

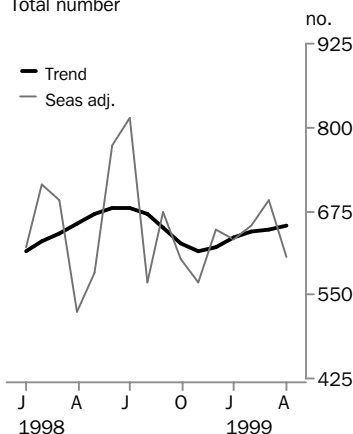
BUILDING APPROVALS

**SOUTH
AUSTRALIA**

EMBARGO: 11:30AM (CANBERRA TIME) WED 2 JUNE 1999

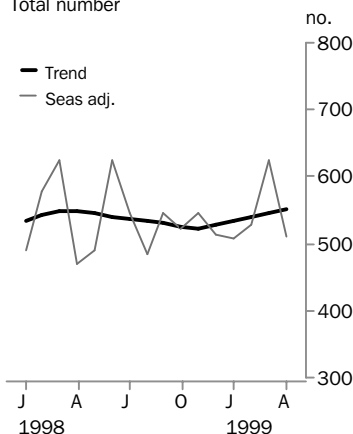
Dwelling units approved

Total number



Private sector houses approved

Total number



APRIL KEY FIGURES

TREND ESTIMATES

	Apr 1999	% change Mar 1999 to Apr 1999	% change Apr 1998 to Apr 1999
Dwelling units approved			
Private sector houses	551	1.0	0.5
Total dwelling units	654	0.9	-0.3

SEASONALLY ADJUSTED

	Apr 1999	% change Mar 1999 to Apr 1999	% change Apr 1998 to Apr 1999
Dwelling units approved			
Private sector houses	510	-18.4	8.7
Total dwelling units	605	-12.5	15.1

APRIL KEY POINTS

TREND ESTIMATES

- There has been a steady increase in the trend for private sector houses since November 1998. It has risen 5.5% over the past five months and is 0.5% above the level of April 1998.
- The increase in the trend for total dwellings has been continuous since November 1998. It has risen 6.3% in the past 5 months.

SEASONALLY ADJUSTED ESTIMATES

- In April the estimate for private sector houses fell 18.4%, following a rise of 23.8% over the previous two months. The 12.5% fall in total dwellings followed a rise of 9.2% in the period from February to March.

ORIGINAL ESTIMATES

- There was a total of 568 dwellings approved in April. This is one of the lowest monthly figures reported over the past 12 months and is due to a drop in the number of houses approved (from 683 to 497).
- The value of total building approved was \$90.1 million, the lowest amount since April 1998. Residential building was valued at \$67.4 million (down from \$83.7 million) and non-residential, with an absence of any large projects, was valued at \$22.7 million (down from \$56.1 million).

- For further information about these and related statistics, contact Merv Leaker on Adelaide 08 8237 7585 or any ABS office shown on the back cover of this publication.

NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
May 1999	1 July 1999
June 1999	30 July 1999
July 1999	31 August 1999
August 1999	30 September 1999
September 1999	2 November 1999
October 1999	30 November 1999

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CHANGES IN THIS ISSUE

There are no changes in this issue.

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DATA NOTES

There are no data notes in this issue.

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REVISIONS THIS MONTH

There are no revisions this month.

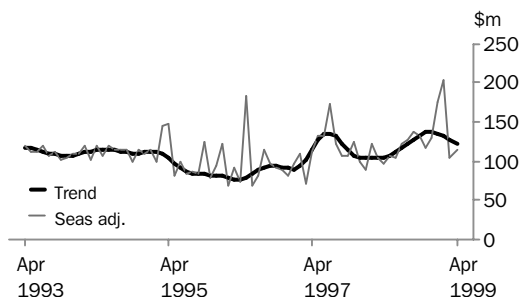
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Ian Crettenden
Regional Director, South Australia

VALUE OF BUILDING APPROVED

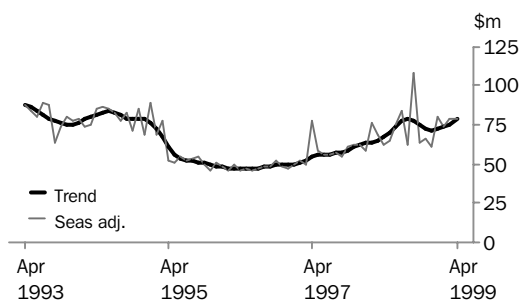
VALUE OF TOTAL BUILDING

The trend has fallen for the past four months and is 11.6% below the level of December 1998.



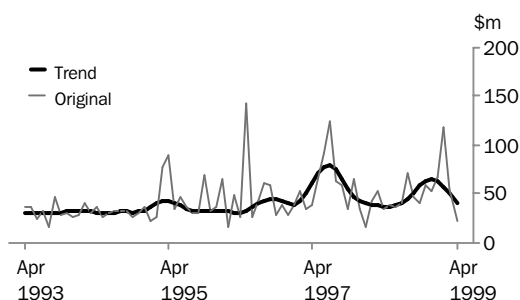
VALUE OF RESIDENTIAL BUILDING

The trend has moved ahead by 5.2% in April, following smaller rises earlier in the year and is more than 18% above the level of April 1998.



VALUE OF NON-RESIDENTIAL BUILDING

The trend has fallen considerably over the last 4 months, following an eight month period of sustained growth. The April 1999 value of \$41.8 million remains 12.7% above the level of a year ago.



VALUE OF BUILDING APPROVED

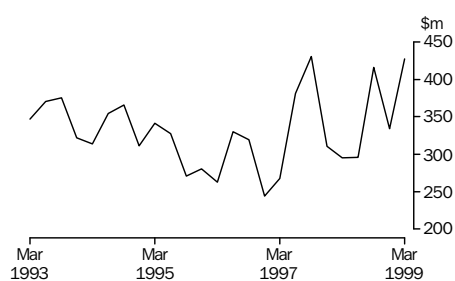
CHAIN VOLUME MEASURES

MARCH QUARTER 1999

Changes in the original series of value of building approvals in the March Quarter 1999 in chain volume measures are summarised below.

