

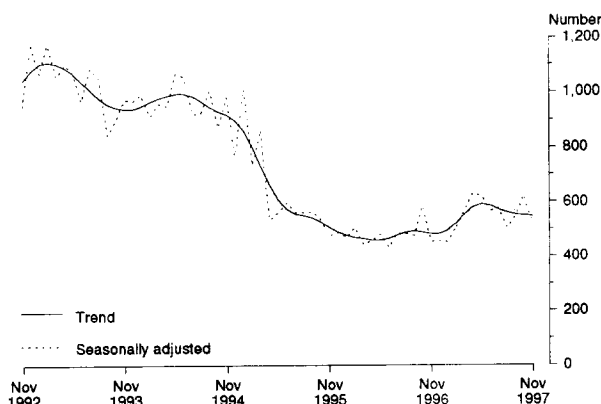
BUILDING APPROVALS, SOUTH AUSTRALIA, NOVEMBER 1997

MAIN FEATURES

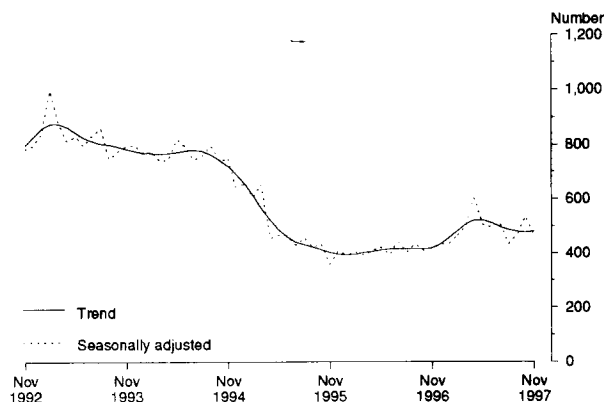
NUMBER OF DWELLING UNITS APPROVED

	November 1996	October 1997	November 1997	November 1996 to November 1997 change	October 1997 to November 1997 change
Original series	488	599	552	13.1%	-7.8%
Seasonally adjusted	454	623	515	13.4%	-17.3%
Trend estimate	482	550	548	13.7%	-0.4%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



Residential building

- The trend for total dwelling units approved decreased by 0.4% in November, following a 17.3% fall in the seasonally adjusted estimate. The trend has fallen by 7.4% in the last six months.
- The trend for the number of private sector houses approved has risen for the first time in six months but is still 7.5% below May 1997.
- The total number of dwelling units approved, in original terms was 552. Adelaide, with 50 dwellings (1 house, 49 other residential) recorded the highest number in the Adelaide Statistical Division.

- The value of new residential building approved was \$51.2 million and the value of alterations and additions to residential buildings was \$11.1 million.

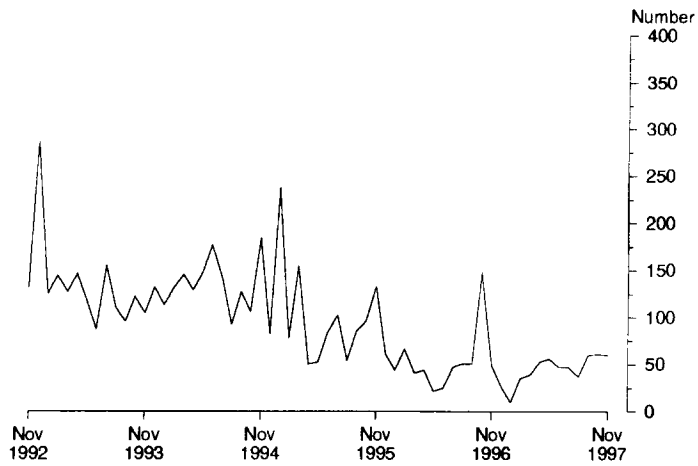
Non-residential building

- The value of non-residential building approved in November was \$64.5 million. Of the total, offices accounted for \$39.8 million (of which one job contributed \$34.2 million), followed by shops with \$6.0 million.
- There was one job valued at \$5 million or more and six building jobs valued between \$1 and \$5 million in November.

