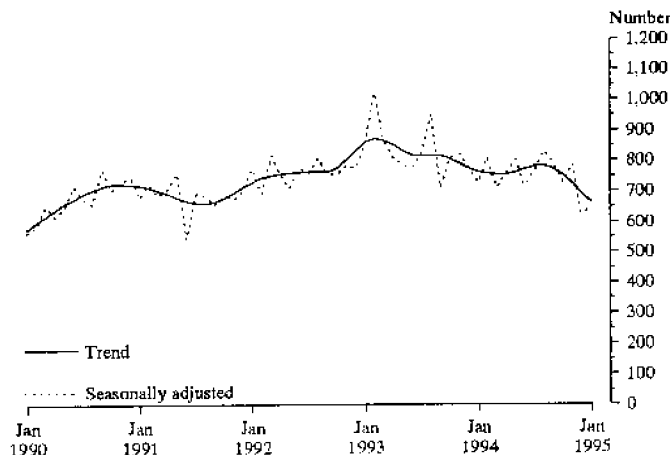


## BUILDING APPROVALS, SOUTH AUSTRALIA, JANUARY 1995

### SUMMARY OF FINDINGS

#### PRIVATE HOUSES APPROVED



#### Residential Building

- The trend estimate for private sector houses for January 1995 was 662 which represents a 4.7% decrease from the revised December 1994 figure of 695. It is most likely that this trend will continue falling as the seasonally adjusted figure would have to increase by more than 30.5% next month for this indicator to reverse direction.
- The seasonally adjusted number of private sector houses increased by 2.4% from the December figure of 627 to 642 this month.
- In original terms the total number of dwelling units (including conversions, etc.) approved in January 1995 was 774 a rise of 10.9% on the previous month. However, this month's total would have been less than last month's 5-year low of 698 had it not been for the approval of a single job containing 92 dwellings units.
- The number of private sector houses approved within the Adelaide Statistical Division (ASD) decreased from 386 in December to 332 in January 1995 which represented a fall of 14.0%. The council areas that recorded the most private

housing approvals were Noarlunga (42), Munno Para (41), Tea Tree Gully (36) and Salisbury (32). Outside the ASD Victor Harbor (23) was the only council to approve more than 20 private houses.

- The value of new residential building approved in January 1995 for South Australia was \$61.9 million, an increase of 12.8% on the previous month's total of \$54.9 million. However, the value of alterations and additions to residential buildings dropped from \$9.4 million to \$8.0 million this month.

#### Non-Residential Building

- The value of non-residential building approved for January 1995 was \$23.4 million with the private sector accounting for \$7.2 million and the public sector \$16.3 million. Table 6 shows that offices accounted for \$8.0 million, miscellaneous \$5.1 million and educational \$4.7 million.
- There were no projects approved in the \$5 million and over category and four jobs within the \$1 million to \$5 million range.

*Care should be taken when comparing figures from this issue with past editions of this publication.*

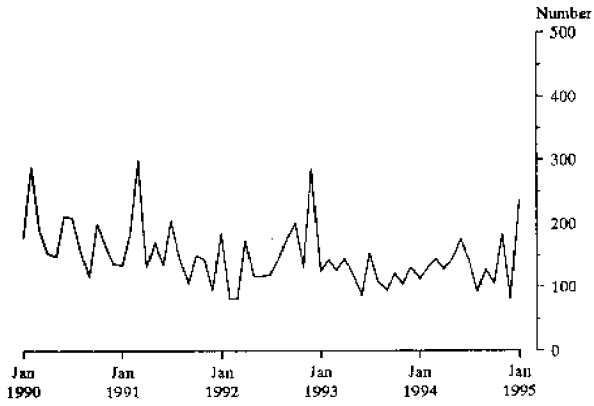
*As part of the redesign of this publication dwelling units approved as 'conversions, etc.' are now included in the body of some tables, instead of as a footnote.*

*Please refer to paragraphs 9, 10 & 11 in the Explanatory Notes on page 13.*

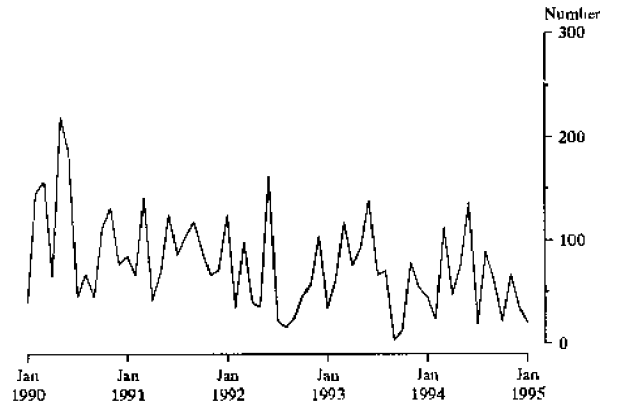
#### INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.
- for information about other ABS statistics and services please contact Information Services on Adelaide (08) 237 7100, call at 55 Currie Street, Adelaide, or write to Information Services, ABS, GPO Box 2272, Adelaide SA 5001.

