

BUILDING APPROVALS

SOUTH AUSTRALIA

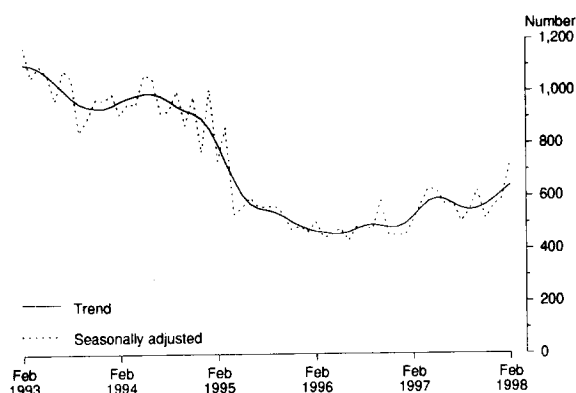
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MAIN FEATURES

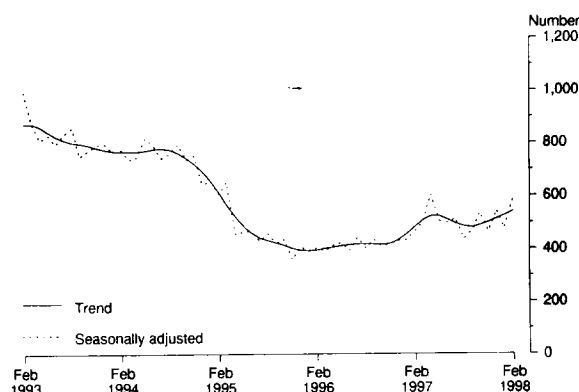
NUMBER OF DWELLING UNITS APPROVED

	February 1997	January 1998	February 1998	February 1997 to February 1998 change	January 1998 to February 1998 change
Original series	472	431	666	41.1%	54.5%
Seasonally adjusted	509	588	720	41.5%	22.4%
Trend estimate	523	613	640	22.4%	4.4%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



Residential building

- The trend for total dwelling units approved has risen by 4.4% in February to be 22.4% higher than the level of a year ago. A fall of more than 28% in the seasonally adjusted estimate (almost three times the average monthly movement) is required to reverse the upward movement of the trend.
- The trend for the number of private sector houses has increased 3.0% in February to be 12.9% higher than the estimate for September 1997. This upward trend will continue unless the seasonally adjusted estimate for next month falls by more than 18% (twice the average monthly movement).
- The total number of dwelling units approved in original terms was 666 which is the highest estimate since August 1995. Private sector houses accounted for 541 of this total with Salisbury and Tea Tree Gully in the Adelaide Statistical Division and Roxby Downs contributing 47, 43 and 36 respectively. The conversion of a non residential building in the CBD to 69 units was also a major contributor to the increase.

- The value of new residential building approved was \$57 million and alterations and additions to residential building was \$15.6 million.

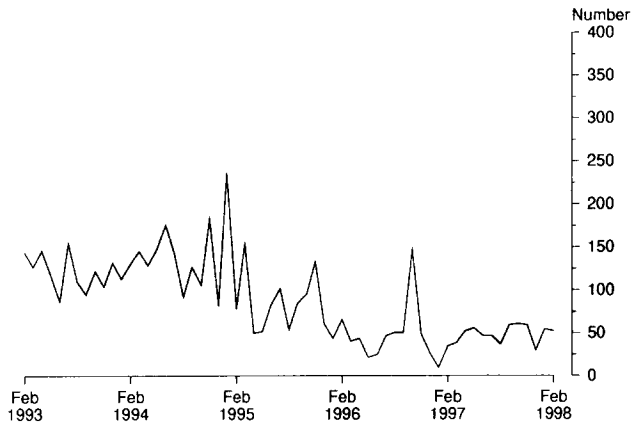
Non-residential building

- The value of non-residential building approved in February was \$41.9 million. Shops accounted for \$9.4 million, followed by Entertainment and recreational (\$8.2 million) and Other business premises (\$5.9 million).
- There were two building jobs valued at more than \$5 million and 8 jobs valued between \$1 million and \$5 million.

