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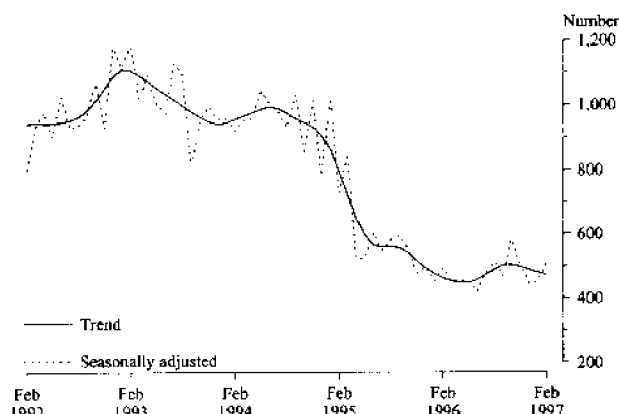
## BUILDING APPROVALS, SOUTH AUSTRALIA, FEBRUARY 1997

### MAIN FEATURES

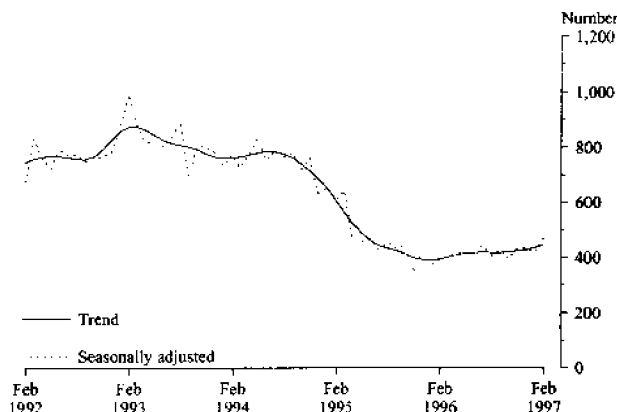
#### NUMBER OF DWELLING UNITS APPROVED

	<i>February 1996</i>	<i>January 1997</i>	<i>February 1997</i>	<i>February 1996 to February 1997 change</i>	<i>January 1997 to February 1997 change</i>
Original series	486	351	472	-2.9%	34.5%
Seasonally adjusted	493	451	505	2.4%	12.0%
Trend estimate	462	481	473	2.4%	-1.7%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



#### Residential building

- The trend for total dwellings has fallen for the last 4 months and is now 6.1% below the recent peak in October 1996. The decline will be halted if the fall in seasonally adjusted estimate for March is less than 2.3%.
- The trend estimate for the number of private sector houses approved has increased for the fifth consecutive month and is now 6.2% above September 1996.
- The total number of dwellings approved, in original terms, was 472. Of these, 429 were private sector houses.

- The value of new residential building approved was \$39.7 million and the value of alterations and additions to residential buildings was \$9.8 million.

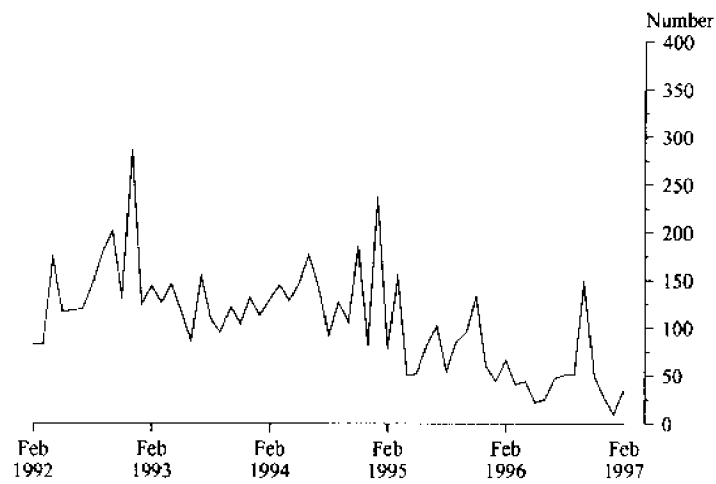
#### Non-residential building

- The value of non-residential building approved in February was \$53.1 million. Of the total, the miscellaneous category accounted for \$22.1 million, shops \$7.5 million followed by educational with \$6.7 million.
- There was 1 project valued at \$22 million and 6 projects valued between \$1 million and \$5 million approved this month.

