

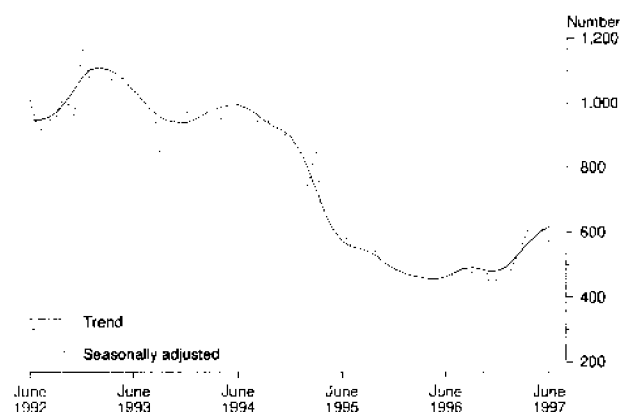
## BUILDING APPROVALS, SOUTH AUSTRALIA, JUNE 1997

### MAIN FEATURES

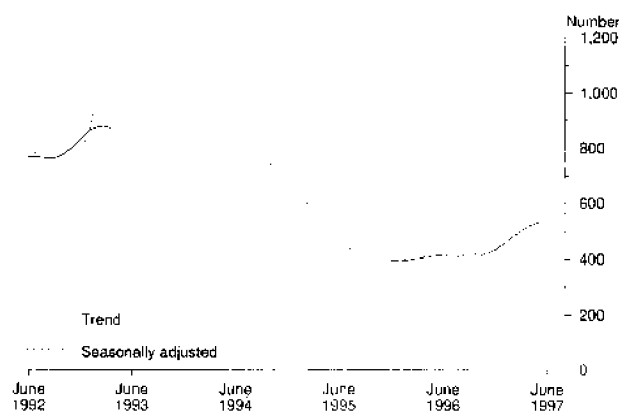
#### NUMBER OF DWELLING UNITS APPROVED

	June 1996	May 1997	June 1997	June 1996 to June 1997 change	May 1997 to June 1997 change
Original series	436	620	597	36.9%	-3.7%
Seasonally adjusted	431	618	569	32.0%	-7.9%
Trend estimate	465	604	618	32.9%	2.3%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



### Residential

- The trend for the total number of dwelling units approved increased by 2.3% in June, following rises of 4.1% in May and 5.3% in April.
- The trend for the number of private sector houses approved has increased for the eighth consecutive month and is now 29% above the level of 12 months ago.
- The total number of dwellings approved, in original terms was 597 with private sector houses accounting for 518 and other residential dwelling units 51. Noarlunga recorded the highest number of dwellings approved with 72.
- The value of new residential building approved was \$49.5 million and the value of alterations and additions to residential buildings was \$9.2 million.

- For the year ended June 1997, there were 6,264 dwelling units approved, 5.0% more than the 5,968 approved the previous year.

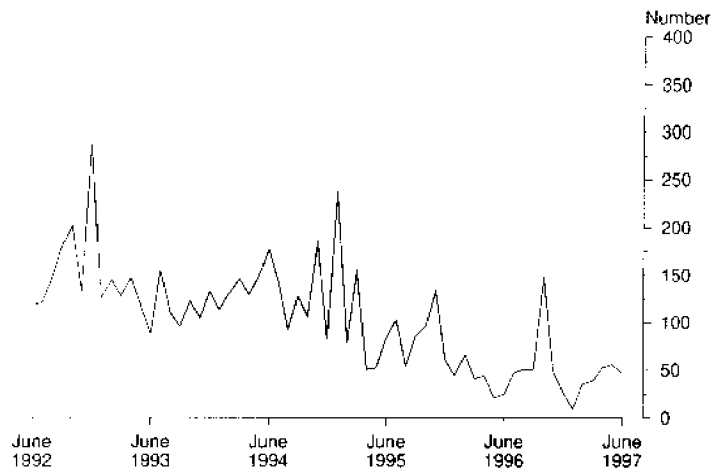
### Non-residential

- The value of non-residential building approved in June was \$92.0 million. Major extensions to a shopping complex in the Tea Tree Gully area accounted for \$30.0 million while a new hotel in Adelaide accounted for \$25.7 million.
- There were 3 projects valued at greater than \$5 million and 3 projects valued between \$1 million and \$5 million approved this month.