	ORIGINAL	
	<i>Dec Qtr 1998 to Mar Qtr 1999</i>	<i>Mar Qtr 1998 to Mar Qtr 1999</i>
	% change	% change
New residential building	3.9	5.9
Alterations and additions to residential buildings	8.0	5.2
Non-residential building	58.6	113.0
Total building	28.1	45.1

QUARTERLY VALUE OF
BUILDING APPROVED
(chain volume measures)



WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

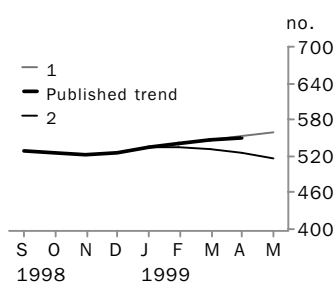
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

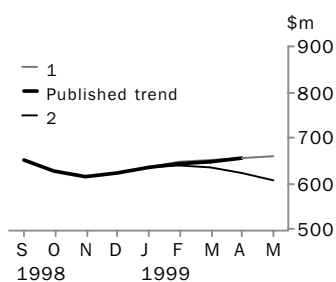
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the May seasonally adjusted estimate is higher than the April estimate by 9% for the number of private sector houses approved and 10% for total dwelling units approved; and that the May 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



		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:					
		TREND AS PUBLISHED		1 <i>rises by 9% on Apr 1999</i>		2 <i>falls by 9% on Apr 1999</i>	
		no.	% change	no.	% change	no.	% change
December 1998		527	0.9	526	0.8	530	1.1
January 1999		534	1.3	534	1.5	536	1.1
February 1999		540	1.1	541	1.2	536	0.1
March 1999		546	1.0	548	1.3	533	-0.6
April 1999		551	1.0	554	1.1	526	-1.2
May 1999		n.y.a.	n.y.a.	558	0.7	516	-1.9

TOTAL DWELLING UNITS



		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:					
		TREND AS PUBLISHED		1 <i>rises by 10% on Apr 1999</i>		2 <i>falls by 10% on Apr 1999</i>	
		no.	% change	no.	% change	no.	% change
December 1998		621	1.0	619	0.8	623	1.1
January 1999		635	2.2	634	2.4	636	2.1
February 1999		644	1.4	645	1.6	639	0.5
March 1999		648	0.6	651	1.0	633	-0.9
April 1999		654	0.9	656	0.7	622	-1.7
May 1999		n.y.a.	n.y.a.	659	0.4	608	-2.4

DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS.....		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						
1998						
February	542	545	121	121	663	666
March	623	671	63	67	686	738
April	461	472	30	30	491	502
May	515	527	73	75	588	602
June	610	641	161	169	771	810
July	654	660	239	241	893	901
August	528	536	94	98	622	634
September	600	625	117	117	717	742
October	518	542	43	43	561	585
November	540	553	47	53	587	606
December	489	496	67	67	556	563
1999						
January	361	371	73	73	434	444
February	494	510	97	97	591	607
March	644	683	67	67	711	750
April	487	497	71	71	558	568
SEASONALLY ADJUSTED						
1998						
February	578	582	n.a.	n.a.	710	714
March	624	649	n.a.	n.a.	662	691
April	469	484	n.a.	n.a.	510	525
May	491	503	n.a.	n.a.	573	583
June	624	643	n.a.	n.a.	747	772
July	546	554	n.a.	n.a.	802	813
August	485	499	n.a.	n.a.	561	568
September	546	562	n.a.	n.a.	656	673
October	523	553	n.a.	n.a.	554	603
November	545	571	n.a.	n.a.	541	568
December	512	517	n.a.	n.a.	633	646
1999						
January	507	534	n.a.	n.a.	609	633
February	527	543	n.a.	n.a.	632	654
March	625	642	n.a.	n.a.	670	691
April	510	521	n.a.	n.a.	591	605
TREND ESTIMATES						
1998						
February	543	558	n.a.	n.a.	612	629
March	548	562	n.a.	n.a.	624	641
April	548	563	n.a.	n.a.	639	656
May	545	559	n.a.	n.a.	654	670
June	540	555	n.a.	n.a.	664	678
July	537	552	n.a.	n.a.	663	679
August	534	551	n.a.	n.a.	651	670
September	530	548	n.a.	n.a.	627	649
October	525	545	n.a.	n.a.	602	627
November	522	543	n.a.	n.a.	589	615
December	527	547	n.a.	n.a.	596	621
1999						
January	534	553	n.a.	n.a.	612	635
February	540	557	n.a.	n.a.	623	644
March	546	561	n.a.	n.a.	629	648
April	551	565	n.a.	n.a.	638	654

DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS.....		TOTAL DWELLING UNITS...	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
1998						
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
May	11.7	11.7	143.3	150.0	19.8	19.9
June	18.4	21.6	120.5	125.3	31.1	34.6
July	7.2	3.0	48.4	42.6	15.8	11.2
August	-19.3	-18.8	-60.7	-59.3	-30.3	-29.6
September	13.6	16.6	24.5	19.4	15.3	17.0
October	-13.7	-13.3	-63.2	-63.2	-21.8	-21.2
November	4.2	2.0	9.3	23.3	4.6	3.6
December	-9.4	-10.3	42.6	26.4	-5.3	-7.1
1999						
January	-26.2	-25.2	9.0	9.0	-21.9	-21.1
February	36.8	37.5	32.9	32.9	36.2	36.7
March	30.4	33.9	-30.9	-30.9	20.3	23.6
April	-24.4	-27.2	6.0	6.0	-21.5	-24.3
SEASONALLY ADJUSTED (% change from preceding month)						
1998						
February	18.0	14.5	n.a.	n.a.	19.4	15.0
March	7.9	11.5	n.a.	n.a.	-6.7	-3.2
April	-24.8	-25.3	n.a.	n.a.	-22.9	-24.0
May	4.6	3.9	n.a.	n.a.	12.4	11.1
June	27.2	27.8	n.a.	n.a.	30.3	32.3
July	-12.5	-13.9	n.a.	n.a.	7.3	5.4
August	-11.1	-9.9	n.a.	n.a.	-30.1	-30.1
September	12.5	12.6	n.a.	n.a.	16.9	18.4
October	-4.2	-1.7	n.a.	n.a.	-15.6	-10.4
November	4.3	3.2	n.a.	n.a.	-2.3	-5.8
December	-6.0	-9.4	n.a.	n.a.	17.0	13.8
1999						
January	-1.1	3.4	n.a.	n.a.	-3.8	-2.0
February	3.9	1.7	n.a.	n.a.	3.8	3.3
March	18.8	18.1	n.a.	n.a.	6.1	5.7
April	-18.4	-18.8	n.a.	n.a.	-11.9	-12.5
TREND ESTIMATES (% change from preceding month)						
1998						
February	1.8	1.6	n.a.	n.a.	2.3	2.3
March	0.9	0.8	n.a.	n.a.	2.1	2.0
April	0.1	0.1	n.a.	n.a.	2.4	2.2
May	-0.6	-0.7	n.a.	n.a.	2.4	2.1
June	-0.9	-0.8	n.a.	n.a.	1.4	1.3
July	-0.6	-0.5	n.a.	n.a.	-0.1	0.1
August	-0.5	-0.2	n.a.	n.a.	-1.9	-1.4
September	-0.8	-0.4	n.a.	n.a.	-3.6	-3.0
October	-1.0	-0.6	n.a.	n.a.	-4.0	-3.4
November	-0.5	-0.4	n.a.	n.a.	-2.2	-1.9
December	0.9	0.8	n.a.	n.a.	1.2	1.0
1999						
January	1.3	1.0	n.a.	n.a.	2.7	2.2
February	1.1	0.8	n.a.	n.a.	1.9	1.4
March	1.0	0.6	n.a.	n.a.	1.0	0.6
April	1.0	0.7	n.a.	n.a.	1.3	0.9

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					
1998					
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
May	55.3	9.2	64.4	38.2	102.6
June	70.0	10.2	80.3	36.5	116.8
July	78.6	11.8	90.4	40.2	130.6
August	58.5	10.6	69.1	72.1	141.2
September	103.4	13.1	116.5	46.9	163.5
October	55.5	10.8	66.3	40.5	106.9
November	58.0	12.4	70.4	58.3	128.7
December	50.3	10.0	60.3	53.5	113.7
1999					
January	45.6	9.5	55.1	68.0	123.1
February	58.2	12.4	70.6	118.4	189.0
March	69.1	14.6	83.7	56.1	139.8
April	56.6	10.8	67.4	22.7	90.1
SEASONALLY ADJUSTED					
1998					
February	58.2	18.9	77.1	n.a.	123.1
March	58.9	9.8	68.7	n.a.	105.6
April	52.4	9.8	62.2	n.a.	97.4
May	55.2	10.0	65.3	n.a.	106.6
June	65.3	9.8	75.0	n.a.	103.6
July	73.3	11.5	84.8	n.a.	121.9
August	51.6	10.8	62.4	n.a.	128.1
September	97.9	10.7	108.6	n.a.	137.1
October	54.5	9.7	64.2	n.a.	132.2
November	53.7	12.7	66.4	n.a.	116.7
December	52.5	9.2	61.7	n.a.	129.4
1999					
January	67.2	12.8	80.0	n.a.	176.2
February	59.2	15.0	74.1	n.a.	203.2
March	65.4	13.5	78.9	n.a.	103.5
April	67.6	11.1	78.7	n.a.	114.3
TREND ESTIMATES					
1998					
February	54.5	10.0	64.4	39.7	104.1
March	55.4	9.8	65.3	38.1	103.4
April	57.2	9.9	67.1	37.1	104.2
May	60.2	10.1	70.3	37.3	107.5
June	63.9	10.3	74.2	38.6	112.8
July	66.8	10.5	77.4	40.3	117.7
August	68.1	10.6	78.7	44.1	122.8
September	67.1	10.6	77.8	50.8	128.6
October	64.4	10.8	75.3	58.4	133.6
November	61.4	11.3	72.7	64.1	136.8
December	59.8	11.8	71.6	65.9	137.4
1999					
January	59.9	12.4	72.3	63.5	135.8
February	61.3	12.8	74.1	58.1	132.1
March	62.7	13.0	75.8	51.1	126.9
April	66.5	13.1	79.7	41.8	121.4

(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)					
1998					
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
May	25.5	-4.3	20.2	10.2	16.3
June	26.7	11.8	24.6	-4.4	13.8
July	12.3	15.2	12.6	10.1	11.9
August	-25.6	-10.5	-23.6	79.5	8.1
September	76.6	24.6	68.7	-34.9	15.8
October	-46.3	-17.8	-43.1	-13.7	-34.6
November	4.5	14.4	6.1	43.9	20.5
December	-13.4	-19.0	-14.4	-8.3	-11.6
1999					
January	-9.3	-5.2	-8.6	27.3	8.2
February	27.6	30.4	28.1	74.1	53.5
March	18.8	18.0	18.6	-52.6	-26.0
April	-18.1	-25.9	-19.5	-59.5	-35.6
SEASONALLY ADJUSTED (% change from preceding month)					
1998					
February	15.5	111.5	30.0	n.a.	39.1
March	1.2	-48.1	-10.9	n.a.	-14.2
April	-10.9	-0.6	-9.4	n.a.	-7.8
May	5.3	2.5	4.9	n.a.	9.4
June	18.1	-2.5	15.0	n.a.	-2.8
July	12.3	17.3	13.0	n.a.	17.6
August	-29.6	-5.4	-26.4	n.a.	5.0
September	89.7	-0.9	74.0	n.a.	7.1
October	-44.4	-9.3	-40.9	n.a.	-3.5
November	-1.4	30.6	3.5	n.a.	-11.8
December	-2.3	-27.3	-7.0	n.a.	10.9
1999					
January	28.0	38.9	29.6	n.a.	36.2
February	-12.0	16.7	-7.4	n.a.	15.3
March	10.5	-9.5	6.4	n.a.	-49.1
April	3.4	-17.8	-0.2	n.a.	10.4
TREND ESTIMATES (% change from preceding month)					
1998					
February	2.5	-2.1	1.8	-2.9	-0.1
March	1.8	-1.3	1.3	-3.9	-0.7
April	3.1	0.6	2.7	-2.7	0.7
May	5.3	1.9	4.8	0.5	3.2
June	6.2	2.5	5.7	3.5	4.9
July	4.6	1.8	4.2	4.5	4.3
August	1.8	0.6	1.7	9.4	4.3
September	-1.4	0.5	-1.1	15.1	4.7
October	-4.0	1.9	-3.2	14.9	3.9
November	-4.7	3.7	-3.5	9.9	2.4
December	-2.7	4.8	-1.5	2.7	0.5
1999					
January	0.2	4.8	1.0	-3.6	-1.2
February	2.3	3.5	2.5	-8.6	-2.7
March	2.4	2.0	2.3	-12.0	-4.0
April	6.1	0.8	5.2	-18.3	-4.3

(a) Refer to Explanatory Notes paragraph 12.

