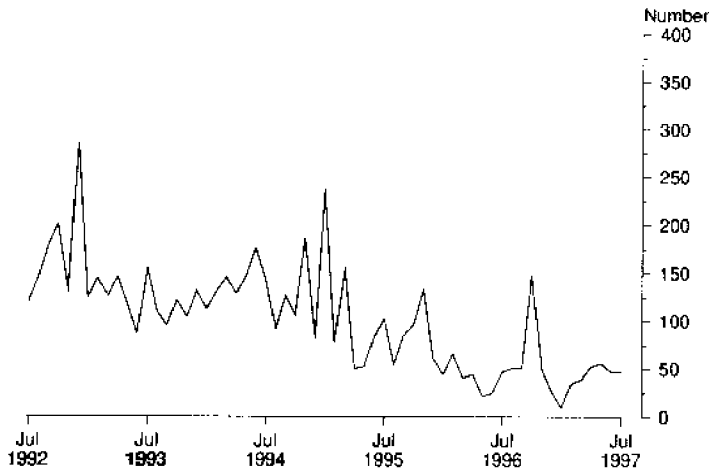
Non-residential building

- The value of non-residential building approved in June was \$125.1 million, the largest value since May 1996. The major project, valued at \$71.0 million, involved a power generation plant in Port Adelaide. A cinema complex in Marion (\$11.0 million), shops in Tea Tree Gully (\$8.7 million) and an upgrade to a sports stadium (\$6.9 million) in Hindmarsh and Woodville were the other main contributors.
- The value of non residential building, at average 1989-90 prices, was \$175.1 million in the June quarter and \$524.3 million in 1996-97.

