

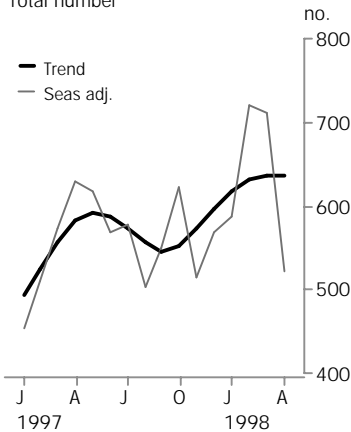
# BUILDING APPROVALS

SOUTH  
AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) TUES 2 JUNE 1998

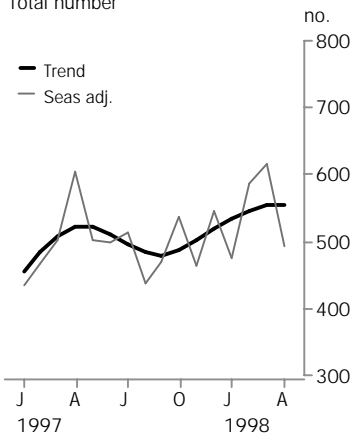
## Dwelling units approved

Total number



## Private sector houses approved

Total number



## APRIL KEY FIGURES

### TREND ESTIMATES

	Apr 1998	% change Mar 1998 to Apr 1998	% change Apr 1997 to Apr 1998
Dwelling units approved			
Private sector houses	555	0.4	6.5
Total dwelling units	636	-0.2	9.3

### SEASONALLY ADJUSTED

	Apr 1998	% change Mar 1998 to Apr 1998	% change Apr 1997 to Apr 1998
Dwelling units approved			
Private sector houses	493	-19.8	-18.4
Total dwelling units	522	-26.5	-17.2

## APRIL KEY POINTS

### TREND ESTIMATES

- The trend for total dwelling units fell by 0.2% in April after five months of growth. The level is still 9.3% above that of a year ago.
- The growth in the trend for private sector houses has slowed significantly with a rise of only 0.4% in April.

### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units fell by 26.5% following a small decrease in March. However, there was an increase of nearly 40% over the previous three months.
- The seasonally adjusted estimate for private sector houses fell by 19.8% in April after an increase of 29.5% over the previous two months.

### ORIGINAL ESTIMATES

- There were 502 dwelling units approved in April. Private sector houses accounted for 461 of this total. Tea Tree Gully (49) and Noarlunga (45) recorded the most dwelling units in the Adelaide Statistical Division (ASD), while Victor Harbor (18) and Mount Barker (16) were highest outside the ASD.
- The value of non-residential building approved in April was \$34.6 million. There was only one job valued at over \$5 million approved this month.

- For further information about these and related statistics, contact Merv Leaker on 08 8237 7585, or any ABS Office.

# NOTES

## FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
May 1998	1 July 1998
June 1998	30 July 1998
July 1998	1 September 1998



## CHANGES IN THIS ISSUE

Significant changes have been made to the presentation and content of this publication to more closely align it with the national building approvals publication. The main changes are:

- percentage change tables have been added (tables 2 and 4);
- the 'Conversions, etc' category is no longer being used. From this issue the components are included in their own right (tables 5 and 6). For more detail see the Explanatory Notes and Glossary;
- seasonal adjustment and trend estimates have been included for some of the value series (table 3);
- the table giving the full breakdown of dwelling types now includes a time series (table 7);
- a separate table for the Adelaide Statistical Division has been included (table 11);
- data for all Statistical Local Areas in the State have been included (table 12);
- the table showing material of outer walls has been deleted.

Data previously included and other unpublished data is still available. Contact Merv Leaker on (08) 8237 7585.



## DATA NOTES

There are no data notes in this issue.



## REVISIONS THIS MONTH

There are no revisions this month.



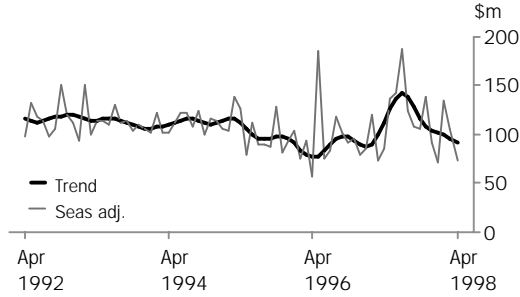
P. M. GARDNER  
Regional Director, South Australia



# VALUE OF BUILDING APPROVED

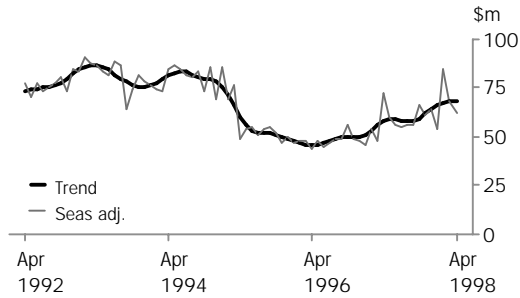
## VALUE OF TOTAL BUILDING

The trend has decreased by 4.2% in April. This is the ninth consecutive monthly decrease.



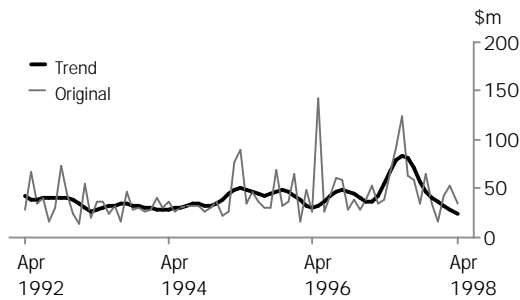
## VALUE OF RESIDENTIAL BUILDING

The trend has flattened after seven months of growth.



## VALUE OF NON-RESIDENTIAL BUILDING

The trend has decreased for the ninth consecutive month and is 56.8% below the level of a year ago.



# VALUE OF BUILDING APPROVED

## AVERAGE 1989-90 PRICES

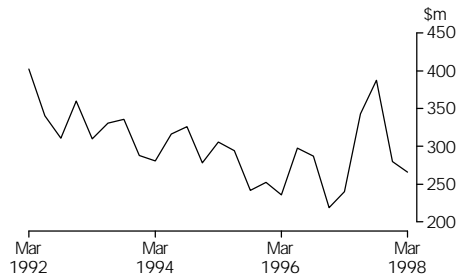
MARCH QUARTER 1998

Changes in the original series of value of building approvals in the March Quarter 1998 at average 1989-90 prices are summarised below.

	ORIGINAL	
	<i>Dec Qtr 1997 to Mar Qtr 1998</i>	<i>Mar Qtr 1997 to Mar Qtr 1998</i>
	% change	% change
New residential building	4.3	35.6
Alterations and additions to residential buildings	-0.8	17.3
Non-residential building	-16.6	-13.5
<b>Total buildings</b>	<b>-5.0</b>	<b>10.7</b>

The value of total buildings at 1989-90 prices has decreased by 5.0% in the March quarter and follows a 27.7% decrease in the December quarter. However, the increase over the year is 10.7% and follows a 5.9% increase in 1996-97.

QUARTERLY VALUE OF  
BUILDING APPROVED  
(at average 1989-90 prices)



# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

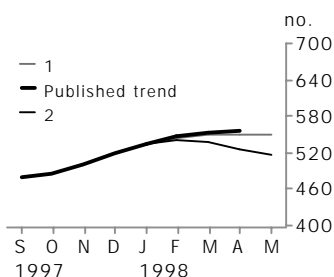
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

### TREND REVISIONS

Generally, the greater the volatility of the original series, the larger the size of the revisions to trend estimates. Analysis of the building approval original series has shown that they can be revised substantially. As a result, some months can elapse before turning points in the trend series are reliably identified.

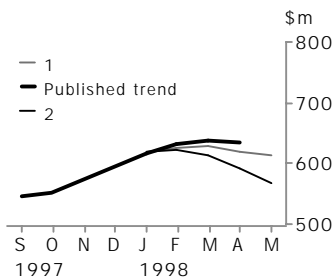
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the May seasonally adjusted estimate is higher than the April estimate by 9% for the number of private sector houses approved and 10% for total dwelling units approved; and that the May seasonally adjusted estimate is lower than the April estimate by 9% for the number of private sector houses approved and 10% for total dwelling units approved. These percentages were chosen because they represent the average absolute monthly percentage change for these series over the last ten years.