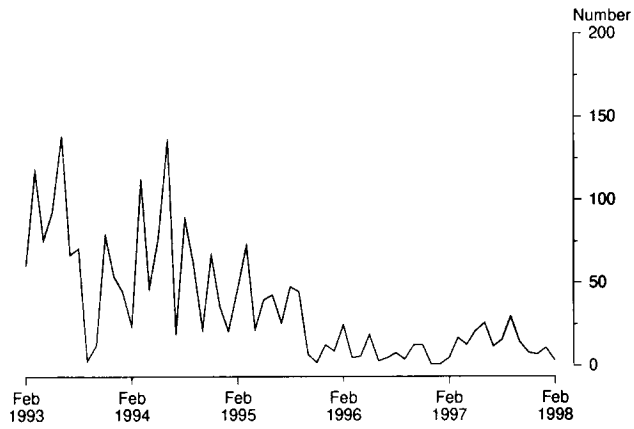
INQUIRIES

- 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.

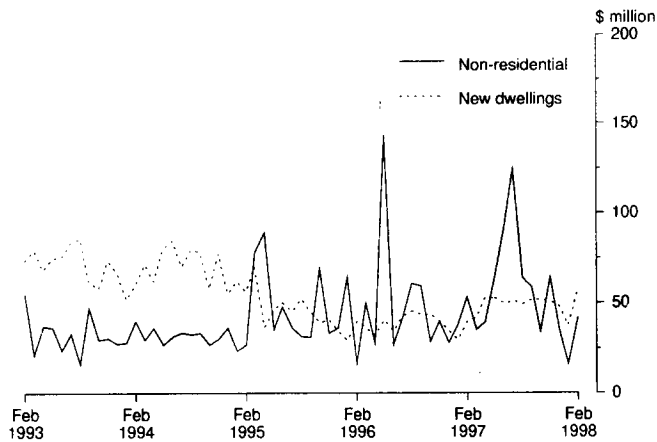
**NEW OTHER RESIDENTIAL BUILDINGS APPROVED
PRIVATE SECTOR**



**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 September 1997 to February 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 (March 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 March 1998, the trend estimate for that month would be 590, a movement of 3.9%. The movements in the trend estimates for December 1997, and January and February 1998 which are currently estimated to be 2.6%, 2.6% and 3.0% respectively, would be revised to 4.0%, 4.5% and 4.7%. On the other hand, a 9% seasonally adjusted decline in the number of private sector houses approved in March 1998 would produce a trend estimate for March of 545, a movement of 1.4%, with the movements in the trend estimates for December 1997, and January and February 1998 being revised to 2.6%, 2.5% and 2.3% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if March 1998 seasonally adjusted estimate			
			is up 9% on February 1998		is down 9% on February 1998	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
September	481	-0.6	478	-1.1	480	-0.7
October	489	1.6	484	1.2	488	1.5
November	501	2.5	499	3.0	501	2.6
December	514	2.6	518	4.0	514	2.6
1998—						
January	527	2.6	542	4.5	526	2.5
February	543	3.0	568	4.7	538	2.3
March	n.y.a.	n.y.a.	590	3.9	545	1.4

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if March 1998 seasonally adjusted estimate			
			is up 10% on February 1998		is down 10% on February 1998	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
September	548	-1.4	545	-2.0	548	-1.5
October	554	1.0	547	0.5	553	0.9
November	569	2.8	566	3.5	569	3.0
December	590	3.6	597	5.5	590	3.8
1998—						
January	613	4.0	636	6.6	614	4.0
February	640	4.4	680	6.9	638	3.9
March	n.y.a.	n.y.a.	720	5.8	656	2.9

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-February	2,195	30	2,225	350	—	350	8	2,553	30	2,583
1997-98 July-February	2,588	81	2,669	345	11	356	81	3,014	92	3,106
1996— 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
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
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-February	3,408	36	3,444	418	—	418	14	3,837	39	3,876
1997-98 July-February	3,974	91	4,065	403	11	414	84	4,461	102	4,563
1996— 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
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

(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-February	188.3	2.2	190.5	25.8	—	25.8	214.1	2.2	216.3	60.7	159.1	253.2	433.8	530.2
1997-98														
July-February	239.5	6.1	245.6	31.8	0.6	32.5	271.3	6.7	278.1	69.2	298.1	352.5	638.5	699.8
1996—														
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	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
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-February	286.5	2.7	289.2	29.9	—	29.9	316.4	2.7	319.1	77.7	240.3	349.4	633.4	746.1
1997-98														
July-February	353.8	7.1	360.9	35.7	0.6	36.4	389.6	7.7	397.3	88.1	347.8	439.1	824.3	924.4
1996—														
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	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