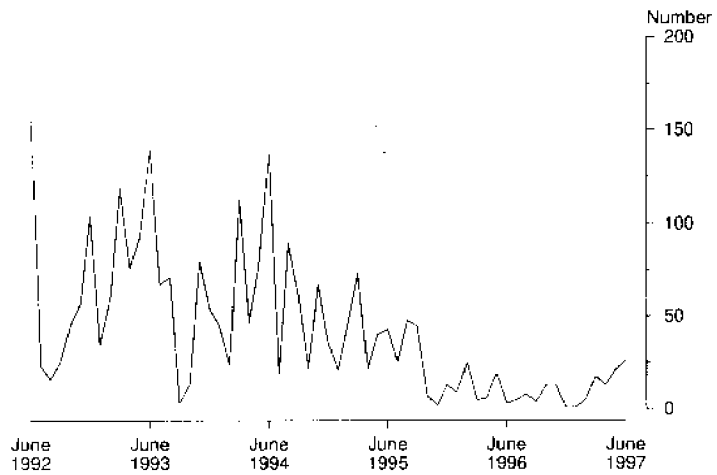
### INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker 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.

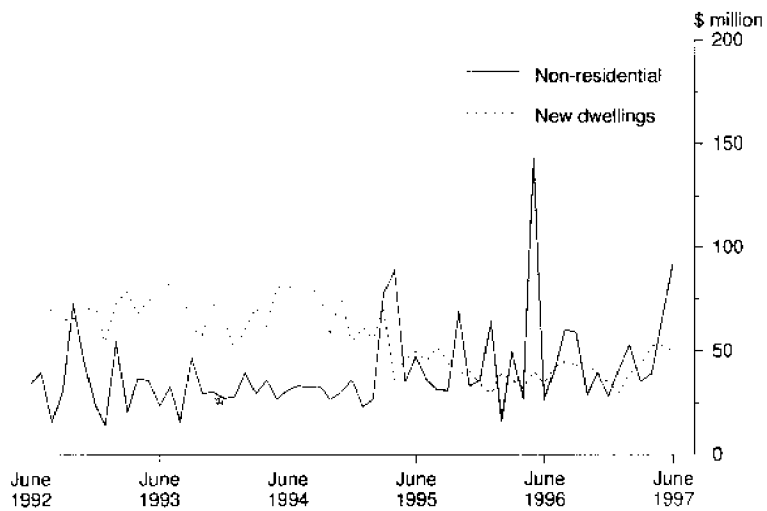
**NEW OTHER RESIDENTIAL BUILDINGS APPROVED  
PRIVATE SECTOR**



**TOTAL DWELLING UNITS APPROVED  
PUBLIC SECTOR**



**VALUE OF BUILDING APPROVED**



## RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months January 1997 to July 1997.

Analysis of building approvals series has shown that the original series can be volatile and that the initial estimates of a month's trend value can be revised substantially. In particular, some months can elapse before a turning point in the trend series is identified reliably. Generally, the size of revisions to the trend estimates tends to be larger, the greater the volatility of the original series. Revisions to trend estimates will also occur with revisions to original data and re-estimation of seasonal adjustment factors. See paragraphs 21 to 23 of the Explanatory Notes for more information.

To illustrate the possible impact of future months observations on the trend estimates for the latest months, the tables below show the revisions to the trend estimates which would result if the movements in the seasonally adjusted estimates for next month (July 1997) were to equal the average absolute monthly percentage change in the series over the last ten years.

For example, if the seasonally adjusted estimate for the number of private sector houses approved (the first table below) were to increase by 9% in July 1997, the trend estimate for that month would be 538, a movement of 0.5%. The movements in the trend estimates for April, May and June which are currently estimated to be 3.4%, 2.1% and 1.0% respectively, would be revised to 3.4%, 2.0% and 1.1%. On the other hand, a 9% seasonally adjusted decline in the number of private sector houses approved in July 1997 would produce a trend estimate for July of 502, a movement of -1.9%, with the movements in the trend estimates for April, May and June being revised to 2.3%, 0.3% and 1.1% respectively.

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

	<i>Revised trend estimate if July 1997 seasonally adjusted estimate</i>					
	<i>Trend estimate</i>		<i>is up 9% on June 1997</i>		<i>is down 9% on June 1997</i>	
	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>
1997—						
January	455	5.0	454	5.0	456	5.4
February	480	5.6	480	5.6	483	5.9
March	503	4.8	503	4.8	504	4.4
April	520	3.4	520	3.4	516	2.3
May	531	2.1	530	2.0	517	0.3
June	536	1.0	536	1.1	511	-1.1
July	n.y.a.	n.y.a.	538	0.5	502	-1.9

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

	<i>Revised trend estimate if July 1997 seasonally adjusted estimate</i>					
	<i>Trend estimate</i>		<i>is up 10% on June 1997</i>		<i>is down 10% on June 1997</i>	
	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>
1997—						
January	495	2.6	494	2.5	497	2.9
February	520	5.1	519	5.0	523	5.3
March	551	6.0	551	6.1	553	5.6
April	580	5.3	581	5.6	576	4.2
May	604	4.0	604	3.8	586	1.7
June	618	2.4	618	2.4	585	-0.1
July	n.y.a.	n.y.a.	628	1.5	578	-1.3