### PRIVATE SECTOR HOUSES



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> <i>rises by 9% on Apr 1998</i>	<b>2</b> <i>falls by 9% on Apr 1998</i>	no.	% change
December 1997	519	3.4	519	3.5	522	3.7
January 1998	534	3.0	535	3.0	536	2.7
February 1998	546	2.2	544	1.8	540	0.8
March 1998	553	1.3	549	0.9	537	-0.7
April 1998	555	0.4	550	0.2	527	-1.9
May 1998	—	—	551	0.2	516	-2.1

### TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> <i>rises by 10% on Apr 1998</i>	<b>2</b> <i>falls by 10% on Apr 1998</i>	no.	% change
December 1997	596	4.1	598	4.3	602	4.6
January 1998	617	3.5	618	3.3	619	3.0
February 1998	631	2.3	627	1.6	623	0.5
March 1998	637	1.0	628	0.1	612	-1.7
April 1998	636	-0.2	620	-1.2	591	-3.5
May 1998	—	—	612	-1.3	568	-3.8

## DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS(a).....		TOTAL DWELLING UNITS..	
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL						
<b>1997</b>						
February	429	434	38	38	467	472
March	486	501	40	42	526	543
April	559	568	56	60	615	628
May	538	552	61	68	599	620
June	519	541	52	56	571	597
July	572	584	50	50	622	634
August	514	530	38	38	552	568
September	505	527	65	73	570	600
October	523	538	61	61	584	599
November	482	490	62	62	544	552
December	475	482	31	31	506	513
<b>1998</b>						
January	365	373	55	58	420	431
February	542	545	121	121	663	666
March	623	671	63	67	686	738
April	461	472	30	30	491	502
SEASONALLY ADJUSTED						
<b>1997</b>						
February	466	468	n.a.	n.a.	503	509
March	503	498	n.a.	n.a.	561	572
April	604	618	n.a.	n.a.	613	630
May	503	509	n.a.	n.a.	605	618
June	498	495	n.a.	n.a.	552	569
July	513	533	n.a.	n.a.	561	578
August	436	452	n.a.	n.a.	492	502
September	470	491	n.a.	n.a.	523	549
October	536	565	n.a.	n.a.	580	623
November	464	483	n.a.	n.a.	506	515
December	545	561	n.a.	n.a.	557	568
<b>1998</b>						
January	475	495	n.a.	n.a.	565	588
February	588	587	n.a.	n.a.	716	720
March	615	643	n.a.	n.a.	677	710
April	493	509	n.a.	n.a.	507	522
TREND ESTIMATES						
<b>1997</b>						
February	483	488	n.a.	n.a.	516	523
March	508	512	n.a.	n.a.	547	557
April	522	525	n.a.	n.a.	570	582
May	522	527	n.a.	n.a.	578	592
June	510	519	n.a.	n.a.	570	586
July	496	509	n.a.	n.a.	554	572
August	484	501	n.a.	n.a.	535	556
September	479	499	n.a.	n.a.	524	546
October	486	507	n.a.	n.a.	531	553
November	502	522	n.a.	n.a.	552	572
December	519	537	n.a.	n.a.	577	596
<b>1998</b>						
January	534	551	n.a.	n.a.	599	617
February	546	561	n.a.	n.a.	614	631
March	553	568	n.a.	n.a.	621	637
April	555	571	n.a.	n.a.	619	636

(a) See Glossary for definition.

## DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS(a).....		TOTAL DWELLING UNITS....	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
<b>1997</b>						
February	25.8	27.3	280.0	280.0	33.0	34.5
March	13.3	15.4	5.3	10.5	12.6	15.0
April	15.0	13.4	40.0	42.9	16.9	15.7
May	-3.8	-2.8	8.9	13.3	-2.6	-1.3
June	-3.5	-2.0	-14.8	-17.6	-4.7	-3.7
July	10.2	7.9	-3.8	-10.7	8.9	6.2
August	-10.1	-9.2	-24.0	-24.0	-11.3	-10.4
September	-1.8	-0.6	71.1	92.1	3.3	5.6
October	3.6	2.1	-6.2	-16.4	2.5	-0.2
November	-7.8	-8.9	1.6	1.6	-6.8	-7.8
December	-1.5	-1.6	-50.0	-50.0	-7.0	-7.1
<b>1998</b>						
January	-23.2	-22.6	77.4	87.1	-17.0	-16.0
February	48.5	46.1	120.0	108.6	57.9	54.5
March	14.9	23.1	-47.9	-44.6	3.5	10.8
April	-26.0	-29.7	-52.4	-55.2	-28.4	-32.0
SEASONALLY ADJUSTED (% change from preceding month)						
<b>1997</b>						
February	7.5	5.1	n.a.	n.a.	11.3	12.2
March	8.0	6.5	n.a.	n.a.	11.6	12.3
April	20.1	24.0	n.a.	n.a.	9.3	10.2
May	-16.8	-17.5	n.a.	n.a.	-1.4	-1.9
June	-0.9	-2.9	n.a.	n.a.	-8.6	-7.9
July	3.0	7.7	n.a.	n.a.	1.5	1.5
August	-14.9	-15.1	n.a.	n.a.	-12.2	-13.0
September	7.8	8.4	n.a.	n.a.	6.1	9.3
October	14.0	15.2	n.a.	n.a.	11.0	13.5
November	-13.4	-14.5	n.a.	n.a.	-12.8	-17.4
December	17.4	16.2	n.a.	n.a.	10.2	10.3
<b>1998</b>						
January	-12.8	-11.9	n.a.	n.a.	1.4	3.4
February	23.8	18.7	n.a.	n.a.	26.7	22.5
March	4.6	9.6	n.a.	n.a.	-5.4	-1.4
April	-19.8	-20.9	n.a.	n.a.	-25.1	-26.5
TREND ESTIMATES (% change from preceding month)						
<b>1997</b>						
February	6.1	5.5	n.a.	n.a.	5.4	6.0
March	5.2	4.8	n.a.	n.a.	5.9	6.4
April	2.7	2.7	n.a.	n.a.	4.2	4.5
May	0.0	0.4	n.a.	n.a.	1.5	1.8
June	-2.2	-1.5	n.a.	n.a.	-1.4	-1.0
July	-2.9	-2.0	n.a.	n.a.	-2.9	-2.4
August	-2.5	-1.5	n.a.	n.a.	-3.3	-2.8
September	-1.0	-0.4	n.a.	n.a.	-2.0	-1.7
October	1.5	1.6	n.a.	n.a.	1.2	1.2
November	3.2	2.9	n.a.	n.a.	4.0	3.6
December	3.4	2.9	n.a.	n.a.	4.6	4.1
<b>1998</b>						
January	3.0	2.6	n.a.	n.a.	3.8	3.5
February	2.2	1.9	n.a.	n.a.	2.4	2.3
March	1.3	1.3	n.a.	n.a.	1.0	1.0
April	0.4	0.4	n.a.	n.a.	-0.2	-0.2

(a) See Glossary for definition.

## VALUE OF BUILDING APPROVED

Month	New residential building \$m	Alterations and additions to residential buildings(a) \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL					
<b>1997</b>					
February	39.7	9.8	49.5	53.1	102.6
March	41.8	8.9	50.7	35.4	86.1
April	52.6	10.9	63.6	39.2	102.8
May	52.5	9.9	62.4	64.7	127.1
June	49.5	9.2	58.7	92.0	150.7
July	51.1	10.8	61.9	125.1	187.0
August	49.3	10.1	59.4	63.8	123.2
September	51.9	10.6	62.5	58.6	121.1
October	51.2	12.0	63.3	34.1	97.4
November	51.2	11.1	62.3	64.5	126.7
December	48.1	10.6	58.6	35.1	93.7
<b>1998</b>					
January	37.4	7.3	44.7	16.1	60.8
February	57.0	15.6	72.6	41.9	114.5
March	63.6	10.7	74.3	53.8	128.1
April	44.0	9.6	53.6	34.6	88.3
SEASONALLY ADJUSTED					
<b>1997</b>					
February	41.8	12.6	54.5	n.a.	119.7
March	39.5	8.7	48.2	n.a.	74.4
April	61.7	10.5	72.2	n.a.	85.4
May	50.2	9.6	59.7	n.a.	137.2
June	46.6	9.6	56.2	n.a.	143.3
July	45.8	9.4	55.2	n.a.	187.3
August	45.8	10.4	56.2	n.a.	124.8
September	47.3	8.5	55.8	n.a.	107.9
October	54.5	11.5	66.0	n.a.	106.1
November	49.3	11.7	61.0	n.a.	138.7
December	53.4	11.2	64.6	n.a.	91.7
<b>1998</b>					
January	45.1	8.7	53.9	n.a.	70.9
February	63.4	21.3	84.6	n.a.	133.9
March	58.3	10.5	68.8	n.a.	105.7
April	52.6	9.2	61.8	n.a.	72.6
TREND ESTIMATES					
<b>1997</b>					
February	42.8	10.5	53.3	36.3	89.6
March	45.7	10.4	56.0	43.0	99.0
April	48.0	10.1	58.1	54.8	113.0
May	49.2	9.8	59.0	67.9	126.9
June	49.1	9.5	58.7	78.7	137.3
July	48.6	9.6	58.2	84.0	142.2
August	48.0	9.7	57.7	81.4	139.1
September	48.1	9.9	58.0	71.2	129.2
October	49.1	10.5	59.6	57.7	117.3
November	50.9	11.3	62.2	46.5	108.7
December	52.4	12.1	64.5	40.2	104.7
<b>1998</b>					
January	53.8	12.6	66.4	36.3	102.7
February	55.0	12.8	67.7	32.1	99.9
March	55.9	12.7	68.6	27.8	96.4
April	56.4	12.2	68.6	23.7	92.3

(a) Refer to Explanatory Notes paragraph 12.



