

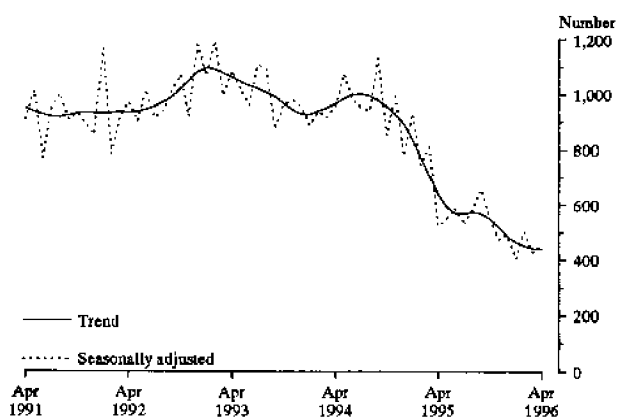
BUILDING APPROVALS, SOUTH AUSTRALIA, APRIL 1996

MAIN FEATURES

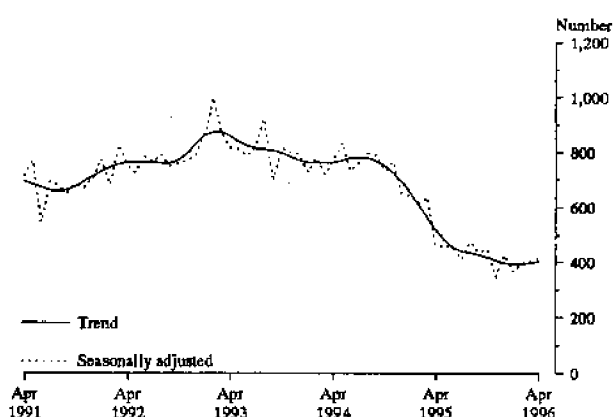
NUMBER OF DWELLING UNITS APPROVED

	April 1995	March 1996	April 1996	April 1995 to April 1996 change	March 1996 to April 1996 change
Original series	481	437	430	-10.6%	-1.6%
Seasonally adjusted	523	430	452	-13.6%	5.1%
Trend estimate	637	442	442	-30.6%	0.0%

TOTAL DWELLING UNITS APPROVED



PRIVATE HOUSES APPROVED



Residential building

- The trend for the total number of dwelling unit approvals in April remained static. This follows declines of 2.0% in March and 3.0% in February.
- The trend for the number of private sector house approvals increased by 1.2%. This figure follows increases of 1.0% in March and 0.3% in February.
- The number of dwelling units approved in original (unadjusted) terms was 430, a decrease of 1.6% on the previous month. Of these approvals 424 were in the private sector and 6 in the public sector.
- The value of new residential building approved fell 12.6% from \$36.5 million in March to \$31.9 million this month.
- The value of alterations and additions to residential buildings was \$8.5 million this month.

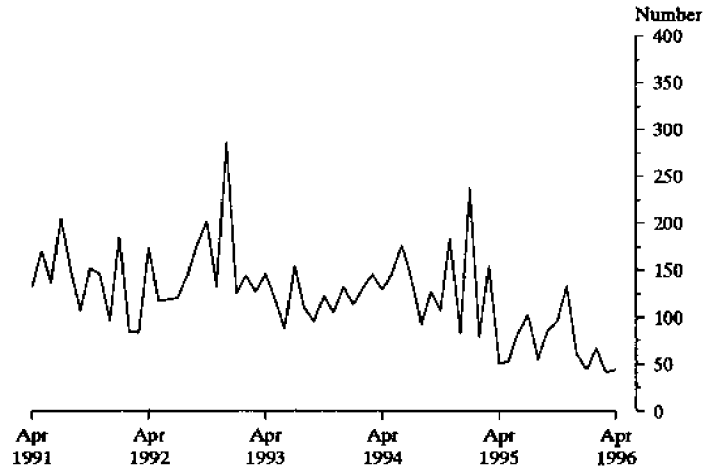
Non-residential building

- The value of non-residential projects approved in April was \$27.5 million. There were seven projects in South Australia valued in the \$1 million to \$5 million category. Of the total, shops accounted for \$8.0 million and offices \$7.1 million.
- When expressed as average 1989-90 prices the value of non-residential building work approved for the March quarter 1996 was \$118.3 million, a 5.7% decrease on the December 1995 quarter.

