

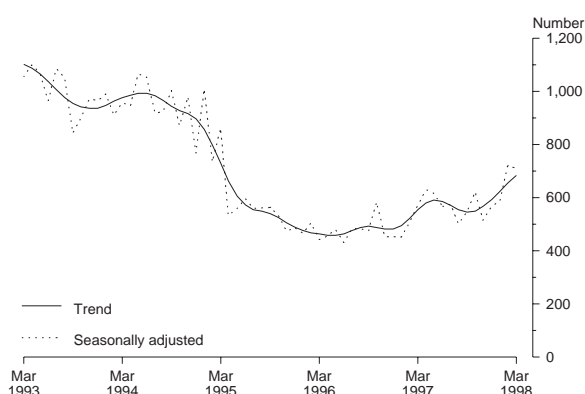
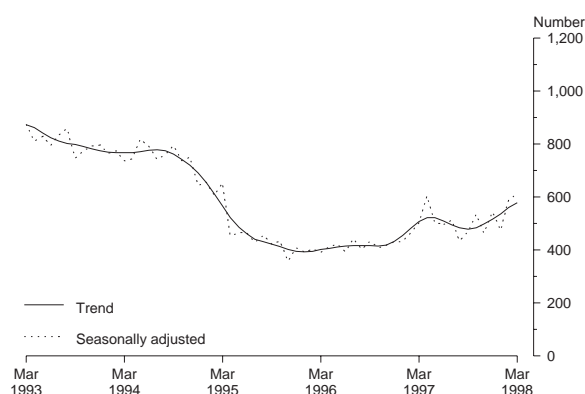
**BUILDING
APPROVALS**

SOUTH AUSTRALIA

EMBARGO: 11.30AM (CANBERRA TIME) TUES 5 MAY 1998

MAIN FEATURES**NUMBER OF DWELLING UNITS APPROVED**

	March 1997	February 1998	March 1998	March 1997 to March 1998 change	February 1998 to March 1998 change
Original series	543	666	738	35.9%	10.8%
Seasonally adjusted	572	720	710	24.1%	-1.4%
Trend estimate	556	656	684	23.0%	4.3%

TOTAL DWELLING UNITS APPROVED**PRIVATE SECTOR HOUSES APPROVED****Residential building**

- The trend for total dwelling units approved has risen 4.3% in March to be 23% higher than the level of a year ago. Growth will continue unless the seasonally adjusted estimate for April falls by more than 25%.
- The trend for the number of private sector houses has increased for the sixth month to be 20.9% higher than the estimate for September 1997. It will continue to rise unless there is a fall of more than 22% in the seasonally adjusted estimate for April.
- The total number of dwelling units approved in original terms was 738, which is the highest figure since March 1995. Private sector houses accounted for 621 of this total, with Salisbury (54), Tea Tree Gully (49) and Noarlunga (47) recording the most in the Adelaide Statistical Division (ASD). Outside the ASD, Roxby Downs recorded approvals of 41 houses and 16 other residential dwelling units.

- The value of new residential building approved was \$63.6 million and alterations and additions to residential buildings was \$10.7 million.

Non-residential building

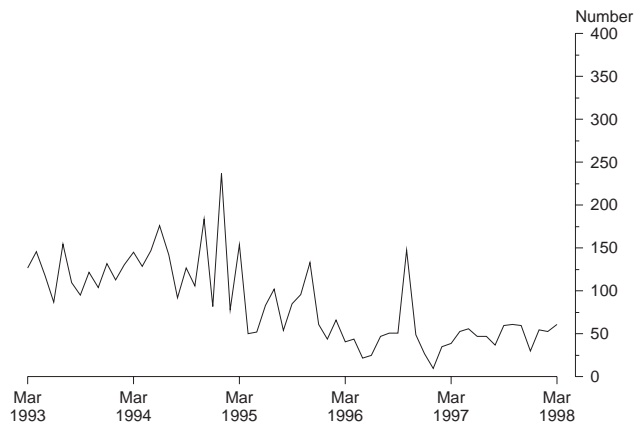
- The value of non-residential building approved in March was \$53.8 million. Other business premises accounted for \$28.8 million (one job valued at \$20.5 million) followed by shops (\$9.7 million).
- There were two jobs valued at \$5 million and over and two jobs valued between \$1 million and \$5 million.

Please note that changes will be made to the content and presentation of the next issue of this publication to more closely align it with Building Approvals, Australia (Cat. no. 8731.0).