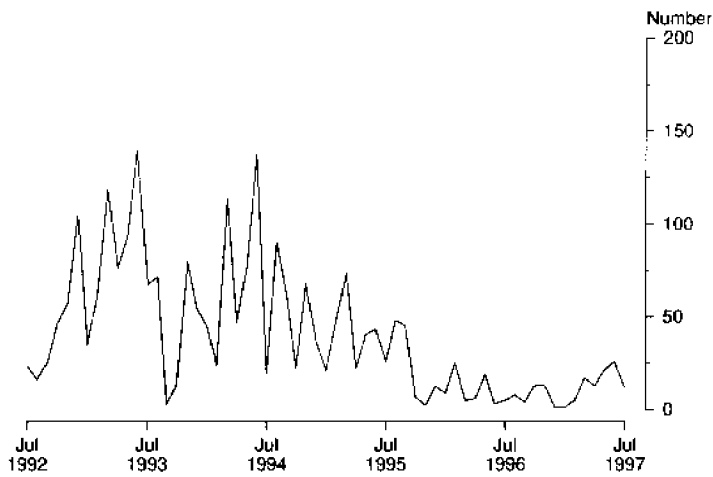
INQUIRIES

- 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 pu

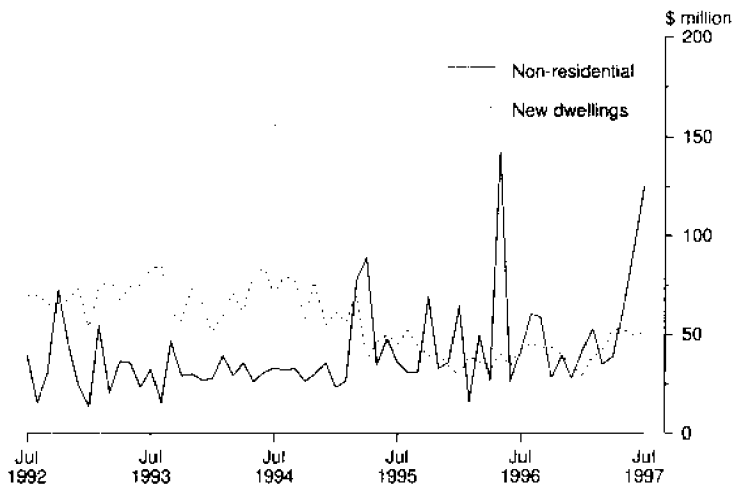
**NEW OTHER RESIDENTIAL BUILDINGS APPROVED
PRIVATE SECTOR**



**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 February 1997 to July 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 (August 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 August 1997, the trend estimate for that month would be 533, a movement of 0.1%. The movements in the trend estimates for May, June and July which are currently estimated to be 1.4%, 0.4% and -0.3% respectively, would be revised to 1.5%, 0.7% and 0.5%. On the other hand, a 9% seasonally adjusted decline in the number of private sector houses approved in August 1997 would produce a trend estimate for August of 495, a movement of -2.4%, with the movements in the trend estimates for May, June and July being revised to 0.5%, -1.1% and -1.81% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if August 1997 seasonally adjusted estimate			
			is up 9% on July 1997		is down 9% on July 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
February	481	5.7	481	5.6	482	6.0
March	503	4.7	503	4.6	506	4.9
April	518	3.0	518	3.1	520	2.7
May	526	1.4	526	1.5	522	0.5
June	528	0.4	530	0.7	517	-1.1
July	526	-0.3	532	0.5	507	-1.8
August	n.y.a.	n.y.a.	533	0.1	495	-2.4

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if August 1997 seasonally adjusted estimate			
			is up 10% on July 1997		is down 10% on July 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
February	521	5.2	520	5.0	523	5.5
March	552	5.9	551	5.8	555	6.1
April	579	5.0	579	5.1	581	4.7
May	596	2.9	596	3.1	591	1.8
June	604	1.4	606	1.5	588	-0.5
July	606	0.3	611	1.0	578	-1.7
August	n.y.a.	n.y.a.	613	0.2	562	-2.7

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
<i>1996—</i>										
May	305	18	323	17	—	17	—	322	18	340
June	241	3	244	19	—	19	5	265	3	268
July	317	2	319	45	—	45	—	362	2	364
August	301	8	309	19	—	19	1	321	8	329
September	287	4	291	49	—	49	—	336	4	340
October	264	13	277	143	—	143	3	410	13	423
November	276	—	276	42	—	42	1	319	—	319
December	221	1	222	23	—	23	—	244	1	245
<i>1997—</i>										
January	216	—	216	6	—	6	1	223	—	223
February	313	2	315	23	—	23	2	338	2	340
March	314	13	327	23	2	25	—	337	15	352
April	306	9	315	34	4	38	3	343	13	356
May	333	10	343	39	7	46	5	377	17	394
June	358	22	380	43	4	47	5	406	26	432
July	378	10	388	37	—	37	4	419	10	429
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
<i>1996—</i>										
May	464	19	483	22	—	22	—	486	19	505
June	403	3	406	25	—	25	5	433	3	436
July	476	5	481	47	—	47	—	523	5	528
August	484	8	492	51	—	51	4	536	11	547
September	458	4	462	51	—	51	1	510	4	514
October	401	13	414	148	—	148	4	553	13	566
November	438	—	438	49	—	49	1	488	—	488
December	382	1	383	27	—	27	—	409	1	410
<i>1997—</i>										
January	340	—	340	10	—	10	1	351	—	351
February	429	5	434	35	—	35	3	467	5	472
March	486	15	501	39	2	41	1	526	17	543
April	559	9	568	53	4	57	3	615	13	628
May	537	14	551	56	7	63	6	599	21	620
June	518	22	540	47	4	51	6	571	26	597
July	571	12	583	47	—	47	4	622	12	634

(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
<i>1996—</i>														
May	24.3	1.3	25.7	1.1	—	1.1	25.4	1.3	26.7	8.1	132.7	136.9	166.1	171.7
June	20.3	0.2	20.5	1.1	—	1.1	21.5	0.2	21.6	7.6	9.7	16.7	38.6	46.0
July	26.3	0.1	26.4	3.2	—	3.2	29.5	0.1	29.6	5.8	22.3	36.1	57.6	71.5
August	25.9	0.5	26.4	2.9	—	2.9	28.8	0.5	29.4	7.0	20.6	34.4	56.4	70.8
September	25.2	0.4	25.6	3.7	—	3.7	28.9	0.4	29.2	8.6	35.4	46.3	72.8	84.2
October	23.2	0.9	24.1	8.4	—	8.4	31.6	0.9	32.5	9.8	16.1	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
<i>1997</i>														
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
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
<i>1996—</i>														
May	37.6	1.4	38.9	1.8	—	1.8	39.4	1.4	40.8	10.0	136.3	143.6	185.6	194.3
June	32.7	0.2	32.9	1.4	—	1.4	34.1	0.2	34.3	10.5	17.7	26.9	61.2	71.8
July	39.2	0.4	39.5	3.3	—	3.3	42.4	0.4	42.8	7.7	26.8	41.9	76.9	92.5
August	40.2	0.5	40.7	4.5	—	4.5	44.7	0.5	45.2	10.3	42.2	60.9	96.4	116.4
September	39.2	0.4	39.5	3.8	—	3.8	43.0	0.4	43.4	10.7	45.8	59.1	99.5	113.2
October	34.2	0.9	35.1	8.6	—	8.6	42.7	0.9	43.7	12.0	25.0	28.5	79.7	84.2
November	35.7	—	35.7	4.2	—	4.2	39.9	—	39.9	8.8	18.7	39.7	67.5	88.5
December	32.4	0.1	32.5	2.3	—	2.3	34.7	0.1	34.8	9.7	25.3	28.0	69.6	72.5
<i>1997</i>														
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