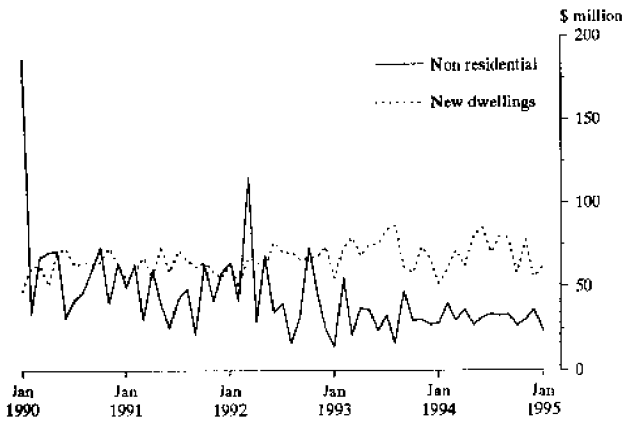
**OTHER RESIDENTIAL BUILDINGS APPROVED  
PRIVATE SECTOR**



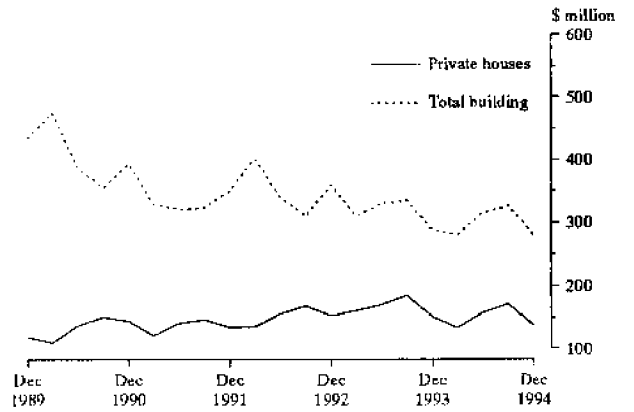
**DWELLING UNITS APPROVED  
PUBLIC SECTOR**



**VALUE OF BUILDING WORK APPROVED**



**QUARTERLY VALUE OF BUILDING APPROVED  
AVERAGE 1989-90 PRICES**



## RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months August 1994 to January 1995.

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 18 to 21 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 (February 1995) were to equal the average absolute monthly percentage change in the series over the last ten years.

For example, if the seasonally adjusted estimate for the number of private sector houses approved (the first table below) were to increase by 10% in February 1995, the trend estimate for that month would be 657, a movement of -2.8%. The movements in the trend estimates for November, December and January which are currently estimated to be -3.8%, -4.2%, and -4.7% respectively, would be revised to -3.6%, -3.8% and -3.3%. On the other hand, a 10% seasonally adjusted decline in the number of private sector houses approved in February 1995 would produce a trend estimate for February of 604, a movement of -5.7%, with the movements in the trend estimates for November, December and January being revised to -4.6%, -5.6% and -5.8% respectively.

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

	<i>Revised trend estimate if February 1995 seasonally adjusted estimate</i>					
	<i>Trend estimate</i>		<i>is up 10% on January 1995</i>		<i>is down 10% on January 1995</i>	
	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>
<i>1994—</i>						
August	786	0.3	786	0.3	788	0.6
September	776	-1.3	776	-1.3	780	-1.1
October	754	-2.8	754	-2.8	756	-3.1
November	725	-3.8	726	-3.6	721	-4.6
December	695	-4.2	699	-3.8	681	-5.6
<i>1995—</i>						
January	662	-4.7	676	-3.3	641	-5.8
February	n.y.a.	n.y.a.	657	-2.8	604	-5.7

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

	<i>Revised trend estimate if February 1995 seasonally adjusted estimate</i>					
	<i>Trend estimate</i>		<i>is up 11% on January 1995</i>		<i>is down 11% on January 1995</i>	
	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>
<i>1994—</i>						
August	994	-0.7	991	-1.0	995	-0.6
September	976	-1.8	970	-2.1	978	-1.8
October	954	2.3	950	2.0	954	-2.4
November	932	-2.3	941	-1.0	930	-2.5
December	913	-2.0	942	0.2	909	-2.4
<i>1995—</i>						
January	899	-1.6	955	1.3	891	-1.9
February	n.y.a.	n.y.a.	973	2.0	878	-1.5

TABLE 1. NUMBER OF 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										
1991-92	6,188	290	6,478	1,415	668	2,083	23	7,626	958	8,584
1992-93	6,843	352	7,195	1,647	386	2,033	20	8,510	738	9,248
1993-94	6,587	401	6,988	1,342	286	1,628	15	7,944	687	8,631
1993-94 July-January	3,882	159	4,041	720	160	880	10	4,612	319	4,931
1994-95 July-January	3,542	186	3,728	862	108	970	48	4,439	307	4,746
1993— November	573	27	600	99	52	151	3	675	79	754
December	471	19	490	111	28	139	2	584	47	631
1994— January	402	31	433	80	14	94	2	484	45	529
February	480	7	487	117	13	130	1	598	20	618
March	540	59	599	93	52	145	4	637	111	748
April	464	18	482	121	14	135	—	585	32	617
May	617	52	669	125	20	145	—	742	72	814
June	604	106	710	166	27	193	—	770	133	903
July	559	4	563	130	15	145	14	690	32	722
August	669	30	699	82	37	119	3	754	67	821
September	604	50	654	108	12	120	20	732	62	794
October	467	20	487	99	2	101	3	569	22	591
November	525	37	562	155	30	185	7	687	67	754
December	386	28	414	61	8	69	1	448	36	484
1995— January	332	17	349	227	4	231	—	559	21	580
SOUTH AUSTRALIA										
1991-92	8,613	318	8,931	1,609	718	2,327	32	10,254	1,036	11,290
1992-93	9,710	377	10,087	1,809	416	2,225	29	11,548	793	12,341
1993-94	9,470	431	9,901	1,559	299	1,858	18	11,046	731	11,777
1993-94 July-January	5,585	161	5,746	831	171	1,002	11	6,427	332	6,759
1994-95 July-January	5,114	186	5,300	970	130	1,100	54	6,125	329	6,454
1993— November	831	27	858	104	52	156	3	938	79	1,017
December	739	19	758	132	35	167	2	873	54	927
1994— January	574	31	605	113	14	127	2	689	45	734
February	696	11	707	131	13	144	1	828	24	852
March	773	61	834	145	52	197	5	922	114	1,036
April	671	33	704	129	14	143	1	801	47	848
May	879	57	936	147	20	167	—	1,026	77	1,103
June	866	108	974	176	29	205	—	1,042	137	1,179
July	794	4	798	142	15	157	14	937	32	969
August	897	30	927	92	59	151	3	992	89	1,081
September	863	50	913	127	12	139	21	1,011	62	1,073
October	671	20	691	106	2	108	5	782	22	804
November	796	37	833	184	30	214	8	988	67	1,055
December	578	28	606	82	8	90	2	662	36	698
1995— January	515	17	532	237	4	241	1	753	21	774