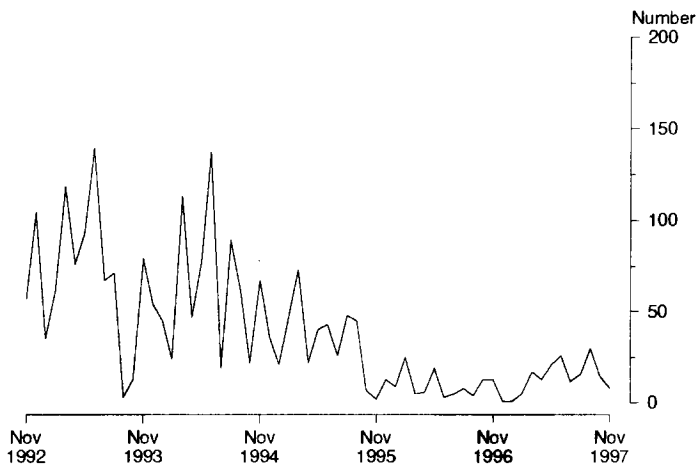
INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7585 or any ABS State Office.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

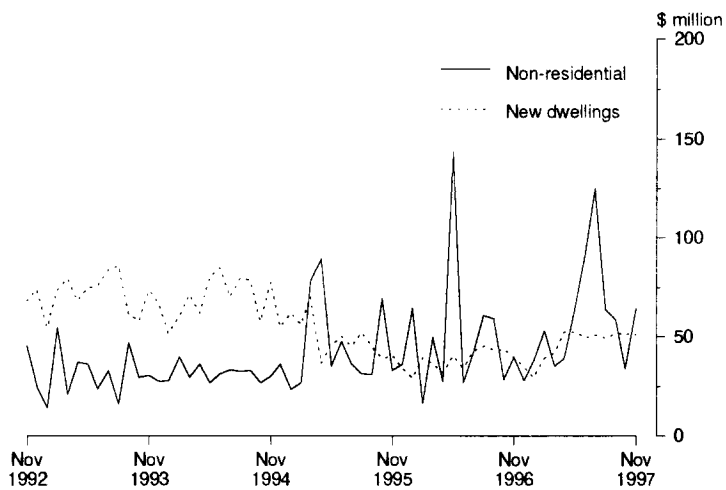
**NEW OTHER RESIDENTIAL BUILDINGS APPROVED
PRIVATE SECTOR**



**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 June 1997 to November 1997.

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

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

For example, if the seasonally adjusted estimate for the number of private sector houses approved (the first table below) were to increase by 9% in December 1997, the trend estimate for that month would be 493, a movement of 0.7%. The movements in the trend estimates for September, October and November which are currently estimated to be -1.0%, -0.5% and 0.9% respectively, would be revised to -0.6%, 0.5% and 1.0%. On the other hand, a 9% seasonally adjusted decline in the number of private sector houses approved in December 1997 would produce a trend estimate for December of 459, a movement of -1.7%, with the movements in the trend estimates for September, October and November being revised to -1.6%, -1.2% and -1.2% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if December 1997 seasonally adjusted estimate			
			is up 9% on November 1997		is down 9% on November 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
June	511	-2.0	511	-2.0	513	-1.7
July	497	-2.8	496	-2.9	499	-2.7
August	486	-2.2	485	-2.2	487	-2.5
September	481	-1.0	482	-0.6	479	-1.6
October	478	-0.5	485	0.5	473	-1.2
November	483	0.9	490	1.0	467	-1.2
December	n.y.a.	n.y.a.	493	0.7	459	-1.7

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if December 1997 seasonally adjusted estimate			
			is up 10% on November 1997		is down 10% on November 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
June	586	-1.0	586	-1.0	589	-0.6
July	572	-2.4	573	-2.4	576	-2.1
August	560	-2.1	560	-2.2	562	-2.5
September	554	-1.2	555	-0.9	550	-2.1
October	550	-0.7	555	-0.0	539	-2.0
November	548	-0.2	556	0.3	526	-2.3
December	n.y.a.	n.y.a.	560	0.6	514	-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-November	1,445	27	1,472	298	—	298	5	1,748	27	1,775
1997-98										
July-November	1,703	65	1,768	231	8	239	10	1,944	73	2,017
1996—										
September	287	4	291	49	—	49	—	336	4	340
October	264	13	277	143	—	143	3	410	13	423
November	276	—	276	42	—	42	1	319	—	319
December	221	1	222	23	—	23	—	244	1	245
1997—										
January	216	—	216	6	—	6	1	223	—	223
February	313	2	315	23	—	23	2	338	2	340
March	314	13	327	23	2	25	—	337	15	352
April	306	9	315	34	4	38	3	343	13	356
May	333	10	343	39	7	46	5	377	17	394
June	358	22	380	43	4	47	5	406	26	432
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
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-November	2,257	30	2,287	346	—	346	10	2,610	33	2,643
1997-98										
July-November	2,594	73	2,667	265	8	273	13	2,872	81	2,953
1996—										
September	458	4	462	51	—	51	1	510	4	514
October	401	13	414	148	—	148	4	553	13	566
November	438	—	438	49	—	49	1	488	—	488
December	382	1	383	27	—	27	—	409	1	410
1997—										
January	340	—	340	10	—	10	1	351	—	351
February	429	5	434	35	—	35	3	467	5	472
March	486	15	501	39	2	41	1	526	17	543
April	559	9	568	53	4	57	3	615	13	628
May	537	14	551	56	7	63	6	599	21	620
June	518	22	540	47	4	51	6	571	26	597
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