**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>1996—</i>								
May	423	412	435	419	468	451	481	459
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	481	472	485	503	515	509	521
March	503	503	512	509	561	543	572	552
April	604	518	614	527	613	567	630	579
May	503	526	511	537	605	581	618	596
June	498	528	511	541	552	587	569	604
July	513	526	530	541	561	588	578	606

(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							
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
<i>1996—</i>									
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
<i>1997—</i>									
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	1994-95	1995-96	1996-97	1997			
				April	May	June	July
PRIVATE SECTOR							
New houses	605.8	399.4	462.9	47.8	46.6	43.6	46.8
New other residential buildings	98.4	54.6	44.0	3.8	4.4	3.5	3.3
<i>Total new residential building</i>	<i>704.2</i>	<i>454.1</i>	<i>506.8</i>	<i>51.6</i>	<i>51.0</i>	<i>47.1</i>	<i>50.0</i>
Alterations and additions to residential buildings	116.6	137.2	115.0	10.9	9.3	9.2	10.8
Hotels, etc.	4.2	18.2	38.9	1.5	0.1	26.7	0.4
Shops	51.3	122.0	102.6	11.1	4.3	35.9	13.5
Factories	25.0	26.2	23.9	3.8	6.9	1.6	71.8
Offices	34.3	53.3	56.8	3.1	2.8	9.0	1.4
Other business premises	59.2	77.8	84.8	3.2	13.7	1.2	3.2
Educational	17.3	17.2	16.6	1.4	1.6	1.6	0.3
Religious	3.0	3.7	2.2	0.2		1.0	0.4
Health	26.5	41.9	50.0	0.6	27.0	0.8	2.4
Entertainment and recreational	9.7	23.2	13.0	0.5	0.3	0.6	20.1
Miscellaneous	14.0	9.6	33.7	0.3	0.4	0.9	1.3
<i>Total non-residential building</i>	<i>244.7</i>	<i>393.0</i>	<i>422.4</i>	<i>25.5</i>	<i>56.9</i>	<i>79.2</i>	<i>114.9</i>
Total	1,065.4	964.3	1,044.2	88.0	117.2	135.5	175.7
PUBLIC SECTOR							
New houses	27.0	13.3	7.4	0.7	1.0	2.0	1.1
New other residential buildings	8.5	1.9	1.3	0.4	0.5	0.4	
<i>Total new residential building</i>	<i>35.5</i>	<i>15.3</i>	<i>8.7</i>	<i>1.1</i>	<i>1.5</i>	<i>2.4</i>	<i>1.1</i>
Alterations and additions to residential buildings	3.3	1.9	1.6		0.6	—	—
Hotels, etc.	0.4	—	3.5	—			0.4
Shops	3.1	7.9	3.6	0.5	0.6		0.8
Factories	5.5	6.7	2.2		0.1	0.3	—
Offices	92.5	43.5	36.4	0.7	0.5	7.1	0.9
Other business premises	13.2	17.8	8.5	2.5	—	1.0	1.0
Educational	92.5	42.5	44.5	7.4	0.5	1.2	2.2
Religious	—	1.0				—	—
Health	16.0	10.2	16.0	1.3		—	4.0
Entertainment and recreational	9.7	3.6	28.5	0.4	0.6	2.2	0.6
Miscellaneous	15.5	40.0	18.9	0.9	5.5	1.0	0.3
<i>Total non-residential building</i>	<i>248.6</i>	<i>173.2</i>	<i>162.2</i>	<i>13.8</i>	<i>7.7</i>	<i>12.8</i>	<i>10.2</i>
Total	287.4	190.4	172.4	14.8	9.9	15.2	11.3
TOTAL							
New houses	632.8	412.7	470.2	48.5	47.6	45.7	47.9
New other residential buildings	106.9	56.6	45.3	4.1	4.8	3.8	3.3
<i>Total new residential building</i>	<i>739.7</i>	<i>469.3</i>	<i>515.5</i>	<i>52.6</i>	<i>52.5</i>	<i>49.5</i>	<i>51.1</i>
Alterations and additions to residential buildings	119.9	119.1	116.6	10.9	9.9	9.2	10.8
Hotels, etc.	4.7	18.2	42.4	1.5	0.1	26.7	0.8
Shops	54.4	129.9	106.2	11.6	4.8	35.9	14.3
Factories	30.6	32.9	26.1	3.8	6.9	1.9	71.8
Offices	126.8	96.8	93.2	3.8	3.4	16.1	2.3
Other business premises	72.4	95.5	93.3	5.7	13.7	2.2	4.2
Educational	109.7	59.7	61.0	8.7	2.1	2.8	2.5
Religious	3.0	4.7	2.2	0.2		1.0	0.4
Health	42.6	52.1	66.0	1.8	27.0	0.8	6.4
Entertainment and recreational	19.4	26.8	41.5	0.9	0.8	2.8	20.8
Miscellaneous	29.6	49.6	52.6	1.2	5.8	1.9	1.6
<i>Total non-residential building</i>	<i>493.2</i>	<i>566.2</i>	<i>584.5</i>	<i>39.2</i>	<i>64.7</i>	<i>92.0</i>	<i>125.1</i>
Total	1,352.8	1,154.6	1,216.6	102.8	127.1	150.7	187.0

