

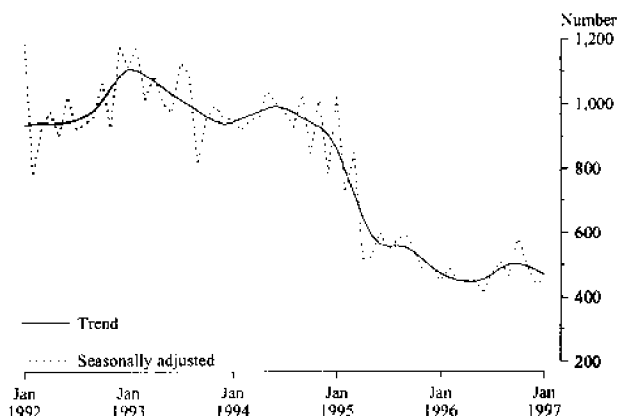
BUILDING APPROVALS, SOUTH AUSTRALIA, JANUARY 1997

MAIN FEATURES

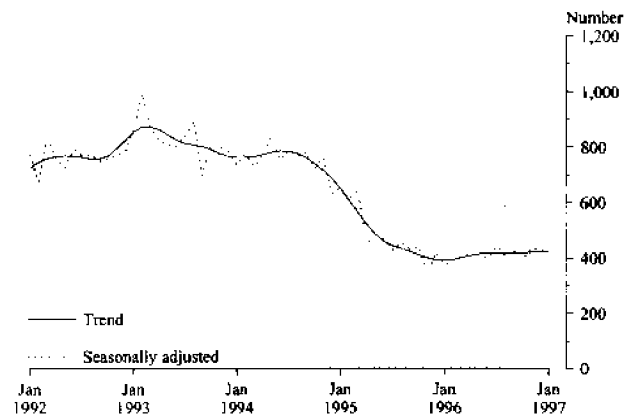
NUMBER OF DWELLING UNITS APPROVED

| | January 1996 | December 1996 | January 1997 | January 1996 to January 1997 change | December 1996 to January 1997 change |
|---------------------|-----------------|------------------|-----------------|---|--|
| Original series | 355 | 410 | 351 | -1.1% | 14.4% |
| Seasonally adjusted | 450 | 444 | 451 | 0.2% | 1.6% |
| Trend estimate | 476 | 487 | 471 | -1.1% | -3.3% |

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



Residential building

- The trend for total dwellings has fallen for the last 3 months and it is now 6.6% below the recent peak in October 1996. Growth will resume only if the seasonally adjusted estimate for February increases by more than 23%. This is more than double the average monthly movement.
- The trend for the number of private sector houses remains flat with an increase of less than 1% over the last 6 months. The total number of dwellings approved, in original terms, was 351. Of these, 340 were private sector houses.

- The value of new residential building approved was \$29.6 million and the value of alterations and additions to residential buildings was \$8.6 million.

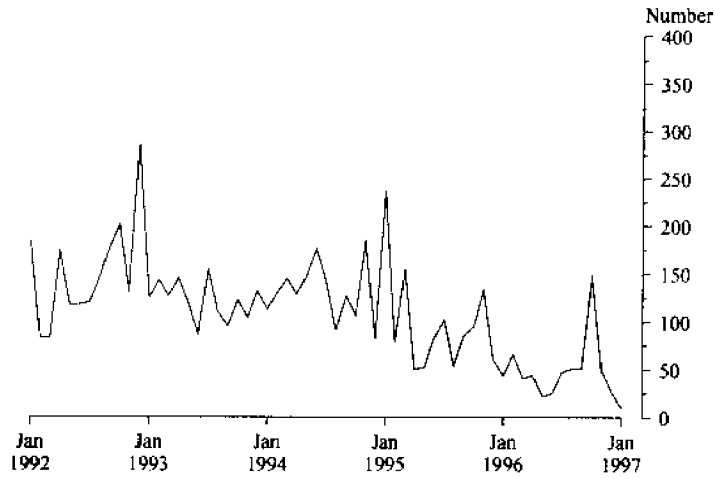
Non-residential building

- The value of non-residential building approved was \$41.9 million. Of the total the public sector contributed \$30.6 million (entertainment and recreation — \$16.2 million, education — \$11.7 million).
- There were 4 projects valued at greater than \$5 million and 2 projects valued between \$1 million and \$5 million approved in January.

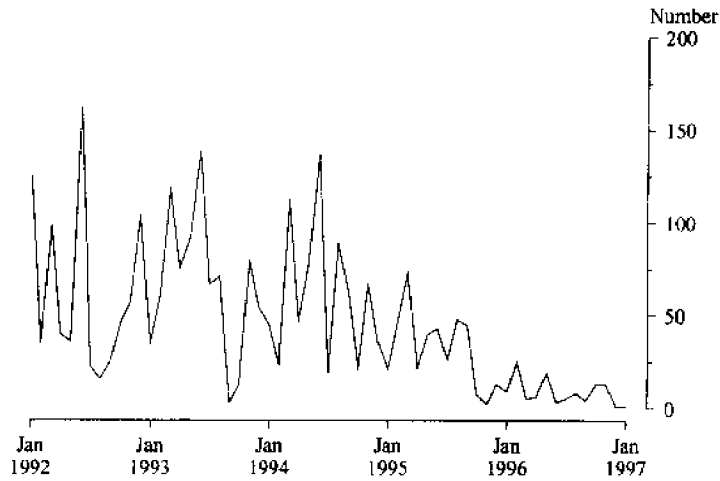
INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Jeff Bulger on Adelaide (08) 8237 7590 or any ABS State Office.
- for information about other ABS statistics and services please refer to the back of this publication.

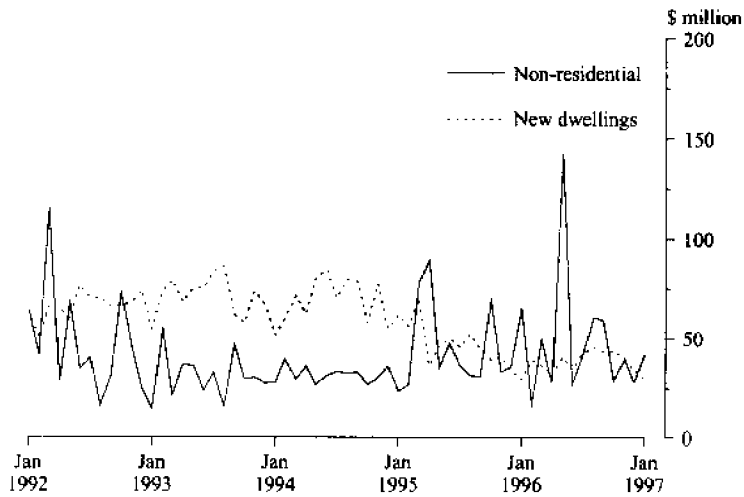
**NEW OTHER RESIDENTIAL BUILDINGS APPROVED
PRIVATE SECTOR**



**TOTAL DWELLING UNITS APPROVED
PUBLIC SECTOR**



VALUE OF BUILDING WORK APPROVED



RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months August 1996 to January 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 (February 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 February 1997, the trend estimate for that month would be 438, a movement of 1.5%. The movements in the trend estimates for November, December and January which are currently estimated to be 0.2%, 0.2% and -0.2% respectively, would be revised to 0.7%, 1.0% and 1.0%. On the other hand, a 9% seasonally adjusted decline in the number of private sector houses approved in February 1997 would produce a trend estimate for February of 406, a movement of -1.1%, with the movements in the trend estimates for November, December and January being revised to -0.4%, -1.0% and -1.3% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