DWELLING UNITS APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
1995-1996	4 930	773	(b) 56	(b) 0	1	5 760
1996-1997	5 508	613	11	8	8	6 148
1997-1998	6 177	726	9	75	10	6 997
1998						
April	459	29	1	2	0	491
May	514	73	0	1	0	588
June	609	160	0	1	1	771
July	652	239	0	2	0	893
August	527	93	1	1	0	622
September	600	117	0	0	0	717
October	518	43	0	0	0	561
November	539	44	3	1	0	587
December	486	62	4	3	1	556
1999						
January	361	73	0	0	0	434
February	493	95	0	3	0	591
March	643	66	1	1	0	711
April	487	71	0	0	0	558
PUBLIC SECTOR (Number)						
1995-1996	179	29	(b) 0	(b) 0	0	208
1996-1997	96	17	0	3	0	116
1997-1998	193	23	2	0	0	218
1998						
April	11	0	0	0	0	11
May	12	2	0	0	0	14
June	31	6	2	0	0	39
July	6	2	0	0	0	8
August	8	4	0	0	0	12
September	25	0	0	0	0	25
October	24	0	0	0	0	24
November	13	6	0	0	0	19
December	7	0	0	0	0	7
1999						
January	10	0	0	0	0	10
February	16	0	0	0	0	16
March	39	0	0	0	0	39
April	10	0	0	0	0	10
TOTAL (Number)						
1995-1996	5 109	802	(b) 56	(b) 0	1	5 968
1996-1997	5 604	630	11	11	8	6 264
1997-1998	6 370	749	11	75	10	7 215
1998						
April	470	29	1	2	0	502
May	526	75	0	1	0	602
June	640	166	2	1	1	810
July	658	241	0	2	0	901
August	535	97	1	1	0	634
September	625	117	0	0	0	742
October	542	43	0	0	0	585
November	552	50	3	1	0	606
December	493	62	4	3	1	563
1999						
January	371	73	0	0	0	444
February	509	95	0	3	0	607
March	682	66	1	1	0	750
April	497	71	0	0	0	568

(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 (a)	Total building
PRIVATE SECTOR (\$ million)								
1995-1996	399.4	54.6	(b) 2.5	114.7	(b) 0.0	571.3	393.0	964.3
1996-1997	462.9	44.0	0.6	113.8	0.6	621.8	422.4	1 044.2
1997-1998	553.2	61.1	0.6	118.3	7.6	740.7	471.9	1 212.7
1998								
April	40.4	2.6	0.0	9.5	0.1	52.6	23.8	76.3
May	46.0	8.1	0.0	9.1	0.1	63.2	35.6	98.8
June	57.5	9.9	0.0	10.1	0.0	77.4	17.0	94.4
July	57.9	20.4	0.0	10.9	0.1	89.3	31.6	120.9
August	48.7	9.0	0.1	10.4	0.0	68.3	52.5	120.8
September	58.7	43.0	0.0	12.9	0.0	114.7	30.5	145.2
October	49.2	4.7	0.0	10.8	0.0	64.7	34.3	99.0
November	52.3	4.1	0.2	12.2	0.0	68.8	43.3	112.1
December	45.3	4.5	0.1	9.8	0.0	59.8	24.7	84.5
1999								
January	36.2	8.7	0.0	9.5	0.0	54.4	12.3	66.7
February	45.5	11.3	0.0	12.1	0.1	69.1	92.6	161.6
March	60.6	5.2	0.0	14.0	0.0	79.8	43.1	122.9
April	47.8	7.4	0.0	10.3	0.0	65.5	12.9	78.4
PUBLIC SECTOR (\$ million)								
1995-1996	13.3	1.9	(b) 0	1.6	(b) 0.0	17.1	173.2	190.4
1996-1997	7.4	1.3	0.0	1.3	0.3	10.3	158.4	168.7
1997-1998	14.5	1.4	0.1	1.2	0.0	17.2	130.3	147.5
1998								
April	1.1	0.0	0.0	0.0	0.0	1.1	10.9	11.9
May	1.1	0.1	0.0	0.0	0.0	1.2	2.5	3.8
June	2.3	0.4	0.1	0.1	0.0	2.9	19.5	22.4
July	0.3	0.1	0.0	0.8	0.0	1.1	8.5	9.7
August	0.6	0.2	0.0	0.0	0.0	0.8	19.6	20.4
September	1.6	0.0	0.0	0.2	0.0	1.9	16.4	18.3
October	1.6	0.0	0.0	0.0	0.0	1.6	6.2	7.9
November	1.0	0.6	0.0	0.0	0.0	1.6	15.1	16.7
December	0.5	0.0	0.0	0.1	0.0	0.5	28.7	29.2
1999								
January	0.7	0.0	0.0	0.0	0.0	0.7	55.7	56.4
February	1.4	0.0	0.0	0.1	0.0	1.5	25.9	27.4
March	3.3	0.0	0.0	0.6	0.0	3.9	13.0	16.9
April	1.4	0.0	0.0	0.6	0.0	1.9	9.8	11.7
TOTAL (\$ million)								
1995-1996	412.7	56.6	(b) 2.5	116.3	(b) 0.0	588.4	566.2	1 154.6
1996-1997	470.2	45.3	0.6	115.1	0.9	632.1	580.7	1 212.8
1997-1998	567.7	62.5	0.7	119.5	7.6	758.0	602.2	1 360.1
1998								
April	41.4	2.6	0.0	9.5	0.1	53.6	34.6	88.3
May	47.1	8.2	0.0	9.1	0.1	64.4	38.2	102.6
June	59.8	10.2	0.1	10.2	0.0	80.3	36.5	116.8
July	58.1	20.5	0.0	11.7	0.1	90.4	40.2	130.6
August	49.3	9.2	0.1	10.5	0.0	69.1	72.1	141.2
September	60.3	43.0	0.0	13.1	0.0	116.5	46.9	163.5
October	50.8	4.7	0.0	10.8	0.0	66.3	40.5	106.9
November	53.3	4.8	0.2	12.2	0.0	70.4	58.3	128.7
December	45.8	4.5	0.1	9.9	0.0	60.3	53.5	113.7
1999								
January	36.9	8.7	0.0	9.5	0.0	55.1	68.0	123.1
February	46.9	11.3	0.0	12.2	0.1	70.6	118.4	189.0
March	63.9	5.2	0.0	14.6	0.0	83.7	56.1	139.8
April	49.2	7.4	0.0	10.8	0.0	67.4	22.7	90.1