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 May	1	0.1	—	—	—	—	—	—	—	—	1	0.1
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
SHOPS												
1997 May	16	1.7	6	1.6	1	0.5	1	1.0	—	—	24	4.8
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
FACTORIES												
1997 May	7	0.7	1	0.2	—	—	—	—	1	6.0	9	6.9
June	10	0.8	4	1.1	—	—	—	—	—	—	14	1.9
July	4	0.3	1	0.4	—	—	—	—	1	71.0	6	71.8
OFFICES												
1997 May	10	0.9	2	0.6	1	0.8	1	1.0	—	—	14	3.4
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
OTHER BUSINESS PREMISES												
1997 May	14	1.4	2	0.7	1	0.8	2	4.6	1	6.3	20	13.7
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
EDUCATIONAL												
1997 May	7	0.6	2	0.5	—	—	1	1.0	—	—	10	2.1
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
RELIGIOUS												
1997 May	—	—	—	—	—	—	—	—	—	—	—	—
June	1	0.1	—	—	1	0.9	—	—	—	—	2	1.0
July	—	—	2	0.4	—	—	—	—	—	—	2	0.4
HEALTH												
1997 May	2	0.2	—	—	—	—	—	—	1	26.9	3	27.0
June	1	0.1	—	—	1	0.7	—	—	—	—	2	0.8
July	2	0.2	—	—	—	—	2	6.3	—	—	4	6.4
ENTERTAINMENT AND RECREATIONAL												
1997 May	2	0.3	2	0.6	—	—	—	—	—	—	4	0.8
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
MISCELLANEOUS												
1997 May	7	0.6	2	0.5	—	—	1	4.8	—	—	10	5.8
June	4	0.4	3	1.0	1	0.6	—	—	—	—	8	1.9
July	5	0.5	3	1.2	—	—	—	—	—	—	8	1.6
TOTAL NON-RESIDENTIAL BUILDING												
1997 May	66	6.4	17	4.7	3	2.1	6	12.4	3	39.1	95	64.7
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