| | Trend estimate | | Revised trend estimate if February 1997 seasonally adjusted estimate | | | |
|-----------|----------------|-------------------------------|---|-------------------------------|----------------------------|-------------------------------|
| | | | is up 9% on January 1997 | | is down 9% on January 1997 | |
| | No. | % change on previous month | No. | % change on previous month | No. | % change on previous month |
| 1996 | | | | | | |
| August | 419 | 0.0 | 418 | -0.1 | 420 | 0.3 |
| September | 419 | 0.2 | 418 | 0.0 | 421 | 0.3 |
| October | 420 | 0.3 | 420 | 0.4 | 421 | 0.1 |
| November | 421 | 0.2 | 423 | 0.7 | 419 | -0.4 |
| December | 422 | 0.2 | 427 | 1.0 | 416 | -1.0 |
| 1997— | | | | | | |
| January | 422 | 0.2 | 431 | 1.0 | 410 | -1.3 |
| February | n.y.a. | n.y.a. | 438 | 1.5 | 406 | -1.1 |

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

| | Trend estimate | | Revised trend estimate if February 1997 seasonally adjusted estimate | | | |
|-----------|----------------|-------------------------------|---|-------------------------------|-----------------------------|-------------------------------|
| | | | is up 11% on January 1997 | | is down 11% on January 1997 | |
| | No. | % change on previous month | No. | % change on previous month | No. | % change on previous month |
| 1996— | | | | | | |
| August | 491 | 3.7 | 491 | 3.7 | 492 | 4.0 |
| September | 502 | 2.4 | 502 | 2.4 | 506 | 2.7 |
| October | 504 | 0.4 | 504 | 0.4 | 506 | 0.0 |
| November | 498 | -1.3 | 498 | -1.2 | 494 | -2.4 |
| December | 487 | -2.2 | 488 | -1.9 | 474 | -4.0 |
| 1997 | | | | | | |
| January | 471 | -3.2 | 479 | -2.0 | 452 | -4.7 |
| February | n.y.a. | n.y.a. | 471 | -1.6 | 430 | -4.8 |

TABLE 1. DWELLING UNITS APPROVED

| Period | New houses | | | New other residential buildings | | | Conversions, etc. | Total (a) | | |
|--------------------------------------|-------------------|------------------|-------|---------------------------------|------------------|-------|----------------------|-------------------|------------------|--------|
| | Private sector | Public sector | Total | Private sector | Public sector | Total | | Private sector | Public sector | Total |
| ADELAIDE STATISTICAL DIVISION | | | | | | | | | | |
| 1993-94 | 6,587 | 401 | 6,988 | 1,342 | 286 | 1,628 | 15 | 7,944 | 687 | 8,631 |
| 1994-95 | 5,256 | 384 | 5,640 | 1,213 | 120 | 1,333 | 59 | 6,515 | 517 | 7,032 |
| 1995-96 | 3,029 | 177 | 3,206 | 646 | 29 | 675 | 46 | 3,721 | 206 | 3,927 |
| 1995-96 | | | | | | | | | | |
| July-January | 1,786 | 120 | 1,906 | 492 | 29 | 521 | 37 | 2,315 | 149 | 2,464 |
| 1996-97 | | | | | | | | | | |
| July-January | 1,882 | 28 | 1,910 | 327 | — | 327 | 6 | 2,215 | 28 | 2,243 |
| 1995— | | | | | | | | | | |
| November | 212 | 2 | 214 | 110 | — | 110 | — | 322 | 2 | 324 |
| December | 202 | 12 | 214 | 51 | — | 51 | 5 | 258 | 12 | 270 |
| 1996— | | | | | | | | | | |
| January | 197 | 7 | 204 | 42 | 2 | 44 | 1 | 240 | 9 | 249 |
| February | 243 | 25 | 268 | 50 | — | 50 | 1 | 294 | 25 | 319 |
| March | 224 | 5 | 229 | 31 | — | 31 | 3 | 258 | 5 | 263 |
| April | 230 | 6 | 236 | 37 | — | 37 | — | 267 | 6 | 273 |
| May | 305 | 18 | 323 | 17 | — | 17 | — | 322 | 18 | 340 |
| June | 241 | 3 | 244 | 19 | — | 19 | 5 | 265 | 3 | 268 |
| July | 317 | 2 | 319 | 45 | — | 45 | — | 362 | 2 | 364 |
| August | 301 | 8 | 309 | 19 | — | 19 | 1 | 321 | 8 | 329 |
| September | 287 | 4 | 291 | 49 | — | 49 | — | 336 | 4 | 340 |
| October | 264 | 13 | 277 | 143 | — | 143 | 3 | 410 | 13 | 423 |
| November | 276 | — | 276 | 42 | — | 42 | 1 | 319 | — | 319 |
| December | 221 | 1 | 222 | 23 | — | 23 | — | 244 | 1 | 245 |
| 1997— | | | | | | | | | | |
| January | 216 | — | 216 | 6 | — | 6 | 1 | 223 | — | 223 |
| SOUTH AUSTRALIA | | | | | | | | | | |
| 1993-94 | 9,470 | 431 | 9,901 | 1,559 | 299 | 1,858 | 18 | 11,046 | 731 | 11,777 |
| 1994-95 | 7,757 | 390 | 8,147 | 1,387 | 151 | 1,538 | 77 | 9,208 | 554 | 9,762 |
| 1995-96 | 4,930 | 179 | 5,109 | 773 | 29 | 802 | 57 | 5,760 | 208 | 5,968 |
| 1995-96 | | | | | | | | | | |
| July-January | 2,902 | 121 | 3,023 | 575 | 29 | 604 | 47 | 3,524 | 150 | 3,674 |
| 1996-97 | | | | | | | | | | |
| July-January | 2,979 | 31 | 3,010 | 383 | — | 383 | 11 | 3,370 | 34 | 3,404 |
| 1995— | | | | | | | | | | |
| November | 388 | 2 | 390 | 133 | — | 133 | 4 | 525 | 2 | 527 |
| December | 354 | 13 | 367 | 61 | — | 61 | 6 | 421 | 13 | 434 |
| 1996— | | | | | | | | | | |
| January | 299 | 7 | 306 | 44 | 2 | 46 | 3 | 346 | 9 | 355 |
| February | 393 | 25 | 418 | 66 | — | 66 | 2 | 461 | 25 | 486 |
| March | 388 | 5 | 393 | 41 | — | 41 | 3 | 432 | 5 | 437 |
| April | 380 | 6 | 386 | 44 | — | 44 | — | 424 | 6 | 430 |
| May | 464 | 19 | 483 | 22 | — | 22 | — | 486 | 19 | 505 |
| June | 403 | 3 | 406 | 25 | — | 25 | 5 | 433 | 3 | 436 |
| July | 476 | 5 | 481 | 47 | — | 47 | — | 523 | 5 | 528 |
| August | 484 | 8 | 492 | 51 | — | 51 | 4 | 536 | 11 | 547 |
| September | 458 | 4 | 462 | 51 | — | 51 | 1 | 510 | 4 | 514 |
| October | 401 | 13 | 414 | 148 | — | 148 | 4 | 553 | 13 | 566 |
| November | 438 | — | 438 | 49 | — | 49 | 1 | 488 | — | 488 |
| December | 382 | 1 | 383 | 27 | — | 27 | — | 409 | 1 | 410 |
| 1997— | | | | | | | | | | |
| January | 340 | — | 340 | 10 | — | 10 | 1 | 351 | — | 351 |

