

# BUILDING APPROVALS

SOUTH AUSTRALIA

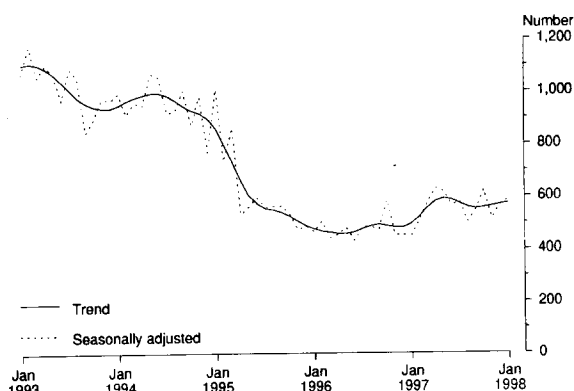
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## MAIN FEATURES

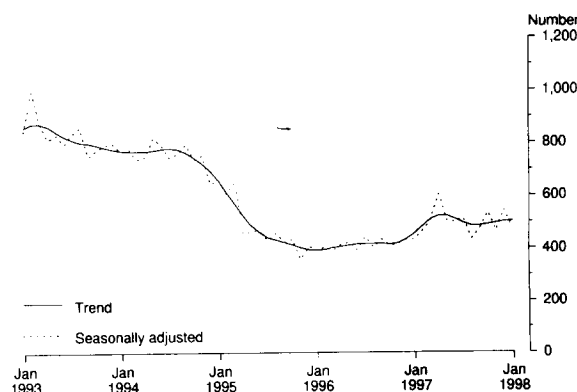
### NUMBER OF DWELLING UNITS APPROVED

	January 1997	December 1997	January 1998	January 1997 to January 1998 change	December 1997 to January 1998 change
Original series	351	513	431	22.8%	-16.0%
Seasonally adjusted	452	568	588	30.1%	3.5%
Trend estimate	495	568	573	15.8%	0.9%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



### Residential building

- The trend for total dwelling units approved has increased slightly (0.9%) in January. It has regained the level of July 1997 and will continue to rise unless there is a fall of more than 10% (the average monthly movement) in the seasonally adjusted estimate for February.
- While the trend for the number of private sector houses approved in January has increased 3.9% in the past four months, a fall of only 0.5% or more in the seasonally adjusted estimate for February will reverse the trend.
- In original terms the total number of dwelling units approved was 431, down 82 dwellings from December. This was solely due to the lower number of houses approved, particularly in the Adelaide Statistical Division. There were 34 dwellings approved in Roxby Downs.

- The value of new residential building approved was \$37.4 million and the value of alterations and additions to residential building was \$7.3 million.

### Non-residential building

- The value of non-residential building approved in December was \$16.1 million, the lowest monthly value since January 1993. The Educational category accounted for \$6.5 million.
- There were no jobs valued at \$5 million or more and two building jobs valued at between \$1 million and \$5 million.

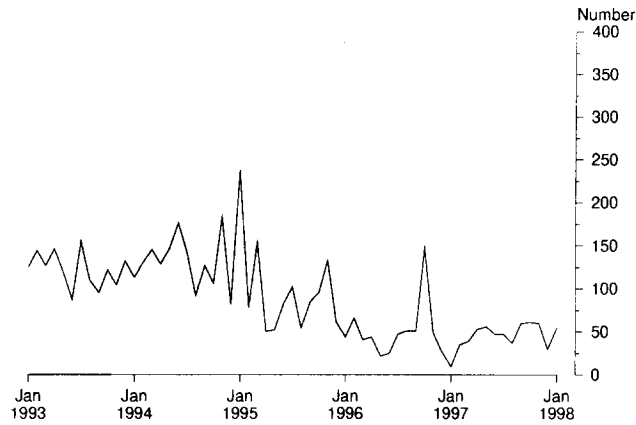
### Total building

- In average 1989-90 prices the value of total building work approved in the December quarter 1997 was \$279.9 million, a drop of 27.7% on the previous quarter, but 27.9% higher than the December quarter 1996.