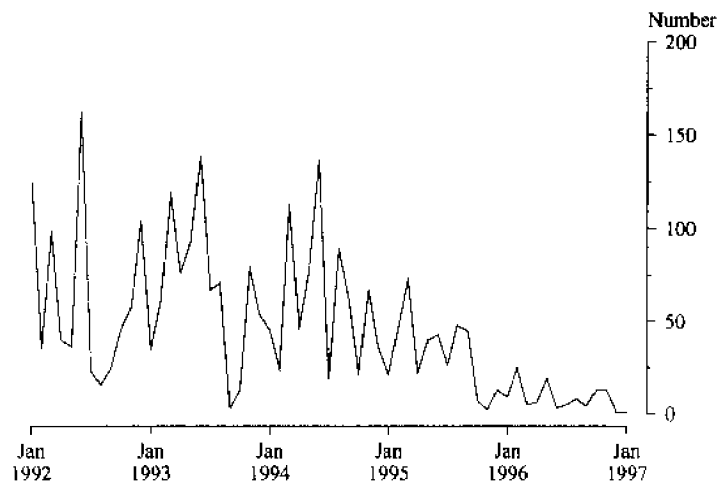
#### INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact John Radimissis on Adelaide (08) 8237 7590 or any ABS State Office.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.

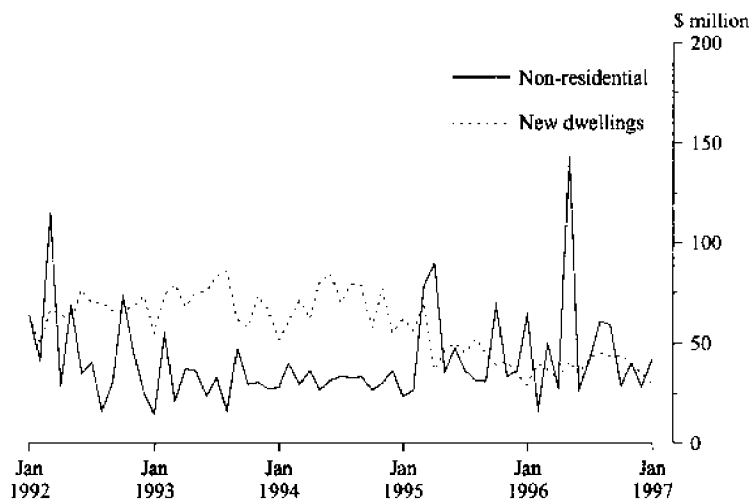
**NEW OTHER RESIDENTIAL BUILDINGS APPROVED  
PRIVATE SECTOR**



**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 September 1996 to March 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 (March 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 March 1997, the trend estimate for that month would be 463, a movement of 3.6%. The movements in the trend estimates for December, January and February which are currently estimated to be 1.3%, 1.5% and 2.0% respectively, would be revised to 2.4%, 3.3% and 3.6%. On the other hand, a 9% seasonally adjusted decline in the number of private sector houses approved in March 1997 would produce a trend estimate for March of 441, a movement of 0.6%, with the movements in the trend estimates for December, January and February being revised to 1.1%, 1.2% and 1.1% respectively.

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

	Trend estimate		Revised trend estimate if March 1997 seasonally adjusted estimate			
			is up 9% on February 1997		is down 9% on February 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
September	418	0.0	417	-0.4	418	0.1
October	420	0.4	417	0.2	420	0.5
November	424	0.9	422	1.2	424	0.9
December	429	1.3	432	2.4	428	1.1
1997—						
January	436	1.5	446	3.3	434	1.2
February	444	2.0	463	3.6	439	1.1
March	n.y.a.	n.y.a.	477	3.2	441	0.6

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

	Trend estimate		Revised trend estimate if March 1997 seasonally adjusted estimate			
			is up 11% on February 1997		is down 11% on February 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
September	502	2.4	501	2.2	503	2.6
October	504	0.4	502	0.2	506	0.5
November	498	-1.1	497	1.0	499	-1.3
December	489	-1.8	492	-1.0	487	-2.4
1997—						
January	481	-1.8	492	-0.0	476	-2.3
February	473	-1.5	497	1.0	467	1.9
March	n.y.a.	n.y.a.	506	1.9	461	-1.3

TABLE 1. DWELLING UNITS APPROVED

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-February	2,029	145	2,174	542	29	571	38	2,609	174	2,783
1996-97 July-February	2,195	30	2,225	350	—	350	8	2,553	30	2,583
1995— 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
February	313	2	315	23	—	23	2	338	2	340
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-February	3,295	146	3,441	641	29	670	49	3,985	175	4,160
1996-97 July-February	3,408	36	3,444	418	—	418	14	3,837	39	3,876
1995— 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
February	429	5	434	35	—	35	3	467	5	472