(a) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes.

TABLE 2. VALUE OF BUILDING APPROVED
(\$ million)

| Period | New residential building | | | | | | | | | Alterations and additions to residential buildings | Non-residential building | | Total building | |
|-------------------------------|--------------------------|---------------|-------|-----------------------------|---------------|-------|----------------|---------------|-------|--|--------------------------|-------|----------------|---------|
| | Houses | | | Other residential buildings | | | Total | | | | Private sector | Total | Private sector | Total |
| | Private sector | Public sector | Total | Private sector | Public sector | Total | Private sector | Public sector | Total | | | | | |
| ADELAIDE STATISTICAL DIVISION | | | | | | | | | | | | | | |
| 1993-94 | 494.3 | 25.7 | 520.0 | 86.3 | 17.0 | 103.3 | 580.6 | 42.7 | 623.3 | 98.7 | 167.2 | 314.2 | 846.0 | 1,036.2 |
| 1994-95 | 420.2 | 26.7 | 446.9 | 87.7 | 6.9 | 94.6 | 508.0 | 33.5 | 541.5 | 95.0 | 181.2 | 393.1 | 782.5 | 1,029.5 |
| 1995-96 | 254.6 | 13.2 | 267.7 | 46.3 | 1.9 | 48.2 | 300.9 | 15.1 | 315.9 | 93.3 | 303.4 | 445.7 | 696.9 | 854.9 |
| 1995-96 | | | | | | | | | | | | | | |
| July-January | 153.0 | 8.9 | 161.9 | 32.7 | 1.9 | 34.6 | 185.6 | 10.8 | 196.5 | 55.5 | 125.6 | 221.3 | 366.5 | 473.3 |
| 1996-97 | | | | | | | | | | | | | | |
| July-January | 161.7 | 2.1 | 163.7 | 23.9 | | 23.9 | 185.6 | 2.1 | 187.6 | 52.4 | 140.7 | 233.1 | 378.6 | 473.2 |
| 1995- | | | | | | | | | | | | | | |
| November | 18.4 | 0.1 | 18.5 | 8.1 | — | 8.1 | 26.5 | 0.1 | 26.6 | 7.6 | 8.3 | 26.8 | 42.4 | 61.0 |
| December | 17.7 | 0.8 | 18.5 | 3.7 | — | 3.7 | 21.3 | 0.8 | 22.2 | 6.5 | 9.4 | 20.7 | 37.3 | 49.4 |
| 1996-- | | | | | | | | | | | | | | |
| January | 16.9 | 0.5 | 17.4 | 3.2 | 0.1 | 3.4 | 20.1 | 0.6 | 20.8 | 7.1 | 19.8 | 28.0 | 47.0 | 55.9 |
| February | 19.2 | 1.8 | 21.0 | 5.9 | — | 5.9 | 25.0 | 1.8 | 26.8 | 6.4 | 9.4 | 14.5 | 40.7 | 47.7 |
| March | 19.6 | 0.5 | 20.1 | 3.6 | — | 3.6 | 23.2 | 0.5 | 23.7 | 8.9 | 11.7 | 33.2 | 43.7 | 65.7 |
| April | 18.2 | 0.4 | 18.6 | 1.9 | — | 1.9 | 20.1 | 0.4 | 20.6 | 6.8 | 14.3 | 23.2 | 41.2 | 50.5 |
| May | 24.3 | 1.3 | 25.7 | 1.1 | — | 1.1 | 25.4 | 1.3 | 26.7 | 8.1 | 132.7 | 136.9 | 166.1 | 171.7 |
| June | 20.3 | 0.2 | 20.5 | 1.1 | — | 1.1 | 21.5 | 0.2 | 21.6 | 7.6 | 9.7 | 16.7 | 38.6 | 46.0 |
| July | 26.3 | 0.1 | 26.4 | 3.2 | — | 3.2 | 29.5 | 0.1 | 29.6 | 5.8 | 22.3 | 36.1 | 57.6 | 71.5 |
| August | 25.9 | 0.5 | 26.4 | 2.9 | — | 2.9 | 28.8 | 0.5 | 29.4 | 7.0 | 20.6 | 34.4 | 56.4 | 70.8 |
| September | 25.2 | 0.4 | 25.6 | 3.7 | — | 3.7 | 28.9 | 0.4 | 29.2 | 8.6 | 35.4 | 46.3 | 72.8 | 84.2 |
| October | 23.2 | 0.9 | 24.1 | 8.4 | — | 8.4 | 31.6 | 0.9 | 32.5 | 9.8 | 16.1 | 18.9 | 57.5 | 61.2 |
| November | 23.7 | — | 23.7 | 3.2 | — | 3.2 | 26.9 | — | 26.9 | 6.6 | 14.8 | 35.3 | 48.3 | 68.9 |
| December | 18.6 | 0.1 | 18.7 | 2.0 | — | 2.0 | 20.7 | 0.1 | 20.8 | 8.1 | 21.5 | 23.9 | 50.3 | 52.7 |
| 1997-- | | | | | | | | | | | | | | |
| January | 18.7 | — | 18.7 | 0.5 | — | 0.5 | 19.2 | — | 19.2 | 6.7 | 9.9 | 38.2 | 35.7 | 64.0 |
| SOUTH AUSTRALIA | | | | | | | | | | | | | | |
| 1993-94 | 695.1 | 27.5 | 722.6 | 98.5 | 17.8 | 116.3 | 793.6 | 45.3 | 838.9 | 122.2 | 208.4 | 375.2 | 1,122.8 | 1,336.3 |
| 1994-95 | 605.8 | 27.0 | 632.8 | 98.4 | 8.5 | 106.9 | 704.2 | 35.5 | 739.7 | 119.9 | 244.7 | 493.2 | 1,065.4 | 1,352.8 |
| 1995-96 | 399.4 | 13.3 | 412.7 | 54.6 | 1.9 | 56.6 | 454.1 | 15.3 | 469.3 | 119.1 | 393.0 | 566.2 | 964.3 | 1,154.6 |
| 1995-96 | | | | | | | | | | | | | | |
| July-January | 237.3 | 9.0 | 246.3 | 37.9 | 1.9 | 39.8 | 275.2 | 11.0 | 286.2 | 70.5 | 183.6 | 301.8 | 528.8 | 658.4 |
| 1996-97 | | | | | | | | | | | | | | |
| July-January | 249.7 | 2.3 | 252.0 | 27.4 | — | 27.4 | 277.1 | 2.3 | 279.4 | 67.8 | 195.2 | 300.1 | 539.2 | 647.4 |
| 1995- | | | | | | | | | | | | | | |
| November | 31.3 | 0.1 | 31.4 | 9.5 | — | 9.5 | 40.7 | 0.1 | 40.8 | 10.3 | 11.8 | 33.1 | 62.9 | 84.2 |
| December | 29.1 | 1.0 | 30.1 | 4.4 | — | 4.4 | 33.5 | 1.0 | 34.5 | 8.9 | 13.4 | 36.1 | 55.6 | 79.5 |
| 1996-- | | | | | | | | | | | | | | |
| January | 25.2 | 0.5 | 25.7 | 3.3 | 0.1 | 3.5 | 28.6 | 0.6 | 29.2 | 8.5 | 55.3 | 64.4 | 92.3 | 102.1 |
| February | 30.9 | 1.8 | 32.7 | 6.9 | — | 6.9 | 37.8 | 1.8 | 39.6 | 8.4 | 11.3 | 16.5 | 57.2 | 64.5 |
| March | 31.7 | 0.5 | 32.2 | 4.4 | — | 4.4 | 36.0 | 0.5 | 36.5 | 11.4 | 26.6 | 49.9 | 73.9 | 97.8 |
| April | 29.3 | 0.4 | 29.7 | 2.2 | — | 2.2 | 31.5 | 0.4 | 31.9 | 8.5 | 17.6 | 27.5 | 57.5 | 67.9 |
| May | 37.6 | 1.4 | 38.9 | 1.8 | — | 1.8 | 39.4 | 1.4 | 40.8 | 10.0 | 136.3 | 143.6 | 185.6 | 194.3 |
| June | 32.7 | 0.2 | 32.9 | 1.4 | — | 1.4 | 34.1 | 0.2 | 34.3 | 10.5 | 17.7 | 26.9 | 61.2 | 71.8 |
| July | 39.2 | 0.4 | 39.5 | 3.3 | — | 3.3 | 42.4 | 0.4 | 42.8 | 7.7 | 26.8 | 41.9 | 76.9 | 92.5 |
| August | 40.2 | 0.5 | 40.7 | 4.5 | — | 4.5 | 44.7 | 0.5 | 45.2 | 10.3 | 42.2 | 60.9 | 96.4 | 116.4 |
| September | 39.2 | 0.4 | 39.5 | 3.8 | — | 3.8 | 43.0 | 0.4 | 43.4 | 10.7 | 45.8 | 59.1 | 99.5 | 113.2 |
| October | 34.2 | 0.9 | 35.1 | 8.6 | — | 8.6 | 42.7 | 0.9 | 43.7 | 12.0 | 25.0 | 28.5 | 79.7 | 84.2 |
| November | 35.7 | — | 35.7 | 4.2 | — | 4.2 | 39.9 | — | 39.9 | 8.8 | 18.7 | 39.7 | 67.5 | 88.5 |
| December | 32.4 | 0.1 | 32.5 | 2.3 | — | 2.3 | 34.7 | 0.1 | 34.8 | 9.7 | 25.3 | 28.0 | 69.6 | 72.5 |
| 1997-- | | | | | | | | | | | | | | |
| January | 28.9 | — | 28.9 | 0.7 | — | 0.7 | 29.6 | — | 29.6 | 8.6 | 11.3 | 41.9 | 49.6 | 80.1 |

