

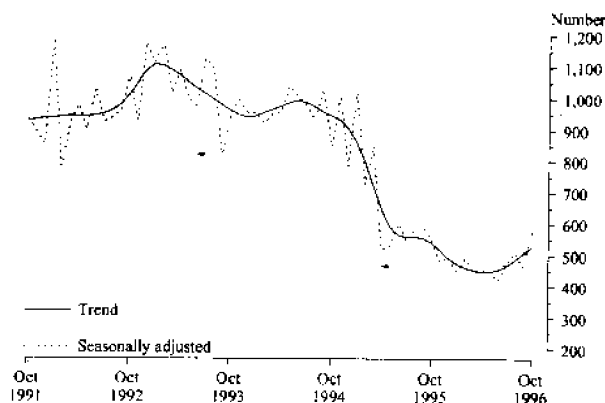
## BUILDING APPROVALS, SOUTH AUSTRALIA, OCTOBER 1996

### MAIN FEATURES

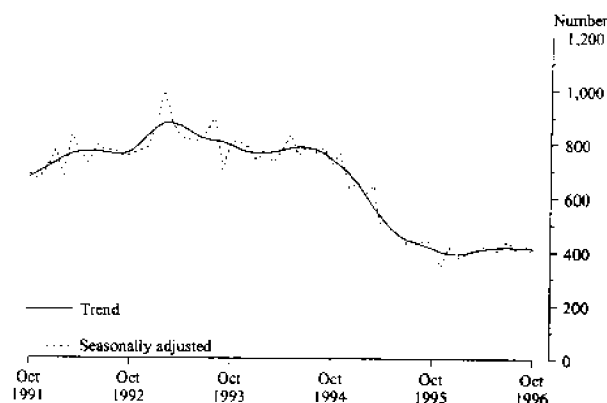
#### NUMBER OF DWELLING UNITS APPROVED

	October 1995	September 1996	October 1996	October 1995 to October 1996 change	September 1996 to October 1996 change
Original series	519	514	566	9.1%	10.1%
Seasonally adjusted	551	466	582	5.6%	24.9%
Trend estimate	540	509	529	-2.0%	3.9%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



#### Residential building

- The trend for the total number of dwelling units approved in October continued its upward movement with an increase of 3.9%. In order for this trend to fall next month, the seasonally adjusted figure for this series will need to fall by more than 28.3%.
- The trend for the number of private sector houses approved appears to have levelled out with a fall this month of 0.5%.
- The original number of dwelling units approved was 566 of which 401 were new private sector houses. There were also 148 other residential dwelling units approved this month, the highest total for a month since March 1995. One project accounted for 45 other residential dwelling units.
- The value of new residential building approved was \$43.7 million in October and the value of alterations and additions to residential buildings was \$12.0 million.

- When expressed at average 1989-90 prices the total value of residential building for the September quarter 1996 was \$116.2 million, the highest figure since the September quarter last year.

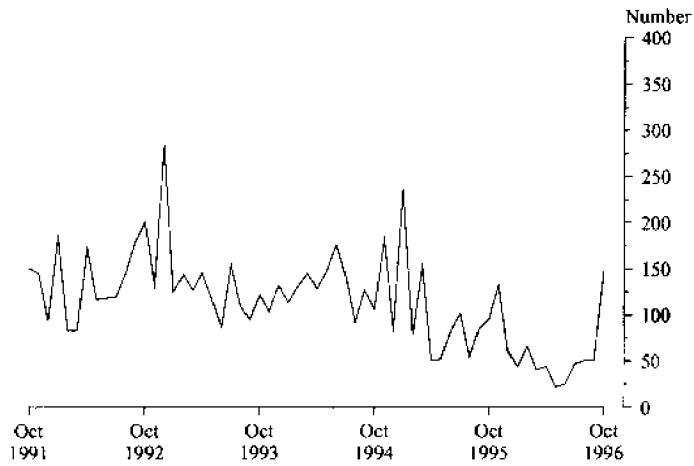
#### Non-residential building

- The value of non-residential projects approved in October was \$28.5 million. Of the total, offices accounted for \$10.2 million and other business premises \$7.2 million.
- There were two projects valued at \$5 million and over and two projects valued at more than \$1 million approved this month.
- When expressed at average 1989-90 prices the value of non-residential building for the September quarter 1996 was \$145.6 million.