(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-February	172.1	10.7	182.8	38.5	1.9	40.5	210.7	12.7	223.3	61.9	135.0	235.8	407.2	521.0
1996-97 July-February	188.3	2.2	190.5	25.8	—	25.8	214.1	2.2	216.3	60.7	159.1	257.0	433.8	534.0
1995— 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
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
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-February	268.2	10.9	279.1	44.8	1.9	46.7	313.0	12.8	325.8	78.8	194.8	318.3	586.0	722.9
1996-97 July-February	286.5	2.7	289.2	29.9	—	29.9	316.4	2.7	319.1	77.7	240.3	353.2	633.4	749.9
1995— 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
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

**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— 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	418	439	426	476	484	511	490
September	429	418	422	430	485	489	466	502
October	398	420	425	434	545	487	582	504
November	434	424	450	438	488	480	504	498
December	431	429	437	443	424	471	444	489
1997— January	416	436	434	449	429	463	451	481
February	470	444	479	456	498	458	505	473

(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	(\$ million)						
	1994-95	1995-96	July-February		1996	1997	
			1995-96	1996-97	December	January	February
PRIVATE SECTOR							
New houses	605.8	399.4	268.2	286.5	32.4	28.9	36.8
New other residential buildings	98.4	54.6	44.8	29.9	2.3	0.7	2.4
Total new residential building	704.2	454.1	313.0	316.4	34.7	29.6	39.3
Alterations and additions to residential buildings	116.6	117.2	78.2	76.7	9.7	8.6	9.8
Hotels, etc.	4.2	18.2	10.4	10.7	0.8	0.1	3.8
Shops	51.3	122.0	25.8	44.8	1.5	6.7	7.5
Factories	25.0	26.2	19.0	10.9	1.0	0.4	2.4
Offices	34.3	53.3	35.4	39.5	7.9	0.9	1.6
Other business premises	59.2	77.8	38.0	62.8	2.5	1.6	1.9
Educational	17.3	17.2	12.7	7.5	3.4	0.2	0.2
Religious	3.0	3.7	2.0	0.9	—	0.3	0.3
Health	26.5	41.9	37.5	21.6	1.0	—	3.8
Entertainment and recreational	9.7	23.2	9.1	10.2	1.6	0.8	1.4
Miscellaneous	14.0	9.6	4.9	31.4	5.7	0.3	22.1
Total non-residential building	244.7	393.0	194.8	240.3	25.3	11.3	45.1
Total	1,065.4	964.3	586.0	633.4	69.6	49.6	94.2
PUBLIC SECTOR							
New houses	27.0	13.3	10.9	2.7	0.1	—	0.4
New other residential buildings	8.5	1.9	1.9	—	—	—	—
Total new residential building	35.5	15.3	12.8	2.7	0.1	—	0.4
Alterations and additions to residential buildings	3.3	1.9	0.6	1.0	—	—	—
Hotels, etc.	0.4	—	—	0.8	—	0.1	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	27.3	25.8	0.1	1.2	0.1
Other business premises	13.2	17.8	6.9	4.4	0.2	—	—
Educational	92.5	42.5	34.0	35.2	1.1	11.7	6.6
Religious	—	1.0	—	—	—	—	—
Health	16.0	10.2	7.1	9.5	1.0	0.3	0.6
Entertainment and recreational	9.7	3.6	2.2	25.3	0.2	16.2	0.6
Miscellaneous	15.5	40.0	39.5	7.6	0.2	1.1	—
Total non-residential building	248.6	173.2	123.4	112.9	2.7	30.6	7.9
Total	287.4	190.4	136.9	116.5	2.8	30.6	8.3
TOTAL							
New houses	632.8	412.7	279.1	289.2	32.5	28.9	37.2
New other residential buildings	106.9	56.6	46.7	29.9	2.3	0.7	2.4
Total new residential building	739.7	469.3	325.8	319.1	34.8	29.6	39.7
Alterations and additions to residential buildings	119.9	119.1	78.8	77.7	9.7	8.6	9.8
Hotels, etc.	4.7	18.2	10.4	11.5	0.8	0.2	3.9
Shops	54.4	129.9	26.4	47.2	1.5	6.7	7.5
Factories	30.6	32.9	25.0	12.7	1.0	0.4	2.4
Offices	126.8	96.8	62.7	65.4	8.0	2.1	1.7
Other business premises	72.4	95.5	44.9	67.2	2.6	1.6	1.9
Educational	109.7	59.7	46.7	42.7	4.5	11.9	6.7
Religious	3.0	4.7	2.0	0.9	—	0.3	0.3
Health	42.6	52.1	44.5	31.2	2.0	0.3	4.4
Entertainment and recreational	19.4	26.8	11.3	35.5	1.7	17.0	2.1
Miscellaneous	29.6	49.6	44.4	39.0	5.9	1.4	22.1
Total non-residential building	493.2	566.2	318.3	353.2	28.0	41.9	53.1
Total	1,352.8	1,154.6	722.9	749.9	72.5	80.1	102.6