## VALUE OF BUILDING APPROVED, Percentage Change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non-residential building	Total building
ORIGINAL (% change from preceding month)					
<b>1997</b>					
February	34.1	14.0	29.5	39.2	34.4
March	5.4	-9.8	2.4	-33.2	-16.0
April	25.9	23.1	25.4	10.6	19.3
May	-0.3	-8.9	-1.8	64.9	23.6
June	-5.7	-7.7	-6.0	42.3	18.6
July	3.3	17.6	5.6	36.0	24.1
August	-3.5	-6.5	-4.1	-49.0	-34.1
September	5.2	5.4	5.2	-8.2	-1.7
October	-1.2	13.3	1.2	-41.8	-19.6
November	-0.1	-8.1	-1.6	89.1	30.1
December	-6.1	-4.7	-5.9	-45.6	-26.1
<b>1998</b>					
January	-22.1	-31.3	-23.8	-54.0	-35.1
February	52.3	115.3	62.5	159.6	88.3
March	11.5	-31.3	2.3	28.5	11.9
April	-30.7	-10.8	-27.8	-35.7	-31.1
SEASONALLY ADJUSTED (% change from preceding month)					
<b>1997</b>					
February	16.2	21.0	17.3	n.a.	40.6
March	-5.7	-30.9	-11.5	n.a.	-37.8
April	56.3	20.3	49.8	n.a.	14.8
May	-18.6	-8.8	-17.2	n.a.	60.7
June	-7.2	0.7	-5.9	n.a.	4.4
July	-1.6	-2.7	-1.7	n.a.	30.7
August	0.0	10.5	1.8	n.a.	-33.4
September	3.3	-18.1	-0.6	n.a.	-13.6
October	15.0	35.9	18.2	n.a.	-1.7
November	-9.4	1.1	-7.6	n.a.	30.8
December	8.3	-4.1	5.9	n.a.	-33.9
<b>1998</b>					
January	-15.5	-21.8	-16.6	n.a.	-22.6
February	40.5	143.4	57.2	n.a.	88.8
March	-8.0	-50.5	-18.7	n.a.	-21.1
April	-9.7	-12.6	-10.1	n.a.	-31.3
TREND ESTIMATES (% change from preceding month)					
<b>1997</b>					
February	5.8	-0.6	4.5	0.7	2.9
March	6.7	-1.4	5.1	18.5	10.6
April	5.2	-2.7	3.7	27.5	14.1
May	2.5	-3.2	1.5	23.7	12.3
June	-0.2	-2.3	-0.6	15.9	8.3
July	-1.2	0.6	-0.9	6.8	3.5
August	-1.2	0.8	-0.9	-3.1	-2.2
September	0.1	2.6	0.6	-12.5	-7.1
October	2.3	5.7	2.9	-19.1	-9.2
November	3.6	7.7	4.3	-19.4	-7.3
December	3.0	6.7	3.7	-13.6	-3.7
<b>1998</b>					
January	2.6	4.2	2.9	-9.5	-1.9
February	2.2	1.5	2.1	-11.6	-2.8
March	1.7	-0.7	1.3	-13.6	-3.5
April	0.8	-3.5	0.0	-14.7	-4.2

(a) Refer to Explanatory Notes paragraph 12.

DWELLING UNITS APPROVED, Private and Public Sector: **Original**

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
PRIVATE SECTOR (Number)						
<b>1994-95</b>	7 757	1 387	(b) 47	(b) 0	17	<b>9 208</b>
<b>1995-96</b>	4 930	773	(b) 56	(b) 0	1	<b>5 760</b>
<b>1996-97</b>	5 508	613	11	8	8	<b>6 148</b>
<b>1997</b>						
April	559	53	2	0	1	<b>615</b>
May	537	56	4	1	1	<b>599</b>
June	518	47	0	6	0	<b>571</b>
July	571	47	2	1	1	<b>622</b>
August	513	37	0	1	1	<b>552</b>
September	505	60	2	0	3	<b>570</b>
October	523	61	0	0	0	<b>584</b>
November	482	60	2	0	0	<b>544</b>
December	475	30	1	0	0	<b>506</b>
<b>1998</b>						
January	364	55	1	0	0	<b>420</b>
February	541	53	0	67	2	<b>663</b>
March	621	61	0	2	2	<b>686</b>
April	459	29	1	2	0	<b>491</b>
PUBLIC SECTOR (Number)						
<b>1994-95</b>	390	151	(b) 13	(b) 0	0	<b>554</b>
<b>1995-96</b>	179	29	(b) 0	(b) 0	0	<b>208</b>
<b>1996-97</b>	96	17	0	3	0	<b>116</b>
<b>1997</b>						
April	9	4	0	0	0	<b>13</b>
May	14	7	0	0	0	<b>21</b>
June	22	4	0	0	0	<b>26</b>
July	12	0	0	0	0	<b>12</b>
August	16	0	0	0	0	<b>16</b>
September	22	8	0	0	0	<b>30</b>
October	15	0	0	0	0	<b>15</b>
November	8	0	0	0	0	<b>8</b>
December	7	0	0	0	0	<b>7</b>
<b>1998</b>						
January	8	3	0	0	0	<b>11</b>
February	3	0	0	0	0	<b>3</b>
March	48	4	0	0	0	<b>52</b>
April	11	0	0	0	0	<b>11</b>
TOTAL (Number)						
<b>1994-95</b>	8 147	1 538	(b) 60	(b) 0	17	<b>9 762</b>
<b>1995-96</b>	5 109	802	(b) 56	(b) 0	1	<b>5 968</b>
<b>1996-97</b>	5 604	630	11	11	8	<b>6 264</b>
<b>1997</b>						
April	568	57	2	0	1	<b>628</b>
May	551	63	4	1	1	<b>620</b>
June	540	51	0	6	0	<b>597</b>
July	583	47	2	1	1	<b>634</b>
August	529	37	0	1	1	<b>568</b>
September	527	68	2	0	3	<b>600</b>
October	538	61	0	0	0	<b>599</b>
November	490	60	2	0	0	<b>552</b>
December	482	30	1	0	0	<b>513</b>
<b>1998</b>						
January	372	58	1	0	0	<b>431</b>
February	544	53	0	67	2	<b>666</b>
March	669	65	0	2	2	<b>738</b>
April	470	29	1	2	0	<b>502</b>

(a) See Glossary for definition.

(b) Conversions are included in alterations and additions to residential buildings.

VALUE OF BUILDING APPROVED, Private and Public Sector: **Original**

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR (\$ million)								
<b>1994-95</b>	605.8	98.4	(b) 1.7	114.9	(b) 0.0	820.7	244.7	<b>1 065.4</b>
<b>1995-96</b>	399.4	54.6	(b) 2.5	114.7	(b) 0.0	571.3	393.0	<b>964.3</b>
<b>1996-97</b>	462.9	44.0	0.6	113.8	0.6	621.8	422.4	<b>1 044.2</b>
<b>1997</b>								
April	47.8	3.8	0.2	10.8	0.0	62.5	25.5	<b>88.0</b>
May	46.6	4.4	0.2	9.0	0.0	60.3	56.9	<b>117.2</b>
June	43.6	3.5	0.0	8.6	0.6	56.3	79.2	<b>135.5</b>
July	46.8	3.3	0.1	10.6	0.1	60.8	114.9	<b>175.7</b>
August	44.3	3.6	0.0	9.8	0.2	57.9	51.6	<b>109.4</b>
September	44.8	5.2	0.0	9.8	0.0	59.9	26.8	<b>86.7</b>
October	45.4	4.6	0.0	12.0	0.0	62.0	30.8	<b>92.7</b>
November	46.8	3.8	0.3	10.7	0.1	61.6	57.0	<b>118.6</b>
December	44.5	3.0	0.0	10.5	0.0	58.1	27.8	<b>85.9</b>
<b>1998</b>								
January	32.6	4.2	0.1	7.1	0.0	44.1	7.9	<b>51.9</b>
February	48.7	8.0	0.0	8.4	7.1	72.2	31.0	<b>103.2</b>
March	55.5	4.8	0.0	10.7	0.1	71.0	47.8	<b>118.8</b>
April	40.4	2.6	0.0	9.5	0.1	52.6	23.8	<b>76.3</b>
PUBLIC SECTOR (\$ million)								
<b>1994-95</b>	27.0	8.5	(b) 0.7	2.6	(b) 0.0	38.8	248.6	<b>287.4</b>
<b>1995-96</b>	13.3	1.9	(b) 0.0	1.6	(b) 0.0	17.1	173.2	<b>190.4</b>
<b>1996-97</b>	7.4	1.3	0.0	1.3	0.3	10.3	158.4	<b>168.7</b>
<b>1997</b>								
April	0.7	0.4	0.0	0.0	0.0	1.1	13.8	<b>14.8</b>
May	1.0	0.5	0.0	0.6	0.0	2.1	7.7	<b>9.9</b>
June	2.0	0.4	0.0	0.0	0.0	2.4	12.8	<b>15.2</b>
July	1.1	0.0	0.0	0.0	0.0	1.1	10.2	<b>11.3</b>
August	1.4	0.0	0.0	0.1	0.0	1.6	12.2	<b>13.8</b>
September	1.4	0.5	0.0	0.8	0.0	2.6	31.7	<b>34.4</b>
October	1.3	0.0	0.0	0.0	0.0	1.3	3.3	<b>4.6</b>
November	0.6	0.0	0.0	0.0	0.0	0.6	7.5	<b>8.1</b>
December	0.5	0.0	0.0	0.0	0.0	0.5	7.2	<b>7.7</b>
<b>1998</b>								
January	0.4	0.2	0.0	0.0	0.0	0.6	8.3	<b>8.9</b>
February	0.3	0.0	0.0	0.1	0.0	0.4	10.9	<b>11.3</b>
March	3.0	0.3	0.0	0.0	0.0	3.3	6.0	<b>9.3</b>
April	1.1	0.0	0.0	0.0	0.0	1.1	10.9	<b>11.9</b>
TOTAL (\$ million)								
<b>1994-95</b>	632.8	106.9	(b) 2.4	117.5	(b) 0.0	859.6	493.2	<b>1 352.8</b>
<b>1995-96</b>	412.7	56.6	(b) 2.5	116.3	(b) 0.0	588.4	566.2	<b>1 154.6</b>
<b>1996-97</b>	470.2	45.3	0.6	115.1	0.9	632.1	580.7	<b>1 212.8</b>
<b>1997</b>								
April	48.5	4.1	0.2	10.8	0.0	63.6	39.2	<b>102.8</b>
May	47.6	4.8	0.2	9.7	0.0	62.4	64.7	<b>127.1</b>
June	45.7	3.8	0.0	8.6	0.6	58.7	92.0	<b>150.7</b>
July	47.9	3.3	0.1	10.6	0.1	61.9	125.1	<b>187.0</b>
August	45.7	3.6	0.0	9.9	0.2	59.4	63.8	<b>123.2</b>
September	46.2	5.7	0.0	10.6	0.0	62.5	58.6	<b>121.1</b>
October	46.7	4.6	0.0	12.0	0.0	63.3	34.1	<b>97.4</b>
November	47.4	3.8	0.3	10.7	0.1	62.3	64.5	<b>126.7</b>
December	45.1	3.0	0.0	10.5	0.0	58.6	35.1	<b>93.7</b>
<b>1998</b>								
January	33.0	4.4	0.1	7.1	0.0	44.7	16.1	<b>60.8</b>
February	49.0	8.0	0.0	8.5	7.1	72.6	41.9	<b>114.5</b>
March	58.4	5.1	0.0	10.7	0.1	74.3	53.8	<b>128.1</b>
April	41.4	2.6	0.0	9.5	0.1	53.6	34.6	<b>88.3</b>

(a) See Glossary for definition.