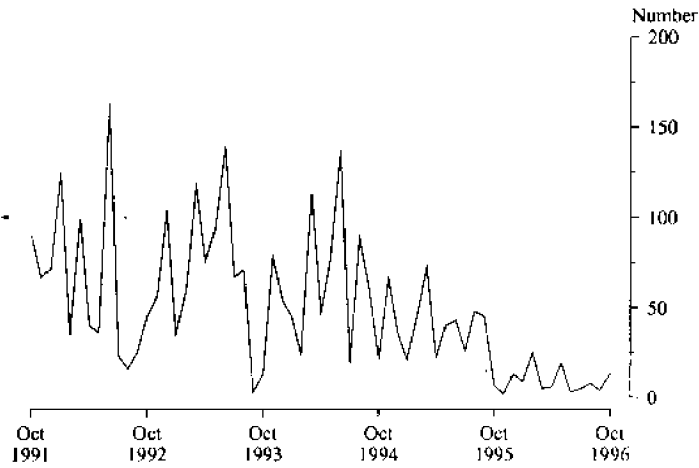
#### INQUIRIES

- 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.

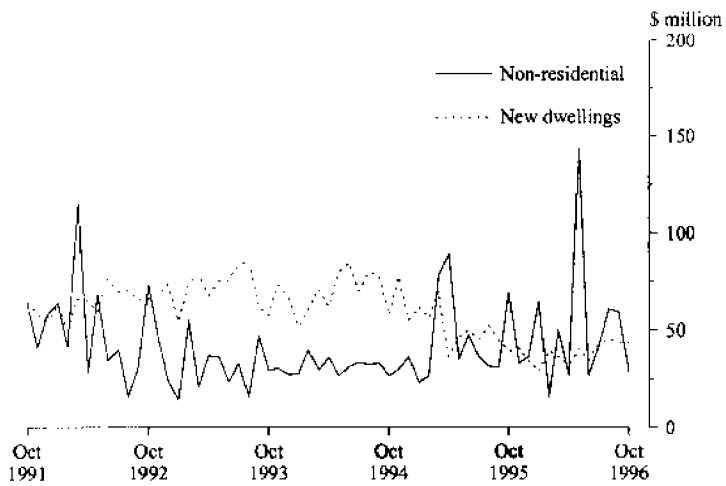
**NEW OTHER RESIDENTIAL BUILDINGS APPROVED  
PRIVATE SECTOR**



**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 May 1996 to October 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 (November 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 9% in November 1996, the trend estimate for that month would be 421, a movement of 0.3%. The movements in the trend estimates for August, September and October which are currently estimated to be -0.2%, -0.4% and -0.6% respectively, would be revised to 0.0%, 0.1% and 0.2%. On the other hand, a 9% seasonally adjusted decline in the number of private sector houses approved in November 1996 would produce a trend estimate for November of 390, a movement of -2.3%, with the movements in the trend estimates for August, September and October being revised to -1.1%, -1.7% and -2.2% respectively.

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

	Trend estimate		Revised trend estimate if November 1996 seasonally adjusted estimate			
			is up 9% on October 1996		is down 9% on October 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996						
May	415	1.3	415	1.2	417	1.6
June	418	0.6	417	0.5	420	0.8
July	419	0.2	418	0.3	420	-0.1
August	418	-0.2	418	0.0	415	-1.1
September	416	-0.4	419	0.1	408	-1.7
October	414	-0.6	420	0.2	399	-2.2
November	n.y.a.	n.y.a.	421	0.3	390	-2.3

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

	Trend estimate		Revised trend estimate if November 1996 seasonally adjusted estimate			
			is up 11% on October 1996		is down 11% on October 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
May	449	-0.1	446	-0.7	448	-0.1
June	456	1.5	451	1.1	455	1.5
July	470	3.1	467	3.7	470	3.2
August	488	4.0	494	5.7	488	4.0
September	509	4.3	526	6.5	508	3.9
October	529	3.8	560	6.3	524	3.3
November	n.y.a.	n.y.a.	592	5.8	539	2.8

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-October	1,175	99	1,274	289	27	316	31	1,495	126	1,621
1996-97										
July-October	1,169	27	1,196	256	—	256	4	1,429	27	1,456
1995—										
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
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
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-October	1,861	99	1,960	337	27	364	34	2,232	126	2,358
1996-97										
July-October	1,819	30	1,849	297	—	297	9	2,122	33	2,155
1995										
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
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