**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>												
1996 December			3	0.8	—	—	—	—	—	—	3	0.8
1997 January	2	0.2	—	—	—	—	—	—	—	—	2	0.2
February	6	0.5	—	—	—	—	1	3.4	—	—	7	3.9
<b>SHOPS</b>												
1996 December	9	0.8	2	0.7	—	—	—	—	—	—	11	1.5
1997 January	2	0.2	4	1.0	—	—	—	—	1	5.5	7	6.7
February	18	1.7	4	1.2	1	0.6	2	4.0	—	—	25	7.5
<b>FACTORIES</b>												
1996 December	4	0.5	2	0.6	—	—	—	—	—	—	6	1.0
1997 January	2	0.2	1	0.3	—	—	—	—	—	—	3	0.4
February	5	0.5	4	1.3	1	0.6	—	—	—	—	10	2.4
<b>OFFICES</b>												
1996 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
February	16	1.3	1	0.4	—	—	—	—	—	—	17	1.7
<b>OTHER BUSINESS PREMISES</b>												
1996 December	13	1.2	3	0.6	1	0.8	—	—	—	—	17	2.6
1997 January	6	0.5	4	1.1	—	—	—	—	—	—	10	1.6
February	5	0.3	1	0.2	2	1.4	—	—	—	—	8	1.9
<b>EDUCATIONAL</b>												
1996 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
February	1	0.2	—	—	1	0.6	2	6.0	—	—	4	6.7
<b>RELIGIOUS</b>												
1996 December	—	—	—	—	—	—	—	—	—	—	—	—
1997 January	3	0.3	—	—	—	—	—	—	—	—	3	0.3
February	—	—	1	0.3	—	—	—	—	—	—	1	0.3
<b>HEALTH</b>												
1996 December	5	0.5	—	—	2	1.5	—	—	—	—	7	2.0
1997 January	—	—	1	0.3	—	—	—	—	—	—	1	0.3
February	—	—	1	0.3	1	0.6	1	3.6	—	—	3	4.4
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1996 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
February	2	0.2	2	0.6	2	1.3	—	—	—	—	6	2.1
<b>MISCELLANEOUS</b>												
1996 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
February	2	0.1	—	—	—	—	—	—	1	22.0	3	22.1
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1996 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
February	55	4.8	14	4.1	8	5.1	6	17.0	1	22.0	84	53.1



**TABLE 7. NUMBER AND VALUE OF DWELLING UNITS (a) APPROVED  
BY MATERIAL OF OUTER WALLS  
FEBRUARY 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>
<b>ADELAIDE STATISTICAL DIVISION</b>						
Houses —						
Brick, stone or concrete	16	1,746	—	—	16	1,746
Brick-veneer	212	17,009	2	123	214	17,132
Timber	3	187	—	—	3	187
Fibre cement	4	383	—	—	4	383
Steel, aluminium or other materials	—	—	—	—	—	—
Not stated	78	7,367	—	—	78	7,367
<b>Total houses</b>	<b>313</b>	<b>26,691</b>	<b>2</b>	<b>123</b>	<b>315</b>	<b>26,814</b>
<i>Other residential buildings</i>	23	1,835	—	—	23	1,835
<b>Total residential buildings</b>	<b>336</b>	<b>28,526</b>	<b>2</b>	<b>123</b>	<b>338</b>	<b>28,649</b>
<b>REST OF SOUTH AUSTRALIA</b>						
Houses						
Brick, stone or concrete	12	1,121	—	—	12	1,121
Brick-veneer	44	3,926	—	—	44	3,926
Timber	11	851	—	—	11	851
Fibre cement	8	406	—	—	8	406
Steel, aluminium or other materials	—	—	—	—	—	—
Not stated	41	3,811	3	300	44	4,111
<b>Total houses</b>	<b>116</b>	<b>10,116</b>	<b>3</b>	<b>300</b>	<b>119</b>	<b>10,416</b>
<i>Other residential buildings</i>	12	612	—	—	12	612
<b>Total residential buildings</b>	<b>128</b>	<b>10,728</b>	<b>3</b>	<b>300</b>	<b>131</b>	<b>11,028</b>
<b>TOTAL SOUTH AUSTRALIA</b>						
Houses —						
Brick, stone or concrete	28	2,867	—	—	28	2,867
Brick-veneer	256	20,935	2	123	258	21,058
Timber	14	1,037	—	—	14	1,037
Fibre cement	12	789	—	—	12	789
Steel, aluminium or other materials	—	—	—	—	—	—
Not stated	119	11,178	3	300	122	11,478
<b>Total houses</b>	<b>429</b>	<b>36,807</b>	<b>5</b>	<b>423</b>	<b>434</b>	<b>37,230</b>
<i>Other residential buildings</i>	35	2,446	—	—	35	2,446
<b>Total residential buildings</b>	<b>464</b>	<b>39,254</b>	<b>5</b>	<b>423</b>	<b>469</b>	<b>39,677</b>