(a) Includes Conversions, etc. See paragraphs 9-11 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														
1991-92	450.8	13.7	464.5	86.5	30.3	116.9	537.3	44.0	581.3	104.0	317.8	579.4	959.1	1,264.8
1992-93	500.9	20.6	521.6	98.0	19.1	117.1	598.9	39.7	638.6	111.4	132.8	345.9	840.8	1,096.0
1993-94	494.3	25.7	520.0	86.3	17.0	103.3	580.6	42.7	623.3	98.7	167.2	314.2	846.0	1,036.2
1993-94														
July-January	288.7	10.0	298.7	45.8	10.3	56.2	334.5	20.4	354.9	59.7	95.2	169.0	489.2	583.5
1994-95														
July-January	277.7	12.1	289.8	60.0	6.2	66.2	337.7	18.3	356.0	60.4	93.9	163.0	491.0	579.3
1993														
November	43.6	1.5	45.1	6.2	3.5	9.7	49.8	5.0	54.7	9.6	15.6	25.5	75.0	89.8
December	37.2	1.0	38.2	6.8	1.4	8.2	44.0	2.4	46.4	7.5	8.2	17.1	59.7	71.1
1994														
January	30.1	1.6	31.6	5.6	0.7	6.2	35.6	2.2	37.9	8.3	13.1	24.0	57.0	70.1
February	36.1	0.6	36.8	7.0	0.7	7.7	43.2	1.4	44.5	5.7	16.9	38.1	65.7	88.3
March	40.8	3.9	44.7	4.7	2.5	7.2	45.5	6.4	51.9	8.1	20.7	26.9	74.3	87.0
April	35.8	1.3	37.1	7.8	0.8	8.6	43.6	2.1	45.7	8.8	13.8	31.0	66.2	85.5
May	47.1	3.1	50.3	9.2	1.3	10.5	56.3	4.4	60.8	8.1	11.2	21.9	75.4	90.7
June	45.8	6.7	52.4	11.7	1.4	13.1	57.5	8.1	65.5	8.3	9.4	27.4	75.2	101.2
July	41.8	0.4	42.2	8.5	1.1	9.6	50.4	1.4	51.8	9.3	19.9	27.9	78.8	89.0
August	51.5	1.8	53.3	5.5	1.9	7.4	57.0	3.7	60.7	8.8	20.7	26.7	86.4	96.2
September	47.2	3.4	50.6	6.9	0.8	7.7	54.1	4.2	58.3	10.9	8.0	27.2	73.0	96.4
October	35.4	1.2	36.6	5.8	0.1	5.9	41.2	1.3	42.5	8.7	10.8	18.2	60.7	69.4
November	42.4	2.2	44.6	10.0	1.7	11.6	52.3	3.8	56.2	8.7	14.8	22.7	75.8	87.6
December	31.2	1.9	33.1	5.1	0.4	5.5	36.3	2.3	38.6	7.6	13.9	25.3	57.8	71.5
1995														
January	28.1	1.3	29.4	18.3	0.2	18.5	46.4	1.5	47.9	6.4	5.8	14.9	58.6	69.3
SOUTH AUSTRALIA														
1991-92	609.9	15.8	625.7	97.0	32.9	129.9	706.8	48.8	755.6	123.8	349.2	626.6	1,178.9	1,506.0
1992-93	691.4	22.3	713.7	106.4	20.8	127.3	797.8	43.1	840.9	132.6	174.0	418.4	1,101.8	1,391.9
1993-94	695.1	27.5	722.6	98.5	17.8	116.3	793.6	45.3	838.9	122.2	208.4	375.2	1,122.8	1,336.3
1993-94														
July-January	407.0	10.2	417.2	52.1	11.0	63.1	459.2	21.2	480.3	72.1	125.4	211.5	655.9	763.9
1994-95														
July-January	393.8	12.1	406.0	67.1	7.3	74.4	460.9	19.4	480.3	74.8	126.8	215.7	660.8	770.8
1993														
November	61.9	1.5	63.4	6.6	3.5	10.1	68.5	5.0	73.4	11.7	20.5	30.4	100.6	115.5
December	55.8	1.0	56.7	7.9	1.8	9.7	63.6	2.8	66.5	9.3	17.7	27.4	90.2	103.1
1994														
January	42.0	1.6	43.6	7.3	0.7	8.0	49.3	2.2	51.5	9.7	16.7	28.0	75.6	89.2
February	51.0	0.8	51.9	7.8	0.7	8.5	58.8	1.5	60.4	7.9	18.7	40.0	85.3	108.2
March	57.3	4.1	61.3	7.6	2.5	10.1	64.9	6.5	71.5	10.4	22.8	29.6	98.1	111.5
April	50.7	2.1	52.8	8.3	0.8	9.1	59.0	2.9	61.9	10.6	15.3	36.1	84.8	108.6
May	65.0	3.4	68.4	10.4	1.3	11.7	75.3	4.7	80.0	10.7	14.6	26.7	99.9	117.4
June	64.1	6.9	71.0	12.3	1.5	13.8	76.4	8.4	84.8	10.6	11.7	31.3	98.7	126.7
July	59.5	0.4	59.8	9.2	1.1	10.3	68.7	1.4	70.1	12.0	22.6	33.4	102.0	115.5
August	68.8	1.8	70.6	6.1	3.0	9.1	74.8	4.8	79.7	10.9	26.5	32.6	112.1	123.2
September	65.9	3.4	69.3	8.2	0.8	9.0	74.1	4.2	78.3	13.6	12.5	33.1	100.3	125.0
October	50.3	1.2	51.5	6.2	0.1	6.3	56.5	1.3	57.8	10.3	15.3	26.7	82.1	94.9
November	62.1	2.2	64.3	11.7	1.7	13.3	73.7	3.8	77.6	10.5	19.7	30.2	103.9	118.3
December	45.7	1.9	47.6	6.9	0.4	7.3	52.6	2.3	54.9	9.4	22.9	36.2	84.8	100.6
1995														
January	41.6	1.3	42.9	18.8	0.2	19.0	60.4	1.5	61.9	8.0	7.2	23.4	75.5	93.4