**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
1996—								
December	431	433	433	439	451	476	453	483
1997—								
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	481	490	502	523	526	549	548
October	536	489	574	510	580	532	623	554
November	464	501	480	521	506	549	515	569
December	545	514	557	531	557	572	568	590
1998—								
January	475	527	494	542	565	599	588	613
February	588	543	591	554	716	629	720	640

(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	Private sector		Total	Private sector	Total	
	Private sector	Total							
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
1996—									
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
1997—									
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-February		1997	1998	
			1996-97	1997-98	December	January	February
PRIVATE SECTOR							
New houses	399.4	462.9	286.5	353.8	44.5	32.6	48.7
New other residential buildings	54.6	44.0	29.9	35.7	3.0	4.2	8.0
<i>Total new residential building</i>	<i>454.1</i>	<i>506.8</i>	<i>316.4</i>	<i>389.6</i>	<i>47.6</i>	<i>36.8</i>	<i>56.7</i>
Alterations and additions to residential buildings	117.2	115.0	76.7	87.0	10.5	7.2	15.5
Hotels, etc.	18.2	38.9	10.7	4.7	0.7	0.1	0.5
Shops	122.0	102.6	44.8	53.7	2.7	1.6	8.0
Factories	26.2	23.9	10.9	121.1	1.9	1.3	4.4
Offices	53.3	56.8	39.5	51.3	3.2	0.3	1.1
Other business premises	77.8	84.8	62.8	39.0	6.8	1.7	5.9
Educational	17.2	16.6	7.5	14.9	4.5	0.5	2.5
Religious	3.7	2.2	0.9	4.6	3.2	—	—
Health	41.9	50.0	21.6	14.8	1.1	0.9	0.2
Entertainment and recreational	23.2	13.0	10.2	35.6	1.1	1.3	7.9
Miscellaneous	9.6	33.7	31.4	8.0	2.6	0.3	0.5
<i>Total non-residential building</i>	<i>393.0</i>	<i>422.4</i>	<i>240.3</i>	<i>347.8</i>	<i>27.8</i>	<i>7.9</i>	<i>31.0</i>
Total	964.3	1,044.2	633.4	824.3	85.9	51.9	103.2
PUBLIC SECTOR							
New houses	13.3	7.4	2.7	7.1	0.5	0.4	0.3
New other residential buildings	1.9	1.3	—	0.6	—	0.2	—
<i>Total new residential building</i>	<i>15.3</i>	<i>8.7</i>	<i>2.7</i>	<i>7.7</i>	<i>0.5</i>	<i>0.6</i>	<i>0.3</i>
Alterations and additions to residential buildings	1.9	1.6	1.0	1.1	—	—	0.1
Hotels, etc.	—	3.5	0.8	0.5	—	—	—
Shops	7.9	3.6	2.4	2.8	0.1	—	1.4
Factories	6.7	2.2	1.9	0.2	—	0.1	—
Offices	43.5	36.4	25.8	10.8	0.5	0.9	1.4
Other business premises	17.8	8.5	4.4	1.7	—	0.3	—
Educational	42.5	44.5	35.2	44.2	4.9	6.0	1.8
Religious	1.0	—	—	—	—	—	—
Health	10.2	16.0	9.5	23.9	1.3	0.8	2.3
Entertainment and recreational	3.6	24.7	21.5	2.3	0.3	—	0.3
Miscellaneous	40.0	18.9	7.6	4.9	0.1	0.2	3.8
<i>Total non-residential building</i>	<i>173.2</i>	<i>158.4</i>	<i>109.1</i>	<i>91.3</i>	<i>7.2</i>	<i>8.3</i>	<i>10.9</i>
Total	190.4	168.7	112.7	100.1	7.7	8.9	11.3
TOTAL							
New houses	412.7	470.2	289.2	360.9	45.1	33.0	49.0
New other residential buildings	56.6	45.3	29.9	36.4	3.0	4.4	8.0
<i>Total new residential building</i>	<i>469.3</i>	<i>515.5</i>	<i>319.1</i>	<i>397.3</i>	<i>48.1</i>	<i>37.4</i>	<i>57.0</i>
Alterations and additions to residential buildings	119.1	116.6	77.7	88.1	10.6	7.3	15.6
Hotels, etc.	18.2	42.4	11.5	5.2	0.7	0.1	0.5
Shops	129.9	106.2	47.2	56.6	2.8	1.6	9.4
Factories	32.9	26.1	12.7	121.2	1.9	1.4	4.4
Offices	96.8	93.2	65.4	62.0	3.8	1.3	2.5
Other business premises	95.5	93.3	67.2	40.8	6.8	1.9	5.9
Educational	59.7	61.0	42.7	59.2	9.4	6.5	4.3
Religious	4.7	2.2	0.9	4.6	3.2	—	—
Health	52.1	66.0	31.2	38.7	2.4	1.6	2.5
Entertainment and recreational	26.8	37.7	31.7	37.9	1.3	1.3	8.2
Miscellaneous	49.6	52.6	39.0	12.9	2.8	0.4	4.3
<i>Total non-residential building</i>	<i>566.2</i>	<i>580.7</i>	<i>349.4</i>	<i>439.1</i>	<i>35.1</i>	<i>16.1</i>	<i>41.9</i>
Total	1,154.6	1,212.8	746.1	924.4	93.7	60.8	114.5

