

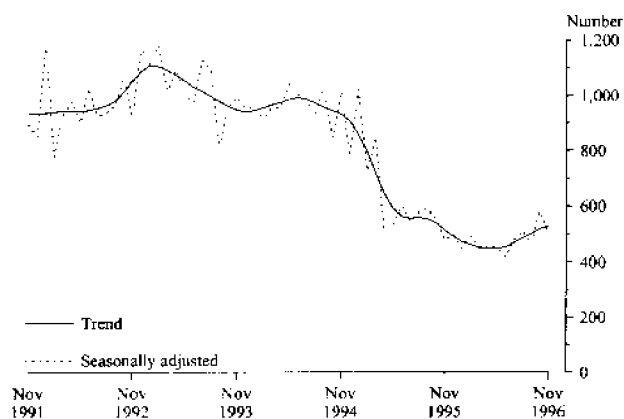
BUILDING APPROVALS, SOUTH AUSTRALIA, NOVEMBER 1996

MAIN FEATURES

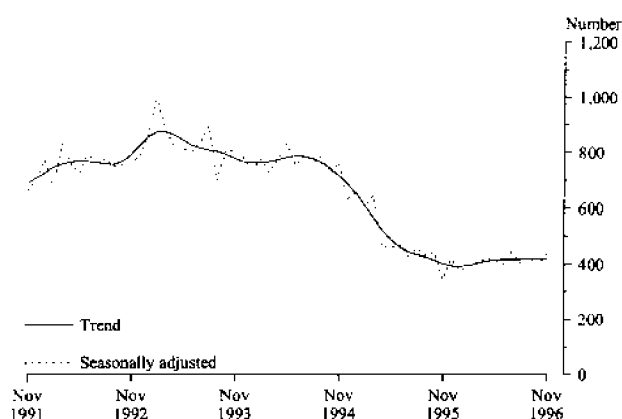
NUMBER OF DWELLING UNITS APPROVED

	November 1995	October 1996	November 1996	November 1995 to November 1996 change	October 1996 to November 1996 change
Original series	527	566	488	-7.4%	-13.8%
Seasonally adjusted	479	582	504	5.2%	13.4%
Trend estimate	516	520	532	3.1%	2.3%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



Residential Building

- The trend for total dwellings approved has continued to move upward in November, with an increase of 2.3% from the October level and is now more than 18% higher than the low point reached in April 1996. It should be noted, however, that this growth would be halted by a fall of greater than 6.5% in December's seasonally adjusted estimate.
- The trend for the number of private sector houses remains flat, with the level for November being only 5% above that of a year ago.
- In original terms the total number of dwellings approved was 488, down from the 566 recorded in October. This drop was solely due to the number of other residential dwellings returning to normal levels. Approvals of private sector houses actually increased in November to 438, up from 401 in October.

- The value of new residential building approved was \$39.9 million while the value of residential alterations and additions was \$8.8 million.

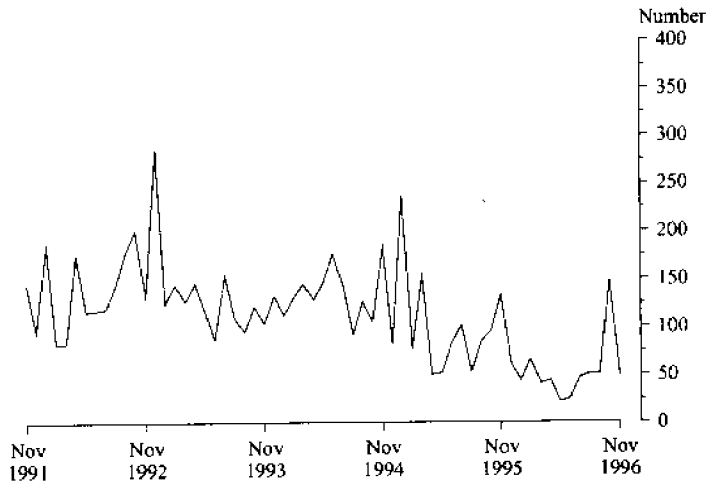
Non-residential building

- The value of non-residential building approved in November was \$39.7 million, with offices (\$10.9 million), health (\$6.9 million) and educational (\$6.3 million) projects contributing most significantly. Of the total, the public sector accounted for \$21.0 million which is the largest amount since March 1996.
- There were approvals for two projects valued at \$5 million and over and six others valued at more than \$1 million.