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

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate
	1993—							
November	821	790	845	816	930	907	981	948
December	773	776	793	800	891	892	936	934
1994—								
January	729	766	764	793	891	886	940	934
February	809	760	831	794	879	887	929	944
March	715	756	758	793	861	890	934	953
April	761	756	798	795	898	897	959	963
May	803	763	850	802	958	907	1,040	978
June	718	773	778	813	893	919	967	994
July	769	783	795	824	900	924	964	1,001
August	832	786	791	826	926	921	956	994
September	796	776	954	817	984	909	1,163	976
October	730	754	740	795	815	895	828	954
November	790	725	799	766	990	882	999	932
December	627	695	693	734	703	872	765	913
1995—								
January	642	662	667	701	952	864	988	899

(a) Includes Conversions, etc. See paragraphs 9-11 of the Explanatory Notes. (b) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average. Trend estimates for the most recent months are provisional and can be revised as data for additional months become available. See Explanatory Notes for a more detailed explanation.

**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							
1991-92	573.0	588.0	121.7	709.8	116.4	330.1	591.9	1,109.6	1,418.2
1992-93	652.7	673.8	119.1	793.0	125.1	163.6	393.3	1,038.5	1,311.3
1993-94	628.9	653.6	107.5	761.1	110.4	194.0	349.0	1,024.1	1,220.6
1993—									
Sept. qtr.	185.2	190.0	26.0	216.0	29.9	50.5	89.7	287.1	335.7
Dec. qtr.	151.1	154.4	25.1	179.5	27.5	50.8	81.2	249.2	288.2
1994—									
Mar. qtr.	134.3	140.1	24.6	164.7	25.0	54.1	90.7	234.6	280.4
June qtr.	158.2	169.1	31.9	201.0	28.0	38.6	87.4	253.3	316.3
Sept. qtr.	171.3	176.3	26.1	202.3	32.2	57.2	91.8	281.5	326.4
Dec. qtr.	137.1	141.7	24.6	166.3	26.3	53.6	86.3	240.1	278.9