(b) Conversions are included in alterations and additions creating dwellings.

## DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDING(a): Original

## NEW OTHER RESIDENTIAL BUILDING .....

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc of .....			Flats, units or apartments in a building of .....				Total	Total new residential building
	One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total			
NUMBER OF DWELLING UNITS										
<b>1994-95</b>	8 147	1 050	337	1 387	8	11	132	151	1 538	<b>9 685</b>
<b>1995-96</b>	5 109	518	179	697	14	66	25	105	802	<b>5 911</b>
<b>1996-97</b>	5 604	492	86	578	20	30	2	52	630	<b>6 234</b>
<b>1997</b>										
February	434	35	0	35	0	0	0	0	35	<b>469</b>
March	501	39	2	41	0	0	0	0	41	<b>542</b>
April	568	55	2	57	0	0	0	0	57	<b>625</b>
May	551	44	7	51	6	6	0	12	63	<b>614</b>
June	540	41	2	43	8	0	0	8	51	<b>591</b>
July	583	45	2	47	0	0	0	0	47	<b>630</b>
August	529	28	9	37	0	0	0	0	37	<b>566</b>
September	527	24	44	68	0	0	0	0	68	<b>595</b>
October	538	52	9	61	0	0	0	0	61	<b>599</b>
November	490	11	0	11	49	0	0	49	60	<b>550</b>
December	482	21	9	30	0	0	0	0	30	<b>512</b>
<b>1998</b>										
January	372	54	4	58	0	0	0	0	58	<b>430</b>
February	544	22	2	24	0	0	29	29	53	<b>597</b>
March	669	41	14	55	0	10	0	10	65	<b>734</b>
April	470	16	8	24	0	5	0	5	29	<b>499</b>
VALUE (\$ million)										
<b>1994-95</b>	632.8	63.2	26.2	89.5	0.4	0.5	16.5	17.4	106.9	<b>739.6</b>
<b>1995-96</b>	412.8	30.8	18.3	49.2	1.0	3.8	2.5	7.3	56.7	<b>469.3</b>
<b>1996-97</b>	470.1	30.9	9.5	40.3	1.9	3.1	0.0	5.1	45.1	<b>515.5</b>
<b>1997</b>										
February	37.2	2.4	0.0	2.4	0.0	0.0	0.0	0.0	2.4	<b>39.7</b>
March	39.2	2.4	0.2	2.6	0.0	0.0	0.0	0.0	2.6	<b>41.8</b>
April	48.5	4.0	0.1	4.1	0.0	0.0	0.0	0.0	4.1	<b>52.6</b>
May	47.6	3.0	0.5	3.5	0.5	0.9	0.0	1.4	4.8	<b>52.5</b>
June	45.7	2.7	0.2	2.9	1.0	0.0	0.0	1.0	3.8	<b>49.5</b>
July	47.9	3.2	0.1	3.3	0.0	0.0	0.0	0.0	3.3	<b>51.1</b>
August	45.7	3.0	0.6	3.6	0.0	0.0	0.0	0.0	3.6	<b>49.3</b>
September	46.2	1.7	4.0	5.7	0.0	0.0	0.0	0.0	5.7	<b>51.9</b>
October	46.7	3.7	0.8	4.6	0.0	0.0	0.0	0.0	4.6	<b>51.2</b>
November	47.4	0.8	0.0	0.8	3.0	0.0	0.0	3.0	3.8	<b>51.2</b>
December	45.1	1.7	1.3	3.0	0.0	0.0	0.0	0.0	3.0	<b>48.1</b>
<b>1998</b>										
January	33.0	3.9	0.5	4.4	0.0	0.0	0.0	0.0	4.4	<b>37.4</b>
February	49.0	1.5	0.3	1.8	0.0	0.0	6.2	6.2	8.0	<b>57.0</b>
March	58.4	3.2	1.1	4.3	0.0	0.8	0.0	0.8	5.1	<b>63.6</b>
April	41.4	1.1	0.9	2.1	0.0	0.6	0.0	0.6	2.6	<b>44.0</b>

(a) See Glossary for definition.

## VALUE OF BUILDING APPROVED, Average 1989-90 Prices

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
<b>1994-95</b>	551.1	97.4	648.5	104.4	752.9	452.4	<b>1 205.3</b>
<b>1995-96</b>	360.6	50.4	411.1	104.1	515.2	512.5	<b>1 027.7</b>
<b>1996-97</b>	425.9	39.8	465.7	105.5	571.2	518.1	<b>1 089.3</b>
<b>1996</b>							
December	92.0	13.3	105.4	27.2	132.6	86.2	<b>218.8</b>
<b>1997</b>							
March	97.4	5.0	102.4	25.2	127.6	112.8	<b>240.4</b>
June	130.5	11.2	141.7	27.7	169.4	173.4	<b>342.7</b>
September	129.7	10.9	140.5	29.2	169.7	217.7	<b>387.4</b>
December	123.3	9.8	133.1	29.8	162.9	117.0	<b>279.9</b>
<b>1998</b>							
March	123.8	15.1	138.9	29.6	168.5	97.6	<b>266.0</b>
ORIGINAL (% change from preceding quarter)							
<b>1996</b>							
December	-13.1	29.2	-9.3	7.2	-6.4	-40.8	<b>-23.9</b>
<b>1997</b>							
March	5.8	-62.3	-2.8	-7.2	-3.7	30.8	<b>9.9</b>
June	34.0	122.3	38.4	9.6	32.7	53.7	<b>42.6</b>
September	-0.7	-2.7	-0.8	5.7	0.2	25.6	<b>13.0</b>
December	-4.9	-9.5	-5.3	2.1	-4.0	-46.3	<b>-27.7</b>
<b>1998</b>							
March	0.4	53.6	4.3	-0.8	3.4	-16.6	<b>-5.0</b>

(a) Refer to Explanatory Notes paragraph 12.

**NON-RESIDENTIAL BUILDING APPROVED, Jobs By Value Range: Original**

Period	Hotels, motels and other short term accommodation		Shops .....		Factories .....		Offices .....		Other business premises .....		Educational .....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999												
<b>1998</b>												
February	2	0.2	14	1.3	4	0.3	9	0.7	12	0.9	6	0.6
March	2	0.2	36	3.2	7	0.6	13	1.2	11	1.0	3	0.3
April	0	0.0	15	1.3	7	0.6	10	0.8	9	0.9	2	0.3
Value—\$200,000—\$499,999												
<b>1998</b>												
February	1	0.4	3	0.8	3	0.8	6	1.7	3	0.8	2	0.5
March	2	0.7	6	1.5	1	0.2	6	1.8	4	1.0	4	1.1
April	0	0.0	5	1.6	1	0.5	3	0.9	0	0.0	1	0.2
Value—\$500,000—\$999,999												
<b>1998</b>												
February	0	0.0	1	1.0	1	0.9	0	0.0	0	0.0	2	1.4
March	0	0.0	1	0.5	2	1.5	0	0.0	1	0.7	0	0.0
April	0	0.0	2	1.0	2	1.4	1	0.8	1	0.5	0	0.0
Value—\$1,000,000—\$4,999,999												
<b>1998</b>												
February	0	0.0	1	1.4	1	2.4	0	0.0	3	4.2	1	1.8
March	0	0.0	1	4.5	0	0.0	0	0.0	0	0.0	1	1.0
April	0	0.0	2	2.0	0	0.0	3	5.8	1	1.4	0	0.0
Value—\$5,000,000 and over												
<b>1998</b>												
February	0	0.0	1	5.0	0	0.0	0	0.0	0	0.0	0	0.0
March	0	0.0	0	0.0	0	0.0	0	0.0	2	26.1	0	0.0
April	0	0.0	0	0.0	0	0.0	0	0.0	1	8.0	0	0.0
Value—Total												
<b>1994-95</b>	32	4.7	188	54.4	91	30.6	239	126.8	200	72.4	120	109.7
<b>1995-96</b>	33	18.2	198	129.9	95	32.9	237	96.8	222	95.5	111	59.7
<b>1996-97</b>	43	42.4	239	106.2	93	26.1	212	93.2	193	93.3	112	61.0
<b>1998</b>												
February	3	0.5	20	9.4	9	4.4	15	2.5	18	5.9	11	4.3
March	4	0.8	44	9.7	10	2.3	19	3.0	18	28.8	8	2.4
April	0	0.0	24	5.9	10	2.4	17	8.3	12	10.8	3	0.5