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

TABLE 8. SUMMARY OF BUILDING APPROVED BY STATISTICAL DIVISION, FEBRUARY 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	313	26,691	23	1,835	336	28,526	8,203	18,457	55,186
Outer Adelaide	54	4,969	6	364	60	5,333	814	1,219	7,366
Yorke and Lower North	12	824	—	—	12	824	—	—	824
Murray Lands	18	1,643	4	118	22	1,762	158	571	2,490
South East	13	1,123	—	—	13	1,123	439	2,402	3,963
Eyre	12	916	—	—	12	916	82	60	1,058
Northern	7	641	2	129	9	770	132	22,426	23,327
South Australia	429	36,807	35	2,446	464	39,254	9,827	45,134	94,215
PUBLIC SECTOR									
Adelaide	2	123	—	—	2	123	—	5,448	5,571
Outer Adelaide	—	—	—	—	—	—	—	2,471	2,471
Yorke and Lower North	—	—	—	—	—	—	—	—	—
Murray Lands	—	—	—	—	—	—	—	—	—
South East	—	—	—	—	—	—	—	—	—
Eyre	—	—	—	—	—	—	—	—	—
Northern	3	300	—	—	3	300	—	—	300
South Australia	5	423	—	—	5	423	—	7,919	8,342
TOTAL									
Adelaide	315	26,814	23	1,835	338	28,649	8,203	23,905	60,757
Outer Adelaide	54	4,969	6	364	60	5,333	814	3,689	9,837
Yorke and Lower North	12	824	—	—	12	824	—	—	824
Murray Lands	18	1,643	4	118	22	1,762	158	571	2,490
South East	13	1,123	—	—	13	1,123	439	2,402	3,963
Eyre	12	916	—	—	12	916	82	60	1,058
Northern	10	941	2	129	12	1,070	132	22,426	23,627
South Australia	434	37,230	35	2,446	469	39,677	9,827	53,053	102,557

(a) Excludes Conversions, etc.

TABLE 9. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, FEBRUARY 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		
NUMBER OF DWELLING UNITS										
Adelaide	315	23	—	23	—	—	—	—	23	338
Outer Adelaide	54	6	—	6	—	—	—	—	6	60
Yorke and Lower North	12	—	—	—	—	—	—	—	—	12
Murray Lands	18	4	—	4	—	—	—	—	4	22
South East	13	—	—	—	—	—	—	—	—	13
Eyre	12	—	—	—	—	—	—	—	—	12
Northern	10	2	—	2	—	—	—	—	2	12
<b>South Australia</b>	<b>434</b>	<b>35</b>	<b>—</b>	<b>35</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>35</b>	<b>469</b>
VALUE (\$'000)										
Adelaide	26,814	1,835	—	1,835	—	—	—	—	1,835	28,649
Outer Adelaide	4,969	364	—	364	—	—	—	—	364	5,333
Yorke and Lower North	824	—	—	—	—	—	—	—	—	824
Murray Lands	1,643	118	—	118	—	—	—	—	118	1,762
South East	1,123	—	—	—	—	—	—	—	—	1,123
Eyre	916	—	—	—	—	—	—	—	—	916
Northern	941	129	—	129	—	—	—	—	129	1,070
<b>South Australia</b>	<b>37,230</b>	<b>2,446</b>	<b>—</b>	<b>2,446</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>2,446</b>	<b>39,677</b>

(a) Excludes Conversions, etc.