**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 | |
| | | | | | | | | | |
| 1995— | | | | | | | | | |
| November | 344 | 400 | 347 | 422 | 472 | 488 | 479 | 516 | |
| December | 419 | 393 | 445 | 412 | 462 | 469 | 498 | 493 | |
| 1996— | | | | | | | | | |
| January | 378 | 392 | 388 | 408 | 433 | 454 | 450 | 476 | |
| February | 394 | 395 | 437 | 408 | 451 | 446 | 493 | 462 | |
| March | 409 | 403 | 406 | 411 | 455 | 444 | 450 | 454 | |
| April | 419 | 410 | 414 | 413 | 453 | 447 | 454 | 449 | |
| May | 414 | 415 | 415 | 415 | 454 | 451 | 451 | 449 | |
| June | 401 | 417 | 391 | 417 | 435 | 460 | 419 | 457 | |
| July | 443 | 419 | 440 | 422 | 479 | 473 | 478 | 473 | |
| August | 406 | 419 | 439 | 427 | 476 | 484 | 511 | 491 | |
| September | 429 | 419 | 422 | 431 | 485 | 490 | 466 | 502 | |
| October | 398 | 420 | 425 | 434 | 545 | 488 | 582 | 504 | |
| November | 434 | 421 | 450 | 436 | 488 | 478 | 504 | 498 | |
| December | 431 | 422 | 437 | 438 | 424 | 465 | 444 | 487 | |
| 1997 | | | | | | | | | |
| January | 416 | 422 | 434 | 437 | 429 | 449 | 451 | 471 | |

(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 | | | | | | | |
| 1993-94 | 628.9 | 653.6 | 107.5 | 761.1 | 110.4 | 194.0 | 348.9 | 1,023.9 | 1,220.5 |
| 1994-95 | 527.5 | 551.0 | 97.3 | 648.3 | 104.4 | 224.5 | 452.5 | 944.9 | 1,205.2 |
| 1995-96 | 348.9 | 360.5 | 50.4 | 410.9 | 104.1 | 355.6 | 512.5 | 857.3 | 1,027.5 |
| 1995— | | | | | | | | | |
| Sept. qtr. | 101.9 | 107.8 | 16.0 | 123.8 | 27.9 | 59.6 | 90.0 | 204.3 | 241.8 |
| Dec. qtr. | 82.6 | 84.1 | 16.4 | 100.5 | 26.0 | 56.8 | 125.5 | 181.9 | 251.9 |
| 1996— | | | | | | | | | |
| Mar. qtr. | 77.2 | 79.7 | 13.1 | 92.7 | 24.8 | 84.2 | 118.4 | 199.4 | 235.9 |
| June qtr. | 87.2 | 89.0 | 4.9 | 93.8 | 25.3 | 154.9 | 178.7 | 271.7 | 297.9 |
| Sept. qtr. | 104.8 | 105.8 | 10.3 | 116.2 | 25.4 | 103.4 | 145.9 | 243.3 | 287.4 |
| Dec. qtr. | 91.1 | 92.0 | 13.3 | 105.3 | 27.2 | 62.0 | 86.6 | 193.7 | 219.0 |