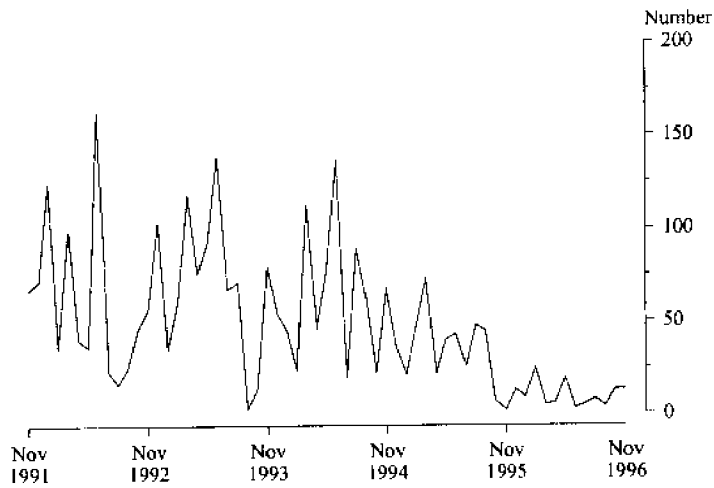
INQUIRIES

- 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.

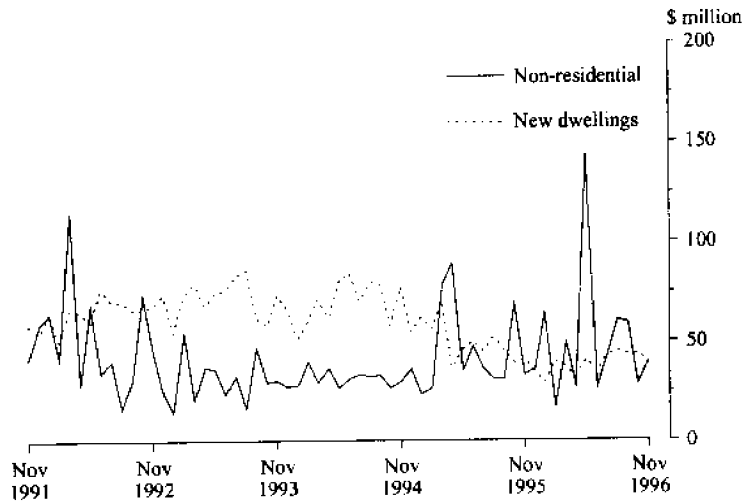
**NEW OTHER RESIDENTIAL BUILDINGS APPROVED
PRIVATE SECTOR**



**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 June 1996 to December 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 (December 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 December 1996, the trend estimate for that month would be 444, a movement of 2.0%. The movements in the trend estimates for September, October and November which are currently estimated to be 0.1%, 0.2% and 0.3% respectively, would be revised to 0.9%, 1.5% and 1.8%. On the other hand, a 9% seasonally adjusted decline in the number of private sector houses approved in December 1996 would produce a trend estimate for December of 410, a movement of -0.7%, with the movements in the trend estimates for September, October and November being revised to -0.3%, -0.5% and -0.6% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if December 1996 seasonally adjusted estimate			
			is up 9% on November 1996		is down 9% on November 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996 —						
June	417	0.5	416	0.3	418	0.7
July	418	0.3	417	0.1	420	0.4
August	418	0.0	418	0.2	419	-0.2
September	419	0.1	421	0.9	418	-0.3
October	420	0.2	427	1.5	416	-0.5
November	421	0.3	435	1.8	413	-0.6
December	n.y.a.	n.y.a.	444	2.0	410	-0.7