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										
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
1996-97	3,506	84	3,590	489	17	506	21	4,016	101	4,117
1996—										
April	230	6	236	37	—	37	—	267	6	273
May	305	18	323	17	—	17	—	322	18	340
June	241	3	244	19	—	19	5	265	3	268
July	317	2	319	45	—	45	—	362	2	364
August	301	8	309	19	—	19	1	321	8	329
September	287	4	291	49	—	49	—	336	4	340
October	264	13	277	143	—	143	3	410	13	423
November	276	—	276	42	—	42	1	319	—	319
December	221	1	222	23	—	23	—	244	1	245
1997—										
January	216	—	216	6	—	6	1	223	—	223
February	313	2	315	23	—	23	2	338	2	340
March	314	13	327	23	2	25	—	337	15	352
April	306	9	315	34	4	38	3	343	13	356
May	333	10	343	39	7	46	5	377	17	394
June	358	22	380	43	4	47	5	406	26	432
SOUTH AUSTRALIA										
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
1996-97	5,508	96	5,604	613	17	630	30	6,148	116	6,264
1996—										
April	380	6	386	44	—	44	—	424	6	430
May	464	19	483	22	—	22	—	486	19	505
June	403	3	406	25	—	25	5	433	3	436
July	476	5	481	47	—	47	—	523	5	528
August	484	8	492	51	—	51	4	536	11	547
September	458	4	462	51	—	51	1	510	4	514
October	401	13	414	148	—	148	4	553	13	566
November	438	—	438	49	—	49	1	488	—	488
December	382	1	383	27	—	27	—	409	1	410
1997—										
January	340	—	340	10	—	10	1	351	—	351
February	429	5	434	35	—	35	3	467	5	472
March	486	15	501	39	2	41	1	526	17	543
April	559	9	568	53	4	57	3	615	13	628
May	537	14	551	56	7	63	6	599	21	620
June	518	22	540	47	4	51	6	571	26	597

(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														
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
1996-97	301.6	6.4	308.0	36.1	1.3	37.4	337.7	7.7	345.4	91.3	307.0	440.6	735.8	877.4
1996														
April	18.2	0.4	18.6	1.9	—	1.9	20.1	0.4	20.6	6.8	14.3	23.2	41.2	50.5
May	24.3	1.3	25.7	1.1	—	1.1	25.4	1.3	26.7	8.1	132.7	136.9	166.1	171.7
June	20.3	0.2	20.5	1.1	—	1.1	21.5	0.2	21.6	7.6	9.7	16.7	38.6	46.0
July	26.3	0.1	26.4	3.2	—	3.2	29.5	0.1	29.6	5.8	22.3	36.1	57.6	71.5
August	25.9	0.5	26.4	2.9	—	2.9	28.8	0.5	29.4	7.0	20.6	34.4	56.4	70.8
September	25.2	0.4	25.6	3.7	—	3.7	28.9	0.4	29.2	8.6	35.4	46.3	72.8	84.2
October	23.2	0.9	24.1	8.4	—	8.4	31.6	0.9	32.5	9.8	16.1	18.9	57.5	61.2
November	23.7	—	23.7	3.2	—	3.2	26.9	—	26.9	6.6	14.8	35.3	48.3	68.9
December	18.6	0.1	18.7	2.0	—	2.0	20.7	0.1	20.8	8.1	21.5	23.9	50.3	52.7
1997—														
January	18.7	—	18.7	0.5	—	0.5	19.2	—	19.2	6.7	9.9	38.2	35.7	64.0
February	26.7	0.1	26.8	1.8	—	1.8	28.5	0.1	28.6	8.2	18.5	23.9	55.2	60.8
March	25.5	0.8	26.3	1.5	0.1	1.6	27.0	0.9	27.9	6.7	17.4	24.6	51.1	59.2
April	26.8	0.7	27.5	2.5	0.4	2.8	29.2	1.1	30.3	9.2	15.3	25.5	53.7	65.0
May	29.9	0.8	30.6	3.1	0.5	3.6	33.0	1.2	34.3	7.6	42.4	49.5	83.0	91.4
June	31.1	2.0	33.1	3.2	0.4	3.6	34.3	2.4	36.7	7.1	72.7	84.0	114.2	127.8
SOUTH AUSTRALIA														
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
1996-97	462.9	7.4	470.2	44.0	1.3	45.3	506.8	8.7	515.5	116.6	422.4	584.5	1,044.2	1,216.6
1996—														
April	29.3	0.4	29.7	2.2	—	2.2	31.5	0.4	31.9	8.5	17.6	27.5	57.5	67.9
May	37.6	1.4	38.9	1.8	—	1.8	39.4	1.4	40.8	10.0	136.3	143.6	185.6	194.3
June	32.7	0.2	32.9	1.4	—	1.4	34.1	0.2	34.3	10.5	17.7	26.9	61.2	71.8
July	39.2	0.4	39.5	3.3	—	3.3	42.4	0.4	42.8	7.7	26.8	41.9	76.9	92.5
August	40.2	0.5	40.7	4.5	—	4.5	44.7	0.5	45.2	10.3	42.2	60.9	96.4	116.4
September	39.2	0.4	39.5	3.8	—	3.8	43.0	0.4	43.4	10.7	45.8	59.1	99.5	113.2
October	34.2	0.9	35.1	8.6	—	8.6	42.7	0.9	43.7	12.0	25.0	28.5	79.7	84.2
November	35.7	—	35.7	4.2	—	4.2	39.9	—	39.9	8.8	18.7	39.7	67.5	88.5
December	32.4	0.1	32.5	2.3	—	2.3	34.7	0.1	34.8	9.7	25.3	28.0	69.6	72.5
1997—														
January	28.9	—	28.9	0.7	—	0.7	29.6	—	29.6	8.6	11.3	41.9	49.6	80.1
February	36.8	0.4	37.2	2.4	—	2.4	39.3	0.4	39.7	9.8	45.1	53.1	94.2	102.6
March	38.3	0.9	39.2	2.5	0.1	2.6	40.8	1.0	41.8	8.9	20.5	35.4	70.1	86.1
April	47.8	0.7	48.5	3.8	0.4	4.1	51.6	1.1	52.6	10.9	25.5	39.2	88.0	102.8
May	46.6	1.0	47.6	4.4	0.5	4.8	51.0	1.5	52.5	9.9	56.9	64.7	117.2	127.1
June	43.6	2.0	45.7	3.5	0.4	3.8	47.1	2.4	49.5	9.2	79.2	92.0	135.5	150.7

