

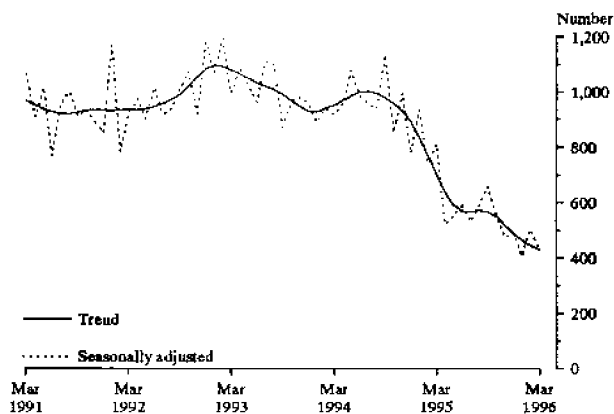
## BUILDING APPROVALS, SOUTH AUSTRALIA, MARCH 1996

### MAIN FEATURES

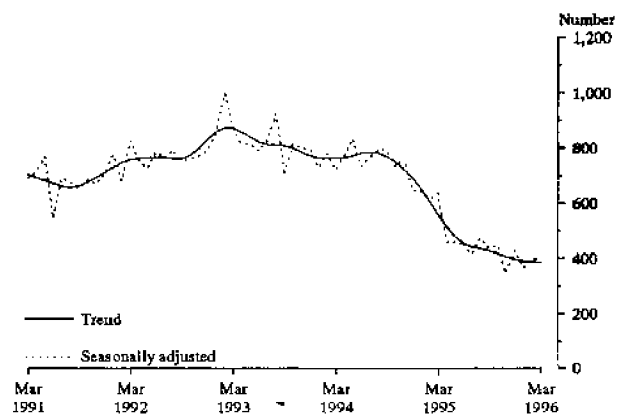
#### NUMBER OF DWELLING UNITS APPROVED

	March 1995	February 1996	March 1996	March 1995 to March 1996 change	February 1996 to March 1996 change
Original series	913	486	437	-52.1%	-10.1%
Seasonally adjusted	812	504	430	-47.0%	-14.7%
Trend estimate	700	445	430	-38.6%	-3.2%

TOTAL DWELLING UNITS APPROVED



PRIVATE HOUSES APPROVED



### Residential building

- The trend for the total number of dwelling units approved in March fell 3.2%. This follows declines of 4.1% in February and 5.1% in January.
- The trend for the number of private sector houses approved rose 0.2%. This is the first increase since July 1994. This series will continue its upward movement next month unless the seasonally adjusted estimate for April falls by more than 4%.
- In original (unadjusted) figures the total number of dwelling units approved was 437. Of the total, 388 were private house approvals.

- The value of new residential building approved fell 7.8% from \$39.6 million in February to \$36.5 million this month.
- The value of alterations and additions to residential buildings was \$11.4 million this month.

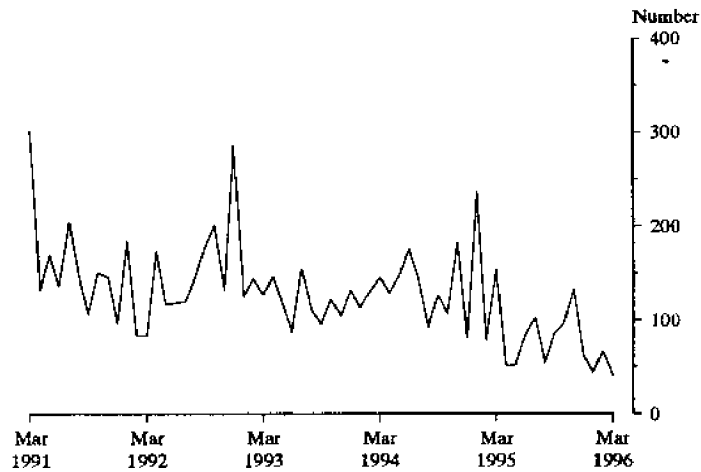
### Non-residential building

- The value of non-residential projects approved was \$49.9 million. There were 2 projects in the \$5 million and over category and 8 projects in the \$1 million to \$5 million category. Of the total, offices accounted for \$17.6 million and other business premises work approved was valued at \$8.8 million.

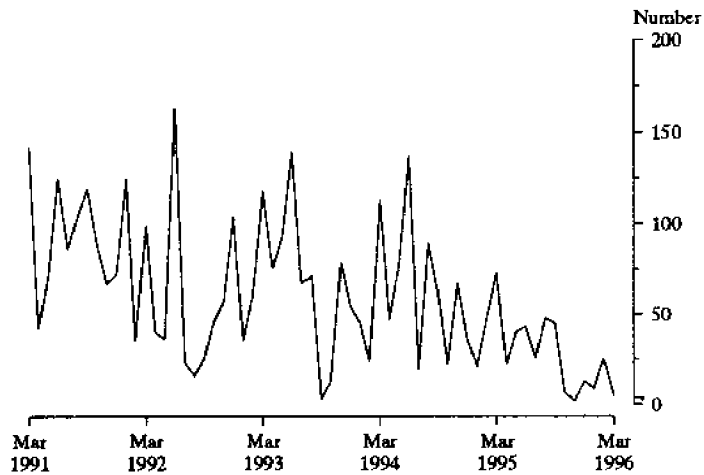
### INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.
- for information about other ABS statistics and services please refer to the back of this publication.