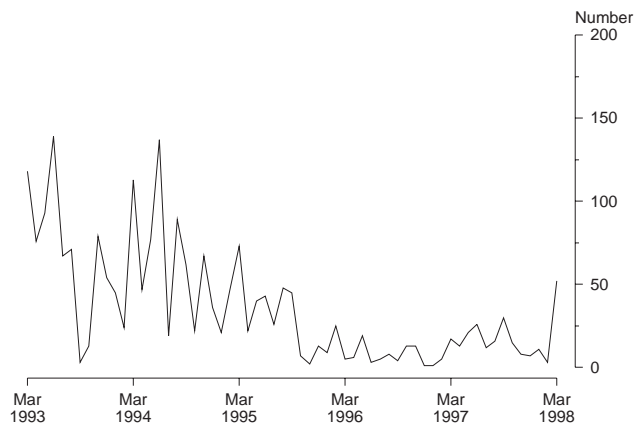
INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7585 or any ABS State Office.
- for information about other ABS statistics and services please refer to the back of this publication.

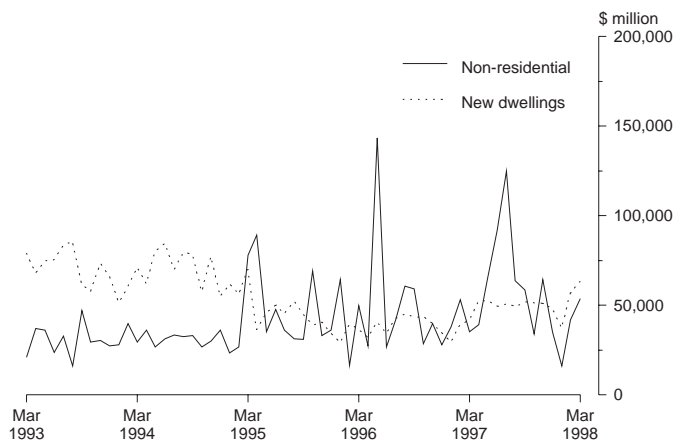
**NEW OTHER RESIDENTIAL BUILDINGS APPROVED
PRIVATE SECTOR**



**TOTAL DWELLING UNITS APPROVED
PUBLIC SECTOR**



VALUE OF BUILDING WORK APPROVED



RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months October 1997 to March 1998.

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

To illustrate the possible impact of future months observations on the trend estimates for the latest months, the tables below show the revisions to the trend estimates which would result if the movements in the seasonally adjusted estimates for next month (April 1998) 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 April 1998, the trend estimate for that month would be 630, a movement of 4.6%. The movements in the trend estimates for January, February and March 1998 which are currently estimated to be 4.0%, 4.1% and 3.3% respectively, would be revised to 5.2%, 5.5% and 5.3%. On the other hand, a 9% seasonally adjusted decline in the number of private sector houses approved in April 1998 would produce a trend estimate for April of 584, a movement of 2.1%, with the movements in the trend estimates for January, February and March 1998 being revised to 3.8%, 3.4% and 2.9% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if April 1998 seasonally adjusted estimate			
			is up 9% on March 1998		is down 9% on March 1998	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
October	485	1.3	483	0.8	485	1.2
November	499	2.9	496	2.7	499	3.0
December	517	3.6	516	4.0	517	3.6
1998—						
January	538	4.0	542	5.2	537	3.8
February	560	4.1	572	5.5	556	3.4
March	579	3.3	602	5.3	572	2.9
April	n.y.a.	n.y.a.	630	4.6	584	2.1

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if April 1998 seasonally adjusted estimate			
			is up 10% on March 1998		is down 10% on March 1998	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
October	550	0.7	548	0.2	550	0.8
November	568	3.2	563	2.9	568	3.3
December	593	4.5	592	5.0	594	4.5
1998—						
January	624	5.1	628	6.2	622	4.7
February	656	5.2	669	6.5	648	4.2
March	684	4.2	710	6.1	669	3.3
April	n.y.a.	n.y.a.	746	5.1	684	2.3