(a) See paragraphs 25 to 27 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	1992-93	1993-94	July-January		1994		1995
			1993-94	1994-95	November	December	January
<b>PRIVATE SECTOR</b>							
New houses	691.4	695.1	407.0	393.8	62.1	45.7	41.6
New other residential buildings	106.4	98.5	52.1	67.1	11.7	6.9	18.8
<i>Total new residential building</i>	<i>797.8</i>	<i>793.6</i>	<i>459.2</i>	<i>460.9</i>	<i>73.7</i>	<i>52.6</i>	<i>60.4</i>
Alterations and additions to residential buildings	129.9	120.7	71.4	73.0	10.5	9.3	8.0
Hotels, etc.	5.4	5.0	1.7	2.3	0.5	0.3	0.3
Shops	35.9	40.8	31.8	24.3	2.1	2.6	1.5
Factories	17.9	18.2	9.9	15.0	4.6	1.9	0.8
Offices	27.7	39.1	24.0	17.4	4.1	3.0	1.8
Other business premises	32.0	24.8	15.4	32.9	4.4	7.6	1.0
Educational	14.3	18.2	11.3	10.4	1.8	2.4	0.6
Religious	5.8	1.9	0.9	2.4	—	0.2	—
Health	19.7	26.9	15.0	11.4	0.3	0.5	0.6
Entertainment and recreational	4.4	15.9	7.0	6.2	0.7	3.4	0.3
Miscellaneous	10.9	17.6	8.4	4.5	1.2	1.1	0.3
<i>Total non-residential building</i>	<i>174.0</i>	<i>208.4</i>	<i>125.4</i>	<i>126.8</i>	<i>19.7</i>	<i>22.9</i>	<i>7.2</i>
<b>Total</b>	<b>1,101.8</b>	<b>1,122.8</b>	<b>655.9</b>	<b>660.8</b>	<b>103.9</b>	<b>84.8</b>	<b>75.5</b>
<b>PUBLIC SECTOR</b>							
New houses	22.3	27.5	10.2	12.1	2.2	1.9	1.3
New other residential buildings	20.8	17.8	11.0	7.3	1.7	0.4	0.2
<i>Total new residential building</i>	<i>43.1</i>	<i>45.3</i>	<i>21.2</i>	<i>19.4</i>	<i>3.8</i>	<i>2.3</i>	<i>1.5</i>
Alterations and additions to residential buildings	2.6	1.5	0.7	1.8	—	0.2	0.1
Hotels, etc.	1.0	0.9	0.7	0.1	—	0.1	—
Shops	3.9	3.0	1.6	0.9	—	0.5	0.2
Factories	3.5	3.2	3.2	5.5	1.9	—	—
Offices	64.9	25.0	8.4	35.1	1.3	2.7	6.2
Other business premises	7.8	7.0	5.7	4.0	—	2.8	0.6
Educational	99.2	100.2	47.8	20.1	3.2	6.1	4.1
Religious	—	—	—	—	—	—	—
Health	29.0	9.5	7.0	4.2	—	0.6	0.3
Entertainment and recreational	7.1	4.4	2.6	5.5	2.0	—	0.1
Miscellaneous	28.0	13.6	9.1	13.5	2.0	0.5	4.8
<i>Total non-residential building</i>	<i>244.4</i>	<i>166.8</i>	<i>86.1</i>	<i>88.9</i>	<i>10.5</i>	<i>13.3</i>	<i>16.3</i>
<b>Total</b>	<b>290.1</b>	<b>213.5</b>	<b>107.9</b>	<b>110.0</b>	<b>14.3</b>	<b>15.8</b>	<b>17.8</b>
<b>TOTAL</b>							
New houses	713.7	722.6	417.2	406.0	64.3	47.6	42.9
New other residential buildings	127.3	116.3	63.1	74.4	13.3	7.3	19.0
<i>Total new residential building</i>	<i>840.9</i>	<i>838.9</i>	<i>480.3</i>	<i>480.3</i>	<i>77.6</i>	<i>54.9</i>	<i>61.9</i>
Alterations and additions to residential buildings	132.6	122.2	72.1	74.8	10.5	9.4	8.0
Hotels, etc.	6.4	5.9	2.4	2.4	0.5	0.4	0.3
Shops	39.8	43.8	33.5	25.2	2.1	3.1	1.7
Factories	21.4	21.3	13.0	20.5	6.5	1.9	0.8
Offices	92.6	64.1	32.4	52.5	5.4	5.8	8.0
Other business premises	39.8	31.8	21.1	37.0	4.4	10.4	1.5
Educational	113.5	118.4	59.1	30.5	5.1	8.5	4.7
Religious	5.8	1.9	0.9	2.4	—	0.2	—
Health	48.7	36.4	22.0	15.6	0.3	1.1	0.9
Entertainment and recreational	11.5	20.4	9.6	11.7	2.8	3.4	0.4
Miscellaneous	38.9	31.2	17.5	17.9	3.2	1.5	5.1
<i>Total non-residential building</i>	<i>418.4</i>	<i>375.2</i>	<i>211.5</i>	<i>215.7</i>	<i>30.2</i>	<i>36.2</i>	<i>23.4</i>
<b>Total</b>	<b>1,391.9</b>	<b>1,336.3</b>	<b>763.9</b>	<b>770.8</b>	<b>118.3</b>	<b>100.6</b>	<b>93.4</b>

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
<b>HOTELS, ETC.</b>												
1994 November	1	0.2	1	0.4	—	—	—	—	—	—	2	0.5
December	4	0.4	—	—	—	—	—	—	—	—	4	0.4
1995 January	2	0.3	—	—	—	—	—	—	—	—	2	0.3
<b>SHOPS</b>												
1994 November	16	1.6	2	0.5	—	—	—	—	—	—	18	2.1
December	11	0.9	4	1.2	—	—	1	1.0	—	—	16	3.1
1995 January	11	0.8	4	0.9	—	—	—	—	—	—	15	1.7
<b>FACTORIES</b>												
1994 November	7	0.7	3	1.0	—	—	3	4.8	—	—	13	6.5
December	1	0.1	3	0.8	1	1.0	—	—	—	—	5	1.9
1995 January	4	0.5	1	0.3	—	—	—	—	—	—	5	0.8
<b>OFFICES</b>												
1994 November	16	1.4	5	1.4	—	—	1	2.6	—	—	22	5.4
December	20	2.2	2	0.6	2	1.3	1	1.6	—	—	25	5.8
1995 January	10	0.9	6	2.0	2	1.3	2	3.8	—	—	20	8.0
<b>OTHER BUSINESS PREMISES</b>												
1994 November	13	1.2	4	1.0	—	—	1	2.1	—	—	18	4.4
December	11	1.3	2	0.6	4	3.0	—	—	1	5.6	18	10.4
1995 January	11	1.0	2	0.5	—	—	—	—	—	—	13	1.5
<b>EDUCATIONAL</b>												
1994 November	5	0.5	2	0.5	1	0.9	2	3.2	—	—	10	5.1
December	8	0.8	4	1.1	2	1.7	—	—	1	5.0	15	8.5
1995 January	6	0.5	4	1.3	2	1.3	1	1.5	—	—	13	4.7
<b>RELIGIOUS</b>												
1994 November	—	—	—	—	—	—	—	—	—	—	—	—
December	1	0.2	—	—	—	—	—	—	—	—	1	0.2
1995 January	—	—	—	—	—	—	—	—	—	—	—	—
<b>HEALTH</b>												
1994 November	3	0.3	—	—	—	—	—	—	—	—	3	0.3
December	2	0.2	1	0.4	1	0.5	—	—	—	—	4	1.1
1995 January	7	0.7	1	0.3	—	—	—	—	—	—	8	0.9
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1994 November	5	0.4	—	—	1	0.5	1	1.8	—	—	7	2.8
December	2	0.3	—	—	—	—	1	3.1	—	—	3	3.4
1995 January	5	0.4	—	—	—	—	—	—	—	—	5	0.4
<b>MISCELLANEOUS</b>												
1994 November	3	0.4	1	0.2	2	1.0	1	1.5	—	—	7	3.2
December	2	0.2	1	0.3	—	—	1	1.1	—	—	4	1.5
1995 January	5	0.4	1	0.4	—	—	1	4.3	—	—	7	5.1
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1994 November	69	6.7	18	5.0	4	2.4	9	16.1	—	—	100	30.2
December	62	6.4	17	5.0	10	7.4	4	6.8	2	10.6	95	36.2
1995 January	61	5.5	19	5.7	4	2.7	4	9.6	—	—	88	23.4