(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-November	124.3	2.0	126.3	21.4	—	21.4	145.7	2.0	147.7	37.7	109.2	171.1	292.6	356.5
1997-98														
July-November	154.6	5.1	159.6	18.2	0.5	18.7	172.8	5.5	178.3	41.8	245.6	282.3	460.0	502.4
1996—														
September	25.2	0.4	25.6	3.7	—	3.7	28.9	0.4	29.2	8.6	35.4	46.3	72.8	84.2
October	23.2	0.9	24.1	8.4	—	8.4	31.6	0.9	32.5	9.8	16.1	18.9	57.5	61.2
November	23.7	—	23.7	3.2	—	3.2	26.9	—	26.9	6.6	14.8	35.3	48.3	68.9
December	18.6	0.1	18.7	2.0	—	2.0	20.7	0.1	20.8	8.1	21.5	23.9	50.3	52.7
1997—														
January	18.7	—	18.7	0.5	—	0.5	19.2	—	19.2	6.7	9.9	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
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-November	188.4	2.2	190.6	24.5	—	24.5	212.8	2.2	215.0	49.5	158.5	230.2	420.0	494.8
1997-98														
July-November	228.0	5.8	233.8	20.5	0.5	20.9	248.5	6.3	254.8	54.7	281.0	346.0	583.2	655.4
1996—														
September	39.2	0.4	39.5	3.8	—	3.8	43.0	0.4	43.4	10.7	45.8	59.1	99.5	113.2
October	34.2	0.9	35.1	8.6	—	8.6	42.7	0.9	43.7	12.0	25.0	28.5	79.7	84.2
November	35.7	—	35.7	4.2	—	4.2	39.9	—	39.9	8.8	18.7	39.7	67.5	88.5
December	32.4	0.1	32.5	2.3	—	2.3	34.7	0.1	34.8	9.7	25.3	28.0	69.6	72.5
1997—														
January	28.9	—	28.9	0.7	—	0.7	29.6	—	29.6	8.6	11.3	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

**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—							
September	434	417	438	427	473	482	476	493
October	410	416	442	425	549	479	584	489
November	419	420	419	428	454	474	454	482
December	431	433	433	439	451	476	453	483
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	511	511	524	552	570	569	586
July	513	497	530	512	561	554	578	572
August	436	486	448	504	492	540	502	560
September	470	481	490	502	523	531	549	554
October	536	478	574	502	580	526	623	550
November	464	483	480	508	506	523	515	548

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

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
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	377.7	519.4	938.9	1,090.5
1996—									
June qtr.	87.2	89.0	4.9	93.8	25.3	154.9	178.7	271.7	297.9
Sept. qtr.	104.8	105.9	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	61.9	86.4	193.5	218.9
1997—									
Mar. qtr.	96.1	97.4	5.0	102.4	25.2	68.8	113.1	194.6	240.7
June qtr.	127.1	130.5	11.2	141.7	27.6	143.7	174.2	307.5	343.6
Sept. qtr.	126.0	129.7	10.9	140.5	29.2	171.2	219.3	335.3	389.0