(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										
1995-1996	5 109	518	179	697	14	66	25	105	802	5 911
1996-1997	5 604	492	86	578	20	30	2	52	630	6 234
1997-1998	6 370	467	154	621	49	18	61	128	749	7 119
1998										
February	544	22	2	24	0	0	29	29	53	597
March	669	41	14	55	0	10	0	10	65	734
April	470	16	8	24	0	5	0	5	29	499
May	526	27	13	40	0	3	32	35	75	601
June	640	126	40	166	0	0	0	0	166	806
July	658	47	65	112	49	53	27	129	241	899
August	535	36	57	93	4	0	0	4	97	632
September	625	29	8	37	0	0	80	80	117	742
October	542	19	24	43	0	0	0	0	43	585
November	552	34	16	50	0	0	0	0	50	602
December	493	48	14	62	0	0	0	0	62	555
1999										
January	371	16	13	29	0	44	0	44	73	444
February	509	24	10	34	0	0	61	61	95	604
March	682	36	22	58	0	8	0	8	66	748
April	497	38	33	71	0	0	0	0	71	568
VALUE (\$ million)										
1995-1996	412.8	30.8	18.3	49.2	1.0	3.8	2.5	7.3	56.7	469.3
1996-1997	470.1	30.9	9.5	40.3	1.9	3.1	0.0	5.1	45.1	515.5
1997-1998	567.7	32.8	14.2	47.2	3.0	1.8	10.6	15.4	62.5	630.1
1998										
February	49.0	1.5	0.3	1.8	0.0	0.0	6.2	6.2	8.0	57.0
March	58.4	3.2	1.1	4.3	0.0	0.8	0.0	0.8	5.1	63.6
April	41.4	1.1	0.9	2.1	0.0	0.6	0.0	0.6	2.6	44.0
May	47.1	2.0	1.4	3.4	0.0	0.4	4.4	4.8	8.2	55.3
June	59.8	7.0	3.2	10.2	0.0	0.0	0.0	0.0	10.2	70.0
July	58.1	3.4	6.1	9.5	5.3	2.7	3.0	11.0	20.5	78.6
August	49.3	2.8	6.3	9.0	0.2	0.0	0.0	0.2	9.2	58.5
September	60.3	2.2	0.8	3.0	0.0	0.0	40.0	40.0	43.0	103.4
October	50.8	1.7	3.0	4.7	0.0	0.0	0.0	0.0	4.7	55.5
November	53.3	3.1	1.7	4.8	0.0	0.0	0.0	0.0	4.8	58.0
December	45.8	3.2	1.3	4.5	0.0	0.0	0.0	0.0	4.5	50.3
1999										
January	36.9	1.1	1.9	3.0	0.0	5.7	0.0	5.7	8.7	45.6
February	46.9	2.2	0.8	3.0	0.0	0.0	8.3	8.3	11.3	58.2
March	63.9	2.4	2.0	4.4	0.0	0.8	0.0	0.8	5.2	69.1
April	49.2	3.1	4.3	7.4	0.0	0.0	0.0	0.0	7.4	56.6

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
ORIGINAL (\$ million)							
1995-1996	398.9	57.3	455.4	115.1	570.6	574.4	1 143.8
1996-1997	470.2	45.3	515.5	116.6	632.1	580.7	1 212.8
1997-1998	559.3	60.9	620.2	125.9	746.0	586.2	1 332.2
1997							
December	136.2	11.2	147.4	33.0	180.3	130.2	310.5
1998							
March	136.8	17.1	153.9	32.7	186.6	108.1	294.7
June	143.0	20.3	163.3	27.9	191.2	104.8	296.0
September	160.6	69.5	230.1	34.0	264.1	152.4	416.5
December	143.6	13.3	157.0	31.9	188.8	145.2	334.0
1999							
March	139.1	23.9	163.0	34.4	197.5	230.3	427.7
ORIGINAL (% change from preceding quarter)							
1997							
December	-4.9	-9.7	-5.3	2.1	-4.0	-46.5	-28.0
1998							
March	0.4	52.9	4.4	-0.8	3.5	-16.9	-5.1
June	4.5	18.8	6.1	-14.7	2.5	-3.0	0.4
September	12.3	242.3	40.9	21.9	38.1	45.5	40.7
December	-10.5	-80.8	-31.8	-6.3	-28.5	-4.8	-19.8
1999							
March	-3.1	79.3	3.9	8.0	4.6	58.6	28.1

(a) Reference year for chain volume measures is 1996-97. Refer to Explanatory Notes paragraph 20-21.

(b) Refer to Explanatory Notes paragraph 12.