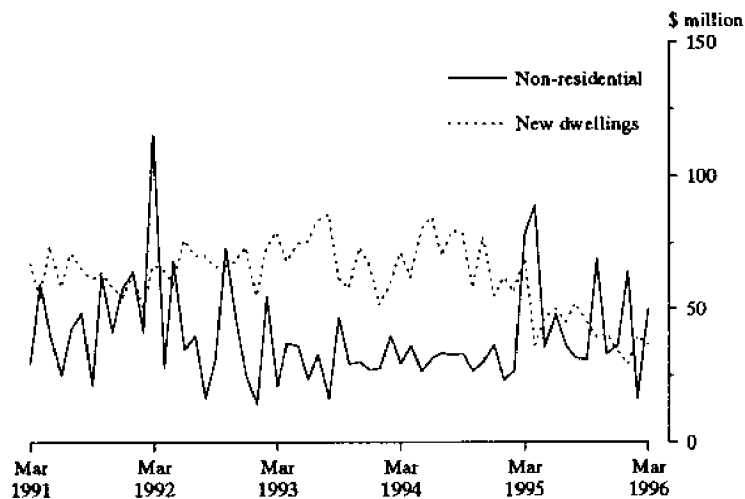
**NEW OTHER RESIDENTIAL BUILDINGS APPROVED  
PRIVATE SECTOR**



**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 October 1995 to March 1996.

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 (April 1996) 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 10% in April 1996, the trend estimate for that month would be 412, a movement of 2.0%. The movements in the trend estimates for January, February and March which are currently estimated to be -1.6%, -0.9% and 0.2% respectively, would be revised to -0.7%, 0.9% and 1.7%. On the other hand, a 10% seasonally adjusted decline in the number of private sector houses approved in April 1996 would produce a trend estimate for March of 380, a movement of -0.8%, with the movements in the trend estimates for January, February and March being revised to -1.9%, -1.2% and -0.9% respectively.

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

	Trend estimate		Revised trend estimate if April 1996 seasonally adjusted estimate			
			is up 10% on March 1996		is down 10% on March 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
October	420	-2.1	419	2.4	420	-2.0
November	408	-2.9	406	-3.1	408	-2.8
December	398	-2.4	397	-2.2	398	-2.5
1996—						
January	391	1.6	394	-0.7	391	-1.9
February	388	-0.9	398	0.9	386	-1.2
March	389	0.2	404	1.7	383	-0.9
April	n.y.a.	n.y.a.	412	2.0	380	-0.8

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

	Trend estimate		Revised trend estimate if April 1996 seasonally adjusted estimate			
			is up 11% on March 1996		is down 11% on March 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
October	550	-3.4	549	-3.5	551	3.1
November	519	-5.7	517	-5.8	521	-5.6
December	489	-5.8	488	-5.7	489	-6.0
1996—						
January	464	-5.1	466	-4.4	462	-5.7
February	445	-4.1	454	-2.4	440	-4.7
March	430	-3.2	449	-1.2	422	-4.1
April	n.y.a.	n.y.a.	453	0.9	412	-2.3

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										
1992-93	6,843	352	7,195	1,647	386	2,033	20	8,510	738	9,248
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
1994-95 July-March	4,333	293	4,626	1,056	112	1,168	51	5,427	418	5,845
1995-96 July-March	2,253	150	2,403	573	29	602	41	2,867	179	3,046
1995—										
January	332	17	349	227	4	231	—	559	21	580
February	347	41	388	68	—	68	1	416	41	457
March	444	66	510	126	4	130	2	572	70	642
April	264	22	286	40	—	40	5	309	22	331
May	329	28	357	45	6	51	3	377	34	411
June	330	41	371	72	2	74	—	402	43	445
July	284	18	302	92	8	100	3	379	26	405
August	353	44	397	33	4	37	4	390	48	438
September	275	30	305	74	15	89	24	373	45	418
October	263	7	270	90	—	90	—	353	7	360
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
SOUTH AUSTRALIA										
1992-93	9,710	377	10,087	1,809	416	2,225	29	11,548	793	12,341
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
1994-95 July-March	6,348	297	6,645	1,202	139	1,341	60	7,597	449	8,046
1995-96 July-March	3,683	151	3,834	682	29	711	52	4,417	180	4,597
1995—										
January	515	17	532	237	4	241	1	753	21	774
February	553	45	598	78	2	80	1	632	47	679
March	681	66	747	154	7	161	5	840	73	913
April	403	22	425	50	—	50	6	459	22	481
May	493	30	523	52	10	62	4	549	40	589
June	513	41	554	83	2	85	7	603	43	646
July	445	18	463	102	8	110	3	550	26	576
August	564	44	608	54	4	58	5	623	48	671
September	437	30	467	85	15	100	25	547	45	592
October	415	7	422	96	—	96	1	512	7	519
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