(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 | 1994-95 | 1995-96 | July-January | | 1996 | | 1997 | |
|--|----------------|----------------|--------------|--------------|-------------|-------------|-------------|--|
| | | | 1995-96 | 1996-97 | November | December | January | |
| PRIVATE SECTOR | | | | | | | | |
| New houses | 605.8 | 399.4 | 237.3 | 249.7 | 35.7 | 32.4 | 28.9 | |
| New other residential buildings | 98.4 | 54.6 | 37.9 | 27.4 | 4.2 | 2.3 | 0.7 | |
| <i>Total new residential building</i> | <i>704.2</i> | <i>454.1</i> | <i>275.2</i> | <i>277.1</i> | <i>39.9</i> | <i>34.7</i> | <i>29.6</i> | |
| Alterations and additions to residential buildings | 116.6 | 117.2 | 70.1 | 66.9 | 8.8 | 9.7 | 8.6 | |
| Hotels, etc. | 4.2 | 18.2 | 10.1 | 6.9 | 2.7 | 0.8 | 0.1 | |
| Shops | 51.3 | 122.0 | 22.9 | 37.2 | 2.6 | 1.5 | 6.7 | |
| Factories | 25.0 | 26.2 | 18.7 | 8.4 | 0.9 | 1.0 | 0.4 | |
| Offices | 34.3 | 53.3 | 33.8 | 37.9 | 2.6 | 7.9 | 0.9 | |
| Other business premises | 59.2 | 77.8 | 35.7 | 60.9 | 4.2 | 2.5 | 1.6 | |
| Educational | 17.3 | 17.2 | 10.7 | 7.4 | 0.9 | 3.4 | 0.2 | |
| Religious | 3.0 | 3.7 | 1.3 | 0.6 | — | — | 0.3 | |
| Health | 26.5 | 41.9 | 37.1 | 17.8 | 0.3 | 1.0 | — | |
| Entertainment and recreational | 9.7 | 23.2 | 8.9 | 8.8 | 4.3 | 1.6 | 0.8 | |
| Miscellaneous | 14.0 | 9.6 | 4.4 | 9.3 | 0.3 | 5.7 | 0.3 | |
| <i>Total non-residential building</i> | <i>244.7</i> | <i>393.0</i> | <i>183.6</i> | <i>195.2</i> | <i>18.7</i> | <i>25.3</i> | <i>11.3</i> | |
| Total | 1,065.4 | 964.3 | 528.8 | 539.2 | 67.5 | 69.6 | 49.6 | |
| PUBLIC SECTOR | | | | | | | | |
| New houses | 27.0 | 13.3 | 9.0 | 2.3 | — | 0.1 | — | |
| New other residential buildings | 8.5 | 1.9 | 1.9 | — | — | — | — | |
| <i>Total new residential building</i> | <i>35.5</i> | <i>15.3</i> | <i>11.0</i> | <i>2.3</i> | <i>—</i> | <i>0.1</i> | <i>—</i> | |
| Alterations and additions to residential buildings | 3.3 | 1.9 | 0.4 | 1.0 | — | — | — | |
| Hotels, etc. | 0.4 | — | — | 0.7 | — | — | 0.1 | |
| Shops | 3.1 | 7.9 | 0.6 | 2.4 | — | — | — | |
| Factories | 5.5 | 6.7 | 6.0 | 1.9 | — | — | — | |
| Offices | 92.5 | 43.5 | 25.0 | 25.7 | 8.4 | 0.1 | 1.2 | |
| Other business premises | 13.2 | 17.8 | 6.3 | 4.4 | 0.2 | 0.2 | — | |
| Educational | 92.5 | 42.5 | 32.3 | 28.6 | 5.4 | 1.1 | 11.7 | |
| Religious | — | 1.0 | — | — | — | — | — | |
| Health | 16.0 | 10.2 | 6.9 | 8.9 | 6.6 | 1.0 | 0.3 | |
| Entertainment and recreational | 9.7 | 3.6 | 2.2 | 24.6 | — | 0.2 | 16.2 | |
| Miscellaneous | 15.5 | 40.0 | 39.0 | 7.6 | 0.4 | 0.2 | 1.1 | |
| <i>Total non-residential building</i> | <i>248.6</i> | <i>173.2</i> | <i>118.2</i> | <i>105.0</i> | <i>21.0</i> | <i>2.7</i> | <i>30.6</i> | |
| Total | 287.4 | 190.4 | 129.6 | 108.2 | 21.0 | 2.8 | 30.6 | |
| TOTAL | | | | | | | | |
| New houses | 632.8 | 412.7 | 246.3 | 252.0 | 35.7 | 32.5 | 28.9 | |
| New other residential buildings | 106.9 | 56.6 | 39.8 | 27.4 | 4.2 | 2.3 | 0.7 | |
| <i>Total new residential building</i> | <i>739.7</i> | <i>469.3</i> | <i>286.2</i> | <i>279.4</i> | <i>39.9</i> | <i>34.8</i> | <i>29.6</i> | |
| Alterations and additions to residential buildings | 119.9 | 119.1 | 70.5 | 67.8 | 8.8 | 9.7 | 8.6 | |
| Hotels, etc. | 4.7 | 18.2 | 10.1 | 7.6 | 2.7 | 0.8 | 0.2 | |
| Shops | 54.4 | 129.9 | 23.4 | 39.7 | 2.6 | 1.5 | 6.7 | |
| Factories | 30.6 | 32.9 | 24.6 | 10.3 | 0.9 | 1.0 | 0.4 | |
| Offices | 126.8 | 96.8 | 58.8 | 63.7 | 10.9 | 8.0 | 2.1 | |
| Other business premises | 72.4 | 95.5 | 42.1 | 65.3 | 4.4 | 2.6 | 1.6 | |
| Educational | 109.7 | 59.7 | 43.0 | 36.0 | 6.3 | 4.5 | 11.9 | |
| Religious | 3.0 | 4.7 | 1.3 | 0.6 | — | — | 0.3 | |
| Health | 42.6 | 52.1 | 44.0 | 26.7 | 6.9 | 2.0 | 0.3 | |
| Entertainment and recreational | 19.4 | 26.8 | 11.1 | 33.4 | 4.3 | 1.7 | 17.0 | |
| Miscellaneous | 29.6 | 49.6 | 43.4 | 16.9 | 0.7 | 5.9 | 1.4 | |
| <i>Total non-residential building</i> | <i>493.2</i> | <i>566.2</i> | <i>301.8</i> | <i>300.1</i> | <i>39.7</i> | <i>28.0</i> | <i>41.9</i> | |
| Total | 1,352.8 | 1,154.6 | 658.4 | 647.4 | 88.5 | 72.5 | 80.1 | |