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if December 1996 seasonally adjusted estimate			
			is up 11% on November 1996		is down 11% on November 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996 —						
June	456	1.6	455	1.4	457	1.8
July	470	3.1	468	3.0	472	3.4
August	488	3.8	487	4.0	489	3.6
September	505	3.6	507	4.0	502	2.6
October	520	2.9	524	3.4	508	1.2
November	532	2.4	538	2.8	508	0.1
December	n.y.a.	n.y.a.	551	2.3	505	-0.6

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-November	1,387	101	1,488	399	27	426	31	1,817	128	1,945
1996-97										
July-November	1,445	27	1,472	298		298	5	1,748	27	1,775
1995—										
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
November	276	—	276	42	—	42	1	319	—	319
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-November	2,249	101	2,350	470	27	497	38	2,757	128	2,885
1996-97										
July-November	2,257	30	2,287	346	—	346	10	2,610	33	2,643
1995—										
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
November	438	—	438	49	—	49	1	488	—	488

(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-November	118.4	7.6	125.9	25.8	1.8	27.6	144.2	9.4	153.5	41.9	96.5	172.5	282.3	367.9
1996-97														
July-November	124.3	2.0	126.3	21.4	—	21.4	145.7	2.0	147.7	37.7	109.2	171.1	292.6	356.5
1995—														
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
November	23.7	—	23.7	3.2	—	3.2	26.9	—	26.9	6.6	14.8	35.3	48.3	68.9
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-November	183.0	7.6	190.6	30.2	1.8	32.0	213.2	9.4	222.5	53.0	114.9	201.2	380.8	476.8
1996-97														
July-November	188.4	2.2	190.6	24.5	—	24.5	212.8	2.2	215.0	49.5	158.5	230.2	420.0	494.8
1995—														
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
November	35.7	—	35.7	4.2	—	4.2	39.9	—	39.9	8.8	18.7	39.7	67.5	88.5

**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 -							
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
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	459	419	456
July	443	418	440	421	479	469	478	470
August	406	418	439	426	476	481	511	488
September	429	419	422	431	485	493	466	505
October	398	420	425	435	545	504	582	520
November	434	421	450	439	488	512	504	532