(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-November		1997		
			1996-97	1997-98	September	October	November
PRIVATE SECTOR							
New houses	399.4	462.9	188.4	228.0	44.8	45.4	46.8
New other residential buildings	54.6	44.0	24.5	20.5	5.2	4.6	3.8
<i>Total new residential building</i>	<i>454.1</i>	<i>506.8</i>	<i>212.8</i>	<i>248.5</i>	<i>50.0</i>	<i>50.0</i>	<i>50.6</i>
Alterations and additions to residential buildings	117.2	115.0	48.6	53.7	9.9	12.0	11.1
Hotels, etc.	18.2	38.9	6.0	3.4	1.4	0.4	0.3
Shops	122.0	102.6	29.1	41.4	11.1	7.6	5.8
Factories	26.2	23.9	7.0	113.5	3.1	12.3	3.4
Offices	53.3	56.8	29.2	46.6	2.7	2.1	38.2
Other business premises	77.8	84.8	56.8	24.7	1.7	2.3	3.7
Educational	17.2	16.6	3.8	7.4	2.5	1.6	2.2
Religious	3.7	2.2	0.3	1.4	0.6	0.4	—
Health	41.9	50.0	16.8	12.6	2.0	0.2	2.2
Entertainment and recreational	23.2	13.0	6.4	25.3	1.2	2.7	0.3
Miscellaneous	9.6	33.7	3.3	4.6	0.5	1.2	0.8
<i>Total non-residential building</i>	<i>393.0</i>	<i>422.4</i>	<i>158.5</i>	<i>281.0</i>	<i>26.8</i>	<i>30.8</i>	<i>57.0</i>
Total	964.3	1,044.2	420.0	583.2	86.7	92.7	118.6
PUBLIC SECTOR							
New houses	13.3	7.4	2.2	5.8	1.4	1.3	0.6
New other residential buildings	1.9	1.3	—	0.5	0.5	—	—
<i>Total new residential building</i>	<i>15.3</i>	<i>8.7</i>	<i>2.2</i>	<i>6.3</i>	<i>1.8</i>	<i>1.3</i>	<i>0.6</i>
Alterations and additions to residential buildings	1.9	1.6	1.0	0.9	0.8	—	—
Hotels, etc.	—	3.5	0.7	0.5	—	—	—
Shops	7.9	3.6	2.4	1.3	—	0.2	0.2
Factories	6.7	2.2	1.9	0.1	—	—	—
Offices	43.5	36.4	24.4	7.9	4.1	0.4	1.6
Other business premises	17.8	8.5	4.2	1.5	0.1	0.1	0.3
Educational	42.5	44.5	15.8	31.5	20.2	1.5	3.2
Religious	1.0	—	—	—	—	—	—
Health	10.2	16.0	7.6	19.6	7.1	0.5	1.5
Entertainment and recreational	3.6	24.7	8.3	1.7	0.2	0.6	0.3
Miscellaneous	40.0	18.9	6.3	0.8	—	0.1	0.4
<i>Total non-residential building</i>	<i>173.2</i>	<i>158.4</i>	<i>71.7</i>	<i>65.0</i>	<i>31.7</i>	<i>3.3</i>	<i>7.5</i>
Total	190.4	168.7	74.8	72.2	34.4	4.6	8.1
TOTAL							
New houses	412.7	470.2	190.6	233.8	46.2	46.7	47.4
New other residential buildings	56.6	45.3	24.5	20.9	5.7	4.6	3.8
<i>Total new residential building</i>	<i>469.3</i>	<i>515.5</i>	<i>215.0</i>	<i>254.8</i>	<i>51.9</i>	<i>51.2</i>	<i>51.2</i>
Alterations and additions to residential buildings	119.1	116.6	49.5	54.7	10.7	12.0	11.1
Hotels, etc.	18.2	42.4	6.6	3.9	1.4	0.4	0.3
Shops	129.9	106.2	31.5	42.7	11.1	7.8	6.0
Factories	32.9	26.1	8.9	113.6	3.1	12.3	3.4
Offices	96.8	93.2	53.6	54.5	6.8	2.4	39.8
Other business premises	95.5	93.3	61.0	26.2	1.8	2.4	4.0
Educational	59.7	61.0	19.6	38.9	22.7	3.1	5.4
Religious	4.7	2.2	0.3	1.4	0.6	0.4	—
Health	52.1	66.0	24.4	32.2	9.1	0.7	3.8
Entertainment and recreational	26.8	37.7	14.7	27.1	1.5	3.3	0.5
Miscellaneous	49.6	52.6	9.6	5.5	0.5	1.3	1.3
<i>Total non-residential building</i>	<i>566.2</i>	<i>580.7</i>	<i>230.2</i>	<i>346.0</i>	<i>58.6</i>	<i>34.1</i>	<i>64.5</i>
Total	1,154.6	1,212.8	494.8	655.4	121.1	97.4	126.7