TABLE 10. BUILDING APPROVED BY SELECTED STATISTICAL LOCAL AREA, FEBRUARY 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	—	333	4	—	600	940	5,123	5,123	6,996
Brighton (C)	4	—	477	2	—	190	130	400	400	1,197
Burnside (C)	18	—	1,889	—	—	—	520	—	87	2,496
Campbelltown (C)	14	—	1,570	—	—	—	121	3,650	3,650	5,341
East Torrens (DC)	—	—	—	—	—	—	26	—	—	26
Elizabeth (C)	—	—	—	—	—	—	—	65	65	65
Enfield (C) Pt A & Pt B	23	—	1,670	—	—	—	10	1,005	1,005	2,685
Gawler (M)	6	—	445	—	—	—	13	—	—	459
Glenside (C)	1	—	120	—	—	—	15	—	—	135
Happy Valley (C)	10	—	1,013	—	—	—	262	75	75	1,349
Henley & Grange (C)	1	—	53	2	—	107	140	—	—	300
Hindmarsh and Woodville (C)	16	—	1,527	—	—	—	1,154	580	1,165	3,846
Kensington & Norwood (C)	—	—	—	—	—	—	25	—	—	25
Marion (C)	18	—	1,469	6	—	368	355	1,490	1,490	3,682
Mitcham (C)	6	—	1,019	—	—	—	943	120	4,220	6,182
Munno Para (C)	37	—	2,379	—	—	—	42	—	—	2,420
Noarlunga (C)	43	—	2,922	2	—	80	227	500	1,176	4,405
Payneham (C)	7	—	689	7	—	490	35	—	—	1,214
Port Adelaide (C)	1	—	120	—	—	—	45	355	355	520
Prospect (C)	2	—	265	—	—	—	324	—	—	589
St Peters (M)	—	—	—	—	—	—	278	50	50	328
Salisbury (C)	44	2	3,703	—	—	—	342	4,395	4,395	8,440
Stirling (DC)	—	—	—	—	—	—	340	—	—	340
Tea Tree Gully (C)	36	—	3,073	—	—	—	275	300	300	3,648
Thebarton (M)	2	—	100	—	—	—	20	—	—	120
Unley (C)	4	—	400	—	—	—	1,033	200	200	1,633
Walkerville (M)	—	—	—	—	—	—	105	80	80	185
West Torrens (C)	7	—	728	—	—	—	453	70	70	1,250
Willunga (DC)	11	—	852	—	—	—	30	—	—	882
Unincorporated	—	—	—	—	—	—	—	—	—	—
Adelaide (SD)	313	2	26,814	23	—	1,835	8,203	18,457	23,905	60,757
REST OF STATE										
Barossa (DC)	2	—	226	—	—	—	—	—	—	226
Light (DC)	—	—	—	—	—	—	—	—	2,471	2,471
Mallala (DC)	4	—	262	—	—	—	35	—	—	297
Mount Barker (DC)	10	—	1,098	4	—	289	95	110	110	1,592
Mount Gambier (C)	6	—	513	—	—	—	130	1,730	1,730	2,374
Murray Bridge (RC)	3	—	148	—	—	—	30	55	55	233
Northern Yorke Peninsula (DC)	5	—	233	—	—	—	—	—	—	233
Port Augusta (C)	4	—	405	—	—	—	13	—	—	418
Port Elliot & Goolwa (DC)	9	—	756	—	—	—	165	350	350	1,271
Port Lincoln (C)	2	—	177	—	—	—	70	—	—	247
Port Pirie (C)	1	—	95	—	—	—	—	—	—	95
Roxby Downs (M)	1	—	81	2	—	129	20	22,001	22,001	22,230
Strathalbyn (DC)	2	—	177	—	—	—	35	—	—	212
Victor Harbor (DC)	11	—	820	—	—	—	137	—	—	956
Whyalla (C)	—	—	—	—	—	—	64	425	425	489
Other	56	3	5,424	6	—	194	831	2,006	2,006	8,455
Rest of State	116	3	10,416	12	—	612	1,625	26,677	29,148	41,800
SOUTH AUSTRALIA										
South Australia	429	5	37,230	35	—	2,446	9,827	45,134	53,053	102,557

(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. 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**



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