NON-RESIDENTIAL BUILDING APPROVED, Jobs By Value Range: **Original** *continued*

Period	Religious .....		Health .....		Entertainment and recreational .....		Miscellaneous .....		Total non-residential building .....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999										
<b>1998</b>										
February	0	0.0	2	0.2	2	0.2	7	0.6	58	5.0
March	1	0.1	3	0.4	4	0.4	5	0.5	85	7.9
April	0	0.0	1	0.1	1	0.1	2	0.3	47	4.3
Value—\$200,000—\$499,999										
<b>1998</b>										
February	0	0.0	1	0.3	2	0.5	1	0.5	22	6.1
March	0	0.0	3	0.9	0	0.0	4	1.2	30	8.4
April	0	0.0	0	0.0	1	0.3	0	0.0	11	3.5
Value—\$500,000—\$999,999										
<b>1998</b>										
February	0	0.0	0	0.0	0	0.0	0	0.0	4	3.2
March	0	0.0	1	0.5	2	1.2	2	1.5	9	5.9
April	0	0.0	0	0.0	0	0.0	0	0.0	6	3.7
Value—\$1,000,000—\$4,999,999										
<b>1998</b>										
February	0	0.0	1	2.0	0	0.0	1	3.3	8	15.1
March	0	0.0	0	0.0	0	0.0	0	0.0	2	5.5
April	0	0.0	0	0.0	3	5.9	0	0.0	9	15.2
Value—\$5,000,000 and over										
<b>1998</b>										
February	0	0.0	0	0.0	1	7.5	0	0.0	2	12.5
March	0	0.0	0	0.0	0	0.0	0	0.0	2	26.1
April	0	0.0	0	0.0	0	0.0	0	0.0	1	8.0
Value—Total										
<b>1994-95</b>	13	3.0	76	42.6	55	19.4	74	29.6	1 088	493.2
<b>1995-96</b>	16	4.7	49	52.1	62	26.8	88	49.6	1 111	566.2
<b>1996-97</b>	11	2.2	51	66.0	68	37.7	95	52.6	1 117	580.7
<b>1998</b>										
February	0	0.0	4	2.5	5	8.2	9	4.3	94	41.9
March	1	0.1	7	1.8	6	1.6	11	3.2	128	53.8
April	0	0.0	1	0.1	5	6.3	2	0.3	74	34.6

## VALUE OF NON-RESIDENTIAL BUILDING APPROVED: Original

Period	Hotels, motels and other short term accom- modation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
PRIVATE SECTOR (\$ million)											
<b>1994-95</b>	4.2	51.3	25.0	34.3	59.2	17.3	3.0	26.5	9.7	14.0	<b>244.7</b>
<b>1995-96</b>	18.2	122.0	26.2	53.3	77.8	17.2	3.7	41.9	23.2	9.6	<b>393.0</b>
<b>1996-97</b>	38.9	102.6	23.9	56.8	84.8	16.6	2.2	50.0	13.0	33.7	<b>422.4</b>
<b>1997</b>											
April	1.5	11.1	3.8	3.1	3.2	1.4	0.2	0.6	0.5	0.3	<b>25.5</b>
May	0.1	4.3	6.9	2.8	13.7	1.6	0.0	27.0	0.3	0.4	<b>56.9</b>
June	26.7	35.9	1.6	9.0	1.2	1.6	1.0	0.8	0.6	0.9	<b>79.2</b>
July	0.4	13.5	71.8	1.4	3.2	0.3	0.4	2.4	20.1	1.3	<b>114.9</b>
August	0.9	3.4	23.0	2.2	13.8	0.8	0.0	5.8	1.0	0.8	<b>51.6</b>
September	1.4	11.1	3.1	2.7	1.7	2.5	0.6	2.0	1.2	0.5	<b>26.8</b>
October	0.4	7.6	12.3	2.1	2.3	1.6	0.4	0.2	2.7	1.2	<b>30.8</b>
November	0.3	5.8	3.4	38.2	3.7	2.2	0.0	2.2	0.3	0.8	<b>57.0</b>
December	0.7	2.7	1.9	3.2	6.8	4.5	3.2	1.1	1.1	2.6	<b>27.8</b>
<b>1998</b>											
January	0.1	1.6	1.3	0.3	1.7	0.5	0.0	0.9	1.3	0.3	<b>7.9</b>
February	0.5	8.0	4.4	1.1	5.9	2.5	0.0	0.2	7.9	0.5	<b>31.0</b>
March	0.8	9.7	2.3	2.6	28.8	0.9	0.1	0.3	0.6	1.6	<b>47.8</b>
April	0.0	5.9	2.4	2.0	10.8	0.4	0.0	0.1	1.9	0.3	<b>23.8</b>
PUBLIC SECTOR (\$ million)											
<b>1994-95</b>	0.4	3.1	5.5	92.5	13.2	92.5	0.0	16.0	9.7	15.5	<b>248.6</b>
<b>1995-96</b>	0.0	7.9	6.7	43.5	17.8	42.5	1.0	10.2	3.6	40.0	<b>173.2</b>
<b>1996-97</b>	3.5	3.6	2.2	36.4	8.5	44.5	0.0	16.0	24.7	18.9	<b>158.4</b>
<b>1997</b>											
April	0.0	0.5	0.0	0.7	2.5	7.4	0.0	1.3	0.4	0.9	<b>13.8</b>
May	0.0	0.6	0.1	0.5	0.0	0.5	0.0	0.0	0.6	5.5	<b>7.7</b>
June	0.0	0.0	0.3	7.1	1.0	1.2	0.0	0.0	2.2	1.0	<b>12.8</b>
July	0.4	0.8	0.0	0.9	1.0	2.2	0.0	4.0	0.6	0.3	<b>10.2</b>
August	0.1	0.2	0.1	0.9	0.1	4.3	0.0	6.5	0.0	0.1	<b>12.2</b>
September	0.0	0.0	0.0	4.1	0.1	20.2	0.0	7.1	0.2	0.0	<b>31.7</b>
October	0.0	0.2	0.0	0.4	0.1	1.5	0.0	0.5	0.6	0.1	<b>3.3</b>
November	0.0	0.2	0.0	1.6	0.3	3.2	0.0	1.5	0.3	0.4	<b>7.5</b>
December	0.0	0.1	0.0	0.5	0.0	4.9	0.0	1.3	0.3	0.1	<b>7.2</b>
<b>1998</b>											
January	0.0	0.0	0.1	0.9	0.3	6.0	0.0	0.8	0.0	0.2	<b>8.3</b>
February	0.0	1.4	0.0	1.4	0.0	1.8	0.0	2.3	0.3	3.8	<b>10.9</b>
March	0.0	0.0	0.0	0.4	0.0	1.5	0.0	1.5	1.0	1.6	<b>6.0</b>
April	0.0	0.0	0.0	6.3	0.0	0.1	0.0	0.0	4.4	0.0	<b>10.9</b>
TOTAL (\$ million)											
<b>1994-95</b>	4.7	54.4	30.6	126.8	72.4	109.7	3.0	42.6	19.4	29.6	<b>493.2</b>
<b>1995-96</b>	18.2	129.9	32.9	96.8	95.5	59.7	4.7	52.1	26.8	49.6	<b>566.2</b>
<b>1996-97</b>	42.4	106.2	26.1	93.2	93.3	61.0	2.2	66.0	37.7	52.6	<b>580.7</b>
<b>1997</b>											
April	1.5	11.6	3.8	3.8	5.7	8.7	0.2	1.8	0.9	1.2	<b>39.2</b>
May	0.1	4.8	6.9	3.4	13.7	2.1	0.0	27.0	0.8	5.8	<b>64.7</b>
June	26.7	35.9	1.9	16.1	2.2	2.8	1.0	0.8	2.8	1.9	<b>92.0</b>
July	0.8	14.3	71.8	2.3	4.2	2.5	0.4	6.4	20.8	1.6	<b>125.1</b>
August	1.0	3.5	23.0	3.2	13.8	5.2	0.0	12.2	1.0	0.8	<b>63.8</b>
September	1.4	11.1	3.1	6.8	1.8	22.7	0.6	9.1	1.5	0.5	<b>58.6</b>
October	0.4	7.8	12.3	2.5	2.4	3.1	0.4	0.7	3.3	1.3	<b>34.1</b>
November	0.3	6.0	3.4	39.8	4.0	5.4	0.0	3.8	0.5	1.3	<b>64.5</b>
December	0.7	2.8	1.9	3.8	6.8	9.4	3.2	2.4	1.3	2.8	<b>35.1</b>
<b>1998</b>											
January	0.1	1.6	1.4	1.3	1.9	6.5	0.0	1.6	1.3	0.4	<b>16.1</b>
February	0.5	9.4	4.4	2.5	5.9	4.3	0.0	2.5	8.2	4.3	<b>41.9</b>
March	0.8	9.7	2.3	3.0	28.8	2.4	0.1	1.8	1.6	3.2	<b>53.8</b>
April	0.0	5.9	2.4	8.3	10.8	0.5	0.0	0.1	6.3	0.3	<b>34.6</b>