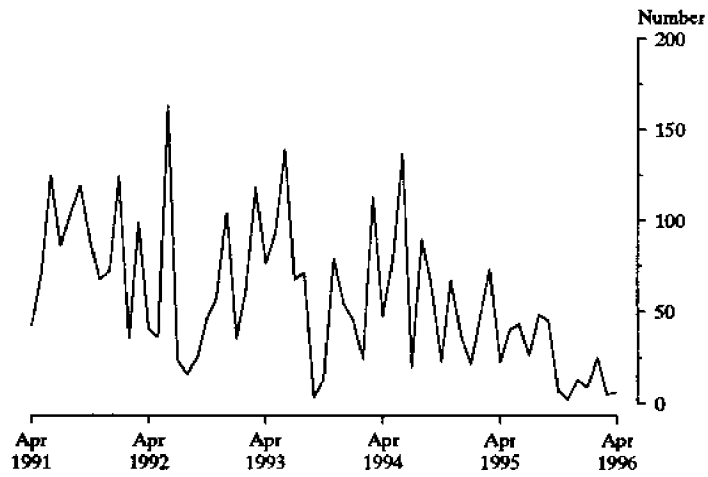
INQUIRIES

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

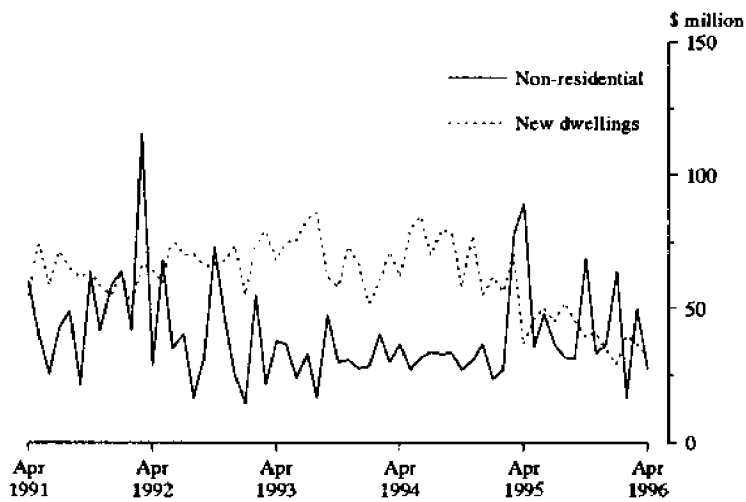
**NEW OTHER RESIDENTIAL BUILDINGS APPROVED
PRIVATE SECTOR**



**TOTAL DWELLING UNITS APPROVED
PUBLIC SECTOR**



VALUE OF BUILDING WORK APPROVED



RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months November 1995 to April 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 (May 1996) were to equal the average absolute monthly percentage change in the series over the last ten years.

For example, if the seasonally adjusted estimate for the number of private sector houses approved (the first table below) were to increase by 10% in May 1996, the trend estimate for that month would be 434, a movement of 3.5%. The movements in the trend estimates for February, March and April which are currently estimated to be 0.3%, 1.0% and 1.2% respectively, would be revised to 1.4%, 2.5% and 2.8%. On the other hand, a 10% seasonally adjusted decline in the number of private sector houses approved in May 1996 would produce a trend estimate for May of 400, a movement of 0.8%, with the movements in the trend estimates for February, March and April being revised to 0.2%, 0.4% and 0.2% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if May 1996 seasonally adjusted estimate			
			is up 10% on April 1996		is down 10% on April 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
November	406	-3.0	405	-3.4	407	-3.0
December	397	-2.3	395	-2.5	398	-2.2
1996—						
January	393	-1.0	392	-0.7	393	-1.1
February	394	0.3	398	1.4	394	0.2
March	398	1.0	408	2.5	396	0.4
April	403	1.2	419	2.8	396	0.2
May	n.y.a.	n.y.a.	434	3.5	400	0.8

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if May 1996 seasonally adjusted estimate			
			is up 11% on April 1996		is down 11% on April 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
November	518	-5.8	517	-6.0	519	-5.7
December	488	-5.8	485	-6.1	489	-5.8
1996—						
January	465	-4.8	463	-4.5	465	-4.8
February	451	-3.1	455	-1.9	450	-3.2
March	442	-2.0	456	0.2	441	-2.1
April	442	0.0	461	1.2	433	-1.8
May	n.y.a.	n.y.a.	469	1.8	427	-1.4