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

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>1996--</i>								
April	413	407	420	417	449	449	457	459
May	423	412	435	419	468	451	481	459
June	394	415	396	421	429	459	431	465
July	442	418	450	425	477	469	484	477
August	403	418	409	427	476	479	483	488
September	434	417	438	427	473	482	476	493
October	410	416	442	425	549	479	584	489
November	419	420	419	428	454	474	454	482
December	431	433	433	439	451	476	453	483
<i>1997--</i>								
January	434	455	434	459	452	489	452	495
February	466	480	472	485	503	514	509	520
March	503	503	512	509	561	542	572	551
April	604	520	614	528	613	568	630	580
May	503	531	511	541	605	588	618	604
June	498	536	511	548	552	601	569	618

(a) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes. (b) See paragraphs 16-23 of the Explanatory Notes. (c) Series have been revised due to annual re-analysis of seasonal adjustment factors.

**TABLE 4. VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES (a)  
(\$ million)**

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1993-94	628.9	653.6	107.5	761.1	110.4	194.0	348.9	1,023.9	1,220.5
1994-95	527.5	551.0	97.3	648.3	104.4	224.5	452.5	944.9	1,205.2
1995-96	348.9	360.5	50.4	410.9	104.1	355.6	512.5	857.3	1,027.5
<i>1995--</i>									
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	118.4	199.4	235.9
June qtr.	87.2	89.0	4.9	93.8	25.3	154.9	178.7	271.7	297.9
Sept. qtr.	104.8	105.8	10.3	116.2	25.4	103.4	145.9	243.3	287.4
Dec. qtr.	91.1	92.0	13.3	105.3	27.2	62.0	86.5	193.7	219.0
<i>1997--</i>									
Mar. qtr.	96.1	97.4	5.0	102.4	25.2	69.0	116.8	195.0	244.5