(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					
<b>ADELAIDE STATISTICAL DIVISION</b>														
1992-93	500.9	20.6	521.6	98.0	19.1	117.1	598.9	39.7	638.6	111.4	132.8	345.9	840.8	1,096.0
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
1994-95 July-March	343.0	20.1	363.1	77.6	6.4	84.0	420.6	26.5	447.2	76.3	118.8	252.8	614.7	776.2
1995-96 July-March	191.7	11.2	202.9	42.1	1.9	44.1	233.8	13.2	247.0	70.8	146.7	268.9	451.0	586.7
<i>1995</i>														
January	28.1	1.3	29.4	18.3	0.2	18.5	46.4	1.5	47.9	6.4	5.8	14.9	58.6	69.3
February	29.2	3.5	32.7	7.7	—	7.7	36.9	3.5	40.4	5.8	11.8	21.2	54.5	67.4
March	36.2	4.5	40.6	9.9	0.3	10.1	46.0	4.7	50.8	10.1	13.1	68.6	69.2	129.5
April	22.1	1.5	23.6	2.4	—	2.4	24.5	1.5	25.9	4.9	17.1	80.1	46.5	110.9
May	27.8	2.0	29.8	2.9	0.3	3.2	30.7	2.3	33.0	7.0	16.3	26.1	53.8	66.1
June	27.3	3.1	30.4	4.9	0.1	5.0	32.2	3.2	35.4	6.8	29.0	34.1	67.6	76.2
July	24.0	1.1	25.1	6.4	0.4	6.8	30.4	1.5	31.9	7.7	21.0	29.0	59.1	68.6
August	29.4	3.0	32.4	2.2	0.3	2.5	31.6	3.3	34.9	8.9	14.0	26.2	54.4	70.1
September	23.8	2.7	26.5	5.1	1.1	6.2	28.9	3.8	32.7	9.4	19.5	27.7	57.8	69.8
October	22.7	0.6	23.4	4.1	—	4.1	26.8	0.6	27.4	8.3	33.7	62.8	68.6	98.4
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
<i>1996</i>														
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
<b>SOUTH AUSTRALIA</b>														
1992-93	691.4	22.3	713.7	106.4	20.8	127.3	797.8	43.1	840.9	132.6	174.0	418.4	1,101.8	1,391.9
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
1994-95 July-March	492.0	20.3	512.3	86.8	7.8	94.6	578.8	28.1	606.9	94.9	163.2	320.6	834.2	1,022.4
1995-96 July-March	299.9	11.4	311.2	49.2	1.9	51.1	349.0	13.3	362.4	90.2	221.4	368.2	660.0	820.7
<i>1995</i>														
January	41.6	1.3	42.9	18.8	0.2	19.0	60.4	1.5	61.9	8.0	7.2	23.4	75.5	93.4
February	44.1	3.7	47.8	8.5	0.1	8.6	52.6	3.7	56.3	7.5	16.8	26.8	76.9	90.6
March	54.1	4.5	58.5	11.2	0.5	11.7	65.3	5.0	70.2	12.6	19.5	78.1	96.5	160.9
April	32.1	1.5	33.6	2.8	—	2.8	34.9	1.5	36.4	6.6	25.4	89.3	66.8	132.2
May	40.4	2.1	42.5	3.2	0.6	3.8	43.6	2.7	46.3	9.3	20.2	35.4	72.8	91.0
June	41.3	3.1	44.4	5.6	0.1	5.7	46.9	3.2	50.1	9.2	35.9	47.9	91.6	107.2
July	36.7	1.1	37.9	7.0	0.4	7.4	43.7	1.5	45.2	9.0	25.0	36.3	77.8	90.6
August	45.5	3.0	48.5	3.4	0.3	3.8	48.9	3.3	52.3	11.2	18.2	31.5	78.2	94.9
September	35.6	2.7	38.2	5.7	1.1	6.8	41.3	3.8	45.0	12.1	22.3	31.1	75.7	88.2
October	33.9	0.6	34.6	4.6	—	4.6	38.5	0.6	39.2	10.4	37.5	69.2	86.3	118.8
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
<i>1996</i>														
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

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

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate
	<i>1995--</i>							
January	643	652	673	691	933	796	933	836
February	615	607	679	641	676	737	744	770
March	636	560	661	590	800	672	812	700
April	460	516	469	543	507	609	523	637
May	463	480	477	505	521	561	552	591
June	449	456	499	483	540	535	590	570
July	416	441	427	473	515	528	532	569
August	475	435	502	467	540	533	588	574
September	437	429	520	459	583	532	659	569
October	448	420	451	445	542	520	551	550
November	347	408	347	426	472	497	475	519
December	429	398	443	412	466	473	492	489
<i>1996--</i>								
January	367	391	366	403	422	454	407	464
February	398	388	446	397	452	440	504	445
March	402	389	390	395	454	430	430	430