TABLE 1. DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
ADELAIDE STATISTICAL DIVISION										
1992-93	6,843	352	7,195	1,647	386	2,033	20	8,510	738	9,248
1993-94	6,587	401	6,988	1,342	286	1,628	15	7,944	687	8,631
1994-95	5,256	384	5,640	1,213	120	1,333	59	6,515	517	7,032
1994-95 July-April	4,597	315	4,912	1,096	112	1,208	56	5,736	440	6,176
1995-96 July-April	2,483	156	2,639	610	29	639	41	3,134	185	3,319
1995—										
February	347	41	388	68	—	68	1	416	41	457
March	444	66	510	126	4	130	2	572	70	642
April	264	22	286	40	—	40	5	309	22	331
May	329	28	357	45	6	51	3	377	34	411
June	330	41	371	72	2	74	—	402	43	445
July	284	18	302	92	8	100	3	379	26	405
August	353	44	397	33	4	37	4	390	48	438
September	275	30	305	74	15	89	24	373	45	418
October	263	7	270	90	—	90	—	353	7	360
November	212	2	214	110	—	110	—	322	2	324
December	202	12	214	51	—	51	5	258	12	270
1996—										
January	197	7	204	42	2	44	1	240	9	249
February	243	25	268	50	—	50	1	294	25	319
March	224	5	229	31	—	31	3	258	5	263
April	230	6	236	37	—	37	—	267	6	273
SOUTH AUSTRALIA										
1992-93	9,710	377	10,087	1,809	416	2,225	29	11,548	793	12,341
1993-94	9,470	431	9,901	1,559	299	1,858	18	11,046	731	11,777
1994-95	7,757	390	8,147	1,387	151	1,538	77	9,208	554	9,762
1994-95 July-April	6,751	319	7,070	1,252	139	1,391	66	8,056	471	8,527
1995-96 July-April	4,063	157	4,220	726	29	755	52	4,841	186	5,027
1995—										
February	553	45	598	78	2	80	1	632	47	679
March	681	66	747	154	7	161	5	840	73	913
April	403	22	425	50	—	50	6	459	22	481
May	493	30	523	52	10	62	4	549	40	589
June	513	41	554	83	2	85	7	603	43	646
July	445	18	463	102	8	110	3	550	26	576
August	564	44	608	54	4	58	5	623	48	671
September	437	30	467	85	15	100	25	547	45	592
October	415	7	422	96	—	96	1	512	7	519
November	388	2	390	133	—	133	4	525	2	527
December	354	13	367	61	—	61	6	421	13	434
1996—										
January	299	7	306	44	2	46	3	346	9	355
February	393	25	418	66	—	66	2	461	25	486
March	388	5	393	41	—	41	3	432	5	437
April	380	6	386	44	—	44	—	424	6	430