TABLE 1. DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
ADELAIDE STATISTICAL DIVISION										
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
1996-97 July-March	2,509	43	2,552	373	2	375	8	2,890	45	2,935
1997-98 July-March	2,962	117	3,079	388	11	399	83	3,433	128	3,561
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
July	378	10	388	37	—	37	4	419	10	429
August	377	10	387	29	—	29	1	407	10	417
September	310	22	332	56	8	64	3	369	30	399
October	329	15	344	49	—	49	—	378	15	393
November	309	8	317	60	—	60	2	371	8	379
December	347	7	354	28	—	28	1	376	7	383
1998—										
January	217	8	225	35	3	38	1	253	11	264
February	321	1	322	51	—	51	69	441	1	442
March	374	36	410	43	—	43	2	419	36	455
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
1996-97 July-March	3,894	51	3,945	457	2	459	15	4,363	56	4,419
1997-98 July-March	4,595	139	4,734	464	15	479	88	5,147	154	5,301
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
July	571	12	583	47	—	47	4	622	12	634
August	513	16	529	37	—	37	2	552	16	568
September	505	22	527	60	8	68	5	570	30	600
October	523	15	538	61	—	61	—	584	15	599
November	482	8	490	60	—	60	2	544	8	552
December	475	7	482	30	—	30	1	506	7	513
1998—										
January	364	8	372	55	3	58	1	420	11	431
February	541	3	544	53	—	53	69	663	3	666
March	621	48	669	61	4	65	4	686	52	738

(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	436.8	735.8	873.6
1996-97														
July-March	213.8	3.0	216.8	27.3	0.1	27.4	241.1	3.1	244.2	67.3	176.5	277.9	484.9	589.4
1997-98														
July-March	273.9	8.5	282.4	35.1	0.6	35.7	309.0	9.1	318.1	77.6	320.4	378.7	706.8	774.4
1997—														
January	18.7	—	18.7	0.5	—	0.5	19.2	—	19.2	6.7	9.9	34.4	35.7	60.2
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
July	31.7	0.9	32.7	2.5	—	2.5	34.2	0.9	35.2	8.0	110.7	116.6	153.0	159.8
August	32.9	0.8	33.8	3.1	—	3.1	36.0	0.8	36.8	8.3	37.3	44.9	81.5	90.0
September	28.7	1.4	30.1	5.0	0.5	5.5	33.7	1.8	35.6	7.8	20.4	34.9	61.9	78.3
October	29.6	1.3	30.8	3.8	—	3.8	33.4	1.3	34.7	8.8	27.0	29.0	69.2	72.5
November	31.6	0.6	32.3	3.8	—	3.8	35.4	0.6	36.1	8.7	50.2	57.0	94.4	101.9
December	33.9	0.5	34.4	2.9	—	2.9	36.8	0.5	37.3	8.2	20.0	22.3	65.0	67.8
1998—														
January	20.6	0.4	21.1	2.8	0.2	3.0	23.5	0.6	24.1	5.7	5.7	12.8	34.9	42.6
February	30.5	0.1	30.5	7.9	—	7.9	38.3	0.1	38.4	13.5	26.8	35.0	78.7	86.9
March	34.4	2.4	36.8	3.3	—	3.3	37.6	2.4	40.0	8.4	22.3	26.2	68.3	74.7
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	580.7	1,044.2	1,212.8
1996-97														
July-March	324.8	3.6	328.4	32.4	0.1	32.5	357.2	3.7	360.9	86.5	260.8	384.8	703.5	832.3
1997-98														
July-March	409.3	10.1	419.3	40.6	0.9	41.5	449.9	11.0	460.8	98.8	395.6	492.9	943.2	1,052.6
1997—														
January	28.9	—	28.9	0.7	—	0.7	29.6	—	29.6	8.6	11.3	38.1	49.6	76.3
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
July	46.8	1.1	47.9	3.3	—	3.3	50.0	1.1	51.1	10.8	114.9	125.1	175.7	187.0
August	44.3	1.4	45.7	3.6	—	3.6	47.9	1.4	49.3	10.1	51.6	63.8	109.4	123.2
September	44.8	1.4	46.2	5.2	0.5	5.7	50.0	1.8	51.9	10.7	26.8	58.6	86.7	121.1
October	45.4	1.3	46.7	4.6	—	4.6	50.0	1.3	51.2	12.0	30.8	34.1	92.7	97.4
November	46.8	0.6	47.4	3.8	—	3.8	50.6	0.6	51.2	11.1	57.0	64.5	118.6	126.7
December	44.5	0.5	45.1	3.0	—	3.0	47.6	0.5	48.1	10.6	27.8	35.1	85.9	93.7
1998—														
January	32.6	0.4	33.0	4.2	0.2	4.4	36.8	0.6	37.4	7.3	7.9	16.1	51.9	60.8
February	48.7	0.3	49.0	8.0	—	8.0	56.7	0.3	57.0	15.6	31.0	41.9	103.2	114.5
March	55.5	3.0	58.4	4.8	0.3	5.1	60.3	3.3	63.6	10.7	47.8	53.8	118.8	128.1