(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							
1992-93	652.7	673.8	119.1	793.0	125.1	163.6	393.3	1,038.5	1,311.3
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
<i>1994--</i>									
Sept. qtr.	171.3	176.3	26.0	202.3	32.2	57.0	91.6	281.2	326.1
Dec. qtr.	137.1	141.7	24.5	166.3	26.3	53.3	85.7	239.6	278.3
<i>1995--</i>									
Mar. qtr.	120.4	128.6	35.7	164.3	24.2	39.9	117.7	219.1	306.2
June qtr.	98.6	104.4	11.1	115.5	21.7	74.4	157.5	205.0	294.7
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	252.0

(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	1993-94	1994-95	July-March		1996		
			1994-95	1995-96	January	February	March
<b>PRIVATE SECTOR</b>							
New houses	695.1	605.8	492.0	299.9	25.2	30.9	31.7
New other residential buildings	98.5	98.4	86.8	49.2	3.3	6.9	4.4
<i>Total new residential building</i>	<i>793.6</i>	<i>704.2</i>	<i>578.8</i>	<i>349.0</i>	<i>28.6</i>	<i>37.8</i>	<i>36.0</i>
Alterations and additions to residential buildings	120.7	116.6	92.2	89.5	8.5	8.1	11.4
Hotels, etc.	5.0	4.2	2.9	17.6	8.1	0.3	7.3
Shops	40.8	51.3	34.8	27.3	4.1	2.9	1.5
Factories	18.2	25.0	18.3	21.9	3.8	0.4	2.9
Offices	39.1	34.3	23.1	41.0	2.2	1.6	5.6
Other business premises	24.8	59.2	40.7	39.9	10.3	2.2	2.0
Educational	18.2	17.3	12.7	14.0	1.2	2.0	1.3
Religious	1.9	3.0	2.5	2.2	—	0.7	0.2
Health	26.9	26.5	13.4	38.1	23.7	0.4	0.6
Entertainment and recreational	15.9	9.7	8.2	14.2	1.8	0.2	5.0
Miscellaneous	17.6	14.0	6.5	5.2	0.1	0.6	0.3
<i>Total non-residential building</i>	<i>208.4</i>	<i>244.7</i>	<i>163.2</i>	<i>221.4</i>	<i>55.3</i>	<i>11.3</i>	<i>26.6</i>
<b>Total</b>	<b>1,122.8</b>	<b>1,065.4</b>	<b>834.2</b>	<b>660.0</b>	<b>92.3</b>	<b>57.2</b>	<b>73.9</b>
<b>PUBLIC SECTOR</b>							
New houses	27.5	27.0	20.3	11.4	0.5	1.8	—
New other residential buildings	17.8	8.5	7.8	1.9	0.1	—	—
<i>Total new residential building</i>	<i>45.3</i>	<i>35.5</i>	<i>28.1</i>	<i>13.3</i>	<i>0.6</i>	<i>1.8</i>	—
Alterations and additions to residential buildings	1.5	3.3	2.7	0.6	—	0.3	—
Hotels, etc.	0.9	0.4	0.2	—	—	—	—
Shops	3.0	3.1	3.0	0.9	—	—	0.4
Factories	3.2	5.5	5.5	6.0	—	—	—
Offices	25.0	92.5	89.9	39.3	2.5	2.3	12.0
Other business premises	7.0	13.2	4.8	13.7	0.3	0.6	6.8
Educational	100.2	92.5	25.9	37.2	1.3	1.7	3.2
Religious	—	—	—	—	—	—	—
Health	9.5	16.0	8.7	7.1	4.4	0.2	—
Entertainment and recreational	4.4	9.7	5.9	3.1	—	—	0.9
Miscellaneous	13.6	15.5	13.7	39.5	0.7	0.4	—
<i>Total non-residential building</i>	<i>166.8</i>	<i>248.6</i>	<i>157.4</i>	<i>146.8</i>	<i>9.1</i>	<i>5.2</i>	<i>23.3</i>
<b>Total</b>	<b>213.5</b>	<b>287.4</b>	<b>188.2</b>	<b>160.7</b>	<b>9.8</b>	<b>7.3</b>	<b>23.8</b>
<b>TOTAL</b>							
New houses	722.6	632.8	512.3	311.2	25.7	32.7	32.2
New other residential buildings	116.3	106.9	94.6	51.1	3.5	6.9	4.4
<i>Total new residential building</i>	<i>838.9</i>	<i>739.7</i>	<i>606.9</i>	<i>362.4</i>	<i>29.2</i>	<i>39.6</i>	<i>36.5</i>
Alterations and additions to residential buildings	122.2	119.9	94.9	90.2	8.5	8.4	11.4
Hotels, etc.	5.9	4.7	3.1	17.6	8.1	0.3	7.3
Shops	43.8	54.4	37.8	28.2	4.1	2.9	1.9
Factories	21.3	30.6	23.8	27.9	3.8	0.4	2.9
Offices	64.1	126.8	113.0	80.3	4.7	3.9	17.6
Other business premises	31.8	72.4	45.5	53.6	10.6	2.8	8.8
Educational	118.4	109.7	38.6	51.2	2.5	3.7	4.5
Religious	1.9	3.0	2.5	2.2	—	0.7	0.2
Health	36.4	42.6	22.0	45.1	28.1	0.6	0.6
Entertainment and recreational	20.4	19.4	14.2	17.2	1.8	0.2	5.9
Miscellaneous	31.2	29.6	20.2	44.7	0.8	1.0	0.3
<i>Total non-residential building</i>	<i>375.2</i>	<i>493.2</i>	<i>320.6</i>	<i>368.2</i>	<i>64.4</i>	<i>16.5</i>	<i>49.9</i>
<b>Total</b>	<b>1,336.3</b>	<b>1,352.8</b>	<b>1,022.4</b>	<b>820.7</b>	<b>102.1</b>	<b>64.5</b>	<b>97.8</b>