**TABLE 7. NUMBER AND VALUE OF DWELLING UNITS (a) APPROVED  
BY MATERIAL OF OUTER WALLS  
JANUARY 1995**

<i>Particulars</i>	<i>Private sector</i>		<i>Public sector</i>		<i>Total</i>	
	<i>Number</i>	<i>Value (\$'000)</i>	<i>Number</i>	<i>Value (\$'000)</i>	<i>Number</i>	<i>Value (\$'000)</i>
<b>ADELAIDE STATISTICAL DIVISION</b>						
Houses —						
Brick, stone or concrete	16	2,341	—	—	16	2,341
Brick-veneer	271	21,729	5	570	276	22,299
Timber	1	35	—	—	1	35
Fibre cement	1	34	—	—	1	34
Steel, aluminium or other materials	—	—	—	—	—	—
Not stated	43	3,933	12	760	55	4,693
<b>Total houses</b>	<b>332</b>	<b>28,073</b>	<b>17</b>	<b>1,330</b>	<b>349</b>	<b>29,403</b>
<i>Other residential buildings</i>	227	18,281	4	206	231	18,487
<b>Total residential buildings</b>	<b>559</b>	<b>46,354</b>	<b>21</b>	<b>1,536</b>	<b>580</b>	<b>47,890</b>
<b>REST OF SOUTH AUSTRALIA</b>						
Houses —						
Brick, stone or concrete	24	1,754	—	—	24	1,754
Brick-veneer	98	7,800	—	—	98	7,800
Timber	6	406	—	—	6	406
Fibre cement	26	1,497	—	—	26	1,497
Steel, aluminium or other materials	—	—	—	—	—	—
Not stated	29	2,025	—	—	29	2,025
<b>Total houses</b>	<b>183</b>	<b>13,482</b>	<b>—</b>	<b>—</b>	<b>183</b>	<b>13,482</b>
<i>Other residential buildings</i>	10	550	—	—	10	550
<b>Total residential buildings</b>	<b>193</b>	<b>14,032</b>	<b>—</b>	<b>—</b>	<b>193</b>	<b>14,032</b>
<b>TOTAL SOUTH AUSTRALIA</b>						
Houses —						
Brick, stone or concrete	40	4,095	—	—	40	4,095
Brick-veneer	369	29,530	5	570	374	30,100
Timber	7	441	—	—	7	441
Fibre cement	27	1,531	—	—	27	1,531
Steel, aluminium or other materials	—	—	—	—	—	—
Not stated	72	5,959	12	760	84	6,719
<b>Total houses</b>	<b>515</b>	<b>41,555</b>	<b>17</b>	<b>1,330</b>	<b>532</b>	<b>42,885</b>
<i>Other residential buildings</i>	237	18,831	4	206	241	19,037
<b>Total residential buildings</b>	<b>752</b>	<b>60,386</b>	<b>21</b>	<b>1,536</b>	<b>773</b>	<b>61,922</b>