## BUILDING APPROVED IN THE ADELAIDE STATISTICAL DIVISION: Original

Period	DWELLINGS (No.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR									
<b>1995-96</b>	3 029	646	3 721	254 581	46 273	92 638	393 491	303 403	<b>696 894</b>
<b>1996-97</b>	3 506	489	4 016	301 577	36 115	91 150	428 842	306 979	<b>735 821</b>
<b>1997</b>									
April	306	34	343	26 777	2 459	9 231	38 468	15 272	<b>53 740</b>
May	333	39	377	29 856	3 145	7 564	40 565	42 427	<b>82 992</b>
June	358	43	406	31 113	3 228	7 104	41 446	72 742	<b>114 188</b>
July	378	37	419	31 719	2 526	8 029	42 275	110 690	<b>152 965</b>
August	377	29	407	32 923	3 054	8 271	44 248	37 263	<b>81 511</b>
September	310	56	369	28 730	5 003	7 740	41 472	20 417	<b>61 889</b>
October	329	49	378	29 555	3 817	8 845	42 217	27 028	<b>69 245</b>
November	309	60	371	31 641	3 806	8 738	44 184	50 166	<b>94 350</b>
December	347	28	376	33 868	2 915	8 208	44 991	19 965	<b>64 955</b>
<b>1998</b>									
January	217	35	253	20 621	2 829	5 686	29 137	5 718	<b>34 855</b>
February	321	51	441	30 455	7 885	13 535	51 875	26 845	<b>78 720</b>
March	374	43	419	34 371	3 250	8 401	46 022	22 265	<b>68 287</b>
April	300	27	329	27 181	2 548	7 213	36 942	14 663	<b>51 605</b>
PUBLIC SECTOR									
<b>1995-96</b>	177	29	206	13 151	1 944	615	15 710	142 333	<b>158 043</b>
<b>1996-97</b>	84	17	101	6 433	1 305	171	7 910	129 838	<b>137 748</b>
<b>1997</b>									
April	9	4	13	716	355	0	1 071	10 213	<b>11 283</b>
May	10	7	17	760	490	81	1 331	7 060	<b>8 391</b>
June	22	4	26	2 004	360	0	2 364	11 249	<b>13 613</b>
July	10	0	10	939	0	0	939	5 908	<b>6 848</b>
August	10	0	10	837	0	46	883	7 600	<b>8 482</b>
September	22	8	30	1 369	469	58	1 895	14 457	<b>16 352</b>
October	15	0	15	1 285	0	0	1 285	1 934	<b>3 219</b>
November	8	0	8	641	0	0	641	6 883	<b>7 524</b>
December	7	0	7	515	0	12	526	2 350	<b>2 877</b>
<b>1998</b>									
January	8	3	11	443	166	15	624	7 101	<b>7 726</b>
February	1	0	1	86	0	0	86	8 124	<b>8 210</b>
March	36	0	36	2 395	0	0	2 395	3 983	<b>6 377</b>
April	10	0	10	1 016	0	0	1 016	10 728	<b>11 743</b>
TOTAL									
<b>1995-96</b>	3 206	675	3 927	267 732	48 217	93 252	409 201	445 736	<b>854 937</b>
<b>1996-97</b>	3 590	506	4 117	308 010	37 420	91 321	436 752	436 818	<b>873 569</b>
<b>1997</b>									
April	315	38	356	27 493	2 814	9 231	39 539	25 484	<b>65 023</b>
May	343	46	394	30 616	3 635	7 645	41 896	49 487	<b>91 383</b>
June	380	47	432	33 117	3 588	7 104	43 810	83 991	<b>127 801</b>
July	388	37	429	32 658	2 526	8 029	43 214	116 599	<b>159 813</b>
August	387	29	417	33 760	3 054	8 317	45 131	44 863	<b>89 993</b>
September	332	64	399	30 098	5 472	7 798	43 368	34 873	<b>78 241</b>
October	344	49	393	30 840	3 817	8 845	43 502	28 963	<b>72 465</b>
November	317	60	379	32 281	3 806	8 738	44 825	57 049	<b>101 874</b>
December	354	28	383	34 383	2 915	8 219	45 517	22 315	<b>67 832</b>
<b>1998</b>									
January	225	38	264	21 064	2 996	5 701	29 761	12 820	<b>42 581</b>
February	322	51	442	30 541	7 885	13 535	51 961	34 969	<b>86 930</b>
March	410	43	455	36 766	3 250	8 401	48 417	26 247	<b>74 664</b>
April	310	27	339	28 197	2 548	7 213	37 958	25 390	<b>63 348</b>

(a) Refer to footnote (a) in Table 12.

(b) Refer to Explanatory Notes paragraph 12.

## BUILDING APPROVED IN STATISTICAL LOCAL AREAS

DWELLINGS (No.)..... VALUE (\$'000).....

Statistical area	DWELLINGS (No.)			VALUE (\$'000)					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
<b>SOUTH AUSTRALIA</b>	<b>470</b>	<b>29</b>	<b>502</b>	<b>41 442</b>	<b>2 606</b>	<b>9 570</b>	<b>53 618</b>	<b>34 635</b>	<b>88 253</b>
<b>Adelaide (SD)</b>	<b>310</b>	<b>27</b>	<b>339</b>	<b>28 197</b>	<b>2 548</b>	<b>7 213</b>	<b>37 958</b>	<b>25 390</b>	<b>63 348</b>
Northern (SSD)	120	0	121	10 966	0	981	11 946	3 857	15 803
Elizabeth (C)	0	0	0	0	0	0	0	0	0
Enfield (C) - Pt A	19	0	19	1 637	0	55	1 692	1 175	2 867
Gawler (M)	7	0	7	597	0	75	672	0	672
Munno Para (C)	33	0	33	2 611	0	53	2 665	150	2 815
Salisbury (C)	13	0	13	1 328	0	155	1 483	569	2 052
Tea Tree Gully (C)	48	0	49	4 793	0	642	5 435	1 963	7 398
Western (SSD)	50	4	54	4 250	339	1 133	5 722	6 414	12 136
Enfield (C) - Pt B	2	0	2	152	0	30	182	299	481
Henley & Grange (C)	1	2	3	90	199	144	433	300	733
Hindmarsh and Woodville (C)	17	0	17	1 605	0	383	1 988	4 160	6 148
Port Adelaide (C)	4	0	4	341	0	153	495	55	550
Thebarton (M)	0	0	0	0	0	141	141	0	141
West Torrens (C)	26	2	28	2 062	140	282	2 484	1 600	4 084
Unincorp. Western	0	0	0	0	0	0	0	0	0
Eastern (SSD)	35	8	44	3 757	733	2 849	7 339	13 994	21 333
Adelaide (C)	0	0	0	0	0	0	0	11 124	11 124
Burnside (C)	13	4	17	1 618	367	718	2 703	860	3 563
Campelltown (C)	13	0	13	1 291	0	364	1 656	0	1 656
East Torrens (DC)	0	0	0	0	0	61	61	0	61
Kensington and Norwood (C)	0	0	0	0	0	53	53	0	53
Payneham (C)	0	0	0	0	0	234	234	0	234
Prospect (C)	2	2	4	100	100	583	783	70	853
St Peters (M)	0	0	0	0	0	60	60	0	60
Stirling (DC)	4	0	4	425	0	135	560	0	560
Unley (C)	1	0	2	60	0	641	701	1 940	2 641
Walkerville (M)	2	2	4	263	267	0	530	0	530
Southern (SSD)	105	15	120	9 224	1 476	2 251	12 951	1 125	14 076
Brighton (C)	10	6	16	1 457	860	146	2 463	0	2 463
Glenelg (C)	0	5	5	0	330	119	449	500	949
Happy Valley (C)	20	0	20	1 777	0	173	1 950	0	1 950
Marion (C)	18	2	20	1 652	146	984	2 782	425	3 207
Mitcham (C)	3	2	5	242	140	394	776	50	826
Noarlunga (C)	45	0	45	3 489	0	155	3 644	150	3 794
Willunga (DC)	9	0	9	608	0	279	887	0	887
<b>Outer Adelaide (SD)</b>	<b>76</b>	<b>2</b>	<b>79</b>	<b>6 203</b>	<b>58</b>	<b>880</b>	<b>7 141</b>	<b>383</b>	<b>7 524</b>
Barossa (SSD)	15	2	17	1 238	58	370	1 666	85	1 751
Angaston (DC)	1	0	1	116	0	24	140	85	225
Barossa (DC)	2	0	2	205	0	30	235	0	235
Gumeracha (DC)	3	0	3	243	0	63	305	0	305
Kapunda (DC)	1	0	1	60	0	56	116	0	116
Light (DC)	0	2	2	0	58	88	146	0	146
Mallala (DC)	4	0	4	261	0	15	276	0	276
Mount Pleasant (DC)	1	0	1	40	0	24	64	0	64
Tanunda (DC)	3	0	3	313	0	70	383	0	383
Kangaroo Island (SSD)	3	0	3	355	0	38	393	0	393
Dudley (DC)	1	0	1	120	0	0	120	0	120
Kingscote (DC)	2	0	2	235	0	38	273	0	273
Onkaparinga (SSD)	16	0	17	1 303	0	183	1 487	145	1 632
Mount Barker (DC)	16	0	17	1 303	0	118	1 422	145	1 567
Onkaparinga (DC)	0	0	0	0	0	65	65	0	65
Fleurieu (SSD)	42	0	42	3 307	0	289	3 595	153	3 748
Port Elliot and Goolwa (DC)	12	0	12	978	0	151	1 129	0	1 129
Strathalbyn (DC)	2	0	2	161	0	36	197	0	197
Victor Harbor (DC)	18	0	18	1 305	0	34	1 339	153	1 492
Yankalilla (DC)	10	0	10	862	0	68	930	0	930