**TABLE 7. NUMBER AND VALUE OF DWELLING UNITS (a) APPROVED
BY MATERIAL OF OUTER WALLS
JULY 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	14	2,229	—	—	14	2,229
Brick-veneer	260	20,739	6	548	266	21,287
Timber	3	146	—	—	3	146
Fibre cement	1	20	—	—	1	20
Steel, aluminium or other materials	—	—	—	—	—	—
Not stated	100	8,586	4	391	104	8,977
Total houses	378	31,719	10	939	388	32,658
<i>Other residential buildings</i>	37	2,526	—	—	37	2,526
Total residential buildings	415	34,245	10	939	425	35,184
REST OF SOUTH AUSTRALIA						
Houses —						
Brick, stone or concrete	31	2,826	—	—	31	2,826
Brick-veneer	80	6,446	2	176	82	6,621
Timber	21	1,044	—	—	21	1,044
Fibre cement	6	406	—	—	6	406
Steel, aluminium or other materials	1	120	—	—	1	120
Not stated	54	4,197	—	—	54	4,197
Total houses	193	15,039	2	176	195	15,214
<i>Other residential buildings</i>	10	728	—	—	10	728
Total residential buildings	203	15,767	2	176	205	15,943
TOTAL SOUTH AUSTRALIA						
Houses —						
Brick, stone or concrete	45	5,055	—	—	45	5,055
Brick-veneer	340	27,185	8	724	348	27,908
Timber	24	1,190	—	—	24	1,190
Fibre cement	7	426	—	—	7	426
Steel, aluminium or other materials	1	120	—	—	1	120
Not stated	154	12,782	4	391	158	13,173
Total houses	571	46,758	12	1,115	583	47,872
<i>Other residential buildings</i>	47	3,255	—	—	47	3,255
Total residential buildings	618	50,012	12	1,115	630	51,127

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

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

Statistical division	<i>Dwelling units in new residential buildings (a)</i>						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	378	31,719	37	2,526	415	34,245	8,029	110,690	152,965
Outer Adelaide	89	6,483	2	230	91	6,713	924	2,220	9,857
Yorke and Lower North	30	2,412	—	—	30	2,412	507	250	3,168
Murray Lands	32	2,435	2	130	34	2,565	730	845	4,140
South East	11	862	—	—	11	862	67	172	1,102
Eyre	13	1,251	2	135	15	1,386	190	233	1,809
Northern	18	1,596	4	233	22	1,829	344	516	2,689
South Australia	571	46,758	47	3,255	618	50,012	10,790	114,926	175,729
PUBLIC SECTOR									
Adelaide	10	939	—	—	10	939	—	5,908	6,848
Outer Adelaide	—	—	—	—	—	—	—	—	—
Yorke and Lower North	—	—	—	—	—	—	—	—	—
Murray Lands	2	176	—	—	2	176	—	210	386
South East	—	—	—	—	—	—	—	—	—
Eyre	—	—	—	—	—	—	—	—	—
Northern	—	—	—	—	—	—	—	4,086	4,086
South Australia	12	1,115	—	—	12	1,115	—	10,205	11,320
TOTAL									
Adelaide	388	32,658	37	2,526	425	35,184	8,029	116,599	159,813
Outer Adelaide	89	6,483	2	230	91	6,713	924	2,220	9,857
Yorke and Lower North	30	2,412	—	—	30	2,412	507	250	3,168
Murray Lands	34	2,611	2	130	36	2,741	730	1,055	4,526
South East	11	862	—	—	11	862	67	172	1,102
Eyre	13	1,251	2	135	15	1,386	190	233	1,809
Northern	18	1,596	4	233	22	1,829	344	4,602	6,775
South Australia	583	47,872	47	3,255	630	51,127	10,790	125,131	187,049

(a) Excludes Conversions, etc.

TABLE 9. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, JULY 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	388	35	2	37	—	—	—	—	37	425
Outer Adelaide	89	2	—	2	—	—	—	—	2	91
Yorke and Lower North	30	—	—	—	—	—	—	—	—	30
Murray Lands	34	2	—	2	—	—	—	—	2	36
South East	11	—	—	—	—	—	—	—	—	11
Eyre	13	2	—	2	—	—	—	—	2	15
Northern	18	4	—	4	—	—	—	—	4	22
South Australia	583	45	2	47	—	—	—	—	47	630
VALUE (\$'000)										
Adelaide	32,658	2,476	50	2,526	—	—	—	—	2,526	35,184
Outer Adelaide	6,483	230	—	230	—	—	—	—	230	6,713
Yorke and Lower North	2,412	—	—	—	—	—	—	—	—	2,412
Murray Lands	2,611	130	—	130	—	—	—	—	130	2,741
South East	862	—	—	—	—	—	—	—	—	862
Eyre	1,251	135	—	135	—	—	—	—	135	1,386
Northern	1,596	233	—	233	—	—	—	—	233	1,829
South Australia	47,872	3,205	50	3,255	—	—	—	—	3,255	51,127

(a) Excludes Conversions, etc.