(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														
1992-93	500.9	20.6	521.6	98.0	19.1	117.1	598.9	39.7	638.6	111.4	132.8	345.9	840.8	1,096.0
1993-94	494.3	25.7	520.0	86.3	17.0	103.3	580.6	42.7	623.3	98.7	167.2	314.2	846.0	1,036.2
1994-95	420.2	26.7	446.9	87.7	6.9	94.6	508.0	33.5	541.5	95.0	181.2	393.1	782.5	1,029.5
1994-95														
July-April	365.1	21.6	386.7	80.0	6.4	86.4	445.1	28.0	473.1	81.2	135.9	332.9	661.2	887.2
1995-96														
July-April	209.9	11.6	221.6	44.1	1.9	46.0	254.0	13.6	267.6	77.5	161.0	292.1	492.2	637.2
1995—														
February	29.2	3.5	32.7	7.7	—	7.7	36.9	3.5	40.4	5.8	11.8	21.2	54.5	67.4
March	36.2	4.5	40.6	9.9	0.3	10.1	46.0	4.7	50.8	10.1	13.1	68.6	69.2	129.5
April	22.1	1.5	23.6	2.4	—	2.4	24.5	1.5	25.9	4.9	17.1	80.1	46.5	110.9
May	27.8	2.0	29.8	2.9	0.3	3.2	30.7	2.3	33.0	7.0	16.3	26.1	53.8	66.1
June	27.3	3.1	30.4	4.9	0.1	5.0	32.2	3.2	35.4	6.8	29.0	34.1	67.6	76.2
July	24.0	1.1	25.1	6.4	0.4	6.8	30.4	1.5	31.9	7.7	21.0	29.0	59.1	68.6
August	29.4	3.0	32.4	2.2	0.3	2.5	31.6	3.3	34.9	8.9	14.0	26.2	54.4	70.1
September	23.8	2.7	26.5	5.1	1.1	6.2	28.9	3.8	32.7	9.4	19.5	27.7	57.8	69.8
October	22.7	0.6	23.4	4.1	—	4.1	26.8	0.6	27.4	8.3	33.7	62.8	68.6	98.4
November	18.4	0.1	18.5	8.1	—	8.1	26.5	0.1	26.6	7.6	8.3	26.8	42.4	61.0
December	17.7	0.8	18.5	3.7	—	3.7	21.3	0.8	22.2	6.5	9.4	20.7	37.3	49.4
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
SOUTH AUSTRALIA														
1992-93	691.4	22.3	713.7	106.4	20.8	127.3	797.8	43.1	840.9	132.6	174.0	418.4	1,101.8	1,391.9
1993-94	695.1	27.5	722.6	98.5	17.8	116.3	793.6	45.3	838.9	122.2	208.4	375.2	1,122.8	1,336.3
1994-95	605.8	27.0	632.8	98.4	8.5	106.9	704.2	35.5	739.7	119.9	244.7	493.2	1,065.4	1,352.8
1994-95														
July-April	524.1	21.8	545.8	89.6	7.8	97.4	613.7	29.6	643.3	101.4	188.6	409.9	901.0	1,154.6
1995-96														
July-April	329.2	11.8	341.0	51.4	1.9	53.3	380.5	13.7	394.3	98.6	239.0	395.6	717.5	888.5
1995—														
February	44.1	3.7	47.8	8.5	0.1	8.6	52.6	3.7	56.3	7.5	16.8	26.8	76.9	90.6
March	54.1	4.5	58.5	11.2	0.5	11.7	65.3	5.0	70.2	12.6	19.5	78.1	96.5	160.9
April	32.1	1.5	33.6	2.8	—	2.8	34.9	1.5	36.4	6.6	25.4	89.3	66.8	132.2
May	40.4	2.1	42.5	3.2	0.6	3.8	43.6	2.7	46.3	9.3	20.2	35.4	72.8	91.0
June	41.3	3.1	44.4	5.6	0.1	5.7	46.9	3.2	50.1	9.2	35.9	47.9	91.6	107.2
July	36.7	1.1	37.9	7.0	0.4	7.4	43.7	1.5	45.2	9.0	25.0	36.3	77.8	90.6
August	45.5	3.0	48.5	3.4	0.3	3.8	48.9	3.3	52.3	11.2	18.2	31.5	78.2	94.9
September	35.6	2.7	38.2	5.7	1.1	6.8	41.3	3.8	45.0	12.1	22.3	31.1	75.7	88.2
October	33.9	0.6	34.6	4.6	—	4.6	38.5	0.6	39.2	10.4	37.5	69.2	86.3	118.8
November	31.3	0.1	31.4	9.5	—	9.5	40.7	0.1	40.8	10.3	11.8	33.1	62.9	84.2
December	29.1	1.0	30.1	4.4	—	4.4	33.5	1.0	34.5	8.9	13.4	36.1	55.6	79.5
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

**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>								
February	615	607	679	641	676	737	744	770
March	636	560	661	590	800	672	812	700
April	460	516	469	543	507	609	523	637
May	463	480	477	505	521	561	552	591
June	449	456	499	483	540	535	590	570
July	416	441	427	473	515	528	532	569
August	475	435	502	467	540	533	588	574
September	437	429	520	459	583	532	659	569
October	448	419	451	444	542	520	551	550
November	347	406	347	426	472	496	475	518
December	429	397	443	412	466	473	492	488
<i>1996—</i>								
January	367	393	366	404	422	455	407	465
February	398	394	446	402	452	444	504	451
March	402	398	390	402	454	438	430	442
April	418	403	411	407	447	438	452	442

(a) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes. (b) See paragraphs 16-23 of the Explanatory Notes.

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1992-93	652.7	673.8	119.1	793.0	125.1	163.6	393.3	1,038.5	1,311.3
1993-94	628.9	653.6	107.5	761.1	110.4	194.0	348.9	1,023.9	1,220.5
1994-95	527.5	551.0	97.3	648.3	104.4	224.5	452.5	944.9	1,205.2
<i>1994—</i>									
Dec. qtr.	137.1	141.7	24.5	166.3	26.3	53.3	85.7	239.6	278.3
<i>1995—</i>									
Mar. qtr.	120.4	128.6	35.7	164.3	24.2	39.9	117.7	219.1	306.2
June qtr.	98.6	104.4	11.1	115.5	21.7	74.4	157.5	205.0	294.7
Sept. qtr.	101.9	107.8	16.0	123.8	27.9	59.6	90.0	204.3	241.8
Dec. qtr.	82.6	84.1	16.4	100.4	26.0	56.8	125.5	181.9	251.9
<i>1996—</i>									
Mar. qtr.	77.2	79.7	13.0	92.7	24.8	84.2	118.3	199.4	235.8