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 September	6	0.5	3	0.9	—	—	—	—	—	—	9	1.4
October	3	0.4	—	—	—	—	—	—	—	—	3	0.4
November	—	—	1	0.3	—	—	—	—	—	—	1	0.3
SHOPS												
1997 September	29	2.6	3	1.0	3	2.1	—	—	1	5.5	36	11.1
October	33	2.9	5	1.6	5	3.2	—	—	—	—	43	7.8
November	32	2.7	6	1.6	3	1.8	—	—	—	—	41	6.0
FACTORIES												
1997 September	3	0.2	3	1.3	2	1.6	—	—	—	—	8	3.1
October	4	0.3	—	—	—	—	—	—	1	12.0	5	12.3
November	5	0.4	3	0.9	—	—	1	2.0	—	—	9	3.4
OFFICES												
1997 September	21	1.9	2	0.7	2	1.1	1	3.1	—	—	26	6.8
October	12	1.4	4	1.1	—	—	—	—	—	—	16	2.4
November	12	1.0	7	1.9	—	—	1	2.7	1	34.2	21	39.8
OTHER BUSINESS PREMISES												
1997 September	12	0.9	4	0.9	—	—	—	—	—	—	16	1.8
October	17	1.4	1	0.3	1	0.7	—	—	—	—	19	2.4
November	9	0.8	3	0.9	3	2.3	—	—	—	—	15	4.0
EDUCATIONAL												
1997 September	1	0.1	3	0.8	3	2.1	4	8.2	2	11.4	13	22.7
October	2	0.3	3	0.8	3	2.0	—	—	—	—	8	3.1
November	7	0.6	1	0.3	—	—	3	4.6	—	—	11	5.4
RELIGIOUS												
1997 September	1	0.1	1	0.5	—	—	—	—	—	—	2	0.6
October	—	—	1	0.4	—	—	—	—	—	—	1	0.4
November	—	—	—	—	—	—	—	—	—	—	—	—
HEALTH												
1997 September	1	0.2	3	0.7	2	1.3	—	—	1	6.8	7	9.1
October	2	0.2	—	—	1	0.5	—	—	—	—	3	0.7
November	3	0.4	3	1.4	1	0.5	1	1.6	—	—	8	3.8
ENTERTAINMENT AND RECREATIONAL												
1997 September	4	0.5	—	—	1	1.0	—	—	—	—	5	1.5
October	2	0.1	1	0.4	2	1.1	1	1.8	—	—	6	3.3
November	2	0.3	1	0.3	—	—	—	—	—	—	3	0.5
MISCELLANEOUS												
1997 September	4	0.3	1	0.2	—	—	—	—	—	—	5	0.5
October	5	0.4	1	0.2	1	0.7	—	—	—	—	7	1.3
November	4	0.5	2	0.8	—	—	—	—	—	—	6	1.3
TOTAL NON-RESIDENTIAL BUILDING												
1997 September	82	7.3	23	6.9	13	9.3	5	11.3	4	23.8	127	58.6
October	80	7.3	16	4.8	13	8.2	1	1.8	1	12.0	111	34.1
November	74	6.6	27	8.3	7	4.6	6	10.8	1	34.2	115	64.5

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

<i>Particulars</i>	<i>Private sector</i>		<i>Public sector</i>		<i>Total</i>	
	<i>Number</i>	<i>Value (\$'000)</i>	<i>Number</i>	<i>Value (\$'000)</i>	<i>Number</i>	<i>Value (\$'000)</i>
ADELAIDE STATISTICAL DIVISION						
Houses —						
Brick, stone or concrete	26	3,624	3	307	29	3,931
Brick-veneer	220	19,893	5	334	225	20,227
Timber	2	114	—	—	2	114
Fibre cement	—	—	—	—	—	—
Steel, aluminium or other materials	12	1,437	—	—	12	1,437
Not stated	49	6,573	—	—	49	6,573
Total houses	309	31,641	8	641	317	32,281
<i>Other residential buildings</i>	<i>60</i>	<i>3,806</i>	<i>—</i>	<i>—</i>	<i>60</i>	<i>3,806</i>
Total residential buildings	369	35,446	8	641	377	36,087
REST OF SOUTH AUSTRALIA						
Houses —						
Brick, stone or concrete	15	1,838	—	—	15	1,838
Brick-veneer	72	6,474	—	—	72	6,474
Timber	24	1,492	—	—	24	1,492
Fibre cement	4	206	—	—	4	206
Steel, aluminium or other materials	2	383	—	—	2	383
Not stated	56	4,727	—	—	56	4,727
Total houses	173	15,120	—	—	173	15,120
<i>Other residential buildings</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>—</i>	<i>—</i>
Total residential buildings	173	15,120	—	—	173	15,120
TOTAL SOUTH AUSTRALIA						
Houses —						
Brick, stone or concrete	41	5,462	3	307	44	5,769
Brick-veneer	292	26,367	5	334	297	26,701
Timber	26	1,606	—	—	26	1,606
Fibre cement	4	206	—	—	4	206
Steel, aluminium or other materials	14	1,820	—	—	14	1,820
Not stated	105	11,299	—	—	105	11,299
Total houses	482	46,760	8	641	490	47,401
<i>Other residential buildings</i>	<i>60</i>	<i>3,806</i>	<i>—</i>	<i>—</i>	<i>60</i>	<i>3,806</i>
Total residential buildings	542	50,566	8	641	550	51,207