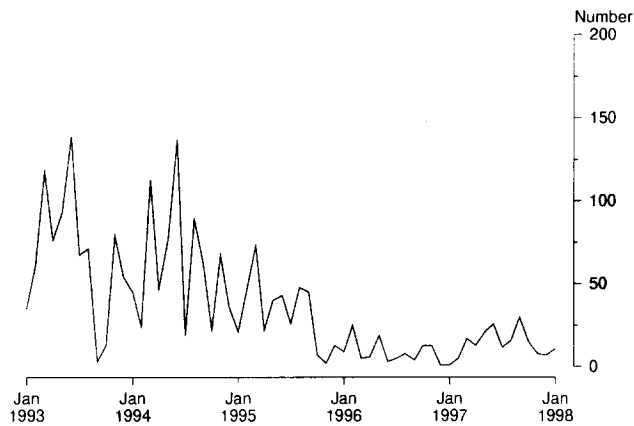
### INQUIRIES

- 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.

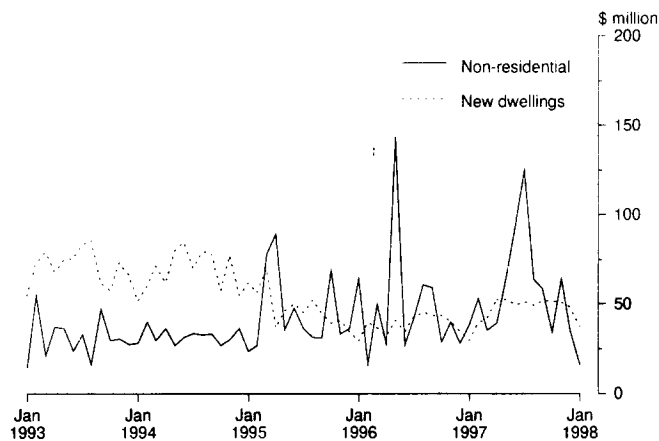
**NEW OTHER RESIDENTIAL BUILDINGS APPROVED  
PRIVATE SECTOR**



**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 August 1997 to January 1998.

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 (February 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 February 1998, the trend estimate for that month would be 513, a movement of 1.1%. The movements in the trend estimates for November and December 1997 and January 1998 which are currently estimated to be 1.2%, 0.8% and 0.5% respectively, would be revised to 1.6%, 1.2% and 0.8%. On the other hand, a 9% seasonally adjusted decline in the number of private sector houses approved in February 1998 would produce a trend estimate for February of 478, a movement of -1.3%, with the movements in the trend estimates for November and December 1997 and January 1998 being revised to 0.5%, -0.6% and -1.4% respectively.

### NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if February 1998 seasonally adjusted estimate			
			is up 9% on January 1998		is down 9% on January 1998	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
August	485	-2.1	485	-2.2	487	-1.9
September	484	-0.2	483	-0.4	486	-0.1
October	490	1.3	490	1.4	491	1.1
November	496	1.2	497	1.6	494	0.5
December	500	0.8	503	1.2	491	-0.6
1998—						
January	503	0.5	507	0.8	484	-1.4
February	n.y.a.	n.y.a.	513	1.1	478	-1.3

### TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if February 1998 seasonally adjusted estimate			
			is up 10% on January 1998		is down 10% on January 1998	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
August	559	-2.3	557	-2.6	560	-2.2
September	554	-0.9	551	-1.2	555	-0.9
October	557	0.5	555	0.8	557	0.4
November	562	1.0	566	2.0	561	0.6
December	568	1.0	579	2.3	561	0.1
1998—						
January	573	0.9	594	2.5	560	-0.3
February	n.y.a.	n.y.a.	610	2.8	559	-0.1