(a) See paragraphs 24 to 26 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
(\$ million)

Class of building	1993-94	1994-95	July-April		1996		
			1994-95	1995-96	February	March	April
PRIVATE SECTOR							
New houses	695.1	605.8	524.1	329.2	30.9	31.7	29.3
New other residential buildings	98.5	98.4	89.6	51.4	6.9	4.4	2.2
<i>Total new residential building</i>	<i>793.6</i>	<i>704.2</i>	<i>613.7</i>	<i>380.5</i>	<i>37.8</i>	<i>36.0</i>	<i>31.5</i>
Alterations and additions to residential buildings	120.7	116.6	98.7	98.0	8.1	11.4	8.5
Hotels, etc.	5.0	4.2	3.2	17.8	0.3	7.3	0.2
Shops	40.8	51.3	39.3	30.1	2.9	1.5	2.7
Factories	18.2	25.0	19.2	22.7	0.4	2.9	0.8
Offices	39.1	34.3	26.0	45.3	1.6	5.6	4.4
Other business premises	24.8	59.2	46.2	42.9	2.2	2.0	3.0
Educational	18.2	17.3	13.8	15.4	2.0	1.3	1.4
Religious	1.9	3.0	2.7	2.5	0.7	0.2	0.2
Health	26.9	26.5	16.0	41.6	0.4	0.6	3.5
Entertainment and recreational	15.9	9.7	9.6	15.1	0.2	5.0	0.9
Miscellaneous	17.6	14.0	12.6	5.7	0.6	0.3	0.5
<i>Total non-residential building</i>	<i>208.4</i>	<i>244.7</i>	<i>188.6</i>	<i>239.0</i>	<i>11.3</i>	<i>26.6</i>	<i>17.6</i>
Total	1,122.8	1,065.4	901.0	717.5	57.2	73.9	57.5
PUBLIC SECTOR							
New houses	27.5	27.0	21.8	11.8	1.8	0.5	0.4
New other residential buildings	17.8	8.5	7.8	1.9	—	—	—
<i>Total new residential building</i>	<i>45.3</i>	<i>35.5</i>	<i>29.6</i>	<i>13.7</i>	<i>1.8</i>	<i>0.5</i>	<i>0.4</i>
Alterations and additions to residential buildings	1.5	3.3	2.7	0.6	0.3	—	—
Hotels, etc.	0.9	0.4	0.4	—	—	—	—
Shops	3.0	3.1	3.0	6.2	—	0.4	5.3
Factories	3.2	5.5	5.5	6.0	—	—	—
Offices	25.0	92.5	90.5	42.1	2.3	12.0	2.8
Other business premises	7.0	13.2	9.8	13.7	0.6	6.8	—
Educational	100.2	92.5	83.1	38.2	1.7	3.2	0.9
Religious	—	—	—	—	—	—	—
Health	9.5	16.0	8.9	7.9	0.2	—	0.8
Entertainment and recreational	4.4	9.7	6.2	3.2	—	0.9	0.1
Miscellaneous	13.6	15.5	14.0	39.5	0.4	—	—
<i>Total non-residential building</i>	<i>166.8</i>	<i>248.6</i>	<i>221.3</i>	<i>156.7</i>	<i>5.2</i>	<i>23.3</i>	<i>9.9</i>
Total	213.5	287.4	253.6	171.1	7.3	23.8	10.3
TOTAL							
New houses	722.6	632.8	545.8	341.0	32.7	32.2	29.7
New other residential buildings	116.3	106.9	97.4	53.3	6.9	4.4	2.2
<i>Total new residential building</i>	<i>838.9</i>	<i>739.7</i>	<i>643.3</i>	<i>394.3</i>	<i>39.6</i>	<i>36.5</i>	<i>31.9</i>
Alterations and additions to residential buildings	122.2	119.9	101.4	98.6	8.4	11.4	8.5
Hotels, etc.	5.9	4.7	3.7	17.8	0.3	7.3	0.2
Shops	43.8	54.4	42.3	36.3	2.9	1.9	8.0
Factories	21.3	30.6	24.7	28.6	0.4	2.9	0.8
Offices	64.1	126.8	116.5	87.5	3.9	17.6	7.1
Other business premises	31.8	72.4	56.0	56.6	2.8	8.8	3.0
Educational	118.4	109.7	96.8	53.6	3.7	4.5	2.4
Religious	1.9	3.0	2.7	2.5	0.7	0.2	0.2
Health	36.4	42.6	24.9	49.5	0.6	0.6	4.3
Entertainment and recreational	20.4	19.4	15.9	18.2	0.2	5.9	1.0
Miscellaneous	31.2	29.6	26.6	45.2	1.0	0.3	0.5
<i>Total non-residential building</i>	<i>375.2</i>	<i>493.2</i>	<i>409.9</i>	<i>395.6</i>	<i>16.5</i>	<i>49.9</i>	<i>27.5</i>
Total	1,336.3	1,352.8	1,154.6	888.5	64.5	97.8	67.9