(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-October	99.9	7.5	107.4	17.7	1.8	19.5	117.7	9.3	126.9	34.3	88.2	145.7	239.9	306.9
1996-97														
July-October	100.6	2.0	102.5	18.2	—	18.2	118.8	2.0	120.8	31.1	94.5	135.8	244.3	287.6
1995—														
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
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
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-October	151.7	7.5	159.2	20.7	1.8	22.5	172.4	9.3	181.7	42.7	103.1	168.2	318.0	392.6
1996-97														
July-October	152.7	2.2	154.8	20.2	—	20.2	172.9	2.2	175.1	40.7	139.8	190.5	352.4	406.2
1995														
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
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

**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>								
August	455	433	499	461	531	528	581	560
September	432	424	469	452	556	522	593	555
October	442	413	459	438	527	510	551	540
November	344	400	347	422	472	488	479	516
December	419	393	445	412	462	469	498	493
<i>1996—</i>								
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	418	391	418	435	458	419	456
July	443	419	440	422	479	468	478	470
August	406	418	439	425	476	482	511	488
September	429	416	422	429	485	497	466	509
October	398	414	425	430	545	511	582	529

(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	355.4	512.3	857.0	1,027.2
<i>1995—</i>									
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	251.9
<i>1996—</i>									
Mar. qtr.	77.2	79.7	13.1	92.7	24.8	84.2	118.3	199.4	235.8
June qtr.	87.2	89.0	4.9	93.8	25.3	154.7	178.5	271.4	297.7
Sept. qtr.	104.8	105.8	10.3	116.2	25.4	103.2	145.6	243.0	287.1