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

TABLE 8. SUMMARY OF BUILDING APPROVED BY STATISTICAL DIVISION, JANUARY 1995

Statistical division	Dwelling units in new residential buildings (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
<b>PRIVATE SECTOR</b>									
Adelaide	332	28,073	227	18,281	559	46,354	6,437	5,821	58,612
Outer Adelaide	84	6,201	6	300	90	6,501	628	200	7,329
Yorke and Lower North	17	993	—	—	17	993	114	50	1,157
Murray Lands	19	1,122	—	—	19	1,122	232	627	1,981
South East	30	2,366	4	250	34	2,616	311	326	3,253
Eyre	7	848	—	—	7	848	82	105	1,035
Northern	26	1,952	—	—	26	1,952	166	60	2,178
<b>South Australia</b>	<b>515</b>	<b>41,555</b>	<b>237</b>	<b>18,831</b>	<b>752</b>	<b>60,386</b>	<b>7,970</b>	<b>7,189</b>	<b>75,546</b>
<b>PUBLIC SECTOR</b>									
Adelaide	17	1,330	4	206	21	1,536	—	9,120	10,656
Outer Adelaide	—	—	—	—	—	—	—	595	595
Yorke and Lower North	—	—	—	—	—	—	—	814	814
Murray Lands	—	—	—	—	—	—	—	—	—
South East	—	—	—	—	—	—	—	—	—
Eyre	—	—	—	—	—	—	—	410	410
Northern	—	—	—	—	—	—	60	5,314	5,374
<b>South Australia</b>	<b>17</b>	<b>1,330</b>	<b>4</b>	<b>206</b>	<b>21</b>	<b>1,536</b>	<b>60</b>	<b>16,253</b>	<b>17,849</b>
<b>TOTAL</b>									
Adelaide	349	29,403	231	18,487	580	47,890	6,437	14,941	69,267
Outer Adelaide	84	6,201	6	300	90	6,501	628	795	7,924
Yorke and Lower North	17	993	—	—	17	993	114	864	1,971
Murray Lands	19	1,122	—	—	19	1,122	232	627	1,981
South East	30	2,366	4	250	34	2,616	311	326	3,253
Eyre	7	848	—	—	7	848	82	515	1,445
Northern	26	1,952	—	—	26	1,952	226	5,374	7,552
<b>South Australia</b>	<b>532</b>	<b>42,885</b>	<b>241</b>	<b>19,037</b>	<b>773</b>	<b>61,922</b>	<b>8,030</b>	<b>23,442</b>	<b>93,394</b>

(a) Excludes Conversions, etc.

TABLE 9. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, JANUARY 1995

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	349	109	30	139	—	—	92	92	231	580
Outer Adelaide	84	6	—	6	—	—	—	—	6	90
Yorke and Lower North	17	—	—	—	—	—	—	—	—	17
Murray Lands	19	—	—	—	—	—	—	—	—	19
South East	30	4	—	4	—	—	—	—	4	34
Eyre	7	—	—	—	—	—	—	—	—	7
Northern	26	—	—	—	—	—	—	—	—	26
<b>South Australia</b>	<b>532</b>	<b>119</b>	<b>30</b>	<b>149</b>	<b>—</b>	<b>—</b>	<b>92</b>	<b>92</b>	<b>241</b>	<b>773</b>
VALUE (\$'000)										
Adelaide	29,403	6,172	2,315	8,487	—	—	10,000	10,000	18,487	47,890
Outer Adelaide	6,201	300	—	300	—	—	—	—	300	6,501
Yorke and Lower North	993	—	—	—	—	—	—	—	—	993
Murray Lands	1,122	—	—	—	—	—	—	—	—	1,122
South East	2,366	250	—	250	—	—	—	—	250	2,616
Eyre	848	—	—	—	—	—	—	—	—	848
Northern	1,952	—	—	—	—	—	—	—	—	1,952
<b>South Australia</b>	<b>42,885</b>	<b>6,722</b>	<b>2,315</b>	<b>9,037</b>	<b>—</b>	<b>—</b>	<b>10,000</b>	<b>10,000</b>	<b>19,037</b>	<b>61,922</b>

(a) Excludes Conversions, etc.