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 February	3	0.3									3	0.3
March	3	0.3							1	7.0	4	7.3
April	2	0.2									2	0.2
SHOPS												
1996 February	11	1.2	3	1.1	1	0.7					15	2.9
March	8	0.7	2	0.7	1	0.5					11	1.9
April	4	0.4	1	0.4	2	1.7	3	5.5			10	8.0
FACTORIES												
1996 February	3	0.4									3	0.4
March	7	0.7	1	0.4			1	1.8			9	2.9
April	3	0.2	2	0.6							5	0.8
OFFICES												
1996 February	15	1.5	4	1.2			1	1.2			20	3.9
March	10	0.9	7	1.8	3	2.1	3	5.3	1	7.5	24	17.6
April	10	0.9	5	1.2	4	2.2	2	2.8			21	7.1
OTHER BUSINESS PREMISES												
1996 February	16	1.5	2	0.8	1	0.5					19	2.8
March	15	1.4	3	0.7	1	0.7	2	6.0			21	8.8
April	10	1.1	2	0.4			1	1.5			13	3.0
EDUCATIONAL												
1996 February	4	0.4	3	1.2			2	2.1			9	3.7
March	2	0.1	4	1.2	1	0.6	1	2.6			8	4.5
April	2	0.1	8	2.2							10	2.4
RELIGIOUS												
1996 February			2	0.7							2	0.7
March			1	0.2							1	0.2
April			1	0.2							1	0.2
HEALTH												
1996 February	4	0.6									4	0.6
March	3	0.3	1	0.3							4	0.6
April	2	0.3			1	0.5	1	3.5			4	4.3
ENTERTAINMENT AND RECREATIONAL												
1996 February	3	0.2									3	0.2
March	5	0.7	3	0.7	1	0.5		4.0			10	5.9
April	3	0.3			1	0.7					4	1.0
MISCELLANEOUS												
1996 February	6	0.5	2	0.5							8	1.0
March	3	0.3									3	0.3
April	3	0.2	1	0.2							4	0.5
TOTAL NON-RESIDENTIAL BUILDING												
1996 February	65	6.6	16	5.5	2	1.2	3	3.3			86	16.5
March	56	5.3	22	5.9	7	4.4	8	19.8	2	14.5	95	49.9
April	39	3.7	20	5.3	8	5.2	7	13.3			74	27.5

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

Particulars	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
ADELAIDE STATISTICAL DIVISION						
Houses —						
Brick, stone or concrete	7	1,108	—	—	7	1,108
Brick-veneer	176	13,209	6	408	182	13,617
Timber	2	315	—	—	2	315
Fibre cement	4	225	—	—	4	225
Steel, aluminium or other materials	—	—	—	—	—	—
Not stated	41	3,371	—	—	41	3,371
Total houses	230	18,228	6	408	236	18,636
<i>Other residential buildings</i>	37	1,915	—	—	37	1,915
Total residential buildings	267	20,143	6	408	273	20,551
REST OF SOUTH AUSTRALIA						
Houses —						
Brick, stone or concrete	24	1,810	—	—	24	1,810
Brick-veneer	64	5,382	—	—	64	5,382
Timber	11	577	—	—	11	577
Fibre cement	18	770	—	—	18	770
Steel, aluminium or other materials	1	65	—	—	1	65
Not stated	32	2,471	—	—	32	2,471
Total houses	150	11,075	—	—	150	11,075
<i>Other residential buildings</i>	7	280	—	—	7	280
Total residential buildings	157	11,355	—	—	157	11,355
TOTAL SOUTH AUSTRALIA						
Houses —						
Brick, stone or concrete	31	2,918	—	—	31	2,918
Brick-veneer	240	18,591	6	408	246	19,000
Timber	13	892	—	—	13	892
Fibre cement	22	995	—	—	22	995
Steel, aluminium or other materials	1	65	—	—	1	65
Not stated	73	5,841	—	—	73	5,841
Total houses	380	29,303	6	408	386	29,711
<i>Other residential buildings</i>	44	2,195	—	—	44	2,195
Total residential buildings	424	31,498	6	408	430	31,906