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-January	1,882	28	1,910	327	—	327	6	2,215	28	2,243
1997-98										
July-January	2,267	80	2,347	294	11	305	12	2,573	91	2,664
1996—										
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
1998—										
January	217	8	225	35	3	38	1	253	11	264
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-January	2,979	31	3,010	383	—	383	11	3,370	34	3,404
1997-98										
July-January	3,433	88	3,521	350	11	361	15	3,798	99	3,897
1996—										
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
1998—										
January	364	8	372	55	3	58	1	420	11	431

(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	436.8	735.8	873.6
1996-97 July-January	161.7	2.1	163.7	23.9	—	23.9	185.6	2.1	187.6	52.4	140.7	229.3	378.6	469.4
1997-98 July-January	209.1	6.0	215.1	24.0	0.6	24.6	233.0	6.7	239.7	55.7	271.2	317.5	559.8	612.8
1996— 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
1998— January	20.6	0.4	21.1	2.8	0.2	3.0	23.5	0.6	24.1	5.7	5.7	12.8	34.9	42.6
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-January	249.7	2.3	252.0	27.4	—	27.4	277.1	2.3	279.4	67.8	195.2	296.3	539.2	643.6
1997-98 July-January	305.1	6.8	311.9	27.7	0.6	28.3	332.8	7.4	340.3	72.5	316.8	397.2	721.1	809.9
1996— 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
1998— January	32.6	0.4	33.0	4.2	0.2	4.4	36.8	0.6	37.4	7.3	7.9	16.1	51.9	60.8

**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—								
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	496	530	512	561	554	578	572
August	436	485	448	504	492	538	502	559
September	470	484	490	505	523	532	549	554
October	536	490	574	512	580	535	623	557
November	464	496	480	517	506	541	515	562
December	545	500	557	520	557	548	568	568
1998—								
January	475	503	494	522	565	554	588	573

(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)**

(\$ 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	376.7	518.1	937.9	1,089.1
1996—									
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	61.8	86.3	193.5	218.8
1997—									
Mar. qtr.	96.1	97.4	5.0	102.4	25.2	68.6	112.7	194.4	240.4
June qtr.	127.1	130.5	11.2	141.7	27.6	143.0	173.4	306.7	342.7
Sept. qtr.	126.0	129.7	10.8	140.5	29.2	170.0	217.7	334.1	387.4
Dec. qtr.	121.1	123.2	9.8	133.1	29.9	101.2	117.0	261.7	279.9