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1997 December	3	0.3	2	0.5	—	—	—	—	—	—	5	0.7
1998 January	1	0.1	—	—	—	—	—	—	—	—	1	0.1
February	2	0.2	1	0.4	—	—	—	—	—	—	3	0.5
SHOPS												
1997 December	17	1.8	2	0.5	1	0.5	—	—	—	—	20	2.8
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
FACTORIES												
1997 December	6	0.6	5	1.2	—	—	—	—	—	—	11	1.9
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
OFFICES												
1997 December	11	1.1	5	1.3	—	—	1	1.4	—	—	17	3.8
1998 January	6	0.7	2	0.5	—	—	—	—	—	—	8	1.3
February	9	0.7	6	1.7	—	—	—	—	—	—	15	2.5
OTHER BUSINESS PREMISES												
1997 December	7	0.5	6	2.0	2	1.3	1	3.0	—	—	16	6.8
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
EDUCATIONAL												
1997 December	7	0.6	6	1.7	1	1.0	2	6.2	—	—	16	9.4
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
RELIGIOUS												
1997 December	—	—	1	0.2	—	—	1	3.0	—	—	2	3.2
1998 January	—	—	—	—	—	—	—	—	—	—	—	—
February	—	—	—	—	—	—	—	—	—	—	—	—
HEALTH												
1997 December	—	—	2	0.5	1	0.9	1	1.0	—	—	4	2.4
1998 January	—	—	3	1.1	1	0.5	—	—	—	—	4	1.6
February	2	0.2	1	0.3	—	—	1	2.0	—	—	4	2.5
ENTERTAINMENT AND RECREATIONAL												
1997 December	1	0.1	2	0.5	1	0.8	—	—	—	—	4	1.3
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
MISCELLANEOUS												
1997 December	4	0.3	2	0.5	—	—	1	2.0	—	—	7	2.8
1998 January	3	0.4	—	—	—	—	—	—	—	—	3	0.4
February	7	0.6	1	0.5	—	—	1	3.3	—	—	9	4.3
TOTAL NON-RESIDENTIAL BUILDING												
1997 December	56	5.2	33	8.9	6	4.4	7	16.5	—	—	102	35.1
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

**TABLE 7. NUMBER AND VALUE OF DWELLING UNITS (a) APPROVED
BY MATERIAL OF OUTER WALLS
FEBRUARY 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	17	2,488	—	—	17	2,488
Brick-veneer	239	21,433	—	—	239	21,433
Timber	4	260	—	—	4	260
Fibre cement	4	286	1	86	5	372
Steel, aluminium or other materials	18	1,646	—	—	18	1,646
Not stated	39	4,344	—	—	39	4,344
<i>Total houses</i>	<i>321</i>	<i>30,455</i>	<i>1</i>	<i>86</i>	<i>322</i>	<i>30,541</i>
<i>Other residential buildings</i>	<i>51</i>	<i>7,885</i>	<i>—</i>	<i>—</i>	<i>51</i>	<i>7,885</i>
Total residential buildings	372	38,340	1	86	373	38,426
REST OF SOUTH AUSTRALIA						
Houses —						
Brick, stone or concrete	19	1,935	—	—	19	1,935
Brick-veneer	78	7,276	—	—	78	7,276
Timber	21	1,322	—	—	21	1,322
Fibre cement	46	3,077	—	—	46	3,077
Steel, aluminium or other materials	1	70	—	—	1	70
Not stated	55	4,554	2	199	57	4,753
<i>Total houses</i>	<i>220</i>	<i>18,233</i>	<i>2</i>	<i>199</i>	<i>222</i>	<i>18,432</i>
<i>Other residential buildings</i>	<i>2</i>	<i>150</i>	<i>—</i>	<i>—</i>	<i>2</i>	<i>150</i>
Total residential buildings	222	18,383	2	199	224	18,582
TOTAL SOUTH AUSTRALIA						
Houses —						
Brick, stone or concrete	36	4,422	—	—	36	4,422
Brick-veneer	317	28,709	—	—	317	28,709
Timber	25	1,582	—	—	25	1,582
Fibre cement	50	3,363	1	86	51	3,449
Steel, aluminium or other materials	19	1,716	—	—	19	1,716
Not stated	94	8,897	2	199	96	9,096
<i>Total houses</i>	<i>541</i>	<i>48,688</i>	<i>3</i>	<i>285</i>	<i>544</i>	<i>48,973</i>
<i>Other residential buildings</i>	<i>53</i>	<i>8,035</i>	<i>—</i>	<i>—</i>	<i>53</i>	<i>8,035</i>
Total residential buildings	594	56,722	3	285	597	57,007