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

<i>Period</i>	<i>Houses</i>				<i>Total</i>			
	<i>Private sector</i>		<i>Total</i>		<i>Private sector</i>		<i>Total</i>	
	<i>Seasonally adjusted</i>	<i>Trend estimate</i>	<i>Seasonally adjusted</i>	<i>Trend estimate</i>	<i>Seasonally adjusted</i>	<i>Trend estimate</i>	<i>Seasonally adjusted</i>	<i>Trend estimate</i>
<i>1997—</i>								
January	434	455	434	460	452	490	452	495
February	466	483	472	488	503	516	509	523
March	503	508	512	514	561	547	572	556
April	604	522	614	530	613	570	630	581
May	503	522	511	532	605	578	618	592
June	498	510	511	523	552	570	569	586
July	513	496	530	512	561	554	578	572
August	436	484	448	502	492	535	502	556
September	470	479	490	500	523	524	549	546
October	536	485	574	506	580	529	623	550
November	464	499	480	519	506	547	515	568
December	545	517	557	535	557	575	568	593
<i>1998—</i>								
January	475	538	494	555	565	606	588	624
February	588	560	591	576	716	639	720	656
March	615	579	643	594	677	667	710	684

(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)

<i>Period</i>	<i>New residential building</i>				<i>Alterations and additions to residential buildings</i>	<i>Non-residential building</i>		<i>Total building</i>	
	<i>Houses</i>		<i>Other residential buildings</i>	<i>Total</i>		<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>
	<i>Private sector</i>	<i>Total</i>							
1994-95	527.6	551.1	97.4	648.5	104.4	224.5	452.5	945.4	1,205.4
1995-96	349.0	360.6	50.4	410.9	104.1	355.6	512.5	857.4	1,027.6
1996-97	419.2	425.8	39.8	465.7	105.4	376.7	518.1	937.9	1,089.1
<i>1996—</i>									
Sept. qtr.	104.8	105.9	10.3	116.2	25.4	103.3	145.7	243.3	287.3
Dec. qtr.	91.1	92.0	13.3	105.3	27.2	61.8	86.3	193.5	218.8
<i>1997—</i>									
Mar. qtr.	96.1	97.4	5.0	102.4	25.2	68.6	112.7	194.4	240.4
June qtr.	127.1	130.5	11.2	141.7	27.6	143.0	173.4	306.7	342.7
Sept. qtr.	126.0	129.7	10.8	140.5	29.2	170.0	217.7	334.1	387.4
Dec. qtr.	121.1	123.2	9.8	133.1	29.9	101.2	117.0	261.7	279.9