(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-January		1997		1998
			1996-97	1997-98	November	December	January
PRIVATE SECTOR							
New houses	399.4	462.9	249.7	305.1	46.8	44.5	32.6
New other residential buildings	54.6	44.0	27.4	27.7	3.8	3.0	4.2
Total new residential building	454.1	506.8	277.1	332.8	50.6	47.6	36.8
Alterations and additions to residential buildings	117.2	115.0	66.9	71.5	11.1	10.5	7.2
Hotels, etc.	18.2	38.9	6.9	4.2	0.3	0.7	0.1
Shops	122.0	102.6	37.2	45.7	5.8	2.7	1.6
Factories	26.2	23.9	8.4	116.7	3.4	1.9	1.3
Offices	53.3	56.8	37.9	50.2	38.2	3.2	0.3
Other business premises	77.8	84.8	60.9	33.1	3.7	6.8	1.7
Educational	17.2	16.6	7.4	12.4	2.2	4.5	0.5
Religious	3.7	2.2	0.6	4.6	—	3.2	—
Health	41.9	50.0	17.8	14.6	2.2	1.1	0.9
Entertainment and recreational	23.2	13.0	8.8	27.7	0.3	1.1	1.3
Miscellaneous	9.6	33.7	9.3	7.5	0.8	2.6	0.3
Total non-residential building	393.0	422.4	195.2	316.8	57.0	27.8	7.9
Total	964.3	1,044.2	539.2	721.1	118.6	85.9	51.9
PUBLIC SECTOR							
New houses	13.3	7.4	2.3	6.8	0.6	0.5	0.4
New other residential buildings	1.9	1.3	—	0.6	—	—	0.2
Total new residential building	15.3	8.7	2.3	7.4	0.6	0.5	0.6
Alterations and additions to residential buildings	1.9	1.6	1.0	1.0	—	—	—
Hotels, etc.	—	3.5	0.7	0.5	—	—	—
Shops	7.9	3.6	2.4	1.4	0.2	0.1	—
Factories	6.7	2.2	1.9	0.2	—	—	0.1
Offices	43.5	36.4	25.7	9.4	1.6	0.5	0.9
Other business premises	17.8	8.5	4.4	1.7	0.3	—	0.3
Educational	42.5	44.5	28.6	42.4	3.2	4.9	6.0
Religious	1.0	—	—	—	—	—	—
Health	10.2	16.0	8.9	21.7	1.5	1.3	0.8
Entertainment and recreational	3.6	24.7	20.8	2.0	0.3	0.3	—
Miscellaneous	40.0	18.9	7.6	1.1	0.4	0.1	0.2
Total non-residential building	173.2	158.4	101.2	80.4	7.5	7.2	8.3
Total	190.4	168.7	104.4	88.8	8.1	7.7	8.9
TOTAL							
New houses	412.7	470.2	252.0	311.9	47.4	45.1	33.0
New other residential buildings	56.6	45.3	27.4	28.3	3.8	3.0	4.4
Total new residential building	469.3	515.5	279.4	340.3	51.2	48.1	37.4
Alterations and additions to residential buildings	119.1	116.6	67.8	72.5	11.1	10.6	7.3
Hotels, etc.	18.2	42.4	7.6	4.7	0.3	0.7	0.1
Shops	129.9	106.2	39.7	47.2	6.0	2.8	1.6
Factories	32.9	26.1	10.3	116.8	3.4	1.9	1.4
Offices	96.8	93.2	63.7	59.6	39.8	3.8	1.3
Other business premises	95.5	93.3	65.3	34.9	4.0	6.8	1.9
Educational	59.7	61.0	36.0	54.8	5.4	9.4	6.5
Religious	4.7	2.2	0.6	4.6	—	3.2	—
Health	52.1	66.0	26.7	36.2	3.8	2.4	1.6
Entertainment and recreational	26.8	37.7	29.6	29.7	0.5	1.3	1.3
Miscellaneous	49.6	52.6	16.9	8.7	1.3	2.8	0.4
Total non-residential building	566.2	580.7	296.3	397.2	64.5	35.1	16.1
Total	1,154.6	1,212.8	643.6	809.9	126.7	93.7	60.8

**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)
<b>HOTELS, ETC.</b>												
1997 November	—	—	1	0.3	—	—	—	—	—	—	1	0.3
December	3	0.3	2	0.5	—	—	—	—	—	—	5	0.7
1998 January	1	0.1	—	—	—	—	—	—	—	—	1	0.1
<b>SHOPS</b>												
1997 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
1998 January	9	1.0	3	0.7	—	—	—	—	—	—	12	1.6
<b>FACTORIES</b>												
1997 November	5	0.4	3	0.9	—	—	1	2.0	—	—	9	3.4
December	6	0.6	5	1.2	—	—	—	—	—	—	11	1.9
1998 January	4	0.5	2	0.4	1	0.5	—	—	—	—	7	1.4
<b>OFFICES</b>												
1997 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
1998 January	6	0.7	2	0.5	—	—	—	—	—	—	8	1.3
<b>OTHER BUSINESS PREMISES</b>												
1997 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
1998 January	9	0.8	1	0.3	1	0.8	—	—	—	—	11	1.9
<b>EDUCATIONAL</b>												
1997 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
1998 January	5	0.3	5	1.4	2	1.2	2	3.6	—	—	14	6.5
<b>RELIGIOUS</b>												
1997 November	—	—	—	—	—	—	—	—	—	—	—	—
December	—	—	1	0.2	—	—	1	3.0	—	—	2	3.2
1998 January	—	—	—	—	—	—	—	—	—	—	—	—
<b>HEALTH</b>												
1997 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
1998 January	—	—	3	1.1	1	0.5	—	—	—	—	4	1.6
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1997 November	2	0.3	1	0.3	—	—	—	—	—	—	3	0.5
December	1	0.1	2	0.5	1	0.8	—	—	—	—	4	1.3
1998 January	2	0.2	1	0.3	1	0.8	—	—	—	—	4	1.3
<b>MISCELLANEOUS</b>												
1997 November	4	0.5	2	0.8	—	—	—	—	—	—	6	1.3
December	4	0.3	2	0.5	—	—	1	2.0	—	—	7	2.8
1998 January	3	0.4	—	—	—	—	—	—	—	—	3	0.4
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1997 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
1998 January	39	4.0	17	4.7	6	3.8	2	3.6	—	—	64	16.1