(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
1995 -									
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
1996 -									
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-November		1996		
			1995-96	1996-97	September	October	November
PRIVATE SECTOR							
New houses	605.8	399.4	183.0	188.4	39.2	34.2	35.7
New other residential buildings	98.4	54.6	30.2	24.5	3.8	8.6	4.2
<i>Total new residential building</i>	<i>704.2</i>	<i>454.1</i>	<i>213.2</i>	<i>212.8</i>	<i>43.0</i>	<i>42.7</i>	<i>39.9</i>
Alterations and additions to residential buildings	116.6	117.2	52.8	48.6	10.7	12.0	8.8
Hotels, etc.	4.2	18.2	1.9	6.0	1.4	0.4	2.7
Shops	51.3	122.0	15.9	29.1	3.4	4.7	2.6
Factories	25.0	26.2	11.9	7.0	1.7	0.9	0.9
Offices	34.3	53.3	30.6	29.2	2.5	9.2	2.6
Other business premises	59.2	77.8	22.9	56.8	33.5	7.2	4.2
Educational	17.3	17.2	8.1	3.8	0.4	1.6	0.9
Religious	3.0	3.7	1.2	0.3	—	—	—
Health	26.5	41.9	13.3	16.8	1.1	0.3	0.3
Entertainment and recreational	9.7	23.2	5.9	6.4	1.0	0.3	4.3
Miscellaneous	14.0	9.6	3.2	3.3	0.6	0.4	0.3
<i>Total non-residential building</i>	<i>244.7</i>	<i>393.0</i>	<i>114.9</i>	<i>158.5</i>	<i>45.8</i>	<i>25.0</i>	<i>18.7</i>
Total	1,065.4	964.3	380.8	420.0	99.5	79.7	67.5
PUBLIC SECTOR							
New houses	27.0	13.3	7.6	2.2	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>9.4</i>	<i>2.2</i>	<i>0.4</i>	<i>0.9</i>	<i>—</i>
Alterations and additions to residential buildings	3.3	1.9	0.3	1.0	—	—	—
Hotels, etc.	0.4	—	—	0.7	0.4	—	—
Shops	3.1	7.9	0.5	2.4	1.1	—	—
Factories	5.5	6.7	1.0	1.9	—	1.5	—
Offices	92.5	43.5	20.7	24.4	3.8	1.1	8.4
Other business premises	13.2	17.8	3.6	4.2	1.2	—	0.2
Educational	92.5	42.5	18.9	15.8	3.4	0.4	5.4
Religious	—	1.0	—	—	—	—	—
Health	16.0	10.2	1.7	7.6	0.5	—	6.6
Entertainment and recreational	9.7	3.6	1.7	8.3	2.9	0.5	—
Miscellaneous	15.5	40.0	38.3	6.3	0.1	0.1	0.4
<i>Total non-residential building</i>	<i>248.6</i>	<i>173.2</i>	<i>86.3</i>	<i>71.7</i>	<i>13.4</i>	<i>3.5</i>	<i>21.0</i>
Total	287.4	190.4	96.0	74.8	13.7	4.5	21.0
TOTAL							
New houses	632.8	412.7	190.6	190.6	39.5	35.1	35.7
New other residential buildings	106.9	56.6	32.0	24.5	3.8	8.6	4.2
<i>Total new residential building</i>	<i>739.7</i>	<i>469.3</i>	<i>222.5</i>	<i>215.0</i>	<i>43.4</i>	<i>43.7</i>	<i>39.9</i>
Alterations and additions to residential buildings	119.9	119.1	53.0	49.5	10.7	12.0	8.8
Hotels, etc.	4.7	18.2	1.9	6.6	1.8	0.4	2.7
Shops	54.4	129.9	16.4	31.5	4.5	4.7	2.6
Factories	30.6	32.9	12.9	8.9	1.7	2.4	0.9
Offices	126.8	96.8	51.4	53.6	6.4	10.2	10.9
Other business premises	72.4	95.5	26.5	61.0	34.7	7.2	4.4
Educational	109.7	59.7	27.0	19.6	3.8	2.0	6.3
Religious	3.0	4.7	1.2	0.3	—	—	—
Health	42.6	52.1	15.0	24.4	1.6	0.3	6.9
Entertainment and recreational	19.4	26.8	7.6	14.7	3.9	0.8	4.3
Miscellaneous	29.6	49.6	41.5	9.6	0.7	0.5	0.7
<i>Total non-residential building</i>	<i>493.2</i>	<i>566.2</i>	<i>201.2</i>	<i>230.2</i>	<i>59.1</i>	<i>28.5</i>	<i>39.7</i>
Total	1,352.8	1,154.6	476.8	494.8	113.2	84.2	88.5