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

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

Statistical division	<i>Dwelling units in new residential buildings (a)</i>						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	230	18,228	37	1,915	267	20,143	6,763	14,301	41,207
Outer Adelaide	66	4,961	3	70	69	5,031	889	970	6,890
Yorke and Lower North	15	1,103	—	—	15	1,103	63	646	1,812
Murray Lands	21	1,386	2	100	23	1,486	128	70	1,684
South East	29	2,096	2	110	31	2,206	236	760	3,201
Eyre	5	496	—	—	5	496	190	380	1,066
Northern	14	1,033	—	—	14	1,033	201	440	1,674
South Australia	380	29,303	44	2,195	424	31,498	8,470	17,567	57,535
PUBLIC SECTOR									
Adelaide	6	408	—	—	6	408	—	8,857	9,266
Outer Adelaide	—	—	—	—	—	—	—	76	76
Yorke and Lower North	—	—	—	—	—	—	—	52	52
Murray Lands	—	—	—	—	—	—	—	757	757
South East	—	—	—	—	—	—	—	—	—
Eyre	—	—	—	—	—	—	—	—	—
Northern	—	—	—	—	—	—	—	175	175
South Australia	6	408	—	—	6	408	—	9,918	10,326
TOTAL									
Adelaide	236	18,636	37	1,915	273	20,551	6,763	23,158	50,473
Outer Adelaide	66	4,961	3	70	69	5,031	889	1,046	6,966
Yorke and Lower North	15	1,103	—	—	15	1,103	63	698	1,865
Murray Lands	21	1,386	2	100	23	1,486	128	827	2,441
South East	29	2,096	2	110	31	2,206	236	760	3,201
Eyre	5	496	—	—	5	496	190	380	1,066
Northern	14	1,033	—	—	14	1,033	201	615	1,849
South Australia	386	29,711	44	2,195	430	31,906	8,470	27,485	67,861

(a) Excludes Conversions, etc.

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

Statistical division	New other residential building								Total new residential building	
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total		
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			Total
NUMBER OF DWELLING UNITS										
Adelaide	236	34	3	37	—	—	—	—	37	273
Outer Adelaide	66	3	—	3	—	—	—	—	3	69
Yorke and Lower North	15	—	—	—	—	—	—	—	—	15
Murray Lands	21	—	2	2	—	—	—	—	2	23
South East	29	2	—	2	—	—	—	—	2	31
Eyre	5	—	—	—	—	—	—	—	—	5
Northern	14	—	—	—	—	—	—	—	—	14
South Australia	386	39	5	44	—	—	—	—	44	430
VALUE (\$'000)										
Adelaide	18,636	1,728	188	1,915	—	—	—	—	1,915	20,551
Outer Adelaide	4,961	70	—	70	—	—	—	—	70	5,031
Yorke and Lower North	1,103	—	—	—	—	—	—	—	—	1,103
Murray Lands	1,386	—	100	100	—	—	—	—	100	1,486
South East	2,096	110	—	110	—	—	—	—	110	2,206
Eyre	496	—	—	—	—	—	—	—	—	496
Northern	1,033	—	—	—	—	—	—	—	—	1,033
South Australia	29,711	1,908	288	2,195	—	—	—	—	2,195	31,906

(a) Excludes Conversions, etc.