**TABLE 7. NUMBER AND VALUE OF DWELLING UNITS (a) APPROVED  
BY MATERIAL OF OUTER WALLS  
JANUARY 1998**

Particulars	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
<b>ADELAIDE STATISTICAL DIVISION</b>						
Houses —						
Brick, stone or concrete	16	2,602	—	—	16	2,602
Brick-veneer	155	13,865	—	—	155	13,865
Timber	2	256	—	—	2	256
Fibre cement	3	172	—	—	3	172
Steel, aluminium or other materials	10	830	—	—	10	830
Not stated	31	2,896	8	443	39	3,339
<b>Total houses</b>	<b>217</b>	<b>20,621</b>	<b>8</b>	<b>443</b>	<b>225</b>	<b>21,064</b>
<b>Other residential buildings</b>	<b>35</b>	<b>2,829</b>	<b>3</b>	<b>166</b>	<b>38</b>	<b>2,996</b>
<b>Total residential buildings</b>	<b>252</b>	<b>23,450</b>	<b>11</b>	<b>609</b>	<b>263</b>	<b>24,059</b>
<b>REST OF SOUTH AUSTRALIA</b>						
Houses —						
Brick, stone or concrete	9	723	—	—	9	723
Brick-veneer	71	6,441	—	—	71	6,441
Timber	12	601	—	—	12	601
Fibre cement	34	2,717	—	—	34	2,717
Steel, aluminium or other materials	1	12	—	—	1	12
Not stated	20	1,483	—	—	20	1,483
<b>Total houses</b>	<b>147</b>	<b>11,976</b>	<b>—</b>	<b>—</b>	<b>147</b>	<b>11,976</b>
<b>Other residential buildings</b>	<b>20</b>	<b>1,392</b>	<b>—</b>	<b>—</b>	<b>20</b>	<b>1,392</b>
<b>Total residential buildings</b>	<b>167</b>	<b>13,368</b>	<b>—</b>	<b>—</b>	<b>167</b>	<b>13,368</b>
<b>TOTAL SOUTH AUSTRALIA</b>						
Houses —						
Brick, stone or concrete	25	3,326	—	—	25	3,326
Brick-veneer	226	20,305	—	—	226	20,305
Timber	14	857	—	—	14	857
Fibre cement	37	2,888	—	—	37	2,888
Steel, aluminium or other materials	11	842	—	—	11	842
Not stated	51	4,379	8	443	59	4,822
<b>Total houses</b>	<b>364</b>	<b>32,597</b>	<b>8</b>	<b>443</b>	<b>372</b>	<b>33,040</b>
<b>Other residential buildings</b>	<b>55</b>	<b>4,222</b>	<b>3</b>	<b>166</b>	<b>58</b>	<b>4,388</b>
<b>Total residential buildings</b>	<b>419</b>	<b>36,818</b>	<b>11</b>	<b>609</b>	<b>430</b>	<b>37,428</b>