(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-October		1996		
			1995-96	1996-97	August	September	October
PRIVATE SECTOR							
New houses	605.8	399.4	151.7	152.7	40.2	39.2	34.2
New other residential buildings	98.4	54.6	20.7	20.2	4.5	3.8	8.6
<i>Total new residential building</i>	<i>704.2</i>	<i>454.1</i>	<i>172.4</i>	<i>172.9</i>	<i>44.7</i>	<i>43.0</i>	<i>42.7</i>
Alterations and additions to residential buildings	116.6	117.2	42.4	39.7	9.5	10.7	12.0
Hotels, etc.	4.2	18.2	1.6	3.3	0.9	1.4	0.4
Shops	51.3	122.0	14.6	26.5	13.2	3.4	4.7
Factories	25.0	26.2	10.5	6.1	1.7	1.7	0.9
Offices	34.3	53.3	28.7	26.6	2.0	2.5	9.2
Other business premises	59.2	77.8	21.7	52.6	10.0	33.5	7.2
Educational	17.3	17.2	5.8	2.9	—	0.4	1.6
Religious	3.0	3.7	1.2	0.3	—	—	—
Health	26.5	41.9	12.6	16.5	13.0	1.1	0.3
Entertainment and recreational	9.7	23.2	3.5	2.1	0.2	1.0	0.3
Miscellaneous	14.0	9.6	3.0	3.0	1.0	0.6	0.4
<i>Total non-residential building</i>	<i>244.7</i>	<i>393.0</i>	<i>103.1</i>	<i>139.8</i>	<i>42.2</i>	<i>45.8</i>	<i>25.0</i>
<b>Total</b>	<b>1,065.4</b>	<b>964.3</b>	<b>318.0</b>	<b>352.4</b>	<b>96.4</b>	<b>99.5</b>	<b>79.7</b>
PUBLIC SECTOR							
New houses	27.0	13.3	7.5	2.2	0.5	0.4	0.9
New other residential buildings	8.5	1.9	1.8	—	—	—	—
<i>Total new residential building</i>	<i>35.5</i>	<i>15.3</i>	<i>9.3</i>	<i>2.2</i>	<i>0.5</i>	<i>0.4</i>	<i>0.9</i>
Alterations and additions to residential buildings*	3.3	1.9	0.3	0.9	0.8	—	—
Hotels, etc.	0.4	—	—	0.7	0.3	0.4	—
Shops	3.1	7.9	0.5	2.4	0.1	1.1	—
Factories	5.5	6.7	1.0	1.9	0.4	—	1.5
Offices	92.5	43.5	11.1	16.1	6.7	3.8	1.1
Other business premises	13.2	17.8	2.0	4.0	2.8	1.2	—
Educational	92.5	42.5	11.3	10.5	2.7	3.4	0.4
Religious	—	1.0	—	—	—	—	—
Health	16.0	10.2	0.6	0.9	0.2	0.5	—
Entertainment and recreational	9.7	3.6	1.4	8.3	0.1	2.9	0.5
Miscellaneous	15.5	40.0	37.2	5.9	5.4	0.1	0.1
<i>Total non-residential building</i>	<i>248.6</i>	<i>173.2</i>	<i>65.1</i>	<i>50.7</i>	<i>18.7</i>	<i>13.4</i>	<i>3.5</i>
<b>Total</b>	<b>287.4</b>	<b>190.4</b>	<b>74.6</b>	<b>53.8</b>	<b>20.0</b>	<b>13.7</b>	<b>4.5</b>
TOTAL							
New houses	632.8	412.7	159.2	154.8	40.7	39.5	35.1
New other residential buildings	106.9	56.6	22.5	20.2	4.5	3.8	8.6
<i>Total new residential building</i>	<i>739.7</i>	<i>469.3</i>	<i>181.7</i>	<i>175.1</i>	<i>45.2</i>	<i>43.4</i>	<i>43.7</i>
Alterations and additions to residential buildings	119.9	119.1	42.7	40.7	10.3	10.7	12.0
Hotels, etc.	4.7	18.2	1.6	3.9	1.2	1.8	0.4
Shops	54.4	129.9	15.1	28.9	13.3	4.5	4.7
Factories	30.6	32.9	11.4	8.0	2.1	1.7	2.4
Offices	126.8	96.8	39.7	42.7	8.7	6.4	10.2
Other business premises	72.4	95.5	23.7	56.6	12.8	34.7	7.2
Educational	109.7	59.7	17.1	13.3	2.7	3.8	2.0
Religious	3.0	4.7	1.2	0.3	—	—	—
Health	42.6	52.1	13.3	17.5	13.2	1.6	0.3
Entertainment and recreational	19.4	26.8	4.8	10.5	0.4	3.9	0.8
Miscellaneous	29.6	49.6	40.2	8.9	6.4	0.7	0.5
<i>Total non-residential building</i>	<i>493.2</i>	<i>566.2</i>	<i>168.2</i>	<i>190.5</i>	<i>60.9</i>	<i>59.1</i>	<i>28.5</i>
<b>Total</b>	<b>1,352.8</b>	<b>1,154.6</b>	<b>392.6</b>	<b>406.2</b>	<b>116.4</b>	<b>113.2</b>	<b>84.2</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 August	5	0.3	1	0.3	1	0.6	—	—	—	—	7	1.2
September	4	0.5	2	0.8	1	0.5	—	—	—	—	7	1.8
October	—	—	1	0.4	—	—	—	—	—	—	1	0.4
<b>SHOPS</b>												
1996 August	11	1.0	2	0.8	2	1.6	1	2.0	1	8.0	17	13.3
September	16	1.6	5	1.6	2	1.2	—	—	—	—	23	4.5
October	14	1.3	5	1.2	1	0.5	1	1.6	—	—	21	4.7
<b>FACTORIES</b>												
1996 August	9	1.2	1	0.2	1	0.7	—	—	—	—	11	2.1
September	5	0.4	2	0.6	1	0.7	—	—	—	—	8	1.7
October	6	0.5	1	0.4	2	1.5	—	—	—	—	9	2.4
<b>OFFICES</b>												
1996 August	21	1.9	4	1.4	2	1.2	2	4.2	—	—	29	8.7
September	9	1.0	3	1.3	2	1.2	2	2.9	—	—	16	6.4
October	12	1.1	5	1.6	—	—	1	1.1	1	6.4	19	10.2
<b>OTHER BUSINESS PREMISES</b>												
1996 August	19	2.1	6	1.5	—	—	1	1.8	1	7.5	27	12.8
September	12	1.1	2	0.6	5	2.9	1	4.1	1	26.0	21	34.7
October	14	1.4	1	0.2	1	0.6	—	—	1	5.0	17	7.2
<b>EDUCATIONAL</b>												
1996 August	1	0.2	2	0.7	1	0.7	1	1.2	—	—	5	2.7
September	2	0.2	1	0.3	2	1.5	1	1.8	—	—	6	3.8
October	3	0.2	2	0.6	2	1.2	—	—	—	—	7	2.0
<b>RELIGIOUS</b>												
1996 August	—	—	—	—	—	—	—	—	—	—	—	—
September	—	—	—	—	—	—	—	—	—	—	—	—
October	—	—	—	—	—	—	—	—	—	—	—	—
<b>HEALTH</b>												
1996 August	3	0.4	—	—	—	—	1	1.1	1	11.7	5	13.2
September	5	0.5	4	1.2	—	—	—	—	—	—	9	1.6
October	1	0.1	1	0.2	—	—	—	—	—	—	2	0.3
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1996 August	3	0.4	—	—	—	—	—	—	—	—	3	0.4
September	4	0.4	3	0.9	—	—	1	2.6	—	—	8	3.9
October	2	0.2	2	0.6	—	—	—	—	—	—	4	0.8
<b>MISCELLANEOUS</b>												
1996 August	20	2.1	1	0.3	—	—	1	4.1	—	—	22	6.4
September	8	0.7	—	—	—	—	—	—	—	—	8	0.7
October	3	0.2	1	0.3	—	—	—	—	—	—	4	0.5
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1996 August	92	9.5	17	5.1	7	4.8	7	14.3	3	27.2	126	60.9
September	65	6.3	22	7.3	13	8.1	5	11.4	1	26.0	106	59.1
October	55	5.2	19	5.5	6	3.7	2	2.7	2	11.4	84	28.5