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. | | | | | | | | | | | | |
| 1996 November | 1 | 0.1 | — | — | 2 | 1.5 | 1 | 1.2 | — | — | 4 | 2.7 |
| December | — | — | 3 | 0.8 | — | — | — | — | — | — | 3 | 0.8 |
| 1997 January | 2 | 0.2 | — | — | — | — | — | — | — | — | 2 | 0.2 |
| SHOPS | | | | | | | | | | | | |
| 1996 November | 9 | 0.7 | 4 | 1.2 | 1 | 0.7 | — | — | — | — | 14 | 2.6 |
| December | 9 | 0.8 | 2 | 0.7 | — | — | — | — | — | — | 11 | 1.5 |
| 1997 January | 2 | 0.2 | 4 | 1.0 | — | — | — | — | 1 | 5.5 | 7 | 6.7 |
| FACTORIES | | | | | | | | | | | | |
| 1996 November | 2 | 0.3 | 3 | 0.6 | — | — | — | — | — | — | 5 | 0.9 |
| December | 4 | 0.5 | 2 | 0.6 | — | — | — | — | — | — | 6 | 1.0 |
| 1997 January | 2 | 0.2 | 1 | 0.3 | — | — | — | — | — | — | 3 | 0.4 |
| OFFICES | | | | | | | | | | | | |
| 1996 November | 10 | 0.8 | 6 | 1.8 | — | — | 1 | 1.3 | 1 | 7.0 | 18 | 10.9 |
| December | 6 | 0.4 | 5 | 1.5 | — | — | — | — | 1 | 6.0 | 12 | 8.0 |
| 1997 January | 8 | 0.8 | 2 | 0.7 | 1 | 0.6 | — | — | — | — | 11 | 2.1 |
| OTHER BUSINESS PREMISES | | | | | | | | | | | | |
| 1996 November | 12 | 1.1 | 2 | 0.6 | 2 | 1.0 | 1 | 1.8 | — | — | 17 | 4.4 |
| December | 13 | 1.2 | 3 | 0.6 | 1 | 0.8 | — | — | — | — | 17 | 2.6 |
| 1997 January | 6 | 0.5 | 4 | 1.1 | — | — | — | — | — | — | 10 | 1.6 |
| EDUCATIONAL | | | | | | | | | | | | |
| 1996 November | 9 | 1.1 | 2 | 0.6 | 2 | 1.5 | 2 | 3.1 | — | — | 15 | 6.3 |
| December | 5 | 0.5 | 3 | 0.9 | 2 | 1.1 | 1 | 2.0 | — | — | 11 | 4.5 |
| 1997 January | 7 | 0.6 | 2 | 0.7 | 2 | 1.7 | 2 | 2.5 | 1 | 6.5 | 14 | 11.9 |
| RELIGIOUS | | | | | | | | | | | | |
| 1996 November | — | — | — | — | — | — | — | — | — | — | — | — |
| December | — | — | — | — | — | — | — | — | — | — | — | — |
| 1997 January | 3 | 0.3 | — | — | — | — | — | — | — | — | 3 | 0.3 |
| HEALTH | | | | | | | | | | | | |
| 1996 November | 3 | 0.2 | 2 | 0.5 | — | — | — | — | 1 | 6.2 | 6 | 6.9 |
| December | 5 | 0.5 | — | — | 2 | 1.5 | — | — | — | — | 7 | 2.0 |
| 1997 January | — | — | 1 | 0.3 | — | — | — | — | — | — | 1 | 0.3 |
| ENTERTAINMENT AND RECREATIONAL | | | | | | | | | | | | |
| 1996 November | 2 | 0.2 | — | — | — | — | 1 | 4.1 | — | — | 3 | 4.3 |
| December | 4 | 0.4 | 2 | 0.6 | 1 | 0.7 | — | — | — | — | 7 | 1.7 |
| 1997 January | 3 | 0.4 | 1 | 0.3 | 1 | 0.5 | — | — | 2 | 15.7 | 7 | 17.0 |
| MISCELLANEOUS | | | | | | | | | | | | |
| 1996 November | 3 | 0.4 | 1 | 0.3 | — | — | — | — | — | — | 4 | 0.7 |
| December | 3 | 0.3 | 1 | 0.4 | 1 | 0.6 | 2 | 4.6 | — | — | 7 | 5.9 |
| 1997 January | 2 | 0.2 | 2 | 0.5 | 1 | 0.6 | — | — | — | — | 5 | 1.4 |
| TOTAL NON-RESIDENTIAL BUILDING | | | | | | | | | | | | |
| 1996 November | 51 | 4.9 | 20 | 5.5 | 7 | 4.6 | 6 | 11.4 | 2 | 13.2 | 86 | 39.7 |
| December | 49 | 4.6 | 21 | 6.0 | 7 | 4.7 | 3 | 6.6 | 1 | 6.0 | 81 | 28.0 |
| 1997 January | 35 | 3.4 | 17 | 4.9 | 5 | 3.4 | 2 | 2.5 | 4 | 27.7 | 63 | 41.9 |

**TABLE 7. NUMBER AND VALUE OF DWELLING UNITS (a) APPROVED
BY MATERIAL OF OUTER WALLS
JANUARY 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 | 8 | 1,039 | — | — | 8 | 1,039 |
| Brick-veneer | 131 | 10,700 | — | — | 131 | 10,700 |
| Timber | — | — | — | — | — | — |
| Fibre cement | — | — | — | — | — | — |
| Steel, aluminium or other materials | — | — | — | — | — | — |
| Not stated | 77 | 6,975 | — | — | 77 | 6,975 |
| <i>Total houses</i> | <i>216</i> | <i>18,715</i> | <i>—</i> | <i>—</i> | <i>216</i> | <i>18,715</i> |
| <i>Other residential buildings</i> | <i>6</i> | <i>460</i> | <i>—</i> | <i>—</i> | <i>6</i> | <i>460</i> |
| Total residential buildings | 222 | 19,175 | — | — | 222 | 19,175 |
| REST OF SOUTH AUSTRALIA | | | | | | |
| Houses — | | | | | | |
| Brick, stone or concrete | 9 | 796 | — | — | 9 | 796 |
| Brick-veneer | 72 | 6,248 | — | — | 72 | 6,248 |
| Timber | 11 | 619 | — | — | 11 | 619 |
| Fibre cement | 4 | 215 | — | — | 4 | 215 |
| Steel, aluminium or other materials | — | — | — | — | — | — |
| Not stated | 28 | 2,322 | — | — | 28 | 2,322 |
| <i>Total houses</i> | <i>124</i> | <i>10,201</i> | <i>—</i> | <i>—</i> | <i>124</i> | <i>10,201</i> |
| <i>Other residential buildings</i> | <i>4</i> | <i>222</i> | <i>—</i> | <i>—</i> | <i>4</i> | <i>222</i> |
| Total residential buildings | 128 | 10,423 | — | — | 128 | 10,423 |
| TOTAL SOUTH AUSTRALIA | | | | | | |
| Houses - | | | | | | |
| Brick, stone or concrete | 17 | 1,836 | — | — | 17 | 1,836 |
| Brick-veneer | 203 | 16,949 | — | — | 203 | 16,949 |
| Timber | 11 | 619 | — | — | 11 | 619 |
| Fibre cement | 4 | 215 | — | — | 4 | 215 |
| Steel, aluminium or other materials | — | — | — | — | — | — |
| Not stated | 105 | 9,298 | — | — | 105 | 9,298 |
| <i>Total houses</i> | <i>340</i> | <i>28,916</i> | <i>—</i> | <i>—</i> | <i>340</i> | <i>28,916</i> |
| <i>Other residential buildings</i> | <i>10</i> | <i>682</i> | <i>—</i> | <i>—</i> | <i>10</i> | <i>682</i> |
| Total residential buildings | 350 | 29,598 | — | — | 350 | 29,598 |