(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	1995-96	1996-97	July-March		1998		
			1996-97	1997-98	January	February	March
PRIVATE SECTOR							
New houses	399.4	462.9	324.8	409.3	32.6	48.7	55.5
New other residential buildings	54.6	44.0	32.4	40.6	4.2	8.0	4.8
<i>Total new residential building</i>	<i>454.1</i>	<i>506.8</i>	<i>357.2</i>	<i>449.9</i>	<i>36.8</i>	<i>56.7</i>	<i>60.3</i>
Alterations and additions to residential buildings	117.2	115.0	85.6	97.7	7.2	15.5	10.7
Hotels, etc.	18.2	38.9	10.7	5.5	0.1	0.5	0.8
Shops	122.0	102.6	51.3	63.4	1.6	8.0	9.7
Factories	26.2	23.9	11.6	123.3	1.3	4.4	2.3
Offices	53.3	56.8	42.0	53.9	0.3	1.1	2.6
Other business premises	77.8	84.8	66.8	67.8	1.7	5.9	28.8
Educational	17.2	16.6	12.0	15.8	0.5	2.5	0.9
Religious	3.7	2.2	0.9	4.8	—	—	0.1
Health	41.9	50.0	21.6	15.0	0.9	0.2	0.3
Entertainment and recreational	23.2	13.0	11.6	36.3	1.3	7.9	0.6
Miscellaneous	9.6	33.7	32.1	9.7	0.3	0.5	1.6
<i>Total non-residential building</i>	<i>393.0</i>	<i>422.4</i>	<i>260.8</i>	<i>395.6</i>	<i>7.9</i>	<i>31.0</i>	<i>47.8</i>
Total	964.3	1,044.2	703.5	943.2	51.9	103.2	118.8
PUBLIC SECTOR							
New houses	13.3	7.4	3.6	10.1	0.4	0.3	3.0
New other residential buildings	1.9	1.3	0.1	0.9	0.2	—	0.3
<i>Total new residential building</i>	<i>15.3</i>	<i>8.7</i>	<i>3.7</i>	<i>11.0</i>	<i>0.6</i>	<i>0.3</i>	<i>3.3</i>
Alterations and additions to residential buildings	1.9	1.6	1.0	1.1	—	0.1	—
Hotels, etc.	—	3.5	3.5	0.5	—	—	—
Shops	7.9	3.6	2.5	2.8	—	1.4	—
Factories	6.7	2.2	1.9	0.2	0.1	—	—
Offices	43.5	36.4	28.0	11.2	0.9	1.4	0.4
Other business premises	17.8	8.5	5.0	1.7	0.3	—	—
Educational	42.5	44.5	35.4	45.7	6.0	1.8	1.5
Religious	1.0	—	—	—	—	—	—
Health	10.2	16.0	14.8	25.5	0.8	2.3	1.5
Entertainment and recreational	3.6	24.7	21.6	3.2	—	0.3	1.0
Miscellaneous	40.0	18.9	11.5	6.5	0.2	3.8	1.6
<i>Total non-residential building</i>	<i>173.2</i>	<i>158.4</i>	<i>124.1</i>	<i>97.3</i>	<i>8.3</i>	<i>10.9</i>	<i>6.0</i>
Total	190.4	168.7	128.8	109.4	8.9	11.3	9.3
TOTAL							
New houses	412.7	470.2	328.4	419.3	33.0	49.0	58.4
New other residential buildings	56.6	45.3	32.5	41.5	4.4	8.0	5.1
<i>Total new residential building</i>	<i>469.3</i>	<i>515.5</i>	<i>360.9</i>	<i>460.8</i>	<i>37.4</i>	<i>57.0</i>	<i>63.6</i>
Alterations and additions to residential buildings	119.1	116.6	86.5	98.8	7.3	15.6	10.7
Hotels, etc.	18.2	42.4	14.2	6.0	0.1	0.5	0.8
Shops	129.9	106.2	53.8	66.3	1.6	9.4	9.7
Factories	32.9	26.1	13.5	123.5	1.4	4.4	2.3
Offices	96.8	93.2	70.0	65.1	1.3	2.5	3.0
Other business premises	95.5	93.3	71.8	69.6	1.9	5.9	28.8
Educational	59.7	61.0	47.4	61.6	6.5	4.3	2.4
Religious	4.7	2.2	0.9	4.8	—	—	0.1
Health	52.1	66.0	36.4	40.5	1.6	2.5	1.8
Entertainment and recreational	26.8	37.7	33.2	39.5	1.3	8.2	1.6
Miscellaneous	49.6	52.6	43.6	16.2	0.4	4.3	3.2
<i>Total non-residential building</i>	<i>566.2</i>	<i>580.7</i>	<i>384.8</i>	<i>492.9</i>	<i>16.1</i>	<i>41.9</i>	<i>53.8</i>
Total	1,154.6	1,212.8	832.3	1,052.6	60.8	114.5	128.1