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

	Hotels, motels and other short term accommodation....		Shops		Factories		Offices		Other business premises		Educational	
Period	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999												
1999												
February	0	0.0	19	1.9	3	0.3	9	0.8	15	1.4	5	0.7
March	1	0.2	11	0.9	5	0.4	7	0.6	7	0.7	3	0.4
April	2	0.1	13	1.4	1	0.1	7	0.7	18	1.8	4	0.5
Value—\$200,000–\$499,999												
1999												
February	1	0.2	1	0.5	2	0.4	2	0.8	4	0.9	4	1.3
March	2	0.5	5	1.2	0	0.0	2	0.7	7	2.1	3	1.0
April	0	0.0	2	0.8	0	0.0	1	0.4	3	0.9	1	0.3
Value—\$500,000–\$999,999												
1999												
February	0	0.0	1	0.5	0	0.0	0	0.0	2	1.1	2	1.8
March	0	0.0	0	0.0	0	0.0	3	2.2	1	0.8	3	2.3
April	1	0.9	0	0.0	1	0.6	2	1.3	0	0.0	1	0.8
Value—\$1,000,000–\$4,999,999												
1999												
February	0	0.0	0	0.0	0	0.0	1	2.2	2	4.5	2	5.2
March	0	0.0	3	7.5	0	0.0	0	0.0	0	0.0	0	0.0
April	1	2.5	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Value—\$5,000,000 and over												
1999												
February	0	0.0	1	64.0	0	0.0	0	0.0	0	0.0	1	6.8
March	0	0.0	0	0.0	0	0.0	1	6.7	2	14.2	1	7.9
April	0	0.0	0	0.0	0	0.0	0	0.0	1	6.1	0	0.0
Value—Total												
1995-1996	33	18.2	198	129.9	95	32.9	237	96.8	222	95.5	111	59.7
1996-1997	43	42.4	239	106.2	93	26.1	212	93.2	193	93.3	112	61.0
1997-1998	46	9.1	340	85.6	98	129.3	194	79.5	204	88.7	113	82.1
1999												
February	1	0.2	22	66.9	5	0.7	12	3.8	23	8.0	14	15.8
March	3	0.6	19	9.6	5	0.4	13	10.1	17	17.7	10	11.6
April	4	3.6	15	2.2	2	0.7	10	2.5	22	8.7	6	1.6

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

	<i>Religious</i>		<i>Health</i>		<i>Entertainment and recreational</i>		<i>Miscellaneous</i>		<i>Total non-residential building</i>	
<i>Period</i>	<i>no..</i>	<i>\$m</i>	<i>no.</i>	<i>\$m</i>	<i>no.</i>	<i>\$m</i>	<i>no.</i>	<i>\$m</i>	<i>no.</i>	<i>\$m</i>
Value—\$50,000—\$199,999										
1999										
February	0	0.0	3	0.3	3	0.3	2	0.1	59	5.8
March	1	0.1	1	0.1	3	0.3	5	0.4	44	4.1
April	0	0.0	1	0.1	3	0.2	8	0.8	57	5.8
Value—\$200,000—\$499,999										
1999										
February	1	0.3	1	0.4	0	0.0	0	0.0	16	4.7
March	0	0.0	1	0.2	2	0.7	0	0.0	22	6.4
April	1	0.2	1	0.3	1	0.4	0	0.0	10	3.2
Value—\$500,000—\$999,999										
1999										
February	0	0.0	0	0.0	1	0.6	0	0.0	6	4.0
March	0	0.0	0	0.0	1	0.6	0	0.0	8	5.8
April	0	0.0	0	0.0	2	1.0	1	0.5	8	5.1
Value—\$1,000,000—\$4,999,999										
1999										
February	0	0.0	1	1.4	1	2.8	0	0.0	7	16.0
March	0	0.0	1	2.0	1	1.6	0	0.0	5	11.1
April	0	0.0	0	0.0	0	0.0	0	0.0	1	2.5
Value—\$5,000,000 and over										
1999										
February	0	0.0	1	5.0	1	12.0	0	0.0	4	87.8
March	0	0.0	0	0.0	0	0.0	0	0.0	4	28.8
April	0	0.0	0	0.0	0	0.0	0	0.0	1	6.1
Value—Total										
1995-1996	16	4.7	49	52.1	62	26.8	88	49.6	1 111	566.2
1996-1997	11	2.2	51	66.0	68	37.7	95	52.6	1 117	580.7
1997-1998	10	5.3	57	46.5	59	58.4	67	17.6	1 188	602.2
1999										
February	1	0.3	6	7.0	6	15.7	2	0.1	92	118.4
March	1	0.1	3	2.4	7	3.2	5	0.4	83	56.1
April	1	0.2	2	0.4	6	1.6	9	1.3	77	22.7