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

TABLE 8. SUMMARY OF BUILDING APPROVED BY STATISTICAL DIVISION, JANUARY 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 | 216 | 18,715 | 6 | 460 | 222 | 19,175 | 6,657 | 9,880 | 35,712 |
| Outer Adelaide | 72 | 5,573 | — | — | 72 | 5,573 | 839 | 654 | 7,066 |
| Yorke and Lower North | 9 | 573 | — | — | 9 | 573 | 98 | 76 | 746 |
| Murray Lands | 21 | 1,906 | 4 | 222 | 25 | 2,127 | 241 | 50 | 2,418 |
| South East | 12 | 1,216 | — | — | 12 | 1,216 | 294 | 70 | 1,580 |
| Eyre | 6 | 532 | — | — | 6 | 532 | 131 | 390 | 1,052 |
| Northern | 4 | 402 | — | — | 4 | 402 | 358 | 229 | 989 |
| South Australia | 340 | 28,916 | 10 | 682 | 350 | 29,598 | 8,617 | 11,349 | 49,565 |
| PUBLIC SECTOR | | | | | | | | | |
| Adelaide | — | — | — | — | — | — | — | 28,287 | 28,287 |
| Outer Adelaide | — | — | — | — | — | — | — | 421 | 421 |
| Yorke and Lower North | — | — | — | — | — | — | — | 800 | 800 |
| Murray Lands | — | — | — | — | — | — | — | 643 | 643 |
| South East | — | — | — | — | — | — | — | — | — |
| Eyre | — | — | — | — | — | — | — | 337 | 337 |
| Northern | — | — | — | — | — | — | — | 77 | 77 |
| South Australia | — | — | — | — | — | — | — | 30,564 | 30,564 |
| TOTAL | | | | | | | | | |
| Adelaide | 216 | 18,715 | 6 | 460 | 222 | 19,175 | 6,657 | 38,168 | 64,000 |
| Outer Adelaide | 72 | 5,573 | — | — | 72 | 5,573 | 839 | 1,075 | 7,487 |
| Yorke and Lower North | 9 | 573 | — | — | 9 | 573 | 98 | 876 | 1,546 |
| Murray Lands | 21 | 1,906 | 4 | 222 | 25 | 2,127 | 241 | 693 | 3,061 |
| South East | 12 | 1,216 | — | — | 12 | 1,216 | 294 | 70 | 1,580 |
| Eyre | 6 | 532 | — | — | 6 | 532 | 131 | 727 | 1,389 |
| Northern | 4 | 402 | — | — | 4 | 402 | 358 | 306 | 1,066 |
| South Australia | 340 | 28,916 | 10 | 682 | 350 | 29,598 | 8,617 | 41,913 | 80,129 |

(a) Excludes Conversions, etc.

TABLE 9. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, JANUARY 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 | | |
| | | Total | Total | Total | | | | | |
| NUMBER OF DWELLING UNITS | | | | | | | | | |
| Adelaide | 216 | 6 | — | 6 | — | — | — | 6 | 222 |
| Outer Adelaide | 72 | — | — | — | — | — | — | — | 72 |
| Yorke and Lower North | 9 | — | — | — | — | — | — | — | 9 |
| Murray Lands | 21 | 4 | — | 4 | — | — | — | 4 | 25 |
| South East | 12 | — | — | — | — | — | — | — | 12 |
| Eyre | 6 | — | — | — | — | — | — | — | 6 |
| Northern | 4 | — | — | — | — | — | — | — | 4 |
| South Australia | 340 | 10 | — | 10 | — | — | — | 10 | 350 |
| VALUE (\$'000) | | | | | | | | | |
| Adelaide | 18,715 | 460 | — | 460 | — | — | — | 460 | 19,175 |
| Outer Adelaide | 5,573 | — | — | — | — | — | — | — | 5,573 |
| Yorke and Lower North | 573 | — | — | — | — | — | — | — | 573 |
| Murray Lands | 1,906 | 222 | — | 222 | — | — | — | 222 | 2,127 |
| South East | 1,216 | — | — | — | — | — | — | — | 1,216 |
| Eyre | 532 | — | — | — | — | — | — | — | 532 |
| Northern | 402 | — | — | — | — | — | — | — | 402 |
| South Australia | 28,916 | 682 | — | 682 | — | — | — | 682 | 29,598 |

(a) Excludes Conversions, etc.