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.												
1998 January	1	0.1	—	—	—	—	—	—	—	—	1	0.1
February	2	0.2	1	0.4	—	—	—	—	—	—	3	0.5
March	2	0.2	2	0.7	—	—	—	—	—	—	4	0.8
SHOPS												
1998 January	9	1.0	3	0.7	—	—	—	—	—	—	12	1.6
February	14	1.3	3	0.8	1	1.0	1	1.4	1	5.0	20	9.4
March	36	3.2	6	1.5	1	0.5	1	4.5	—	—	44	9.7
FACTORIES												
1998 January	4	0.5	2	0.4	1	0.5	—	—	—	—	7	1.4
February	4	0.3	3	0.8	1	0.9	1	2.4	—	—	9	4.4
March	7	0.6	1	0.2	2	1.5	—	—	—	—	10	2.3
OFFICES												
1998 January	6	0.7	2	0.5	—	—	—	—	—	—	8	1.3
February	9	0.7	6	1.7	—	—	—	—	—	—	15	2.5
March	13	1.2	6	1.8	—	—	—	—	—	—	19	3.0
OTHER BUSINESS PREMISES												
1998 January	9	0.8	1	0.3	1	0.8	—	—	—	—	11	1.9
February	12	0.9	3	0.8	—	—	3	4.2	—	—	18	5.9
March	11	1.0	4	1.0	1	0.7	—	—	2	26.1	18	28.8
EDUCATIONAL												
1998 January	5	0.3	5	1.4	2	1.2	2	3.6	—	—	14	6.5
February	6	0.6	2	0.5	2	1.4	1	1.8	—	—	11	4.3
March	3	0.3	4	1.1	—	—	1	1.0	—	—	8	2.4
RELIGIOUS												
1998 January	—	—	—	—	—	—	—	—	—	—	—	—
February	—	—	—	—	—	—	—	—	—	—	—	—
March	1	0.1	—	—	—	—	—	—	—	—	1	0.1
HEALTH												
1998 January	—	—	3	1.1	1	0.5	—	—	—	—	4	1.6
February	2	0.2	1	0.3	—	—	1	2.0	—	—	4	2.5
March	3	0.4	3	0.9	1	0.5	—	—	—	—	7	1.8
ENTERTAINMENT AND RECREATIONAL												
1998 January	2	0.2	1	0.3	1	0.8	—	—	—	—	4	1.3
February	2	0.2	2	0.5	—	—	—	—	1	7.5	5	8.2
March	4	0.4	—	—	2	1.2	—	—	—	—	6	1.6
MISCELLANEOUS												
1998 January	3	0.4	—	—	—	—	—	—	—	—	3	0.4
February	7	0.6	1	0.5	—	—	1	3.3	—	—	9	4.3
March	5	0.5	4	1.2	2	1.5	—	—	—	—	11	3.2
TOTAL NON-RESIDENTIAL BUILDING												
1998 January	39	4.0	17	4.7	6	3.8	2	3.6	—	—	64	16.1
February	58	5.0	22	6.1	4	3.2	8	15.1	2	12.5	94	41.9
March	85	7.9	30	8.4	9	5.9	2	5.5	2	26.1	128	53.8

**TABLE 7. NUMBER AND VALUE OF DWELLING UNITS (a) APPROVED
BY MATERIAL OF OUTER WALLS
MARCH 1998**

<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>
ADELAIDE STATISTICAL DIVISION						
Houses —						
Brick, stone or concrete	8	937	1	51	9	988
Brick-veneer	296	27,333	27	1,824	323	29,157
Timber	2	88	—	—	2	88
Fibre cement	4	238	—	—	4	238
Steel, aluminium or other materials	22	1,696	—	—	22	1,696
Not stated	42	4,079	8	520	50	4,599
<i>Total houses</i>	<i>374</i>	<i>34,371</i>	<i>36</i>	<i>2,395</i>	<i>410</i>	<i>36,766</i>
<i>Other residential buildings</i>	<i>43</i>	<i>3,250</i>	<i>—</i>	<i>—</i>	<i>43</i>	<i>3,250</i>
Total residential buildings	417	37,621	36	2,395	453	40,016
REST OF SOUTH AUSTRALIA						
Houses —						
Brick, stone or concrete	24	2,103	—	—	24	2,103
Brick-veneer	82	7,651	—	—	82	7,651
Timber	16	991	—	—	16	991
Fibre cement	53	4,529	—	—	53	4,529
Steel, aluminium or other materials	1	25	—	—	1	25
Not stated	71	5,790	12	578	83	6,369
<i>Total houses</i>	<i>247</i>	<i>21,090</i>	<i>12</i>	<i>578</i>	<i>259</i>	<i>21,668</i>
<i>Other residential buildings</i>	<i>18</i>	<i>1,582</i>	<i>4</i>	<i>300</i>	<i>22</i>	<i>1,882</i>
Total residential buildings	265	22,672	16	878	281	23,550
TOTAL SOUTH AUSTRALIA						
Houses —						
Brick, stone or concrete	32	3,039	1	51	33	3,091
Brick-veneer	378	34,984	27	1,824	405	36,808
Timber	18	1,079	—	—	18	1,079
Fibre cement	57	4,767	—	—	57	4,767
Steel, aluminium or other materials	23	1,721	—	—	23	1,721
Not stated	113	9,869	20	1,098	133	10,968
<i>Total houses</i>	<i>621</i>	<i>55,461</i>	<i>48</i>	<i>2,973</i>	<i>669</i>	<i>58,434</i>
<i>Other residential buildings</i>	<i>61</i>	<i>4,832</i>	<i>4</i>	<i>300</i>	<i>65</i>	<i>5,132</i>
Total residential buildings	682	60,293	52	3,273	734	63,566