(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	1996-97	1997			
				March	April	May	June
PRIVATE SECTOR							
New houses	605.8	399.4	462.9	38.3	47.8	46.6	43.6
New other residential buildings	98.4	54.6	44.0	2.5	3.8	4.4	3.5
<i>Total new residential building</i>	<i>704.2</i>	<i>454.1</i>	<i>506.8</i>	<i>40.8</i>	<i>51.6</i>	<i>51.0</i>	<i>47.1</i>
Alterations and additions to residential buildings	116.6	117.2	115.0	8.8	10.9	9.3	9.2
Hotels, etc.	4.2	18.2	38.9	—	1.5	0.1	26.7
Shops	51.3	122.0	102.6	6.6	11.1	4.3	35.9
Factories	25.0	26.2	23.9	0.8	3.8	6.9	1.6
Offices	34.3	53.3	56.8	2.4	3.1	2.8	9.0
Other business premises	59.2	77.8	84.8	4.0	3.2	13.7	1.2
Educational	17.3	17.2	16.6	4.5	1.4	1.6	1.6
Religious	3.0	3.7	2.2	0.1	0.2	—	1.0
Health	26.5	41.9	50.0	—	0.6	27.0	0.8
Entertainment and recreational	9.7	23.2	13.0	1.4	0.5	0.3	0.6
Miscellaneous	14.0	9.6	33.7	0.8	0.3	0.4	0.9
<i>Total non-residential building</i>	<i>244.7</i>	<i>393.0</i>	<i>422.4</i>	<i>20.5</i>	<i>25.5</i>	<i>56.9</i>	<i>79.2</i>
<b>Total</b>	<b>1,065.4</b>	<b>964.3</b>	<b>1,044.2</b>	<b>70.1</b>	<b>88.0</b>	<b>117.2</b>	<b>135.5</b>
PUBLIC SECTOR							
New houses	27.0	13.3	7.4	0.9	0.7	1.0	2.0
New other residential buildings	8.5	1.9	1.3	0.1	0.4	0.5	0.4
<i>Total new residential building</i>	<i>35.5</i>	<i>15.3</i>	<i>8.7</i>	<i>1.0</i>	<i>1.1</i>	<i>1.5</i>	<i>2.4</i>
Alterations and additions to residential buildings	3.3	1.9	1.6	—	—	0.6	—
Hotels, etc.	0.4	—	3.5	2.7	—	—	—
Shops	3.1	7.9	3.6	0.1	0.5	0.6	—
Factories	5.5	6.7	2.2	—	—	0.1	0.3
Offices	92.5	43.5	36.4	2.2	0.7	0.5	7.1
Other business premises	13.2	17.8	8.5	0.6	2.5	—	1.0
Educational	92.5	42.5	44.5	0.2	7.4	0.5	1.2
Religious	—	1.0	—	—	—	—	—
Health	16.0	10.2	16.0	5.3	1.3	—	—
Entertainment and recreational	9.7	3.6	28.5	0.1	0.4	0.6	2.2
Miscellaneous	15.5	40.0	18.9	3.9	0.9	5.5	1.0
<i>Total non-residential building</i>	<i>248.6</i>	<i>173.2</i>	<i>162.2</i>	<i>15.0</i>	<i>13.8</i>	<i>7.7</i>	<i>12.8</i>
<b>Total</b>	<b>287.4</b>	<b>190.4</b>	<b>172.4</b>	<b>16.0</b>	<b>14.8</b>	<b>9.9</b>	<b>15.2</b>
TOTAL							
New houses	632.8	412.7	470.2	39.2	48.5	47.6	45.7
New other residential buildings	106.9	56.6	45.3	2.6	4.1	4.8	3.8
<i>Total new residential building</i>	<i>739.7</i>	<i>469.3</i>	<i>515.5</i>	<i>41.8</i>	<i>52.6</i>	<i>52.5</i>	<i>49.5</i>
Alterations and additions to residential buildings	119.9	119.1	116.6	8.9	10.9	9.9	9.2
Hotels, etc.	4.7	18.2	42.4	2.7	1.5	0.1	26.7
Shops	54.4	129.9	106.2	6.6	11.6	4.8	35.9
Factories	30.6	32.9	26.1	0.8	3.8	6.9	1.9
Offices	126.8	96.8	93.2	4.6	3.8	3.4	16.1
Other business premises	72.4	95.5	93.3	4.6	5.7	13.7	2.2
Educational	109.7	59.7	61.0	4.7	8.7	2.1	2.8
Religious	3.0	4.7	2.2	0.1	0.2	—	1.0
Health	42.6	52.1	66.0	5.3	1.8	27.0	0.8
Entertainment and recreational	19.4	26.8	41.5	1.5	0.9	0.8	2.8
Miscellaneous	29.6	49.6	52.6	4.7	1.2	5.8	1.9
<i>Total non-residential building</i>	<i>493.2</i>	<i>566.2</i>	<i>584.5</i>	<i>35.4</i>	<i>39.2</i>	<i>64.7</i>	<i>92.0</i>
<b>Total</b>	<b>1,352.8</b>	<b>1,154.6</b>	<b>1,216.6</b>	<b>86.1</b>	<b>102.8</b>	<b>127.1</b>	<b>150.7</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>												
1997 April	2	0.3	1	0.2	—	—	1	1.0	—	—	4	1.5
May	1	0.1	—	—	—	—	—	—	—	—	1	0.1
June	1	0.1	1	0.3	1	0.6	—	—	1	25.7	4	26.7
<b>SHOPS</b>												
1997 April	15	1.3	4	1.4	1	0.9	1	2.5	1	5.5	22	11.6
May	16	1.7	6	1.6	1	0.5	1	1.0	—	—	24	4.8
June	15	1.2	3	1.1	—	—	1	3.7	1	30.0	20	35.9
<b>FACTORIES</b>												
1997 April	5	0.6	—	—	—	—	1	3.2	—	—	6	3.8
May	7	0.7	1	0.2	—	—	—	—	1	6.0	9	6.9
June	10	0.8	4	1.1	—	—	—	—	—	—	14	1.9
<b>OFFICES</b>												
1997 April	12	1.2	2	0.9	2	1.7	—	—	—	—	16	3.8
May	10	0.9	2	0.6	1	0.8	1	1.0	—	—	14	3.4
June	13	1.1	4	1.2	3	1.8	2	5.9	1	6.0	23	16.1
<b>OTHER BUSINESS PREMISES</b>												
1997 April	8	0.8	5	1.4	2	1.6	1	1.9	—	—	16	5.7
May	14	1.4	2	0.7	1	0.8	2	4.6	1	6.3	20	13.7
June	9	0.9	1	0.3	2	1.0	—	—	—	—	12	2.2
<b>EDUCATIONAL</b>												
1997 April	1	0.1	4	1.4	—	—	4	7.3	—	—	9	8.7
May	7	0.6	2	0.5	—	—	1	1.0	—	—	10	2.1
June	3	0.4	5	1.7	1	0.7	—	—	—	—	9	2.8
<b>RELIGIOUS</b>												
1997 April	2	0.2	—	—	—	—	—	—	—	—	2	0.2
May	—	—	—	—	—	—	—	—	—	—	—	—
June	1	0.1	—	—	1	0.9	—	—	—	—	2	1.0
<b>HEALTH</b>												
1997 April	2	0.1	1	0.5	2	1.2	—	—	—	—	5	1.8
May	2	0.2	—	—	—	—	—	—	1	26.9	3	27.0
June	1	0.1	—	—	1	0.7	—	—	—	—	2	0.8
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1997 April	1	0.1	1	0.3	1	0.5	—	—	—	—	3	0.9
May	2	0.3	2	0.6	—	—	—	—	—	—	4	0.8
June	5	0.6	1	0.4	3	1.9	—	—	—	—	9	2.8
<b>MISCELLANEOUS</b>												
1997 April	5	0.5	3	0.7	—	—	—	—	—	—	8	1.2
May	7	0.6	2	0.5	—	—	1	4.8	—	—	10	5.8
June	4	0.4	3	1.0	1	0.6	—	—	—	—	8	1.9
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1997 April	53	5.2	21	6.7	8	5.9	8	15.9	1	5.5	91	39.2
May	66	6.4	17	4.7	3	2.1	6	12.4	3	39.1	95	64.7
June	62	5.6	22	7.0	13	8.1	3	9.6	3	61.7	103	92.0