**TABLE 7. NUMBER AND VALUE OF DWELLING UNITS (a) APPROVED  
BY MATERIAL OF OUTER WALLS  
OCTOBER 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	1,265	—	—	7	1,265
Brick-veneer	208	17,810	13	938	221	18,747
Timber	3	153	—	—	3	153
Fibre cement	1	114	—	—	1	114
Steel, aluminium or other materials	—	—	—	—	—	—
Not stated	45	3,813	—	—	45	3,813
<b>Total houses</b>	<b>264</b>	<b>23,155</b>	<b>13</b>	<b>938</b>	<b>277</b>	<b>24,093</b>
<i>Other residential buildings</i>	<i>143</i>	<i>8,442</i>	<i>—</i>	<i>—</i>	<i>143</i>	<i>8,442</i>
<b>Total residential buildings</b>	<b>407</b>	<b>31,598</b>	<b>13</b>	<b>938</b>	<b>420</b>	<b>32,535</b>
<b>REST OF SOUTH AUSTRALIA</b>						
Houses —						
Brick, stone or concrete	18	1,913	—	—	18	1,913
Brick-veneer	71	6,447	—	—	71	6,447
Timber	14	683	—	—	14	683
Fibre cement	13	718	—	—	13	718
Steel, aluminium or other materials	2	40	—	—	2	40
Not stated	19	1,200	—	—	19	1,200
<b>Total houses</b>	<b>137</b>	<b>11,001</b>	<b>—</b>	<b>—</b>	<b>137</b>	<b>11,001</b>
<i>Other residential buildings</i>	<i>5</i>	<i>148</i>	<i>—</i>	<i>—</i>	<i>5</i>	<i>148</i>
<b>Total residential buildings</b>	<b>142</b>	<b>11,148</b>	<b>—</b>	<b>—</b>	<b>142</b>	<b>11,148</b>
<b>TOTAL SOUTH AUSTRALIA</b>						
Houses —						
Brick, stone or concrete	25	3,178	—	—	25	3,178
Brick-veneer	279	24,256	13	938	292	25,194
Timber	17	836	—	—	17	836
Fibre cement	14	832	—	—	14	832
Steel, aluminium or other materials	2	40	—	—	2	40
Not stated	64	5,013	—	—	64	5,013
<b>Total houses</b>	<b>401</b>	<b>34,156</b>	<b>13</b>	<b>938</b>	<b>414</b>	<b>35,094</b>
<i>Other residential buildings</i>	<i>148</i>	<i>8,590</i>	<i>—</i>	<i>—</i>	<i>148</i>	<i>8,590</i>
<b>Total residential buildings</b>	<b>549</b>	<b>42,746</b>	<b>13</b>	<b>938</b>	<b>562</b>	<b>43,684</b>