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

TABLE 8. SUMMARY OF BUILDING APPROVED BY STATISTICAL DIVISION, MARCH 1998

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	374	34,371	43	3,250	417	37,621	8,401	22,265	68,287
Outer Adelaide	91	7,928	—	—	91	7,928	888	1,012	9,828
Yorke and Lower North	29	1,937	—	—	29	1,937	323	1,223	3,482
Murray Lands	30	2,170	2	120	32	2,290	326	20,745	23,360
South East	31	3,234	—	—	31	3,234	426	158	3,818
Eyre	15	1,360	—	—	15	1,360	158	1,258	2,776
Northern	51	4,461	16	1,462	67	5,923	203	1,150	7,276
South Australia	621	55,461	61	4,832	682	60,293	10,724	47,810	118,828
PUBLIC SECTOR									
Adelaide	36	2,395	—	—	36	2,395	—	3,983	6,377
Outer Adelaide	—	—	4	300	4	300	—	1,081	1,381
Yorke and Lower North	—	—	—	—	—	—	—	—	—
Murray Lands	—	—	—	—	—	—	—	836	836
South East	—	—	—	—	—	—	—	—	—
Eyre	—	—	—	—	—	—	—	—	—
Northern	12	578	—	—	12	578	—	120	698
South Australia	48	2,973	4	300	52	3,273	—	6,020	9,294
TOTAL									
Adelaide	410	36,766	43	3,250	453	40,016	8,401	26,247	74,664
Outer Adelaide	91	7,928	4	300	95	8,228	888	2,093	11,209
Yorke and Lower North	29	1,937	—	—	29	1,937	323	1,223	3,482
Murray Lands	30	2,170	2	120	32	2,290	326	21,581	24,197
South East	31	3,234	—	—	31	3,234	426	158	3,818
Eyre	15	1,360	—	—	15	1,360	158	1,258	2,776
Northern	63	5,039	16	1,462	79	6,501	203	1,270	7,975
South Australia	669	58,434	65	5,132	734	63,566	10,724	53,831	128,121

(a) Excludes Conversions, etc.

TABLE 9. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, MARCH 1998

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
Adelaide	410	19	14	33	—	10	—	10	43	453
Outer Adelaide	91	4	—	4	—	—	—	—	4	95
Yorke and Lower North	29	—	—	—	—	—	—	—	—	29
Murray Lands	30	2	—	2	—	—	—	—	2	32
South East	31	—	—	—	—	—	—	—	—	31
Eyre	15	—	—	—	—	—	—	—	—	15
Northern	63	16	—	16	—	—	—	—	16	79
South Australia	669	41	14	55	—	10	—	10	65	734
VALUE (\$'000)										
Adelaide	36,766	1,360	1,090	2,450	—	800	—	800	3,250	40,016
Outer Adelaide	7,928	300	—	300	—	—	—	—	300	8,228
Yorke and Lower North	1,937	—	—	—	—	—	—	—	—	1,937
Murray Lands	2,170	120	—	120	—	—	—	—	120	2,290
South East	3,234	—	—	—	—	—	—	—	—	3,234
Eyre	1,360	—	—	—	—	—	—	—	—	1,360
Northern	5,039	1,462	—	1,462	—	—	—	—	1,462	6,501
South Australia	58,434	3,242	1,090	4,332	—	800	—	800	5,132	63,566

(a) Excludes Conversions, etc.