TABLE 10. BUILDING APPROVED BY SELECTED STATISTICAL LOCAL AREA, JANUARY 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 | — | 419 | — | — | — | 150 | 254 | 1,447 | 2,015 |
| Brighton (C) | 6 | — | 917 | 2 | — | 140 | 158 | — | — | 1,215 |
| Burnside (C) | 11 | — | 1,140 | — | — | — | 515 | 140 | 240 | 1,895 |
| Campbelltown (C) | 8 | — | 642 | 2 | — | 150 | 480 | — | — | 1,272 |
| East Torrens (DC) | 1 | — | 149 | — | — | — | 71 | — | — | 220 |
| Elizabeth (C) | 2 | — | 131 | — | — | — | — | — | 317 | 449 |
| Enfield (C) Pt A & Pt B | 13 | — | 918 | — | — | — | 134 | 473 | 1,795 | 2,847 |
| Gawler (M) | 5 | — | 377 | — | — | — | 36 | — | — | 413 |
| Glenelg (C) | 2 | — | 130 | — | — | — | 39 | 100 | 100 | 269 |
| Happy Valley (C) | 12 | — | 1,054 | — | — | — | 97 | — | 140 | 1,291 |
| Henley & Grange (C) | 2 | — | 166 | — | — | — | 85 | — | — | 251 |
| Hindmarsh and Woodville (C) | 13 | — | 1,479 | — | — | — | 266 | 980 | 2,175 | 3,919 |
| Kensington & Norwood (C) | — | — | — | — | — | — | 50 | 80 | 80 | 130 |
| Marion (C) | 18 | — | 1,346 | — | — | — | 316 | 716 | 716 | 2,378 |
| Mitcham (C) | 7 | — | 767 | — | — | — | 1,210 | 180 | 1,713 | 3,691 |
| Munno Para (C) | 22 | — | 1,593 | — | — | — | 78 | — | — | 1,671 |
| Noarlunga (C) | 26 | — | 2,021 | — | — | — | 307 | 255 | 340 | 2,668 |
| Payneham (C) | 1 | — | 85 | — | — | — | 215 | 175 | 175 | 475 |
| Port Adelaide (C) | — | — | — | — | — | — | 174 | 350 | 350 | 524 |
| Prospect (C) | — | — | — | — | — | — | 178 | — | — | 178 |
| St Peters (M) | 1 | — | 150 | — | — | — | 270 | — | 6,482 | 6,902 |
| Salisbury (C) | 16 | — | 969 | — | — | — | — | — | 181 | 1,149 |
| Stirling (DC) | 3 | — | 376 | — | — | — | 372 | 87 | 87 | 835 |
| Tea Tree Gully (C) | 25 | — | 2,102 | — | — | — | 360 | 480 | 480 | 2,943 |
| Thebarton (M) | — | — | — | — | — | — | 86 | — | — | 86 |
| Unley (C) | 4 | — | 551 | 2 | — | 170 | 571 | — | — | 1,291 |
| Walkerville (M) | 1 | — | 100 | — | — | — | 148 | — | — | 248 |
| West Torrens (C) | 2 | — | 255 | — | — | — | 290 | 5,610 | 21,350 | 21,895 |
| Willunga (DC) | 12 | — | 880 | — | — | — | — | — | — | 880 |
| Unincorporated | — | — | — | — | — | — | — | — | — | — |
| Adelaide (SD) | 216 | — | 18,715 | 6 | — | 460 | 6,657 | 9,880 | 38,168 | 64,000 |
| REST OF STATE | | | | | | | | | | |
| Barossa (DC) | 3 | — | 262 | — | — | — | 250 | — | — | 511 |
| Light (DC) | 6 | — | 452 | — | — | — | 35 | 250 | 671 | 1,158 |
| Mallala (DC) | 3 | — | 190 | — | — | — | — | — | — | 190 |
| Mount Barker (DC) | 8 | — | 901 | — | — | — | 81 | 154 | 154 | 1,135 |
| Mount Gambier (C) | 7 | — | 582 | — | — | — | 87 | — | — | 669 |
| Murray Bridge (RC) | — | — | — | 4 | — | 222 | — | — | 643 | 865 |
| Northern Yorke Peninsula (DC) | 1 | — | 102 | — | — | — | — | — | 800 | 902 |
| Port Augusta (C) | 2 | — | 179 | — | — | — | 75 | — | — | 254 |
| Port Elliot & Goolwa (DC) | 10 | — | 705 | — | — | — | — | — | — | 705 |
| Port Lincoln (C) | 4 | — | 335 | — | — | — | 14 | — | — | 348 |
| Port Pirie (C) | 2 | — | 223 | — | — | — | 55 | — | — | 278 |
| Roxby Downs (M) | — | — | — | — | — | — | — | 70 | 70 | 70 |
| Strathalbyn (DC) | — | — | — | — | — | — | 19 | — | — | 19 |
| Victor Harbor (DC) | 16 | — | 1,087 | — | — | — | 91 | — | — | 1,178 |
| Whyalla (C) | — | — | — | — | — | — | 216 | 100 | 177 | 393 |
| Other | 62 | — | 5,185 | — | — | — | 1,038 | 895 | 1,232 | 7,455 |
| Rest of State | 124 | — | 10,201 | 4 | — | 222 | 1,960 | 1,469 | 3,746 | 16,129 |
| SOUTH AUSTRALIA | | | | | | | | | | |
| South Australia | 340 | — | 28,916 | 10 | — | 682 | 8,617 | 11,349 | 41,913 | 80,129 |

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

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

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

Scope and Coverage

3. Statistics of building work approved are compiled from:

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

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

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

6. From July 1990, the statistics cover:

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

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

Definitions

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

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

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

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

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

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

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

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

Building Classification

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

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

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

Seasonal Adjustment

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

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

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

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

20. As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. For Building Approvals, the results of the latest review are shown in the July issue each year. Further information about seasonal adjustment can be obtained from the Assistant Director of Time Series Analysis, Canberra, on (06) 252 6345.

Trend Estimates

21. Seasonally adjusted series can be smoothed to reduce the impact of the irregular component in the adjusted series. This smoothed seasonally adjusted series is called a trend estimate.

22. Table 3 shows trend estimates for both private and total dwellings. These are obtained by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted time series. For further information, see *A Guide to Interpreting Time Series - Monitoring 'Trends': an Overview* (1348.0).

23. While the smoothing technique described in paragraphs 21 and 22 enables trend estimates to be produced for the latest few months, it does result in revisions to the trend estimates as new data become available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

Estimates at Constant Prices

24. Estimates of the quarterly value of building approvals at average 1989-90 prices are presented in Table 4. (Note: monthly value data at constant prices are not available.)

25. Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

26. Estimates at constant prices are subject to a number of approximations and assumptions. Further information on the nature and concepts of constant price estimates is contained in Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (5216.0).

Australian Standard Geographical Classification (ASGC)

27. Area statistics are now being classified to the *Australian Standard Geographical Classification, 1996 Edition* (1216.0), effective from 1 July 1996, and ASGC terminology has been adopted in the presentation of building statistics.

Unpublished Data and Related Publications

28. The ABS can also make available certain building approvals data which are not published. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms: microfiche, photocopy, computer printout and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

Other ABS publications which may be of interest include:

Building Approvals, Australia (8731.0) -- issued monthly
Dwelling Unit Commencements Reported by Approving Authorities, South Australia (8741.4) -- issued monthly
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) -- issued quarterly
Building Activity, South Australia (8752.4) -- issued quarterly
Housing Finance for Owner Occupation, Australia (5609.0) -- issued monthly
Price Index of Materials Used in House Building (6408.0) -- issued monthly

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

Symbols and Other Usages

- nil or rounded to zero (including null cells)
 r figure or series revised since previous issue
 n.a. not available

30. Where figures have been rounded, discrepancies may occur between sums of the component items and totals.

P.M GARDNER
 Regional Director



For more information . . .

The ABS publishes a wide range of statistics and other information on Australia's economic and social conditions. Details of what is available in various publications and other products can be found in the ABS Catalogue of Publications and Products available from all ABS Offices.

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