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

TABLE 8. SUMMARY OF BUILDING APPROVED BY STATISTICAL DIVISION, OCTOBER 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	264	23,155	143	8,442	407	31,598	9,768	16,150	57,515
Outer Adelaide	58	5,098	3	38	61	5,136	1,034	6,068	12,238
Yorke and Lower North	21	1,335	2	110	23	1,445	380	270	2,094
Murray Lands	26	1,786	—	—	26	1,786	234	426	2,446
South East	15	1,385	—	—	15	1,385	237	180	1,802
Eyre	7	585	—	—	7	585	106	150	841
Northern	10	812	—	—	10	812	207	1,750	2,769
<b>South Australia</b>	<b>401</b>	<b>34,156</b>	<b>148</b>	<b>8,590</b>	<b>549</b>	<b>42,746</b>	<b>11,966</b>	<b>24,994</b>	<b>79,706</b>
<b>PUBLIC SECTOR</b>									
Adelaide	13	938	—	—	13	938	25	2,757	3,720
Outer Adelaide	—	—	—	—	—	—	—	190	190
Yorke and Lower North	—	—	—	—	—	—	—	—	—
Murray Lands	—	—	—	—	—	—	—	74	74
South East	—	—	—	—	—	—	—	—	—
Eyre	—	—	—	—	—	—	—	—	—
Northern	—	—	—	—	—	—	—	520	520
<b>South Australia</b>	<b>13</b>	<b>938</b>	<b>—</b>	<b>—</b>	<b>13</b>	<b>938</b>	<b>25</b>	<b>3,542</b>	<b>4,504</b>
<b>TOTAL</b>									
Adelaide	277	24,093	143	8,442	420	32,535	9,793	18,907	61,235
Outer Adelaide	58	5,098	3	38	61	5,136	1,034	6,258	12,428
Yorke and Lower North	21	1,335	2	110	23	1,445	380	270	2,094
Murray Lands	26	1,786	—	—	26	1,786	234	500	2,521
South East	15	1,385	—	—	15	1,385	237	180	1,802
Eyre	7	585	—	—	7	585	106	150	841
Northern	10	812	—	—	10	812	207	2,270	3,289
<b>South Australia</b>	<b>414</b>	<b>35,094</b>	<b>148</b>	<b>8,590</b>	<b>562</b>	<b>43,684</b>	<b>11,991</b>	<b>28,536</b>	<b>84,210</b>

(a) Excludes Conversions, etc.

TABLE 9. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, OCTOBER 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			
NUMBER OF DWELLING UNITS										
Adelaide	277	112	31	143	—	—	—	143	420	
Outer Adelaide	58	3	—	3	—	—	—	3	61	
Yorke and Lower North	21	2	—	2	—	—	—	2	23	
Murray Lands	26	—	—	—	—	—	—	—	26	
South East	15	—	—	—	—	—	—	—	15	
Fyre	7	—	—	—	—	—	—	—	7	
Northern	10	—	—	—	—	—	—	—	10	
<b>South Australia</b>	<b>414</b>	<b>117</b>	<b>31</b>	<b>148</b>	—	—	—	<b>148</b>	<b>562</b>	
VALUE (\$'000)										
Adelaide	24,093	6,240	2,202	8,442	—	—	—	8,442	32,535	
Outer Adelaide	5,098	38	—	38	—	—	—	38	5,136	
Yorke and Lower North	1,335	110	—	110	—	—	—	110	1,445	
Murray Lands	1,786	—	—	—	—	—	—	—	1,786	
South East	1,385	—	—	—	—	—	—	—	1,385	
Fyre	585	—	—	—	—	—	—	—	585	
Northern	812	—	—	—	—	—	—	—	812	
<b>South Australia</b>	<b>35,094</b>	<b>6,388</b>	<b>2,202</b>	<b>8,590</b>	—	—	—	<b>8,590</b>	<b>43,684</b>	

(a) Excludes Conversions, etc.