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

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

Statistical division	Dwelling units in new residential buildings (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
PRIVATE SECTOR									
Adelaide	309	31,641	60	3,806	369	35,446	8,738	50,166	94,350
Outer Adelaide	91	7,449	—	—	91	7,449	1,185	1,521	10,154
Yorke and Lower North	16	1,660	—	—	16	1,660	396	275	2,331
Murray Lands	10	832	—	—	10	832	286	1,790	2,908
South East	25	2,628	—	—	25	2,628	173	2,033	4,834
Eyre	19	1,696	—	—	19	1,696	31	—	1,726
Northern	12	855	—	—	12	855	263	1,195	2,313
South Australia	482	46,760	60	3,806	542	50,566	11,071	56,980	118,617
PUBLIC SECTOR									
Adelaide	8	641	—	—	8	641	—	6,883	7,524
Outer Adelaide	—	—	—	—	—	—	—	—	—
Yorke and Lower North	—	—	—	—	—	—	—	—	—
Murray Lands	—	—	—	—	—	—	—	285	285
South East	—	—	—	—	—	—	—	60	60
Eyre	—	—	—	—	—	—	—	—	—
Northern	—	—	—	—	—	—	—	250	250
South Australia	8	641	—	—	8	641	—	7,477	8,118
TOTAL									
Adelaide	317	32,281	60	3,806	377	36,087	8,738	57,049	101,874
Outer Adelaide	91	7,449	—	—	91	7,449	1,185	1,521	10,154
Yorke and Lower North	16	1,660	—	—	16	1,660	396	275	2,331
Murray Lands	10	832	—	—	10	832	286	2,075	3,193
South East	25	2,628	—	—	25	2,628	173	2,093	4,894
Eyre	19	1,696	—	—	19	1,696	31	—	1,726
Northern	12	855	—	—	12	855	263	1,445	2,563
South Australia	490	47,401	60	3,806	550	51,207	11,071	64,458	126,735

(a) Excludes Conversions, etc.

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

Statistical division	New other residential building									Total new residential building
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Adelaide	317	11	—	11	49	—	—	49	60	377
Outer Adelaide	91	—	—	—	—	—	—	—	—	91
Yorke and Lower North	16	—	—	—	—	—	—	—	—	16
Murray Lands	10	—	—	—	—	—	—	—	—	10
South East	25	—	—	—	—	—	—	—	—	25
Eyre	19	—	—	—	—	—	—	—	—	19
Northern	12	—	—	—	—	—	—	—	—	12
South Australia	490	11	—	11	49	—	—	49	60	550
VALUE (\$'000)										
Adelaide	32,281	806	—	806	3,000	—	—	3,000	3,806	36,087
Outer Adelaide	7,449	—	—	—	—	—	—	—	—	7,449
Yorke and Lower North	1,660	—	—	—	—	—	—	—	—	1,660
Murray Lands	832	—	—	—	—	—	—	—	—	832
South East	2,628	—	—	—	—	—	—	—	—	2,628
Eyre	1,696	—	—	—	—	—	—	—	—	1,696
Northern	855	—	—	—	—	—	—	—	—	855
South Australia	47,401	806	—	806	3,000	—	—	3,000	3,806	51,207

(a) Excludes Conversions, etc.