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

TABLE 8. SUMMARY OF BUILDING APPROVED BY STATISTICAL DIVISION, FEBRUARY 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	321	30,455	51	7,885	372	38,340	13,535	26,845	78,720
Outer Adelaide	83	6,870	2	150	85	7,020	774	339	8,133
Yorke and Lower North	19	1,445	—	—	19	1,445	285	2,305	4,035
Murray Lands	24	2,058	—	—	24	2,058	252	263	2,573
South East	34	3,191	—	—	34	3,191	182	1,005	4,378
Eyre	13	1,361	—	—	13	1,361	47	—	1,408
Northern	47	3,306	—	—	47	3,306	421	237	3,964
South Australia	541	48,688	53	8,035	594	56,722	15,497	30,993	103,213
PUBLIC SECTOR									
Adelaide	1	86	—	—	1	86	—	8,124	8,210
Outer Adelaide	—	—	—	—	—	—	—	109	109
Yorke and Lower North	—	—	—	—	—	—	—	—	—
Murray Lands	—	—	—	—	—	—	—	1,985	1,985
South East	—	—	—	—	—	—	—	675	874
Eyre	2	199	—	—	2	199	—	—	120
Northern	—	—	—	—	—	—	120	—	120
South Australia	3	285	—	—	3	285	120	10,893	11,298
TOTAL									
Adelaide	322	30,541	51	7,885	373	38,426	13,535	34,969	86,930
Outer Adelaide	83	6,870	2	150	85	7,020	774	448	8,242
Yorke and Lower North	19	1,445	—	—	19	1,445	285	2,305	4,035
Murray Lands	24	2,058	—	—	24	2,058	252	263	2,573
South East	34	3,191	—	—	34	3,191	182	2,990	6,363
Eyre	15	1,560	—	—	15	1,560	47	675	2,282
Northern	47	3,306	—	—	47	3,306	541	237	4,084
South Australia	544	48,973	53	8,035	597	57,007	15,617	41,886	114,510

(a) Excludes Conversions, etc.

TABLE 9. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, FEBRUARY 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		
NUMBER OF DWELLING UNITS										
Adelaide	322	20	2	22	—	—	29	29	51	373
Outer Adelaide	83	2	—	2	—	—	—	—	2	85
Yorke and Lower North	19	—	—	—	—	—	—	—	—	19
Murray Lands	24	—	—	—	—	—	—	—	—	24
South East	34	—	—	—	—	—	—	—	—	34
Eyre	15	—	—	—	—	—	—	—	—	15
Northern	47	—	—	—	—	—	—	—	—	47
South Australia	544	22	2	24	—	—	29	29	53	597
VALUE (\$'000)										
Adelaide	30,541	1,355	300	1,655	—	—	6,230	6,230	7,885	38,426
Outer Adelaide	6,870	150	—	150	—	—	—	—	150	7,020
Yorke and Lower North	1,445	—	—	—	—	—	—	—	—	1,445
Murray Lands	2,058	—	—	—	—	—	—	—	—	2,058
South East	3,191	—	—	—	—	—	—	—	—	3,191
Eyre	1,560	—	—	—	—	—	—	—	—	1,560
Northern	3,306	—	—	—	—	—	—	—	—	3,306
South Australia	48,973	1,505	300	1,805	—	—	6,230	6,230	8,035	57,007

(a) Excludes Conversions, etc.