TABLE 10. BUILDING APPROVED BY SELECTED STATISTICAL LOCAL AREA, APRIL 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	—	130	—	—	—	130	3,090	4,751	5,011
Brighton (C)	2	—	220	—	—	—	46	—	—	266
Burnside (C)	8	—	1,390	—	—	—	800	—	160	2,349
Campbelltown (C)	7	5	1,085	—	—	—	206	—	—	1,291
East Torrens (DC)	1	—	45	—	—	—	30	—	—	75
Elizabeth (C)	2	—	113	—	—	—	—	—	—	113
Enfield (C) Pt A & Pt B	14	1	1,062	5	—	262	216	400	400	1,940
Gawler (M)	9	—	794	—	—	—	—	250	250	1,044
Glenside (C)	—	—	—	—	—	—	70	—	—	70
Happy Valley (C)	12	—	1,041	—	—	—	111	1,600	1,600	2,752
Henley & Grange (C)	—	—	—	—	—	—	130	—	—	130
Hindmarsh and Woodville (C)	17	—	1,144	—	—	—	765	1,650	1,650	3,559
Kensington & Norwood (C)	2	—	320	—	—	—	171	95	343	834
Marion (C)	9	—	701	15	—	633	126	800	1,165	2,626
Mitcham (C)	3	—	333	—	—	—	796	90	590	1,719
Munno Para (C)	39	—	2,775	—	—	—	208	60	293	3,275
Noarlunga (C)	33	—	2,070	—	—	—	259	832	832	3,161
Payneham (C)	2	—	115	2	—	115	70	—	—	300
Port Adelaide (C)	3	—	231	—	—	—	150	300	300	681
Prospect (C)	—	—	—	—	—	—	257	—	—	257
St Peters (M)	—	—	—	—	—	—	15	100	100	115
Salisbury (C)	16	—	1,119	—	—	—	97	—	1,000	2,216
Stirling (DC)	5	—	443	—	—	—	79	—	3,303	3,825
Tea Tree Gully (C)	35	—	2,858	11	—	605	327	861	861	4,651
Thebarton (M)	—	—	—	—	—	—	135	—	—	135
Unley (C)	2	—	255	2	—	160	703	60	346	1,463
Walkerville (M)	—	—	—	—	—	—	361	240	240	601
West Torrens (C)	3	—	181	2	—	140	460	73	178	959
Willunga (DC)	5	—	212	—	—	—	45	3,800	4,795	5,052
Unincorporated	—	—	—	—	—	—	—	—	—	—
Adelaide (SD)	230	6	18,636	37	—	1,915	6,763	14,301	23,158	50,473
REST OF STATE										
Barossa (DC)	—	—	—	—	—	—	—	—	—	—
Light (DC)	3	—	205	—	—	—	14	—	—	220
Mallala (DC)	2	—	101	—	—	—	21	—	—	123
Mount Barker (DC)	9	—	623	—	—	—	241	—	—	864
Mount Gambier (C)	16	—	1,044	2	—	110	16	420	420	1,590
Murray Bridge (RC)	4	—	243	—	—	—	43	—	757	1,043
Northern Yorke Peninsula (DC)	4	—	262	—	—	—	—	—	—	262
Port Augusta (C)	1	—	157	—	—	—	15	—	—	172
Port Elliot & Goolwa (DC)	7	—	357	—	—	—	97	—	—	454
Port Lincoln (C)	1	—	72	—	—	—	75	380	380	527
Port Pirie (C)	5	—	440	—	—	—	—	240	240	680
Roxby Downs (M)	—	—	—	—	—	—	—	—	—	—
Strathalbyn (DC)	3	—	183	—	—	—	82	60	60	325
Victor Harbor (DC)	18	—	1,416	—	—	—	40	—	—	1,456
Whyalla (C)	5	—	332	—	—	—	114	—	—	446
Other	72	—	5,640	5	—	170	948	2,166	2,469	9,227
Rest of State	150	—	11,075	7	—	280	1,707	3,266	4,326	17,388
SOUTH AUSTRALIA										
South Australia	380	6	29,711	44	—	2,195	8,470	17,567	27,485	67,861

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

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved.

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

Scope and coverage

3. Statistics of building work approved are compiled from:

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

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

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

6. From July 1990, the statistics cover:

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

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

Definitions

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

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

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

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

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

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

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

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

Building classification

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

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

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

Seasonal adjustment

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

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

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

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

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

Trend estimates

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

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

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

Estimates at constant prices

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

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

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

Australian Standard Geographical Classification (ASGC)

27. Area statistics are now being classified to the *Australian Standard Geographical Classification, Edition 2.5* (1216.0) and ASGC terminology has been adopted in the presentation of building statistics.

Unpublished data and related publications

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

29. Other ABS publications which may be of interest include:

Building Approvals, Australia (8731.0) - issued monthly
Dwelling Unit Commencements Reported by Approving Authorities, South Australia (8741.4) - issued monthly
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) - issued quarterly
Building Activity, South Australia (8752.4) - issued quarterly

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

Symbols and other usages

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

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

P.M. GARDNER
 Deputy Commonwealth Statistician
 and Government Statist





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