TABLE 6. NON-RESIDENTIAL BUILDING JOBS APPROVED, BY CLASS OF BUILDING AND VALUE SIZE GROUPS

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1996 September	4	0.5	2	0.8	1	0.5	—	—	—	—	7	1.8
October	—	—	1	0.4	—	—	—	—	—	—	1	0.4
November	1	0.1	—	—	2	1.5	1	1.2	—	—	4	2.7
SHOPS												
1996 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
November	9	0.7	4	1.2	1	0.7	—	—	—	—	14	2.6
FACTORIES												
1996 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
November	2	0.3	3	0.6	—	—	—	—	—	—	5	0.9
OFFICES												
1996 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
November	10	0.8	6	1.8	—	—	1	1.3	1	7.0	18	10.9
OTHER BUSINESS PREMISES												
1996 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
November	12	1.1	2	0.6	2	1.0	1	1.8	—	—	17	4.4
EDUCATIONAL												
1996 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
November	9	1.1	2	0.6	2	1.5	2	3.1	—	—	15	6.3
RELIGIOUS												
1996 September	—	—	—	—	—	—	—	—	—	—	—	—
October	—	—	—	—	—	—	—	—	—	—	—	—
November	—	—	—	—	—	—	—	—	—	—	—	—
HEALTH												
1996 September	5	0.5	4	1.2	—	—	—	—	—	—	9	1.6
October	1	0.1	1	0.2	—	—	—	—	—	—	2	0.3
November	3	0.2	2	0.5	—	—	—	—	1	6.2	6	6.9
ENTERTAINMENT AND RECREATIONAL												
1996 September	4	0.4	3	0.9	—	—	1	2.6	—	—	8	3.9
October	2	0.2	2	0.6	—	—	—	—	—	—	4	0.8
November	2	0.2	—	—	—	—	1	4.1	—	—	3	4.3
MISCELLANEOUS												
1996 September	8	0.7	—	—	—	—	—	—	—	—	8	0.7
October	3	0.2	1	0.3	—	—	—	—	—	—	4	0.5
November	3	0.4	1	0.3	—	—	—	—	—	—	4	0.7
TOTAL NON-RESIDENTIAL BUILDING												
1996 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
November	51	4.9	20	5.5	7	4.6	6	11.4	2	13.2	86	39.7

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

Particulars	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
ADELAIDE STATISTICAL DIVISION						
Houses —						
Brick, stone or concrete	22	3,011	—	—	22	3,011
Brick-veneer	203	16,408	—	—	203	16,408
Timber	2	120	—	—	2	120
Fibre cement	—	—	—	—	—	—
Steel, aluminium or other materials	—	—	—	—	—	—
Not stated	49	4,202	—	—	49	4,202
<i>Total houses</i>	<i>276</i>	<i>23,741</i>	<i>—</i>	<i>—</i>	<i>276</i>	<i>23,741</i>
<i>Other residential buildings</i>	<i>42</i>	<i>3,193</i>	<i>—</i>	<i>—</i>	<i>42</i>	<i>3,193</i>
Total residential buildings	318	26,934	—	—	318	26,934
REST OF SOUTH AUSTRALIA						
Houses —						
Brick, stone or concrete	20	1,454	—	—	20	1,454
Brick-veneer	73	6,357	—	—	73	6,357
Timber	16	827	—	—	16	827
Fibre cement	12	600	—	—	12	600
Steel, aluminium or other materials	1	98	—	—	1	98
Not stated	40	2,646	—	—	40	2,646
<i>Total houses</i>	<i>162</i>	<i>11,982</i>	<i>—</i>	<i>—</i>	<i>162</i>	<i>11,982</i>
<i>Other residential buildings</i>	<i>7</i>	<i>1,032</i>	<i>—</i>	<i>—</i>	<i>7</i>	<i>1,032</i>
Total residential buildings	169	13,014	—	—	169	13,014
TOTAL SOUTH AUSTRALIA						
Houses —						
Brick, stone or concrete	42	4,465	—	—	42	4,465
Brick-veneer	276	22,765	—	—	276	22,765
Timber	18	947	—	—	18	947
Fibre cement	12	600	—	—	12	600
Steel, aluminium or other materials	1	98	—	—	1	98
Not stated	89	6,848	—	—	89	6,848
<i>Total houses</i>	<i>438</i>	<i>35,723</i>	<i>—</i>	<i>—</i>	<i>438</i>	<i>35,723</i>
<i>Other residential buildings</i>	<i>49</i>	<i>4,225</i>	<i>—</i>	<i>—</i>	<i>49</i>	<i>4,225</i>
Total residential buildings	487	39,948	—	—	487	39,948