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

TABLE 8. SUMMARY OF BUILDING APPROVED BY STATISTICAL DIVISION, JANUARY 1998

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	217	20,621	35	2,829	252	23,450	5,686	5,718	34,855
Outer Adelaide	64	5,296	2	123	66	5,418	861	1,400	7,679
Yorke and Lower North	12	716	—	—	12	716	85	208	1,009
Murray Lands	18	1,228	8	350	26	1,578	180	276	2,034
South East	18	1,681	—	—	18	1,681	167	80	1,928
Eyre	1	67	2	180	3	247	100	—	347
Northern	34	2,988	8	739	42	3,727	162	200	4,089
South Australia	364	32,597	55	4,222	419	36,818	7,240	7,882	51,940
PUBLIC SECTOR									
Adelaide	8	443	3	166	11	609	15	7,101	7,726
Outer Adelaide	—	—	—	—	—	—	—	—	—
Yorke and Lower North	—	—	—	—	—	—	—	303	303
Murray Lands	—	—	—	—	—	—	—	—	—
South East	—	—	—	—	—	—	—	—	—
Eyre	—	—	—	—	—	—	—	850	850
Northern	—	—	—	—	—	—	—	—	—
South Australia	8	443	3	166	11	609	15	8,254	8,878
TOTAL									
Adelaide	225	21,064	38	2,996	263	24,059	5,701	12,820	42,581
Outer Adelaide	64	5,296	2	123	66	5,418	861	1,400	7,679
Yorke and Lower North	12	716	—	—	12	716	85	511	1,312
Murray Lands	18	1,228	8	350	26	1,578	180	276	2,034
South East	18	1,681	—	—	18	1,681	167	80	1,928
Eyre	1	67	2	180	3	247	100	850	1,197
Northern	34	2,988	8	739	42	3,727	162	200	4,089
South Australia	372	33,040	58	4,388	430	37,428	7,255	16,136	60,818

(a) Excludes Conversions, etc.

TABLE 9. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, JANUARY 1998

TABLE 7. NEW DWELLING UNITS (1)										
Statistical division	New other residential building								Total new residential building	
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of					
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
										Total
NUMBER OF DWELLING UNITS										
Adelaide	225	34	4	38	—	—	—	—	38	263
Outer Adelaide	64	2	—	2	—	—	—	—	2	66
Yorke and Lower North	12	—	—	—	—	—	—	—	—	12
Murray Lands	18	8	—	8	—	—	—	—	8	26
South East	18	—	—	—	—	—	—	—	—	18
Eyre	1	2	—	2	—	—	—	—	2	3
Northern	34	8	—	8	—	—	—	—	8	42
<b>South Australia</b>	<b>372</b>	<b>54</b>	<b>4</b>	<b>58</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>58</b>	<b>430</b>
VALUE (\$'000)										
Adelaide	21,064	2,537	459	2,996	—	—	—	—	2,996	24,059
Outer Adelaide	5,296	123	—	123	—	—	—	—	123	5,418
Yorke and Lower North	716	—	—	—	—	—	—	—	—	716
Murray Lands	1,228	350	—	350	—	—	—	—	350	1,578
South East	1,681	—	—	—	—	—	—	—	—	1,681
Eyre	67	180	—	180	—	—	—	—	180	247
Northern	2,988	739	—	739	—	—	—	—	739	3,727
<b>South Australia</b>	<b>33,040</b>	<b>3,929</b>	<b>459</b>	<b>4,388</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>4,388</b>	<b>37,428</b>

(a) Excludes Conversions, etc.