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 January	1	0.1	—	—	—	—	4	8.0	—	—	5	8.1
February	3	0.3	—	—	—	—	—	—	—	—	3	0.3
March	3	0.3	—	—	—	—	—	—	1	7.0	4	7.3
<b>SHOPS</b>												
1996 January	8	0.6	1	0.2	—	—	1	3.3	—	—	10	4.1
February	11	1.2	3	1.1	1	0.7	—	—	—	—	15	2.9
March	8	0.7	2	0.7	1	0.5	—	—	—	—	11	1.9
<b>FACTORIES</b>												
1996 January	4	0.3	—	—	—	—	1	3.5	—	—	5	3.8
February	3	0.4	—	—	—	—	—	—	—	—	3	0.4
March	7	0.7	1	0.4	—	—	1	1.8	—	—	9	2.9
<b>OFFICES</b>												
1996 January	6	0.5	7	2.4	1	0.7	1	1.0	—	—	15	4.7
February	15	1.5	4	1.2	—	—	1	1.2	—	—	20	3.9
March	10	0.9	7	1.8	3	2.1	3	5.3	1	7.5	24	17.6
<b>OTHER BUSINESS PREMISES</b>												
1996 January	13	1.3	2	0.5	1	0.8	1	2.0	1	6.0	18	10.6
February	16	1.5	2	0.8	1	0.5	—	—	—	—	19	2.8
March	15	1.4	3	0.7	1	0.7	2	6.0	—	—	21	8.8
<b>EDUCATIONAL</b>												
1996 January	6	0.7	1	0.2	2	1.6	—	—	—	—	9	2.5
February	4	0.4	3	1.2	—	—	2	2.1	—	—	9	3.7
March	2	0.1	4	1.2	1	0.6	1	2.6	—	—	8	4.5
<b>RELIGIOUS</b>												
1996 January	—	—	—	—	—	—	—	—	—	—	—	—
February	—	—	2	0.7	—	—	—	—	—	—	2	0.7
March	—	—	1	0.2	—	—	—	—	—	—	1	0.2
<b>HEALTH</b>												
1996 January	1	0.1	3	0.7	—	—	1	3.8	1	23.5	6	28.1
February	4	0.6	—	—	—	—	—	—	—	—	4	0.6
March	3	0.3	1	0.3	—	—	—	—	—	—	4	0.6
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1996 January	1	0.1	—	—	—	—	1	1.7	—	—	2	1.8
February	3	0.2	—	—	—	—	—	—	—	—	3	0.2
March	5	0.7	3	0.7	1	0.5	1	4.0	—	—	10	5.9
<b>MISCELLANEOUS</b>												
1996 January	4	0.4	1	0.4	—	—	—	—	—	—	5	0.8
February	6	0.5	2	0.5	—	—	—	—	—	—	8	1.0
March	3	0.3	—	—	—	—	—	—	—	—	3	0.3
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1996 January	44	4.1	15	4.4	4	3.1	10	23.3	2	29.5	75	64.4
February	65	6.6	16	5.5	2	1.2	3	3.3	—	—	86	16.5
March	56	5.3	22	5.9	7	4.4	8	19.8	2	14.5	95	49.9