**TABLE 7. NUMBER AND VALUE OF DWELLING UNITS (a) APPROVED  
BY MATERIAL OF OUTER WALLS  
JUNE 1997**

<i>Particulars</i>	<i>Private sector</i>		<i>Public sector</i>		<i>Total</i>	
	<i>Number</i>	<i>Value (\$'000)</i>	<i>Number</i>	<i>Value (\$'000)</i>	<i>Number</i>	<i>Value (\$'000)</i>
<b>ADELAIDE STATISTICAL DIVISION</b>						
<b>Houses —</b>						
Brick, stone or concrete	7	1,690	—	—	7	1,690
Brick-veneer	306	25,371	20	1,856	326	27,226
Timber	1	70	—	—	1	70
Fibre cement	1	40	—	—	1	40
Steel, aluminium or other materials	—	—	—	—	—	—
Not stated	43	3,942	2	149	45	4,091
<b>Total houses</b>	<b>358</b>	<b>31,113</b>	<b>22</b>	<b>2,004</b>	<b>380</b>	<b>33,117</b>
<i>Other residential buildings</i>	43	3,228	4	360	47	3,588
<b>Total residential buildings</b>	<b>401</b>	<b>34,341</b>	<b>26</b>	<b>2,364</b>	<b>427</b>	<b>36,706</b>
<b>REST OF SOUTH AUSTRALIA</b>						
<b>Houses —</b>						
Brick, stone or concrete	13	1,584	—	—	13	1,584
Brick-veneer	76	6,285	—	—	76	6,285
Timber	9	388	—	—	9	388
Fibre cement	13	562	—	—	13	562
Steel, aluminium or other materials	2	87	—	—	2	87
Not stated	47	3,628	—	—	47	3,628
<b>Total houses</b>	<b>160</b>	<b>12,534</b>			<b>160</b>	<b>12,534</b>
<i>Other residential buildings</i>	4	238	—	—	4	238
<b>Total residential buildings</b>	<b>164</b>	<b>12,772</b>			<b>164</b>	<b>12,772</b>
<b>TOTAL SOUTH AUSTRALIA</b>						
<b>Houses</b>						
Brick, stone or concrete	20	3,274	—	—	20	3,274
Brick-veneer	382	31,656	20	1,856	402	33,512
Timber	10	458	—	—	10	458
Fibre cement	14	602	—	—	14	602
Steel, aluminium or other materials	2	87	—	—	2	87
Not stated	90	7,571	2	149	92	7,719
<b>Total houses</b>	<b>518</b>	<b>43,647</b>	<b>22</b>	<b>2,004</b>	<b>540</b>	<b>45,652</b>
<i>Other residential buildings</i>	47	3,466	4	360	51	3,826
<b>Total residential buildings</b>	<b>565</b>	<b>47,114</b>	<b>26</b>	<b>2,364</b>	<b>591</b>	<b>49,478</b>