TABLE 10. BUILDING APPROVED BY SELECTED STATISTICAL LOCAL AREA, MARCH 1998

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)	—	—	—	—	—	—	550	1,515	3,071	3,621
Brighton (C)	12	8	1,726	—	—	—	337	95	95	2,158
Burnside (C)	8	—	876	8	—	760	872	—	423	2,932
Campbelltown (C)	20	—	2,154	5	—	330	100	—	—	2,584
East Torrens (DC)	3	—	354	—	—	—	100	—	—	454
Elizabeth (C)	2	—	115	—	—	—	—	—	—	115
Enfield (C) Pt A & Pt B	25	3	2,300	—	—	—	276	1,383	1,775	4,351
Gawler (M)	9	—	718	—	—	—	14	—	—	732
Glenside (C)	2	—	130	—	—	—	150	80	80	360
Happy Valley (C)	17	—	1,588	—	—	—	188	—	—	1,775
Henley & Grange (C)	2	—	80	—	—	—	72	—	—	152
Hindmarsh and Woodville (C)	23	—	2,318	—	—	—	480	1,425	1,540	4,338
Kensington & Norwood (C)	—	—	—	—	—	—	48	250	250	298
Marion (C)	31	—	3,041	6	—	360	485	5,267	5,267	9,153
Mitcham (C)	9	—	1,082	—	—	—	1,134	435	1,065	3,280
Munno Para (C)	29	—	2,353	—	—	—	66	200	200	2,619
Noarlunga (C)	47	12	4,827	2	—	180	277	1,181	1,832	7,116
Payneham (C)	2	—	120	2	—	160	135	200	200	615
Port Adelaide (C)	5	—	460	12	—	950	307	711	711	2,428
Prospect (C)	1	—	180	2	—	130	123	—	—	433
St Peters (M)	—	—	—	—	—	—	80	—	—	80
Salisbury (C)	54	—	4,291	—	—	—	447	6,310	6,525	11,264
Stirling (DC)	3	—	235	—	—	—	338	—	—	573
Tea Tree Gully (C)	49	13	5,445	—	—	—	540	2,414	2,414	8,399
Thebarton (M)	1	—	80	—	—	—	219	60	60	359
Unley (C)	1	—	56	6	—	380	704	180	180	1,319
Walkerville (M)	—	—	—	—	—	—	48	—	—	48
West Torrens (C)	14	—	1,708	—	—	—	313	50	50	2,070
Willunga (DC)	5	—	529	—	—	—	—	510	510	1,039
Unincorporated	—	—	—	—	—	—	—	—	—	—
Adelaide (SD)	374	36	36,766	43	—	3,250	8,401	22,265	26,247	74,664
REST OF STATE										
Barossa (DC)	3	—	297	—	—	—	—	—	—	297
Light (DC)	6	—	577	—	—	—	—	—	—	577
Mallala (DC)	4	—	230	—	—	—	33	—	—	263
Mount Barker (DC)	13	—	1,088	—	—	—	78	200	200	1,366
Mount Gambier (C)	14	—	1,507	—	—	—	83	—	—	1,590
Murray Bridge (RC)	6	—	451	—	—	—	137	20,550	20,550	21,138
Northern Yorke Peninsula (DC)	7	—	469	—	—	—	112	—	—	581
Port Augusta (C)	1	—	133	—	—	—	45	1,150	1,150	1,328
Port Elliot & Goolwa (DC)	7	—	545	—	—	—	55	550	550	1,150
Port Lincoln (C)	4	—	429	—	—	—	60	1,145	1,145	1,634
Port Pirie (C)	6	—	387	—	—	—	14	—	—	401
Roxby Downs (M)	41	—	3,765	16	—	1,462	25	—	—	5,252
Strathalbyn (DC)	5	—	354	—	—	—	82	62	62	498
Victor Harbor (DC)	16	—	1,574	—	—	—	156	—	—	1,729
Whyalla (C)	2	—	95	—	—	—	104	—	—	199
Other	112	12	9,769	2	4	420	1,340	1,889	3,926	15,455
Rest of State	247	12	21,668	18	4	1,882	2,323	25,546	27,583	53,457
SOUTH AUSTRALIA										
South Australia	621	48	58,434	61	4	5,132	10,724	47,810	53,831	128,121

(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* (Cat. no. 8762.0).

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

6. From July 1990, the statistics cover:

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

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

Definitions

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

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

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

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

10. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building is shown separately in Table 1 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in this 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 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 (02) 6252 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* (Cat. no. 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* (Cat. no. 5216.0).

Australian Standard Geographical Classification (ASGC)

27. Area statistics are now being classified to the *Australian Standard Geographical Classification, 1996 Edition* (Cat. no. 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: 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* (Cat. no. 8731.0) – issued monthly
- Building Activity, Australia: Dwelling Unit Commencements, Preliminary* (Cat. no. 8750.0) – issued quarterly
- Building Activity, South Australia* (Cat. no. 8752.4) – issued quarterly
- Housing Finance for Owner Occupation, Australia* (Cat. no. 5609.0) – issued monthly
- Price Index of Materials Used in House Building* (Cat. no. 6408.0) – issued monthly

29. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (Cat. no. 1101.0). The ABS also issues, on Tuesdays and Fridays, a *Release Advice* (Cat. no. 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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