VALUE OF NON-RESIDENTIAL BUILDING APPROVED: Original

Period	Hotels, motels and other short term accommoda- tion	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
PRIVATE SECTOR (\$ million)											
1995-1996	18.2	122.0	26.2	53.3	77.8	17.2	3.7	41.9	23.2	9.6	393.0
1996-1997	38.9	102.6	23.9	56.8	84.8	16.6	2.2	50.0	13.0	33.7	422.4
1997-1998	8.6	82.7	128.9	59.9	85.9	19.0	5.3	20.0	50.6	10.9	471.9
1998											
April	0.0	5.9	2.4	2.0	10.8	0.4	0.0	0.1	1.9	0.3	23.8
May	2.8	10.8	1.8	2.7	2.5	0.2	0.5	3.1	10.7	0.6	35.6
June	0.3	2.5	1.4	1.4	4.8	2.6	0.1	1.8	1.8	0.4	17.0
July	13.1	2.5	0.9	2.4	10.6	0.9	0.1	0.1	0.1	1.0	31.6
August	0.3	6.8	8.8	7.3	24.3	1.6	0.1	1.7	1.6	0.2	52.5
September	4.8	6.1	3.6	4.9	9.3	0.0	0.0	0.3	0.2	1.4	30.5
October	0.1	4.1	2.0	7.6	7.1	1.9	0.0	5.9	1.3	4.3	34.3
November	0.1	3.5	13.2	3.1	10.7	1.4	0.2	8.5	2.6	0.0	43.3
December	0.0	8.3	0.7	1.3	3.8	6.5	0.0	2.8	0.1	1.2	24.7
1999											
January	1.0	1.1	0.4	1.1	4.9	2.2	0.4	0.0	0.5	0.7	12.3
February	0.2	66.8	0.5	1.1	7.6	1.3	0.3	2.0	12.8	0.1	92.6
March	0.6	9.6	0.4	9.1	17.3	1.8	0.1	2.0	2.0	0.2	43.1
April	3.4	2.2	0.7	2.5	2.7	0.5	0.2	0.0	0.1	0.7	12.9
PUBLIC SECTOR (\$ million)											
1995-1996	0.0	7.9	6.7	43.5	17.8	42.5	1.0	10.2	3.6	40.0	173.2
1996-1997	3.5	3.6	2.2	36.4	8.5	44.5	0.0	16.0	24.7	18.9	158.4
1997-1998	0.5	2.9	0.4	19.6	2.8	63.2	0.0	26.4	7.8	6.7	130.3
1998											
April	0.0	0.0	0.0	6.3	0.0	0.1	0.0	0.0	4.4	0.0	10.9
May	0.0	0.1	0.1	0.5	1.0	0.6	0.0	0.1	0.0	0.2	2.5
June	0.0	0.0	0.1	1.6	0.1	16.7	0.0	0.9	0.1	0.0	19.5
July	0.3	0.0	0.0	0.8	5.4	0.4	0.0	0.0	0.7	0.9	8.5
August	0.0	0.0	0.0	2.2	2.3	8.5	0.0	0.0	5.7	0.9	19.6
September	0.3	1.2	0.0	1.2	0.1	3.4	0.0	10.3	0.0	0.1	16.4
October	0.1	0.0	0.0	0.4	0.0	4.2	0.0	1.3	0.1	0.2	6.2
November	0.2	0.0	0.0	1.3	5.0	5.9	0.0	1.3	1.3	0.0	15.1
December	0.0	0.4	0.3	4.1	0.1	16.7	0.0	0.0	2.2	4.9	28.7
1999											
January	0.0	0.1	0.0	2.7	0.0	43.0	0.0	0.0	0.0	9.9	55.7
February	0.0	0.1	0.2	2.7	0.4	14.5	0.0	5.1	2.9	0.0	25.9
March	0.0	0.0	0.0	1.0	0.4	9.8	0.0	0.4	1.2	0.2	13.0
April	0.1	0.0	0.0	0.0	6.1	1.1	0.0	0.4	1.5	0.7	9.8
TOTAL (\$ million)											
1995-1996	18.2	129.9	32.9	96.8	95.5	59.7	4.7	52.1	26.8	49.6	566.2
1996-1997	42.4	106.2	26.1	93.2	93.3	61.0	2.2	66.0	37.7	52.6	580.7
1997-1998	9.1	85.6	129.3	79.5	88.7	82.1	5.3	46.5	58.4	17.6	602.2
1998											
April	0.0	5.9	2.4	8.3	10.8	0.5	0.0	0.1	6.3	0.3	34.6
May	2.8	10.9	1.8	3.2	3.5	0.8	0.5	3.2	10.7	0.7	38.2
June	0.3	2.5	1.5	3.0	4.8	19.3	0.1	2.7	1.9	0.4	36.5
July	13.4	2.5	0.9	3.1	16.0	1.3	0.1	0.1	0.8	1.9	40.2
August	0.3	6.8	8.8	9.5	26.6	10.1	0.1	1.7	7.4	1.0	72.1
September	5.0	7.3	3.6	6.1	9.4	3.4	0.0	10.6	0.2	1.4	46.9
October	0.2	4.1	2.0	8.0	7.1	6.1	0.0	7.2	1.4	4.5	40.5
November	0.3	3.5	13.2	4.4	15.7	7.3	0.2	9.8	3.9	0.0	58.3
December	0.0	8.7	1.1	5.4	3.9	23.2	0.0	2.8	2.3	6.2	53.5
1999											
January	1.0	1.2	0.4	3.9	4.9	45.3	0.4	0.0	0.5	10.5	68.0
February	0.2	66.9	0.7	3.8	8.0	15.8	0.3	7.0	15.7	0.1	118.4
March	0.6	9.6	0.4	10.1	17.7	11.6	0.1	2.4	3.2	0.4	56.1
April	3.6	2.2	0.7	2.5	8.7	1.6	0.2	0.4	1.6	1.3	22.7

BUILDING APPROVED IN THE ADELAIDE STATISTICAL DIVISION: Original

DWELLINGS (no.).....

VALUE (\$'000).....

Period	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									
1996-1997	3 510	489	4 020	301 860	36 115	91 150	429 125	306 979	736 104
1997-1998	4 004	536	4 627	371 235	49 293	99 543	520 071	379 003	899 074
1998									
April	300	27	329	27 181	2 548	7 213	36 942	14 663	51 605
May	342	55	398	30 931	6 350	7 250	44 530	31 585	76 115
June	400	66	467	39 241	5 309	7 628	52 178	12 398	64 576
July	442	223	667	39 639	18 685	8 831	67 155	15 898	83 053
August	331	77	408	31 534	7 571	6 973	46 078	30 273	76 351
September	401	113	514	40 010	42 799	9 734	92 543	19 318	111 861
October	361	37	398	35 633	4 039	8 564	48 236	29 710	77 946
November	343	31	378	34 834	2 883	9 617	47 334	36 566	83 900
December	321	54	377	31 050	3 915	7 765	42 730	19 914	62 643
1999									
January	229	65	294	23 123	7 474	7 150	37 747	7 559	45 306
February	329	95	426	31 153	11 327	9 421	51 900	89 279	141 179
March	442	59	502	42 587	4 741	10 353	57 680	23 255	80 935
April	311	50	361	31 172	5 241	7 903	44 316	10 343	54 660
PUBLIC SECTOR									
1996-1997	84	17	101	6 433	1 305	171	7 910	129 838	137 748
1997-1998	161	17	180	12 101	995	306	13 401	89 596	102 998
1998									
April	10	0	10	1 016	0	0	1 016	10 728	11 743
May	3	0	3	234	0	10	244	2 142	2 385
June	31	6	39	2 343	360	165	2 868	18 387	21 256
July	2	0	2	152	0	715	867	1 618	2 485
August	1	4	5	69	220	0	289	18 242	18 531
September	9	0	9	639	0	219	858	13 373	14 232
October	22	0	22	1 538	0	15	1 553	4 581	6 133
November	10	6	16	798	642	0	1 440	11 072	12 512
December	7	0	7	473	0	60	533	19 759	20 292
1999									
January	9	0	9	657	0	0	657	54 107	54 764
February	10	0	10	647	0	125	772	19 913	20 686
March	21	0	21	1 918	0	405	2 323	11 851	14 174
April	5	0	5	544	0	500	1 044	2 763	3 807
TOTAL									
1996-1997	3 594	506	4 121	308 293	37 420	91 321	437 035	436 818	873 852
1997-1998	4 165	553	4 807	383 336	50 287	99 849	533 472	468 599	1 002 071
1998									
April	310	27	339	28 197	2 548	7 213	37 958	25 390	63 348
May	345	55	401	31 164	6 350	7 260	44 774	33 726	78 500
June	431	72	506	41 585	5 669	7 793	55 047	30 785	85 832
July	444	223	669	39 791	18 685	9 546	68 022	17 517	85 539
August	332	81	413	31 603	7 791	6 973	46 367	48 515	94 882
September	410	113	523	40 649	42 799	9 953	93 401	32 691	126 092
October	383	37	420	37 170	4 039	8 579	49 788	34 291	84 079
November	353	37	394	35 632	3 525	9 617	48 774	47 638	96 412
December	328	54	384	31 523	3 915	7 825	43 262	39 673	82 935
1999									
January	238	65	303	23 780	7 474	7 150	38 404	61 667	100 071
February	339	95	436	31 800	11 327	9 546	52 673	109 192	161 865
March	463	59	523	44 505	4 741	10 757	60 003	35 106	95 109
April	316	50	366	31 716	5 241	8 403	45 360	13 107	58 467