TABLE 10. BUILDING APPROVED BY SELECTED STATISTICAL LOCAL AREA, JULY 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)	2	—	410	2	—	330	145	823	1,839	2,724
Brighton (C)	5	—	578	9	—	625	22	290	290	1,515
Burnside (C)	11	—	1,980	6	—	470	1,226	110	110	3,786
Campbelltown (C)	15	1	1,504	—	—	—	178	—	—	1,682
East Torrens (DC)	—	—	—	—	—	—	—	—	—	—
Elizabeth (C)	—	—	—	—	—	—	—	—	—	—
Enfield (C) Pt A & Pt B	22	1	1,633	—	—	—	51	—	—	1,684
Gawler (M)	8	—	764	—	—	—	20	150	150	934
Glenside (C)	4	—	338	8	—	500	152	595	595	1,584
Happy Valley (C)	16	—	1,320	—	—	—	258	618	618	2,195
Henley & Grange (C)	1	—	107	—	—	—	168	263	550	826
Hindmarsh and Woodville (C)	25	—	2,021	—	—	—	510	7,684	7,684	10,215
Kensington & Norwood (C)	—	—	—	—	—	—	90	80	1,930	2,020
Marion (C)	18	—	1,324	2	—	131	402	12,732	14,333	16,190
Mitcham (C)	4	—	373	—	—	—	355	170	170	898
Munno Para (C)	52	—	3,672	—	—	—	85	50	315	4,072
Noarlunga (C)	55	—	3,822	—	—	—	103	729	789	4,714
Payneham (C)	1	—	88	—	—	—	95	200	200	383
Port Adelaide (C)	7	—	748	—	—	—	294	72,005	72,005	73,047
Prospect (C)	—	—	—	—	—	—	260	—	—	260
St Peters (M)	—	—	—	—	—	—	175	—	—	175
Salisbury (C)	41	—	2,735	—	—	—	387	220	650	3,772
Stirling (DC)	6	—	853	—	—	—	606	2,250	2,250	3,709
Tea Tree Gully (C)	55	7	5,565	2	—	120	496	8,957	8,957	15,138
Thebarton (M)	—	—	—	—	—	—	144	480	480	624
Unley (C)	6	1	613	—	—	—	1,247	—	—	1,860
Walkerville (M)	2	—	70	2	—	50	227	—	—	347
West Torrens (C)	13	—	1,365	6	—	300	190	1,010	1,410	3,265
Willunga (DC)	9	—	776	—	—	—	143	1,275	1,275	2,194
Unincorporated	—	—	—	—	—	—	—	—	—	—
Adelaide (SD)	378	10	32,658	37	—	2,526	8,029	110,690	116,599	159,813
REST OF STATE										
Barossa (DC)	1	—	58	—	—	—	39	—	—	97
Light (DC)	9	—	756	—	—	—	55	712	712	1,523
Mallala (DC)	6	—	423	—	—	—	14	450	450	887
Mount Barker (DC)	6	—	505	—	—	—	55	570	570	1,130
Mount Gambier (C)	4	—	283	—	—	—	35	50	50	368
Murray Bridge (RC)	5	—	361	—	—	—	93	—	115	570
Northern Yorke Peninsula (DC)	6	—	527	—	—	—	17	100	100	644
Port Augusta (C)	1	—	39	—	—	—	56	227	227	322
Port Elliot & Goolwa (DC)	18	—	1,105	—	—	—	185	—	—	1,291
Port Lincoln (C)	8	—	842	—	—	—	137	158	158	1,137
Port Pirie (C)	—	—	—	—	—	—	17	59	59	76
Roxby Downs (M)	8	—	641	4	—	233	16	50	4,054	4,944
Strathalbyn (DC)	4	—	372	—	—	—	—	—	—	372
Victor Harbor (DC)	14	—	1,005	—	—	—	20	—	—	1,025
Whyalla (C)	5	—	490	—	—	—	225	—	82	797
Other	98	2	7,808	6	—	495	1,797	1,860	1,955	12,055
Rest of State	193	2	15,214	10	—	728	2,761	4,236	8,532	27,236
SOUTH AUSTRALIA										
South Australia	571	12	47,872	47	—	3,255	10,790	114,926	125,131	187,049

(a) Excludes Conversions, etc. (C) Municipality with city status. (DC) District Council. (M) Municipality. (RC) Rural City. (SD) Statistical Division.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

2. For purposes of comparison, it should be noted that statistics of building approvals are affected from month to month by large projects (e.g. blocks of flats, multi-storey office buildings) approved in particular months and also by the administrative arrangements of government authorities.