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

TABLE 8. SUMMARY OF BUILDING APPROVED BY STATISTICAL DIVISION, NOVEMBER 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)			
PRIVATE SECTOR									
Adelaide	276	23,741	42	3,193	318	26,934	6,604	14,754	48,292
Outer Adelaide	76	5,545	—	—	76	5,545	624	910	7,079
Yorke and Lower North	16	1,130	—	—	16	1,130	326	80	1,536
Murray Lands	21	1,342	2	32	23	1,374	442	750	2,565
South East	24	1,837	—	—	24	1,837	432	—	2,269
Eyre	17	1,534	5	1,000	22	2,534	108	111	2,753
Northern	8	594	—	—	8	594	294	2,140	3,028
South Australia	438	35,723	49	4,225	487	39,948	8,830	18,745	67,522
PUBLIC SECTOR									
Adelaide	—	—	—	—	—	—	13	20,575	20,588
Outer Adelaide	—	—	—	—	—	—	—	—	—
Yorke and Lower North	—	—	—	—	—	—	—	232	232
Murray Lands	—	—	—	—	—	—	—	—	—
South East	—	—	—	—	—	—	—	—	—
Eyre	—	—	—	—	—	—	—	—	—
Northern	—	—	—	—	—	—	—	175	175
South Australia	—	—	—	—	—	—	13	20,982	20,995
TOTAL									
Adelaide	276	23,741	42	3,193	318	26,934	6,618	35,329	68,880
Outer Adelaide	76	5,545	—	—	76	5,545	624	910	7,079
Yorke and Lower North	16	1,130	—	—	16	1,130	326	312	1,768
Murray Lands	21	1,342	2	32	23	1,374	442	750	2,565
South East	24	1,837	—	—	24	1,837	432	—	2,269
Eyre	17	1,534	5	1,000	22	2,534	108	111	2,753
Northern	8	594	—	—	8	594	294	2,315	3,203
South Australia	438	35,723	49	4,225	487	39,948	8,843	39,727	88,518

(a) Excludes Conversions, etc.

TABLE 9. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, NOVEMBER 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	276	19	19	38	4	—	—	4	42	318
Outer Adelaide	76	—	—	—	—	—	—	—	—	76
Yorke and Lower North	16	—	—	—	—	—	—	—	—	16
Murray Lands	21	2	—	2	—	—	—	—	2	23
South East	24	—	—	—	—	—	—	—	—	24
Eyre	17	—	5	5	—	—	—	—	5	22
Northern	8	—	—	—	—	—	—	—	—	8
South Australia	438	21	24	45	4	—	—	4	49	487
VALUE (\$'000)										
Adelaide	23,741	1,333	1,580	2,913	280	—	—	280	3,193	26,934
Outer Adelaide	5,545	—	—	—	—	—	—	—	—	5,545
Yorke and Lower North	1,130	—	—	—	—	—	—	—	—	1,130
Murray Lands	1,342	32	—	32	—	—	—	—	32	1,374
South East	1,837	—	—	—	—	—	—	—	—	1,837
Eyre	1,534	—	1,000	1,000	—	—	—	—	1,000	2,534
Northern	594	—	—	—	—	—	—	—	—	594
South Australia	35,723	1,365	2,580	3,945	280	—	—	280	4,225	39,948

(a) Excludes Conversions, etc.