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

TABLE 8. SUMMARY OF BUILDING APPROVED BY STATISTICAL DIVISION, JUNE 1997

Statistical division	Dwelling units in new residential buildings (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
<b>PRIVATE SECTOR</b>									
Adelaide	358	31,113	43	3,228	401	34,341	7,104	72,742	114,188
Outer Adelaide	70	4,997	—	—	70	4,997	529	470	5,996
Yorke and Lower North	28	1,964	2	88	30	2,052	381	3,913	6,346
Murray Lands	14	982	—	—	14	982	383	610	1,975
South East	28	2,805	2	150	30	2,955	268	263	3,486
Eyre	10	1,033	—	—	10	1,033	135	352	1,521
Northern	10	753	—	—	10	753	377	883	2,012
<b>South Australia</b>	<b>518</b>	<b>43,647</b>	<b>47</b>	<b>3,466</b>	<b>565</b>	<b>47,114</b>	<b>9,176</b>	<b>79,233</b>	<b>135,523</b>
<b>PUBLIC SECTOR</b>									
Adelaide	22	2,004	4	360	26	2,364	—	11,249	13,613
Outer Adelaide	—	—	—	—	—	—	—	—	—
Yorke and Lower North	—	—	—	—	—	—	—	—	—
Murray Lands	—	—	—	—	—	—	—	100	100
South East	—	—	—	—	—	—	—	1,036	1,036
Eyre	—	—	—	—	—	—	—	270	270
Northern	—	—	—	—	—	—	—	137	137
<b>South Australia</b>	<b>22</b>	<b>2,004</b>	<b>4</b>	<b>360</b>	<b>26</b>	<b>2,364</b>	<b>—</b>	<b>12,792</b>	<b>15,157</b>
<b>TOTAL</b>									
Adelaide	380	33,117	47	3,588	427	36,706	7,104	83,991	127,801
Outer Adelaide	70	4,997	—	—	70	4,997	529	470	5,996
Yorke and Lower North	28	1,964	2	88	30	2,052	381	3,913	6,346
Murray Lands	14	982	—	—	14	982	383	710	2,075
South East	28	2,805	2	150	30	2,955	268	1,299	4,523
Eyre	10	1,033	—	—	10	1,033	135	622	1,791
Northern	10	753	—	—	10	753	377	1,020	2,149
<b>South Australia</b>	<b>540</b>	<b>45,652</b>	<b>51</b>	<b>3,826</b>	<b>591</b>	<b>49,478</b>	<b>9,176</b>	<b>92,026</b>	<b>150,680</b>

(a) Excludes Conversions, etc.

TABLE 9. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, JUNE 1997

Statistical division	New other residential building									Total new residential building
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total	Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
NUMBER OF DWELLING UNITS										
Adelaide	380	37	2	39	8	—	—	8	47	427
Outer Adelaide	70	—	—	—	—	—	—	—	—	70
Yorke and Lower North	28	2	—	2	—	—	—	—	2	30
Murray Lands	14	—	—	—	—	—	—	—	—	14
South East	28	2	—	2	—	—	—	—	2	30
Eyre	10	—	—	—	—	—	—	—	—	10
Northern	10	—	—	—	—	—	—	—	—	10
<b>South Australia</b>	<b>540</b>	<b>41</b>	<b>2</b>	<b>43</b>	<b>8</b>	<b>—</b>	<b>—</b>	<b>8</b>	<b>51</b>	<b>591</b>
VALUE (\$'000)										
Adelaide	33,117	2,428	200	2,628	960	—	—	960	3,588	36,706
Outer Adelaide	4,997	—	—	—	—	—	—	—	—	4,997
Yorke and Lower North	1,964	88	—	88	—	—	—	—	88	2,052
Murray Lands	982	—	—	—	—	—	—	—	—	982
South East	2,805	150	—	150	—	—	—	—	150	2,955
Eyre	1,033	—	—	—	—	—	—	—	—	1,033
Northern	753	—	—	—	—	—	—	—	—	753
<b>South Australia</b>	<b>45,652</b>	<b>2,666</b>	<b>200</b>	<b>2,866</b>	<b>960</b>	<b>—</b>	<b>—</b>	<b>960</b>	<b>3,826</b>	<b>49,478</b>

(a) Excludes Conversions, etc.