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

Statistical local area	New residential buildings (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		Total building (\$'000)
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'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)	3	—	286	12	—	1,032	415	2,405	4,387	6,120
Brighton (C)	4	—	522	—	—	—	322	—	—	844
Burnside (C)	12	—	1,883	—	—	—	1,164	—	—	3,047
Campbelltown (C)	11	—	1,269	4	—	190	114	130	130	1,703
East Torrens (DC)	2	—	421	—	—	—	103	50	50	573
Elizabeth (C)	—	1	70	—	—	—	—	212	212	282
Enfield (C) Pt A & Pt B	14	6	1,483	—	—	—	191	680	680	2,354
Gawler (M)	5	—	358	—	—	—	17	—	—	375
Glenside (C)	—	—	—	—	—	—	152	305	305	457
Happy Valley (C)	19	—	2,169	—	—	—	431	369	709	3,309
Henley & Grange (C)	1	—	71	—	—	—	88	350	350	509
Hindmarsh and Woodville (C)	30	—	2,407	5	—	330	565	500	500	3,802
Kensington & Norwood (C)	—	—	—	2	—	101	146	—	—	247
Marion (C)	18	—	1,530	20	—	1,191	472	170	170	3,363
Mitcham (C)	2	—	280	—	—	—	1,951	—	—	2,231
Munno Para (C)	35	—	2,326	—	—	—	124	—	—	2,450
Noarlunga (C)	22	—	1,591	—	—	—	346	170	170	2,107
Payneham (C)	2	—	190	2	—	80	137	90	90	497
Port Adelaide (C)	1	1	121	—	—	—	285	179	179	585
Prospect (C)	1	—	77	4	—	273	135	—	—	485
St Peters (M)	2	—	232	—	—	—	246	—	165	643
Salisbury (C)	19	—	1,233	—	—	—	264	285	285	1,782
Stirling (DC)	2	—	218	—	—	—	274	130	130	622
Tea Tree Gully (C)	30	5	2,911	90	—	4,945	317	1,765	1,765	9,938
Thebarton (M)	1	—	180	—	—	—	36	595	595	811
Unley (C)	8	—	573	2	—	100	892	660	740	2,305
Walkerville (M)	3	—	350	2	—	200	407	—	—	957
West Torrens (C)	6	—	532	—	—	—	167	7,105	7,295	7,994
Willunga (DC)	11	—	809	—	—	—	35	—	—	844
Unincorporated	—	—	—	—	—	—	—	—	—	—
<b>Adelaide (SD)</b>	<b>264</b>	<b>13</b>	<b>24,093</b>	<b>143</b>	<b>—</b>	<b>8,442</b>	<b>9,793</b>	<b>16,150</b>	<b>18,907</b>	<b>61,235</b>
<b>REST OF STATE</b>										
Barossa (DC)	—	—	—	—	—	—	—	—	—	—
Light (DC)	7	—	644	—	—	—	33	5,498	5,498	6,175
Mallala (DC)	—	—	—	—	—	—	—	—	—	—
Mount Barker (DC)	7	—	407	—	—	—	265	330	520	1,191
Mount Gambier (C)	5	—	524	—	—	—	30	80	80	634
Murray Bridge (RC)	4	—	292	—	—	—	36	—	74	402
Northern Yorke Peninsula (DC)	4	—	324	2	—	110	87	—	—	521
Port Augusta (C)	1	—	73	—	—	—	65	—	—	138
Port Elliot & Goolwa (DC)	5	—	610	—	—	—	165	—	—	775
Port Lincoln (C)	1	—	100	—	—	—	81	70	70	251
Port Pirie (C)	5	—	431	—	—	—	37	150	150	618
Roxby Downs (M)	—	—	—	—	—	—	—	—	—	—
Strathalbyn (DC)	1	—	100	—	—	—	23	78	78	201
Victor Harbor (DC)	21	—	1,716	—	—	—	140	—	—	1,856
Whyalla (C)	2	—	159	—	—	—	50	1,600	1,600	1,809
Other	74	—	5,621	3	—	38	1,187	1,038	1,559	8,403
<b>Rest of State</b>	<b>137</b>	<b>—</b>	<b>11,001</b>	<b>5</b>	<b>—</b>	<b>148</b>	<b>2,198</b>	<b>8,844</b>	<b>9,629</b>	<b>22,975</b>
<b>SOUTH AUSTRALIA</b>										
<b>South Australia</b>	<b>401</b>	<b>13</b>	<b>35,094</b>	<b>148</b>	<b>—</b>	<b>8,590</b>	<b>11,991</b>	<b>24,994</b>	<b>28,536</b>	<b>84,210</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;
- (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 car-taker'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**



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ISSN 0810-4743