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

Statistical local area	New residential buildings (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
ADELAIDE STATISTICAL DIVISION										
Adelaide (C)	1	—	155	49	—	3,000	664	36,455	37,706	41,525
Brighton (C)	8	—	882	—	—	—	175	—	—	1,057
Burnside (C)	25	2	3,532	—	—	—	512	2,100	2,300	6,344
Campbelltown (C)	23	—	2,027	—	—	—	247	—	57	2,331
East Torrens (DC)	1	—	56	—	—	—	43	—	—	99
Elizabeth (C)	1	—	52	—	—	—	—	—	—	52
Enfield (C) Pt A & Pt B	14	—	1,398	—	—	—	157	900	1,184	2,738
Gawler (M)	16	—	1,388	—	—	—	93	—	—	1,481
Glenelg (C)	1	—	116	—	—	—	91	—	—	206
Happy Valley (C)	12	—	1,311	—	—	—	252	—	—	1,563
Henley & Grange (C)	1	—	78	—	—	—	326	—	—	404
Hindmarsh and Woodville (C)	19	—	1,806	—	—	—	520	350	637	2,963
Kensington & Norwood (C)	—	—	—	—	—	—	—	—	—	—
Marion (C)	10	—	829	—	—	—	440	2,227	2,302	3,571
Mitcham (C)	15	—	3,219	2	—	200	1,102	—	1,750	6,271
Munno Para (C)	21	—	1,354	—	—	—	163	90	90	1,607
Noarlunga (C)	31	—	2,407	2	—	80	362	1,340	1,340	4,189
Payneham (C)	1	—	102	—	—	—	45	—	—	147
Port Adelaide (C)	7	1	585	—	—	—	105	80	80	770
Prospect (C)	—	—	—	—	—	—	385	—	—	385
St Peters (M)	—	—	—	—	—	—	—	—	—	—
Salisbury (C)	34	1	2,910	—	—	—	180	2,000	3,545	6,635
Stirling (DC)	3	—	303	—	—	—	398	80	80	781
Tea Tree Gully (C)	31	4	3,754	1	—	16	748	1,035	1,035	5,553
Thebarton (M)	3	—	195	2	—	130	71	50	50	446
Unley (C)	8	—	1,342	2	—	200	986	—	—	2,528
Walkerville (M)	7	—	908	—	—	—	69	—	—	977
West Torrens (C)	5	—	461	—	—	—	471	3,460	4,893	5,825
Willunga (DC)	11	—	1,111	2	—	180	134	—	—	1,425
Unincorporated	—	—	—	—	—	—	—	—	—	—
Adelaide (SD)	309	8	32,281	60	—	3,806	8,738	50,166	57,049	101,874
REST OF STATE										
Barossa (DC)	1	—	114	—	—	—	26	100	100	240
Light (DC)	6	—	560	—	—	—	—	—	—	560
Mallala (DC)	9	—	720	—	—	—	24	290	290	1,034
Mount Barker (DC)	16	—	1,147	—	—	—	444	131	131	1,721
Mount Gambier (C)	15	—	1,751	—	—	—	—	—	60	1,810
Murray Bridge (RC)	1	—	117	—	—	—	158	760	760	1,035
Northern Yorke Peninsula (DC)	2	—	331	—	—	—	13	—	—	344
Port Augusta (C)	1	—	75	—	—	—	—	135	135	210
Port Elliot & Goolwa (DC)	12	—	1,086	—	—	—	108	—	—	1,194
Port Lincoln (C)	7	—	642	—	—	—	19	—	—	661
Port Pirie (C)	4	—	311	—	—	—	49	930	930	1,291
Roxby Downs (M)	—	—	—	—	—	—	21	—	—	21
Strathalbyn (DC)	9	—	894	—	—	—	103	—	—	997
Victor Harbor (DC)	13	—	894	—	—	—	15	50	50	959
Whyalla (C)	—	—	—	—	—	—	84	130	130	214
Other	77	—	6,478	—	—	—	1,269	4,288	4,823	12,570
Rest of State	173	—	15,120	—	—	—	2,333	6,814	7,408	24,861
SOUTH AUSTRALIA										
South Australia	482	8	47,401	60	—	3,806	11,071	56,980	64,458	126,735

(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 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 Tables 1 and 10 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in these tables. Previously, such dwellings were only included as a footnote.

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

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

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

Building Classification

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

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

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

Seasonal Adjustment

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

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

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

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

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

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

Barry Haydon
Acting Regional Director
South Australia



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