TABLE 10. BUILDING APPROVED BY SELECTED STATISTICAL LOCAL AREA, JUNE 1997

Statistical local area	New residential buildings (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>ADELAIDE STATISTICAL DIVISION</b>										
Adelaide (C)	—	—	—	4	—	600	499	29,439	30,292	31,390
Brighton (C)	3	—	204	2	—	150	264	980	980	1,597
Burnside (C)	13	12	2,866	2	4	560	583	—	—	4,010
Campbelltown (C)	12	—	929	2	—	180	86	—	—	1,194
East Torrens (DC)	2	—	201	—	—	—	75	—	—	276
Elizabeth (C)	—	—	—	—	—	—	10	—	—	10
Enfield (C) Pt A & Pt B	19	—	1,559	2	—	85	88	150	150	1,882
Gawler (M)	7	—	454	—	—	—	—	140	140	594
Glenside (C)	6	—	1,170	—	—	—	60	230	230	1,460
Happy Valley (C)	18	—	1,257	6	—	325	140	85	543	2,266
Henley & Grange (C)	5	—	395	—	—	—	167	—	—	562
Hindmarsh and Woodville (C)	44	—	3,853	—	—	—	558	1,517	1,517	5,928
Kensington & Norwood (C)	1	—	105	—	—	—	18	—	—	123
Marion (C)	22	—	1,952	6	—	310	559	710	1,596	4,417
Mitcham (C)	5	—	584	2	—	240	914	—	—	1,738
Munno Para (C)	40	—	2,902	—	—	—	—	—	312	3,214
Noarlunga (C)	60	—	4,317	12	—	660	544	818	1,193	6,714
Payneham (C)	8	1	756	—	—	—	164	—	—	920
Port Adelaide (C)	5	—	691	—	—	—	147	—	6,000	6,838
Prospect (C)	1	—	81	—	—	—	255	130	130	466
St Peters (M)	—	—	—	—	—	—	199	265	265	464
Salisbury (C)	24	1	1,830	—	—	—	392	250	944	3,166
Stirling (DC)	6	—	754	—	—	—	168	—	—	921
Tea Tree Gully (C)	41	8	4,767	—	—	—	289	30,292	30,573	35,629
Thebarton (M)	—	—	—	—	—	—	38	—	50	88
Unley (C)	3	—	273	2	—	118	499	540	540	1,430
Walkerville (M)	1	—	99	3	—	360	50	—	—	509
West Torrens (C)	11	—	1,057	—	—	—	279	7,196	8,536	9,872
Willunga (DC)	1	—	60	—	—	—	62	—	—	122
Unincorporated	—	—	—	—	—	—	—	—	—	—
<b>Adelaide (SD)</b>	<b>358</b>	<b>22</b>	<b>33,117</b>	<b>43</b>	<b>4</b>	<b>3,588</b>	<b>7,104</b>	<b>72,742</b>	<b>83,991</b>	<b>127,801</b>
<b>REST OF STATE</b>										
Barossa (DC)	1	—	63	—	—	—	34	120	120	217
Light (DC)	8	—	618	—	—	—	—	—	—	618
Mallala (DC)	3	—	239	—	—	—	45	—	—	284
Mount Barker (DC)	8	—	454	—	—	—	—	—	—	454
Mount Gambier (C)	15	—	1,587	—	—	—	20	195	919	2,525
Murray Bridge (RC)	3	—	200	—	—	—	307	550	650	1,157
Northern Yorke Peninsula (DC)	—	—	—	—	—	—	—	3,670	3,670	3,670
Port Augusta (C)	—	—	—	—	—	—	—	730	730	730
Port Elliot & Goolwa (DC)	6	—	375	—	—	—	—	—	—	375
Port Lincoln (C)	5	—	444	—	—	—	—	130	400	844
Port Pirie (C)	—	—	—	—	—	—	29	153	153	182
Roxby Downs (M)	2	—	165	—	—	—	13	—	—	177
Strathalbyn (DC)	3	—	169	—	—	—	20	—	—	189
Victor Harbor (DC)	12	—	859	—	—	—	75	—	—	935
Whyalla (C)	3	—	177	—	—	—	264	—	—	441
Other	91	—	7,185	4	—	238	1,265	943	1,393	10,081
<b>Rest of State</b>	<b>160</b>	<b>—</b>	<b>12,534</b>	<b>4</b>	<b>—</b>	<b>238</b>	<b>2,072</b>	<b>6,491</b>	<b>8,035</b>	<b>22,879</b>
<b>SOUTH AUSTRALIA</b>										
<b>South Australia</b>	<b>518</b>	<b>22</b>	<b>45,652</b>	<b>47</b>	<b>4</b>	<b>3,826</b>	<b>9,176</b>	<b>79,233</b>	<b>92,026</b>	<b>150,680</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 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, but have been brought forward this year and shown in this issue. 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  
*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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