**TABLE 7. NUMBER AND VALUE OF DWELLING UNITS (a) APPROVED  
BY MATERIAL OF OUTER WALLS  
MARCH 1996**

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	7	1,156	—	—	7	1,156
Brick-veneer	183	15,292	5	512	188	15,804
Timber	1	54	—	—	1	54
Fibre cement	2	101	—	—	2	101
Steel, aluminium or other materials	2	107	—	—	2	107
Not stated	29	2,871	—	—	29	2,871
<b>Total houses</b>	<b>224</b>	<b>19,581</b>	<b>5</b>	<b>512</b>	<b>229</b>	<b>20,093</b>
<i>Other residential buildings</i>	<i>31</i>	<i>3,601</i>	—	—	<i>31</i>	<i>3,601</i>
<b>Total residential buildings</b>	<b>255</b>	<b>23,182</b>	<b>5</b>	<b>512</b>	<b>260</b>	<b>23,694</b>
<b>REST OF SOUTH AUSTRALIA</b>						
Houses —						
Brick, stone or concrete	28	2,241	—	—	28	2,241
Brick-veneer	68	5,707	—	—	68	5,707
Timber	15	1,026	—	—	15	1,026
Fibre cement	22	1,241	—	—	22	1,241
Steel, aluminium or other materials	3	219	—	—	3	219
Not stated	28	1,646	—	—	28	1,646
<b>Total houses</b>	<b>164</b>	<b>12,081</b>	—	—	<b>164</b>	<b>12,081</b>
<i>Other residential buildings</i>	<i>10</i>	<i>762</i>	—	—	<i>10</i>	<i>762</i>
<b>Total residential buildings</b>	<b>174</b>	<b>12,843</b>	—	—	<b>174</b>	<b>12,843</b>
<b>TOTAL SOUTH AUSTRALIA</b>						
Houses —						
Brick, stone or concrete	35	3,397	—	—	35	3,397
Brick-veneer	251	20,999	5	512	256	21,511
Timber	16	1,079	—	—	16	1,079
Fibre cement	24	1,343	—	—	24	1,343
Steel, aluminium or other materials	5	326	—	—	5	326
Not stated	57	4,518	—	—	57	4,518
<b>Total houses</b>	<b>388</b>	<b>31,662</b>	<b>5</b>	<b>512</b>	<b>393</b>	<b>32,174</b>
<i>Other residential buildings</i>	<i>41</i>	<i>4,364</i>	—	—	<i>41</i>	<i>4,364</i>
<b>Total residential buildings</b>	<b>429</b>	<b>36,026</b>	<b>5</b>	<b>512</b>	<b>434</b>	<b>36,538</b>

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

TABLE 8. SUMMARY OF BUILDING APPROVED BY STATISTICAL DIVISION, MARCH 1996

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)			
<b>PRIVATE SECTOR</b>									
Adelaide	224	19,581	31	3,601	255	23,182	8,864	11,700	43,746
Outer Adelaide	63	4,731	4	280	67	5,010	804	11,519	17,333
Yorke and Lower North	24	1,656	2	78	26	1,734	407	131	2,273
Murray Lands	21	1,506	2	125	23	1,631	298	545	2,473
South East	29	2,354	—	—	29	2,354	421	2,120	4,896
Eyre	12	771	2	280	14	1,051	209	351	1,611
Northern	15	1,062	—	—	15	1,062	350	190	1,602
<b>South Australia</b>	<b>388</b>	<b>31,662</b>	<b>41</b>	<b>4,364</b>	<b>429</b>	<b>36,026</b>	<b>11,353</b>	<b>26,555</b>	<b>73,934</b>
<b>PUBLIC SECTOR</b>									
Adelaide	5	512	—	—	5	512	—	21,471	21,983
Outer Adelaide	—	—	—	—	—	—	—	1,801	1,801
Yorke and Lower North	—	—	—	—	—	—	—	—	—
Murray Lands	—	—	—	—	—	—	—	50	50
South East	—	—	—	—	—	—	—	—	—
Eyre	—	—	—	—	—	—	—	—	—
Northern	—	—	—	—	—	—	—	—	—
<b>South Australia</b>	<b>5</b>	<b>512</b>	<b>—</b>	<b>—</b>	<b>5</b>	<b>512</b>	<b>—</b>	<b>23,321</b>	<b>23,833</b>
<b>TOTAL</b>									
Adelaide	229	20,093	31	3,601	260	23,694	8,864	33,170	65,729
Outer Adelaide	63	4,731	4	280	67	5,010	804	13,320	19,134
Yorke and Lower North	24	1,656	2	78	26	1,734	407	131	2,273
Murray Lands	21	1,506	2	125	23	1,631	298	595	2,523
South East	29	2,354	—	—	29	2,354	421	2,120	4,896
Eyre	12	771	2	280	14	1,051	209	351	1,611
Northern	15	1,062	—	—	15	1,062	350	190	1,602
<b>South Australia</b>	<b>393</b>	<b>32,174</b>	<b>41</b>	<b>4,364</b>	<b>434</b>	<b>36,538</b>	<b>11,353</b>	<b>49,877</b>	<b>97,767</b>

(a) Excludes Conversions, etc.