TABLE 10. BUILDING APPROVED BY SELECTED STATISTICAL LOCAL AREA, FEBRUARY 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)	—	—	—	29	—	6,230	7,140	1,243	4,671	18,041
Brighton (C)	8	—	1,000	7	—	460	155	—	—	1,615
Burnside (C)	12	—	1,292	—	—	—	766	—	351	2,409
Campbelltown (C)	16	—	1,759	—	—	—	305	90	90	2,153
East Torrens (DC)	2	—	462	—	—	—	15	—	—	477
Elizabeth (C)	3	—	188	5	—	313	—	—	—	500
Enfield (C) Pt A & Pt B	16	—	1,259	—	—	—	177	2,460	2,460	3,896
Gawler (M)	6	—	664	—	—	—	57	—	—	721
Glenside (C)	1	—	70	2	—	112	435	120	120	737
Happy Valley (C)	13	—	1,195	—	—	—	166	—	—	1,360
Henley & Grange (C)	5	—	453	—	—	—	165	—	—	618
Hindmarsh and Woodville (C)	25	—	2,663	2	—	300	585	2,090	2,090	5,638
Kensington & Norwood (C)	—	—	—	—	—	—	32	—	250	282
Marion (C)	22	—	1,946	2	—	160	460	440	440	3,006
Mitcham (C)	5	—	761	—	—	—	566	235	235	1,563
Munno Para (C)	22	—	1,560	—	—	—	90	—	—	1,650
Noarlunga (C)	29	—	2,454	—	—	—	269	135	3,400	6,122
Payneham (C)	—	—	—	—	—	—	85	—	210	295
Port Adelaide (C)	12	1	1,139	2	—	230	15	80	425	1,809
Prospect (C)	1	—	275	—	—	—	262	—	—	537
St Peters (M)	—	—	—	—	—	—	—	—	—	—
Salisbury (C)	47	—	3,646	—	—	—	269	11,585	11,859	15,774
Stirling (DC)	5	—	663	—	—	—	306	—	—	969
Tea Tree Gully (C)	43	—	4,444	—	—	—	277	643	643	5,364
Thebarton (M)	—	—	—	—	—	—	65	5,000	5,000	5,065
Unley (C)	1	—	150	—	—	—	639	2,425	2,425	3,214
Walkerville (M)	—	—	—	—	—	—	99	—	—	99
West Torrens (C)	17	—	1,613	2	—	80	93	300	300	2,086
Willunga (DC)	10	—	887	—	—	—	44	—	—	931
Unincorporated	—	—	—	—	—	—	—	—	—	—
Adelaide (SD)	321	1	30,541	51	—	7,885	13,535	26,845	34,969	86,930
REST OF STATE										
Barossa (DC)	2	—	138	—	—	—	—	—	—	138
Light (DC)	4	—	309	—	—	—	15	—	—	324
Mallala (DC)	5	—	428	—	—	—	25	—	—	453
Mount Barker (DC)	16	—	1,514	—	—	—	210	146	146	1,870
Mount Gambier (C)	13	—	1,302	—	—	—	12	—	—	1,314
Murray Bridge (RC)	4	—	296	—	—	—	55	—	—	351
Northern Yorke Peninsula (DC)	2	—	130	—	—	—	70	—	—	200
Port Augusta (C)	1	—	130	—	—	—	340	67	67	537
Port Elliot & Goolwa (DC)	12	—	1,095	2	—	150	261	—	—	1,506
Port Lincoln (C)	7	2	1,059	—	—	—	35	—	—	1,094
Port Pirie (C)	2	—	143	—	—	—	70	120	120	333
Roxby Downs (M)	36	—	2,637	—	—	—	—	—	—	2,637
Strathalbyn (DC)	5	—	468	—	—	—	13	—	—	481
Victor Harbor (DC)	17	—	1,321	—	—	—	145	—	—	1,466
Whyalla (C)	6	—	311	—	—	—	121	—	—	432
Other	88	—	7,151	—	—	—	709	3,815	6,584	14,444
Rest of State	220	2	18,432	2	—	150	2,082	4,148	6,917	27,580
SOUTH AUSTRALIA										
South Australia	541	3	48,973	53	—	8,035	15,617	30,993	41,886	114,510

(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
South Australia



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