TABLE 10. BUILDING APPROVED BY SELECTED STATISTICAL LOCAL AREA, NOVEMBER 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)				
ADELAIDE STATISTICAL DIVISION										
Adelaide (C)	1	—	150	15	—	1,300	94	2,050	4,873	6,417
Brighton (C)	4	—	491	4	—	280	156	70	70	997
Burnside (C)	15	—	1,713	—	—	—	857	185	185	2,755
Campbelltown (C)	10	—	700	—	—	—	255	120	120	1,075
East Torrens (DC)	—	—	—	—	—	—	147	—	—	147
Elizabeth (C)	—	—	—	—	—	—	35	400	400	435
Enfield (C) Pt A & Pt B	25	—	2,028	—	—	—	120	1,035	7,855	10,002
Gawler (M)	10	—	768	—	—	—	45	100	100	913
Glenelg (C)	4	—	430	—	—	—	239	—	—	669
Happy Valley (C)	12	—	1,237	—	—	—	232	—	1,492	2,962
Henley & Grange (C)	1	—	76	—	—	—	89	—	—	165
Hindmarsh and Woodville (C)	18	—	1,772	3	—	150	542	5,200	5,200	7,663
Kensington & Norwood (C)	—	—	—	—	—	—	50	145	145	195
Marion (C)	9	—	862	4	—	280	304	1,065	1,065	2,511
Mitcham (C)	13	—	1,860	—	—	—	420	—	—	2,280
Munno Para (C)	20	—	1,432	—	—	—	190	—	—	1,622
Noarlunga (C)	27	—	1,854	—	—	—	212	920	1,068	3,134
Payneham (C)	2	—	150	—	—	—	194	250	250	594
Port Adelaide (C)	6	—	596	—	—	—	98	1,750	8,750	9,444
Prospect (C)	5	—	536	—	—	—	86	—	—	622
St Peters (M)	—	—	—	—	—	—	30	—	—	30
Salisbury (C)	21	—	1,503	—	—	—	159	283	2,574	4,237
Stirling (DC)	4	—	400	—	—	—	367	50	50	817
Tea Tree Gully (C)	47	—	3,534	10	—	653	316	209	209	4,712
Thebarton (M)	1	—	73	—	—	—	55	—	—	128
Unley (C)	2	—	300	4	—	360	484	200	200	1,344
Walkerville (M)	—	—	—	—	—	—	452	—	—	452
West Torrens (C)	9	—	668	—	—	—	135	522	522	1,324
Willunga (DC)	10	—	609	2	—	170	256	200	200	1,236
Unincorporated	—	—	—	—	—	—	—	—	—	—
Adelaide (SD)	276	—	23,741	42	—	3,193	6,618	14,754	35,329	68,880
REST OF STATE										
Barossa (DC)	—	—	—	—	—	—	—	—	—	—
Light (DC)	7	—	592	—	—	—	62	—	—	654
Mallala (DC)	—	—	—	—	—	—	42	300	300	342
Mount Barker (DC)	10	—	672	—	—	—	106	—	—	778
Mount Gambier (C)	8	—	638	—	—	—	56	—	—	694
Murray Bridge (RC)	7	—	325	2	—	32	102	—	—	458
Northern Yorke Peninsula (DC)	4	—	283	—	—	—	28	—	—	311
Port Augusta (C)	—	—	—	—	—	—	55	—	—	55
Port Elliot & Goolwa (DC)	13	—	906	—	—	—	—	—	—	906
Port Lincoln (C)	7	—	718	5	—	1,000	32	—	—	1,750
Port Pirie (C)	4	—	232	—	—	—	—	—	—	232
Roxby Downs (M)	—	—	—	—	—	—	15	—	—	15
Strathalbyn (DC)	5	—	333	—	—	—	56	—	—	389
Victor Harbor (DC)	11	—	737	—	—	—	41	60	60	838
Whyalla (C)	1	—	112	—	—	—	86	2,050	2,050	2,247
Other	85	—	6,435	—	—	—	1,545	1,581	1,988	9,968
Rest of State	162	—	11,982	7	—	1,032	2,225	3,991	4,398	19,638
SOUTH AUSTRALIA										
South Australia	438	—	35,723	49	—	4,225	8,843	18,745	39,727	88,518

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

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

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

Scope and Coverage

3. Statistics of building work approved are compiled from:

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

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

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

6. From July 1990, the statistics cover:

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

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

Definitions

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

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

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

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

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

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

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

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

Building Classification

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

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

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

Seasonal Adjustment

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

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

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

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

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

Trend Estimates

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

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

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

Estimates at Constant Prices

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

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

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

Australian Standard Geographical Classification (ASGC)

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

Unpublished Data and Related Publications

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

Other ABS publications which may be of interest include:

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

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

Symbols and Other Usages

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

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

P.M GARDNER
 Regional Director

For more information . . .

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

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