TABLE 9. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, MARCH 1996

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	229	19	12	31	—	—	—	—	31	260
Outer Adelaide	63	4	—	4	—	—	—	—	4	67
Yorke and Lower North	24	2	—	2	—	—	—	—	2	26
Murray Lands	21	2	—	2	—	—	—	—	2	23
South East	29	—	—	—	—	—	—	—	—	29
Eyre	12	—	2	2	—	—	—	—	2	14
Northern	15	—	—	—	—	—	—	—	—	15
<b>South Australia</b>	<b>393</b>	<b>27</b>	<b>14</b>	<b>41</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>41</b>	<b>434</b>
VALUE (\$'000)										
Adelaide	20,093	1,350	2,252	3,601	—	—	—	—	3,601	23,694
Outer Adelaide	4,731	280	—	280	—	—	—	—	280	5,010
Yorke and Lower North	1,656	78	—	78	—	—	—	—	78	1,734
Murray Lands	1,506	125	—	125	—	—	—	—	125	1,631
South East	2,354	—	—	—	—	—	—	—	—	2,354
Eyre	771	—	280	280	—	—	—	—	280	1,051
Northern	1,062	—	—	—	—	—	—	—	—	1,062
<b>South Australia</b>	<b>32,174</b>	<b>1,832</b>	<b>2,532</b>	<b>4,364</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>4,364</b>	<b>36,538</b>

(a) Excludes Conversions, etc.

TABLE 10. BUILDING APPROVED BY SELECTED STATISTICAL LOCAL AREA, MARCH 1996

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)				
<b>ADELAIDE STATISTICAL DIVISION</b>										
Adelaide (C)	--	--	--	2	--	1,100	562	3,082	6,254	7,916
Brighton (C)	8	--	963	7	--	882	241	160	2,800	4,886
Burnside (C)	11	--	1,574	4	--	370	1,103	130	130	3,177
Campbelltown (C)	11	--	1,084	4	--	185	159	--	--	1,427
East Torrens (DC)	--	--	--	--	--	--	194	--	--	194
Elizabeth (C)	--	--	--	--	--	--	--	--	241	241
Enfield (C) Pt A & Pt B	6	--	428	--	--	--	163	200	200	792
Gawler (M)	4	--	334	--	--	--	43	60	60	437
Glenside (C)	5	--	250	2	--	120	35	460	460	865
Happy Valley (C)	15	--	1,450	--	--	--	554	--	--	2,003
Henley & Grange (C)	--	--	--	--	--	--	259	--	--	259
Hindmarsh and Woodville (C)	16	--	1,607	--	--	--	912	605	8,305	10,824
Kensington & Norwood (C)	1	--	57	2	--	150	18	75	75	300
Manion (C)	10	--	791	--	--	--	344	1,250	1,250	2,385
Mitcham (C)	1	--	110	--	--	--	740	300	300	1,150
Munno Para (C)	43	--	2,607	--	--	--	20	--	--	2,627
Noarlunga (C)	13	--	1,065	--	--	--	226	380	510	1,801
Payneham (C)	--	--	--	--	--	--	272	--	--	272
Port Adelaide (C)	5	--	597	--	--	--	160	320	588	1,344
Prospect (C)	4	--	455	--	--	--	227	750	1,290	1,972
St Peters (M)	--	--	--	--	--	--	57	--	--	57
Salisbury (C)	13	--	925	--	--	--	124	1,676	8,164	9,213
Stirling (DC)	1	--	110	--	--	--	285	527	527	922
Tea Tree Gully (C)	37	5	3,997	--	--	--	740	900	1,192	5,929
Thebarton (M)	1	--	47	--	--	--	195	325	325	567
Unley (C)	4	--	434	4	--	400	787	200	200	1,821
Walkerville (M)	1	--	110	--	--	--	270	--	--	380
West Torrens (C)	7	--	484	6	--	395	160	250	250	1,288
Willunga (DC)	7	--	614	--	--	--	16	50	50	680
Unincorporated	--	--	--	--	--	--	--	--	--	--
<b>Adelaide (SD)</b>	<b>224</b>	<b>5</b>	<b>20,093</b>	<b>31</b>	<b>--</b>	<b>3,601</b>	<b>8,064</b>	<b>11,700</b>	<b>33,170</b>	<b>65,729</b>
<b>REST OF STATE</b>										
Barossa (DC)	3	--	256	--	--	--	11	--	--	266
Light (DC)	3	--	244	--	--	--	39	50	1,200	1,483
Mallala (DC)	3	--	170	--	--	--	20	--	--	190
Mount Barker (DC)	7	--	540	--	--	--	180	--	--	720
Mount Gambier (C)	16	--	1,186	--	--	--	78	260	260	1,524
Murray Bridge (RC)	9	--	543	--	--	--	32	345	345	920
Northern Yorke Peninsula (DC)	4	--	326	--	--	--	13	--	--	339
Port Augusta (C)	4	--	266	--	--	--	104	--	--	370
Port Elliot & Goolwa (DC)	9	--	571	--	--	--	114	--	--	684
Port Lincoln (C)	1	--	58	2	--	280	55	351	351	743
Port Pirie (C)	--	--	--	--	--	--	--	--	--	--
Roxby Downs (M)	1	--	86	--	--	--	--	80	80	166
Strathalbyn (DC)	3	--	186	--	--	--	--	70	70	256
Victor Harbor (DC)	17	--	1,209	--	--	--	20	--	--	1,229
Whyalla (C)	5	--	393	--	--	--	123	--	--	516
Other	79	--	6,048	8	--	482	1,701	13,700	14,400	22,632
<b>Rest of State</b>	<b>164</b>	<b>--</b>	<b>12,081</b>	<b>10</b>	<b>--</b>	<b>762</b>	<b>2,489</b>	<b>14,856</b>	<b>16,706</b>	<b>32,038</b>
<b>SOUTH AUSTRALIA</b>										
<b>South Australia</b>	<b>388</b>	<b>5</b>	<b>32,174</b>	<b>41</b>	<b>--</b>	<b>4,364</b>	<b>11,353</b>	<b>26,555</b>	<b>49,877</b>	<b>97,767</b>