BUILDING APPROVED IN STATISTICAL LOCAL AREAS, *continued*

Statistical area	DWELLINGS (No.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
<b>Yorke and Lower North (SD)</b>	<b>25</b>	<b>0</b>	<b>25</b>	<b>2 041</b>	<b>0</b>	<b>454</b>	<b>2 495</b>	<b>8 054</b>	<b>10 549</b>
Yorke (SSD)	20	0	20	1 581	0	219	1 800	54	1 854
Bute (DC)	0	0	0	0	0	0	0	0	0
Central Yorke Peninsula (DC)	4	0	4	314	0	0	314	0	314
Minlaton (DC)	0	0	0	0	0	47	47	0	47
Northern Yorke Peninsula (DC)	10	0	10	802	0	121	922	54	976
Port Broughton (DC)	0	0	0	0	0	0	0	0	0
Walleroo (DC)	4	0	4	351	0	25	376	0	376
Warooka (DC)	1	0	1	50	0	0	50	0	50
Yorke town (DC)	1	0	1	65	0	27	92	0	92
Unincorp. Yorke	0	0	0	0	0	0	0	0	0
Lower North (SSD)	5	0	5	461	0	235	696	8 000	8 696
Blyth-Snowtown (DC)	0	0	0	0	0	15	15	0	15
Burra Burra (DC)	0	0	0	0	0	0	0	0	0
Clare (DC)	3	0	3	228	0	185	413	0	413
Eudunda (DC)	0	0	0	0	0	0	0	0	0
Riverton (DC)	0	0	0	0	0	0	0	0	0
Robertstown (DC)	0	0	0	0	0	0	0	0	0
Saddleworth and Auburn (DC)	0	0	0	0	0	0	0	0	0
Spalding (DC)	0	0	0	0	0	0	0	0	0
Wakefield Plains (DC)	2	0	2	232	0	35	267	8 000	8 267
<b>Murray Lands (SD)</b>	<b>15</b>	<b>0</b>	<b>15</b>	<b>1 424</b>	<b>0</b>	<b>265</b>	<b>1 689</b>	<b>568</b>	<b>2 257</b>
Riverland (SSD)	11	0	11	1 109	0	117	1 226	568	1 794
Barmera (DC)	3	0	3	282	0	0	282	0	282
Berri (DC)	1	0	1	80	0	0	80	120	200
Browns Well (DC)	0	0	0	0	0	0	0	0	0
Loxton (DC)	0	0	0	0	0	117	117	100	217
Morgan (DC)	0	0	0	0	0	0	0	178	178
Paringa (DC)	1	0	1	46	0	0	46	0	46
Renmark (M)	5	0	5	408	0	0	408	170	578
Waikerie (DC)	1	0	1	293	0	0	293	0	293
Unincorp. Riverland	0	0	0	0	0	0	0	0	0
Murray Mallee (SSD)	4	0	4	315	0	147	462	0	462
Coonalpyn Downs (DC)	0	0	0	0	0	0	0	0	0
Karoonda East Murray (DC)	0	0	0	0	0	0	0	0	0
Lameroo (DC)	0	0	0	0	0	0	0	0	0
Mannum (DC)	0	0	0	0	0	0	0	0	0
Meningie (DC)	1	0	1	118	0	0	118	0	118
Murray Bridge (RC)	3	0	3	197	0	127	324	0	324
Peake (DC)	0	0	0	0	0	0	0	0	0
Pinnaroo (DC)	0	0	0	0	0	0	0	0	0
Ridley - Truro (DC)	0	0	0	0	0	20	20	0	20
Unincorp Murray Mallee	0	0	0	0	0	0	0	0	0
<b>South East (SD)</b>	<b>21</b>	<b>0</b>	<b>21</b>	<b>1 870</b>	<b>0</b>	<b>125</b>	<b>1 995</b>	<b>240</b>	<b>2 235</b>
Upper South East (SSD)	4	0	4	420	0	0	420	0	420
Lacepede (DC)	1	0	1	98	0	0	98	0	98
Lucindale (DC)	0	0	0	0	0	0	0	0	0
Naracoorte (M)	1	0	1	65	0	0	65	0	65
Naracoorte (DC)	0	0	0	0	0	0	0	0	0
Robe (DC)	1	0	1	140	0	0	140	0	140
Tatiara (DC)	1	0	1	117	0	0	117	0	117
Lower South East (SSD)	17	0	17	1 450	0	125	1 575	240	1 815
Beachport (DC)	0	0	0	0	0	0	0	0	0
Millicent (DC)	0	0	0	0	0	0	0	0	0
Mount Gambier (C)	11	0	11	869	0	40	909	240	1 149
Mount Gambier (DC)	0	0	0	0	0	85	85	0	85
Penola (DC)	1	0	1	133	0	0	133	0	133
Port MacDonnell (DC)	5	0	5	448	0	0	448	0	448

BUILDING APPROVED IN STATISTICAL LOCAL AREAS, *continued*

Statistical area	DWELLINGS (No.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
<b>Eyre (SD)</b>	<b>13</b>	<b>0</b>	<b>13</b>	<b>887</b>	<b>0</b>	<b>507</b>	<b>1 393</b>	<b>0</b>	<b>1 393</b>
Lincoln (SSD)	9	0	9	672	0	452	1 124	0	1 124
Cleve (DC)	0	0	0	0	0	0	0	0	0
Elliston (DC)	0	0	0	0	0	0	0	0	0
Franklin Harbor (DC)	0	0	0	0	0	0	0	0	0
Kimba (DC)	0	0	0	0	0	0	0	0	0
Le Hunte (DC)	0	0	0	0	0	20	20	0	20
Lower Eyre Peninsula (DC)	2	0	2	152	0	12	164	0	164
Port Lincoln (C)	6	0	6	499	0	420	919	0	919
Tumby Bay (DC)	1	0	1	21	0	0	21	0	21
Unincorp. Lincoln	0	0	0	0	0	0	0	0	0
West Coast (SSD)	4	0	4	215	0	55	270	0	270
Ceduna (DC)	1	0	1	98	0	55	153	0	153
Streaky Bay (DC)	3	0	3	117	0	0	117	0	117
Unincorp. West Coast	0	0	0	0	0	0	0	0	0
<b>Northern (SD)</b>	<b>10</b>	<b>0</b>	<b>10</b>	<b>820</b>	<b>0</b>	<b>127</b>	<b>947</b>	<b>0</b>	<b>947</b>
Whyalla (SSD)	2	0	2	122	0	45	166	0	166
Whyalla (C)	2	0	2	122	0	45	166	0	166
Unincorp. Whyalla	0	0	0	0	0	0	0	0	0
Pirie (SSD)	3	0	3	228	0	83	311	0	311
Crystal Brook-Redhill (DC)	0	0	0	0	0	0	0	0	0
Hallett (DC)	0	0	0	0	0	0	0	0	0
Jamestown (DC)	0	0	0	0	0	0	0	0	0
Orroroo (DC)	0	0	0	0	0	0	0	0	0
Peterborough (M)	0	0	0	0	0	0	0	0	0
Peterborough (DC)	0	0	0	0	0	0	0	0	0
Pirie (DC)	1	0	1	45	0	0	45	0	45
Port Pirie (C)	2	0	2	183	0	83	266	0	266
Rocky River (DC)	0	0	0	0	0	0	0	0	0
Unincorp. Pirie	0	0	0	0	0	0	0	0	0
Flinders Ranges (SSD)	4	0	4	440	0	0	440	0	440
Carrieton (DC)	0	0	0	0	0	0	0	0	0
Hawker (DC)	0	0	0	0	0	0	0	0	0
Kanyaka-Quorn (DC)	0	0	0	0	0	0	0	0	0
Mount Remarkable (DC)	1	0	1	74	0	0	74	0	74
Port Augusta (C)	3	0	3	366	0	0	366	0	366
Unicorp Flinders Ranges	0	0	0	0	0	0	0	0	0
Far North (SSD)	1	0	1	30	0	0	30	0	30
Coober Pedy (DC)	1	0	1	30	0	0	30	0	30
Roxby Downs (M)	0	0	0	0	0	0	0	0	0
Unincorp. Far North	0	0	0	0	0	0	0	0	0

(a) Includes conversions and dwelling units approved as part of alterations and additions or the construction of non-residential buildings.

(b) Refer to Explanatory Notes paragraph 12.

# EXPLANATORY NOTES

## INTRODUCTION

**1** This publication presents monthly details of building work approved.

## SCOPE AND COVERAGE

**2** Statistics of building work approved are compiled from:

- permits issued by local government authorities;
- contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
- major building activity in areas not subject to normal administrative approval e.g. building on remote mine sites.

**3** The scope of the survey comprises the following activities:

- construction of new buildings
- alterations and additions to existing buildings
- approved non-structural renovation and refurbishment work
- approved installation of integral building fixtures

From July 1990, the statistics include:

- all approved new residential building valued at \$10,000 or more
- approved alterations and additions to residential building valued at \$10,000 or more
- all approved non-residential building jobs valued at \$50,000 or more.

Excluded from the statistics is:

- construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.). Statistics for this activity can be found in *Engineering Construction Activity, Australia* (8762.0).

## VALUE DATA

**4** Value data are derived by aggregation of the estimated value of building work when completed as reported on approval documents. Such value data excludes the value of land and landscaping but includes site preparation. These estimates are usually a reliable indicator of the completed value of 'houses'. However, for 'other residential buildings' and 'non-residential buildings', these estimates can differ significantly from the completed value of the building.