TABLE 10. BUILDING APPROVED BY SELECTED STATISTICAL LOCAL AREA, JANUARY 1995

Statistical local area	New residential buildings (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building		Total building (\$'000)
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>ADELAIDE STATISTICAL DIVISION</b>										
Adelaide (C)	3	—	568	97	—	10,400	164	960	3,755	14,887
Brighton (C)	4	—	341	—	—	—	172	50	50	563
Burnside (C)	16	—	2,165	10	—	546	759	360	2,360	5,830
Campbelltown (C)	20	—	1,944	4	—	240	118	150	150	2,452
East Torrens (DC)	—	—	—	—	—	—	125	—	—	125
Elizabeth (C)	1	—	61	—	—	—	—	—	—	61
Enfield (C) Pt A & Pt B	15	8	1,885	—	4	206	130	480	480	2,701
Gawler (M)	13	—	1,052	—	—	—	112	—	—	1,164
Glenside (C)	2	—	137	2	—	124	195	—	—	456
Happy Valley (C)	21	—	2,329	14	—	784	86	—	—	3,199
Henley & Grange (C)	—	—	—	—	—	—	—	60	60	60
Hindmarsh and Woodville (C)	19	2	1,516	10	—	570	360	248	493	2,939
Kensington & Norwood (C)	1	—	110	16	—	1,340	127	—	—	1,577
Marion (C)	22	—	1,857	8	—	617	638	330	1,164	4,276
Mitcham (C)	—	—	—	4	—	305	1,015	—	2,536	3,856
Munno Para (C)	41	2	2,883	—	—	—	94	50	50	3,026
Noarlunga (C)	42	—	3,233	12	—	640	107	1,108	1,108	5,089
Payneham (C)	9	—	612	6	—	353	40	—	91	1,097
Port Adelaide (C)	6	—	541	29	—	1,401	131	450	450	2,524
Prospect (C)	4	—	325	2	—	100	506	—	—	931
St Peters (M)	1	—	70	—	—	—	73	125	375	518
Salisbury (C)	32	—	2,129	7	—	455	272	740	1,018	3,874
Stirling (DC)	3	—	271	—	—	—	219	—	—	490
Tea Tree Gully (C)	36	5	3,713	—	—	—	294	80	80	4,087
Thebarton (M)	—	—	—	—	—	—	89	—	—	89
Unley (C)	4	—	336	2	—	150	328	375	375	1,189
Walkerville (M)	1	—	95	—	—	—	65	—	—	160
West Torrens (C)	3	—	154	4	—	255	130	—	90	629
Willunga (DC)	13	—	1,073	—	—	—	90	255	255	1,418
Unincorporated	—	—	—	—	—	—	—	—	—	—
<b>Adelaide (SD)</b>	<b>332</b>	<b>17</b>	<b>29,403</b>	<b>227</b>	<b>4</b>	<b>18,487</b>	<b>6,437</b>	<b>5,821</b>	<b>14,941</b>	<b>69,267</b>
<b>REST OF STATE</b>										
Barossa (DC)	5	—	354	6	—	300	—	—	—	654
Light (DC)	8	—	633	—	—	—	—	—	400	1,033
Mallala (DC)	8	—	605	—	—	—	—	—	—	605
Mount Barker (DC)	12	—	815	—	—	—	56	—	50	920
Mount Gambier (C)	16	—	1,157	—	—	—	20	83	83	1,260
Murray Bridge (RC)	5	—	246	—	—	—	11	52	52	309
Northern Yorke Peninsula (DC)	6	—	303	—	—	—	25	—	—	328
Port Augusta (C)	1	—	41	—	—	—	28	—	5,035	5,105
Port Elliot & Goolwa (DC)	16	—	1,077	—	—	—	130	200	200	1,407
Port Lincoln (C)	5	—	783	—	—	—	—	105	515	1,298
Port Pirie (C)	8	—	545	—	—	—	—	—	—	545
Roxby Downs (M)	12	—	1,122	—	—	—	—	—	—	1,122
Strathalbyn (DC)	—	—	—	—	—	—	—	—	—	—
Victor Harbor (DC)	23	—	1,830	—	—	—	111	—	145	2,086
Whyalla (C)	1	—	54	—	—	—	173	60	60	287
Other	57	—	3,917	4	—	250	1,039	868	1,961	7,167
<b>Rest of State</b>	<b>183</b>	<b>—</b>	<b>13,482</b>	<b>10</b>	<b>—</b>	<b>550</b>	<b>1,594</b>	<b>1,368</b>	<b>8,501</b>	<b>24,127</b>
<b>SOUTH AUSTRALIA</b>										
<b>South Australia</b>	<b>515</b>	<b>17</b>	<b>42,885</b>	<b>237</b>	<b>4</b>	<b>19,037</b>	<b>8,030</b>	<b>7,189</b>	<b>23,442</b>	<b>93,394</b>

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

## EXPLANATORY NOTES

## Introduction

This publication contains monthly details of building work approved.

2. Statistics of building work approved are compiled from:
- permits issued by local authorities in areas subject to building control by those authorities; and
  - contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities.

Major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites) is also included.

## Scope and Coverage

3. 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.

4. 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.

5. From July 1990, the statistics cover:
- all approved new residential building jobs valued at \$10,000 or more (previously \$5,000 or more)
  - approved alterations and additions to residential buildings valued at \$10,000 or more
  - all approved non-residential building jobs valued at \$50,000 or more (previously \$30,000 or more).

These changes mainly affect non-residential building data. In particular, care should be taken in interpreting data for specific classes of non-residential building.

## Definitions

6. 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.

7. 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.

8. 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 *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.

- 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.).

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

10. 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.

11. 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.

12. Values 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

13. *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.

14. *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.

15. From July 1992, an expanded functional classification of buildings based on the *Dwelling Structure Classification*

(DSC) has been introduced by the ABS to provide more detailed information on residential building approvals.

16. The DSC has been developed by the ABS to provide a standard classification of the different types of dwelling structures (houses, flats, townhouses, etc.). The DSC will be implemented across all major collections of housing data in the ABS. The DSC has the same overall scope as the classification used in previous collections but provides more detail than previously available to reflect the current interest in medium to high density housing.

17. In particular, for Building Approvals, DSC allows new other residential building to be classified as follows:

- (a) *Semi-detached, row or terrace houses, townhouses, etc.* (dwellings having their own private grounds and no other dwellings above or below) with:
  - one storey;
  - two or more storeys.
- (b) *Flats, units or apartments, etc.* (dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell) in a building of:
  - one or two storeys;
  - three storeys;
  - four or more storeys.

18. More details on the DSC are contained in the ABS Information Paper, *Dwelling Structure Classification (DSC)* (1296.0).

### General

19. 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.

### Seasonal Adjustment and Trend Estimates

20. 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.

21. 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. 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. Irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal variation. Details of the methods used in seasonally adjusting these statistics are given in *Seasonally Adjusted Indicators, Australia* (1308.0).

22. 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.

23. Table 3 shows trend estimates for both private and total dwellings. These are obtained by applying a thirteen-term Henderson moving average to the seasonally adjusted series. Estimates for the six most recent months are subject to revision

as additional observations become available. There may be revisions because of changes in the original data, and as a result of re-estimation of the seasonal factors. Further information may be found in *A Guide to Smoothing Time Series - Estimates of 'Trend'* (1316.0).

### Australian Standard Geographical Classification (ASGC)

24. Area statistics are now being classified to the Australian Standard Geographical Classification, Edition 2.4 (1216.0) and ASGC terminology has been adopted in the presentation of building statistics.

### Estimates at Constant Prices

25. 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.)

26. 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 in this publication are derived from the same price data underlying the deflators compiled for the dwellings and non dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

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

### Unpublished Data and Related Publications

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

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

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

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

### Symbols and Other Usages

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

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

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