(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; and
- (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 Table 1 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in the table. 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 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, Edition 2.5* (1216.0) 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.

29. 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

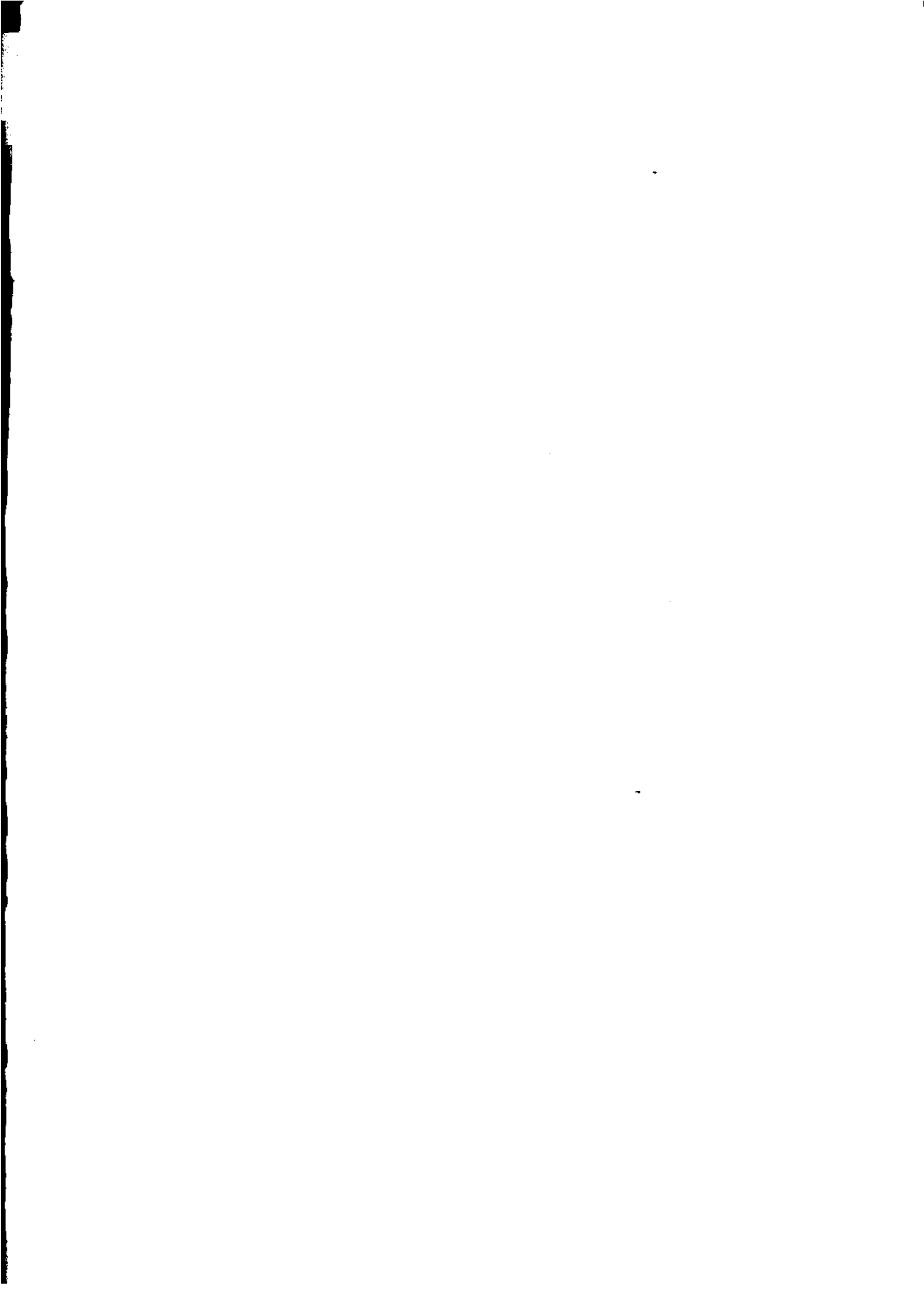
30. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (1101.0). The ABS also issues, on Tuesdays and Fridays, a *Release Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Release Advice are available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

### Symbols and other usages

— nil or rounded to zero  
 r figure or series revised since previous issue  
 n.a. not available

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

**P.M. GARDNER**  
 Deputy Commonwealth Statistician  
 and Government Statist





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