TABLE 10. BUILDING APPROVED BY SELECTED STATISTICAL LOCAL AREA, JANUARY 1998

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	—	120	—	—	—	298	80	1,638	2,056
Brighton (C)	3	—	391	4	—	220	176	—	—	787
Burnside (C)	7	—	1,812	8	—	768	484	344	434	3,498
Campbelltown (C)	11	—	1,080	—	—	—	80	180	180	1,340
East Torrens (DC)	1	—	75	—	—	—	238	—	—	313
Elizabeth (C)	—	—	—	—	—	—	—	—	—	—
Enfield (C) Pt A & Pt B	9	—	722	—	—	—	78	210	655	1,455
Gawler (M)	5	—	439	—	—	—	28	—	—	467
Glenelg (C)	—	—	—	—	—	—	27	—	—	27
Happy Valley (C)	7	—	729	11	—	475	64	—	—	1,268
Henley & Grange (C)	7	—	660	2	—	200	—	—	—	860
Hindmarsh and Woodville (C)	15	8	1,933	—	3	166	457	120	286	2,842
Kensington & Norwood (C)	—	—	—	—	—	—	—	—	—	—
Marion (C)	13	—	1,317	6	—	900	287	476	476	2,980
Mitcham (C)	8	—	1,053	—	—	—	1,235	480	3,438	5,726
Munno Para (C)	23	—	1,739	—	—	—	81	348	398	2,219
Noarlunga (C)	22	—	1,729	—	—	—	37	220	220	1,986
Payneham (C)	—	—	—	—	—	—	68	—	—	68
Port Adelaide (C)	7	—	569	—	—	—	79	670	670	1,318
Prospect (C)	1	—	122	—	—	—	447	—	—	569
St Peters (M)	—	—	—	—	—	—	—	—	—	—
Salisbury (C)	22	—	1,773	—	—	—	209	1,650	3,150	5,132
Stirling (DC)	3	—	354	—	—	—	165	80	80	599
Tea Tree Gully (C)	26	—	2,538	—	—	—	72	—	—	2,610
Thebarton (M)	—	—	—	—	—	—	78	202	202	280
Unley (C)	3	—	350	2	—	160	718	100	100	1,328
Walkerville (M)	—	—	—	—	—	—	125	—	—	125
West Torrens (C)	15	—	1,007	2	—	107	172	558	892	2,178
Willunga (DC)	8	—	550	—	—	—	—	—	—	550
Unincorporated	—	—	—	—	—	—	—	—	—	—
Adelaide (SD)	217	8	21,064	35	3	2,996	5,701	5,718	12,820	42,581
REST OF STATE										
Barossa (DC)	—	—	—	—	—	—	—	—	—	—
Light (DC)	8	—	630	—	—	—	—	500	500	1,130
Mallala (DC)	1	—	85	—	—	—	—	—	—	85
Mount Barker (DC)	19	—	1,771	—	—	—	140	125	125	2,036
Mount Gambier (C)	14	—	1,405	—	—	—	104	—	—	1,509
Murray Bridge (RC)	3	—	92	—	—	—	30	—	—	122
Northern Yorke Peninsula (DC)	6	—	362	—	—	—	—	—	—	362
Port Augusta (C)	1	—	78	—	—	—	21	—	—	99
Port Elliot & Goolwa (DC)	11	—	797	—	—	—	150	75	75	1,022
Port Lincoln (C)	—	—	—	—	—	—	25	—	—	25
Port Pirie (C)	3	—	198	—	—	—	25	—	—	223
Roxby Downs (M)	26	—	2,438	8	—	739	—	—	—	3,177
Strathalbyn (DC)	3	—	325	—	—	—	65	200	200	590
Victor Harbor (DC)	9	—	728	—	—	—	132	150	150	1,009
Whyalla (C)	—	—	—	—	—	—	35	200	200	235
Other	43	—	3,068	12	—	653	827	914	2,066	6,614
Rest of State	147	—	11,976	20	—	1,392	1,553	2,164	3,316	18,238
SOUTH AUSTRALIA										
South Australia	364	8	33,040	55	3	4,388	7,255	7,882	16,136	60,818

(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 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 (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
- Building Activity, South Australia* (Cat. no. 8752.4) - issued quarterly
- Housing Finance for Owner Occupation, Australia* (Cat. no. 5609.0) - issued monthly
- Price Index of Materials Used in House Building* (Cat. no. 6408.0) - issued monthly

29. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (Cat. no. 1101.0). The ABS also issues, on Tuesdays and Fridays, a *Release Advice* (Cat. no. 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  
South Australia



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