Scope and Coverage

3. Statistics of building work approved are compiled from:

- (a) permits issued by local authorities in areas subject to building control by those authorities;
- (b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
- (c) major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites).

4. The statistics relate to building activity which includes construction of new buildings, and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks etc.) is excluded from this publication, but can be found in the ABS publication *Engineering Construction Survey* (8762.0).

5. In relation to work carried out on existing buildings, the statistics include details of non-structural renovation and refurbishment work and the installation of integral building fixtures for which building approval was obtained.

6. From July 1990, the statistics cover:

- (a) all approved new residential building jobs valued at \$10,000 or more (previously \$5,000 or more)
- (b) approved alterations and additions to residential buildings valued at \$10,000 or more
- (c) all approved non-residential building jobs valued at \$50,000 or more (previously \$30,000 or more).

These changes in coverage do not have a statistically significant effect on broad building approvals aggregate data. However, care should be taken in interpreting data for specific classes of non-residential building.

Definitions

7. A building is defined as a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by persons.

8. A dwelling unit is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for long term residential use. Units (whether self-contained or not) within buildings offering institutional care such as hospitals or temporary accommodation, such as motels, hostels and holiday apartments are not defined as dwelling units. The value of units of this type is included in the appropriate category of non-residential buildings' approved.

9. A residential building is defined as a building predominantly consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.

- (a) A house is defined as a detached building predominantly used for long term residential purposes and consisting of only one dwelling unit. Thus detached granny flats and detached dwelling units such as caretaker's residences associated with non-residential buildings are defined as houses for the purpose of these statistics.
- (b) An other residential building is defined as a building which is predominantly used for long term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes townhouses, duplexes, apartment buildings etc.).

10. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building is shown separately in Tables 1 and 10 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in these tables. Previously, such dwellings were only included as a footnote.

11. In addition, from the January 1995 issue, the seasonally adjusted and trend estimates for the number of dwelling units approved, shown in Table 3, include these conversions, etc. Previously, only dwelling units approved as part of the construction of new residential buildings were included in these estimates.

12. The value of new residential building approved continues to exclude the value of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building. Approved building work represented by these conversions, etc. jobs continues to be included in the value of alterations and additions to residential buildings or in the value of non-residential building as appropriate.

13. Value data are derived by aggregation of the estimated value (when completed) of building work (excluding value of land and landscaping but including site preparation) as reported on approval documents. For 'houses', these estimates are usually a reliable indicator of the completed value of the building. However, for 'other residential buildings' and 'non-residential buildings' these estimates can differ significantly from the completed value of the building.

Building Classification

14. Ownership of a building is classified as either Public Sector or Private Sector according to the sector of the intended owner of the completed building as evident at the time of approval. Residential buildings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

15. Functional classification of buildings: a building is classified according to its intended major function. Hence a building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to Offices, a

detached cafeteria building to Shops, while factory buildings would be classified to Factories. An exception to this rule is the treatment of group accommodation buildings e.g. a student accommodation building on a university campus would be classified to Educational.

Seasonal Adjustment

16. Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series may be more clearly recognised.

17. Table 3 shows seasonally adjusted estimates for both private and total dwellings. For the four series shown, account has been taken of normal seasonal factors and 'trading day' effects (arising from the varying numbers of Sundays, Mondays, Tuesdays etc. in the month) and the effect of movement in the date of Easter which may, in successive years, affect figures for different months.

18. Seasonal adjustment procedures do not aim to remove the irregular or non-seasonal influences which may be present in any particular month, such as the effect of the approval of large projects or as a consequence of the administrative arrangements of approving authorities. These irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal variation.