## OWNERSHIP

**5** Building ownership is classified as either public or private sector and is based on the sector of intended owner of the completed building at the time of approval. Residential buildings constructed by private sector builders under government housing authority schemes are classified as public sector when the authority has contracted, or intends to contract, to purchase the building on or before completion.

## BUILDING CLASSIFICATIONS

**6** Building approvals are classified both by the Type of Building (e.g. 'house', 'factory') and by the Type of Work involved (e.g. 'new', 'alterations' and 'additions'). These classifications are often used in conjunction with each other to describe building approvals in this publication.

**7** The Type of Building classification refers to the intended major function of a building. 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, not to the function of the group as a whole.

**8** An example is the treatment of building work approved for a factory complex. For instance, a detached administration building would be classified to Offices, a detached cafeteria building to Shops, while the factory buildings would be classified to Factories.

## EXPLANATORY NOTES

### BUILDING CLASSIFICATIONS

*continued*

**9** An exception to this rule is the treatment of group accommodation buildings. For example, a student accommodation building on a university campus would be classified to Education.

**10** In the case of a large multi-function building, i.e. a single large physical building which, at the time of approval is intended to have more than one purpose (e.g. a hotel/shops/casino project), the ABS endeavours to split the approval details according to each main function.

**11** Where this is not possible because separate details cannot be obtained, the building is classified to the predominant function of the building on the basis of the function which represents the highest proportion of the total value of the project.

**12** The Type of Work classification refers to the building activity carried out: New; Alterations and additions; or Conversion. See the Glossary for definitions of these terms. Prior to the April 1998 issue of this publication, Conversions were published as part of a category called 'Conversions, etc.'. From the April 1998 issue onwards, Conversion jobs are shown separately in tables 5 and 6. However, in other tables they are included within existing categories, as follows: in tables 1 and 2 they are included in the appropriate Type of Building category, and in tables 3, 4, 11 and 12 they are included in the 'Alterations and additions to residential buildings' category.

### SEASONAL ADJUSTMENT

**13** Seasonal adjustment is a means of removing the estimated effects of seasonal variation from the series so that the effects of other influences can be more clearly recognised.

**14** In the seasonal adjustment of series, account has been taken of both normal seasonal factors and 'trading day' effects arising from the varying numbers of Sundays, Mondays, Tuesdays, etc. in the month. Adjustment has also been made for the influence of Easter which may affect the March and April estimates differently.

**15** Seasonal adjustment does not remove from the series the effect of irregular or non-seasonal influences (e.g. the approval of large projects or a change in the administrative arrangements of approving authorities).

**16** Some of the component series have been seasonally adjusted independently. Therefore, the adjusted components may not add to the adjusted totals.

**17** As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. The timing of this review may vary and when appropriate will be notified in the 'Data Notes' section of this publication.

### TREND ESTIMATES

**18** Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. For monthly series, these trend estimates are derived 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 series. For further information, see *A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6345.

## EXPLANATORY NOTES

TREND ESTIMATES <i>continued</i>	<p><b>19</b> While the smoothing techniques described in paragraph 18 enables trend estimates to be produced for the latest few periods, it does result in revisions to the trend estimates as new data becomes 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.</p>																		
CONSTANT PRICE ESTIMATES	<p><b>20</b> 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'.</p> <p><b>21</b> Estimates at constant prices are subject to a number of approximations and assumptions. For more information on the nature and concepts of constant price estimates, see Chapter 4 of <i>Australian National Accounts: Concepts, Sources and Methods</i> (5216.0). Monthly value data at constant prices are not available.</p>																		
AUSTRALIAN STANDARD GEOGRAPHIC CLASSIFICATION (ASGC)	<p><b>22</b> Area statistics are now being classified to the <i>Australian Standard Geographic Classification</i>, 1996 Edition (1216.0), effective from 1 July 1996, and ASGC terminology has been adopted in the presentation of building statistics.</p>																		
UNPUBLISHED DATA	<p><b>23</b> The ABS can also make available certain building approvals data which are not published. Where the data cannot be provided by telephone, it can be provided via fax, photocopy, computer printout, floppy disk and email. A charge may be made for providing unpublished data in these forms.</p>																		
RELATED PUBLICATIONS	<p><b>24</b> Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none"> <li>▪ <i>Building Activity, Australia: Dwelling Unit Commencements</i> (8750.0)</li> <li>▪ <i>Building Activity, South Australia</i> (8752.4)</li> <li>▪ <i>Engineering Construction Activity, Australia</i> (8762.0)</li> <li>▪ <i>Housing Finance for Owner Occupation, Australia</i> (5609.0)</li> <li>▪ <i>Price Index of Materials Used in House Building</i> (6408.0)</li> <li>▪ <i>Price Index of Materials Used in Building Other than House Building</i> (6407.0)</li> <li>▪ <i>House Price Indexes: Eight Capital Cities</i> (6416.0).</li> </ul>																		
ROUNDING	<p>When figures have been rounded, discrepancies may occur between sums of the component items and totals.</p>																		
SYMBOLS AND OTHER USAGES	<table border="0"> <tr> <td style="padding-right: 20px;">—</td> <td>nil or rounded to zero.</td> </tr> <tr> <td>n.a.</td> <td>not available.</td> </tr> <tr> <td>C</td> <td>City</td> </tr> <tr> <td>DC</td> <td>District Council</td> </tr> <tr> <td>M</td> <td>Municipality</td> </tr> <tr> <td>RC</td> <td>Rural City</td> </tr> <tr> <td>SD</td> <td>Statistical Division</td> </tr> <tr> <td>SLA</td> <td>Statistical Local Area</td> </tr> <tr> <td>SSD</td> <td>Statistical Subdivision</td> </tr> </table>	—	nil or rounded to zero.	n.a.	not available.	C	City	DC	District Council	M	Municipality	RC	Rural City	SD	Statistical Division	SLA	Statistical Local Area	SSD	Statistical Subdivision
—	nil or rounded to zero.																		
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C	City																		
DC	District Council																		
M	Municipality																		
RC	Rural City																		
SD	Statistical Division																		
SLA	Statistical Local Area																		
SSD	Statistical Subdivision																		

## G L O S S A R Y

<b>Alterations and additions</b>	Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.
<b>Alterations and additions to residential buildings</b>	Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes paragraph 12.
<b>Building</b>	A building is 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 is the provision for regular access by persons in order to satisfy its intended use.
<b>Conversion</b>	Building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration, and these jobs have been separately identified as such from the July 1996 reference month, though they have only appeared separately in this publication from the April 1998 issue. Prior to that issue, conversions were published as part of the 'Conversions, etc.' category or included elsewhere within a table. Prior to July 1996, Table 5 includes the number of Conversions in the 'Alterations and additions to residential buildings' category while Table 6 includes the value of Conversions in the 'Alterations and additions to residential buildings, creating dwellings' category. See also Explanatory Notes paragraph 12.
<b>Dwelling unit</b>	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals. Dwelling units can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building or through conversion of a non-residential building to a residential building.
<b>Educational</b>	Includes schools, colleges, kindergartens, libraries, museums and universities.
<b>Entertainment and recreational</b>	Includes clubs, cinemas, sport and recreation centres.
<b>Factories</b>	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
<b>Flats, units or apartments</b>	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
<b>Health</b>	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
<b>Hotels, motels and other short term accommodation</b>	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.



## G L O S S A R Y

<b>House</b>	A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (eg. caretakers residences) associated with a non-residential building are defined as houses.
<b>Miscellaneous</b>	Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.
<b>New building work</b>	Building activity which will result in the creation of a building which previously did not exist.
<b>New other residential buildings</b>	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
<b>New residential</b>	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
<b>Non-residential building</b>	A non-residential building is primarily intended for purposes other than long term residential purposes. Note that, on occasions, one or more dwelling units may be created through non-residential building activity. Prior to the April 1998 issue of this publication, they have been included in the 'Conversions, etc.' column in tables showing dwelling units approved. They are now identified separately (e.g. see table 5). However, the value of these dwelling units cannot be separated out from that of the non-residential building which they are part of, therefore the value associated with these remain in the appropriate Non-residential category.
<b>Offices</b>	Includes banks, post offices and council chambers.
<b>Other business premises</b>	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.
<b>Other dwellings</b>	Includes all dwellings other than houses. They can be created by: the creation of new other residential buildings (e.g. flats); alteration/addition work to an existing residential building; either new or alteration/addition work on non-residential building; conversion of a non-residential building to a residential building creating more than one dwelling unit.
<b>Other residential building</b>	An other residential building is a building other than a house primarily used for long-term residential purposes. An other residential building contains more than one dwelling unit. Other residential buildings are coded to the following categories: semi-detached, row or terrace house or townhouse with one storey; semi-detached, row or terrace house or townhouse with two or more storeys; flat, unit or apartment in a building of one or two storeys; flat, unit or apartment in a building of three storeys; flat, unit or apartment in a building of four or more storeys; flat, unit or apartment attached to a house; other/number of storeys unknown. The latter two categories are included with the semi-detached, row or terrace house or townhouse with one storey category in table 7 of this publication.
<b>Religious</b>	Includes convents, churches, temples, mosques, monasteries and noviciates.

## GLOSSARY

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<b>Residential building</b>	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
<b>Semi-detached, row or terrace houses, townhouses</b>	Dwellings having their own private grounds with no other dwellings above or below.
<b>Shops</b>	Includes retail shops, restaurants, taverns and shopping arcades.



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