19. Most of the component series have been seasonally adjusted independently. Therefore, the adjusted components may not add to the adjusted totals. Further, the difference between independently seasonally adjusted series does not necessarily produce series which are optimum or even adequate adjustments of the similarly derived original series. Thus the figures which can be derived by subtracting seasonally adjusted private sector dwelling units from the seasonally adjusted total should not be used to represent seasonally adjusted public sector dwelling units.

20. As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. For Building Approvals, the results of the latest review are shown in the July issue each year, 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 (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
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

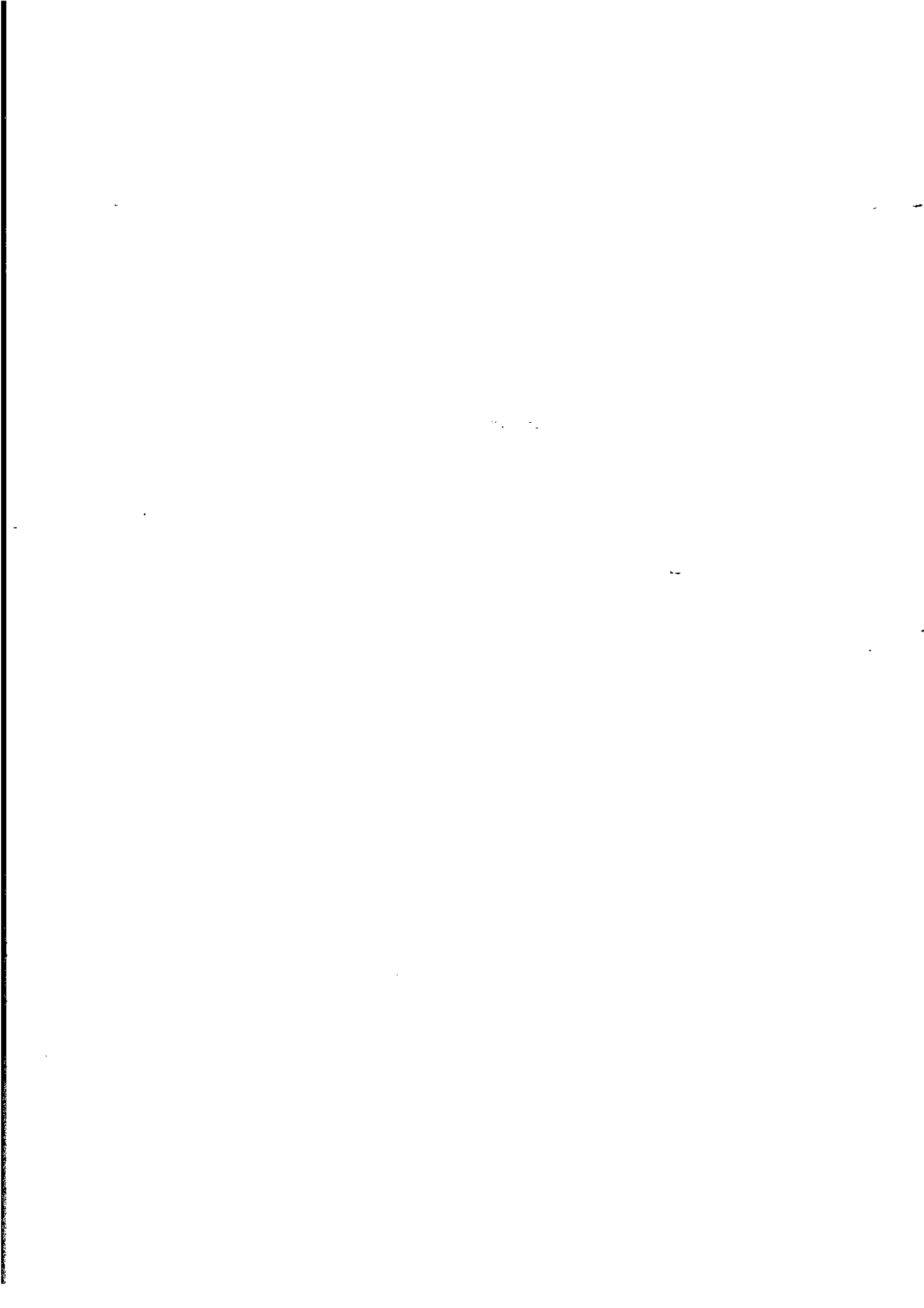
29. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (1101.0). The ABS also issues, on Tuesdays and Fridays, a *Release Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Release Advice are available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