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

(b) Refer to Explanatory Notes paragraph 12.

BUILDING APPROVED IN STATISTICAL AREAS

DWELLINGS (no.).....			VALUE (\$'000).....						
Statistical area	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
SOUTH AUSTRALIA	497	71	568	49 178	7 396	10 830	67 404	22 710	90 114
Adelaide (SD)	316	50	366	31 716	5 241	8 403	45 360	13 107	58 467
Northern Adelaide (SSD)	128	7	135	12 499	464	1 882	14 845	449	15 294
Gawler (M)	4	0	4	306	0	188	494	50	544
Playford (C)–East Central	18	0	18	1 426	0	30	1 455	0	1 455
Playford (C)–Elizabeth	0	0	0	0	0	530	530	0	530
Playford (C)–Hills	2	0	2	166	0	49	215	100	315
Playford (C)–West	1	0	1	23	0	100	123	64	187
Playford (C)–West Central	0	0	0	0	0	12	12	0	12
Port Adel. Enfield (C)–East	23	5	28	1 984	350	140	2 474	0	2 474
Port Adel. Enfield (C)–Inner	0	2	2	0	114	10	124	0	124
Salisbury (C)–Central	13	0	13	1 152	0	17	1 169	0	1 169
Salisbury (C)–Inner North	18	0	18	1 323	0	46	1 369	0	1 369
Salisbury (C)–North-East	9	0	9	822	0	14	836	90	926
Salisbury (C)–South-East	10	0	10	1 521	0	183	1 705	0	1 705
Salisbury (C) Bal	12	0	12	1 512	0	0	1 512	0	1 512
Tea Tree Gully (C)–Central	1	0	1	132	0	160	292	0	292
Tea Tree Gully (C)–Hills	0	0	0	0	0	41	41	0	41
Tea Tree Gully (C)–North	7	0	7	888	0	197	1 085	50	1 135
Tea Tree Gully (C)–South	10	0	10	1 243	0	165	1 408	95	1 503
Western Adelaide (SSD)	41	22	63	4 052	2 122	1 082	7 256	4 272	11 529
Charles Sturt (C)–Coastal	10	0	10	1 184	0	200	1 384	285	1 669
Charles Sturt (C)–Inner East	4	0	4	404	0	150	554	500	1 054
Charles Sturt (C)–Inner West	5	0	5	517	0	68	585	470	1 055
Charles Sturt (C)–North-East	9	0	9	749	0	195	944	1 477	2 421
Port Adel. Enfield (C)–Coast	4	0	4	391	0	301	692	60	752
Port Adel. Enfield (C)–Port	6	6	12	453	240	24	716	940	1 656
West Torrens (C)–East	1	16	17	55	1 882	135	2 071	540	2 611
West Torrens (C)–West	2	0	2	300	0	10	310	0	310
Unincorp. Western	0	0	0	0	0	0	0	0	0
Eastern Adelaide (SSD)	50	8	58	5 450	998	3 446	9 894	6 037	15 931
Adelaide (C)	2	0	2	303	0	160	463	4 188	4 651
Adelaide Hills (DC)–Central	1	0	1	126	0	88	214	0	214
Adelaide Hills (DC)–Ranges	3	0	3	220	0	314	535	0	535
Burnside (C)–North-East	6	4	10	683	500	431	1 614	100	1 714
Burnside (C)–South-West	6	2	8	999	400	544	1 943	1 050	2 993
Campbelltown (C)–East	4	0	4	333	0	204	536	0	536
Campbelltown (C)–West	13	2	15	1 044	98	45	1 186	0	1 186
Norw. Pham St Ptrs (C)–East	4	0	4	610	0	80	690	0	690
Norw. Pham St Ptrs (C)–West	2	0	2	350	0	377	727	199	926
Prospect (C)	2	0	2	157	0	180	337	0	337
Unley (C)–East	7	0	7	625	0	336	961	0	961
Unley (C)–West	0	0	0	0	0	558	558	500	1 058
Walkerville (M)	0	0	0	0	0	129	129	0	129
Southern Adelaide (SSD)	97	13	110	9 715	1 657	1 993	13 365	2 348	15 713
Holdfast Bay (C)–North	6	4	10	861	767	386	2 014	400	2 414
Holdfast Bay (C)–South	4	0	4	382	0	106	488	0	488
Marion (C)–Central	11	5	16	933	400	156	1 488	350	1 838
Marion (C)–North	0	2	2	0	130	117	247	200	447
Marion (C)–South	20	0	20	1 824	0	15	1 839	240	2 079
Mitcham (C)–Hills	9	0	9	1 208	0	371	1 578	0	1 578
Mitcham (C)–North-East	2	2	4	208	360	341	909	0	909
Mitcham (C)–West	2	0	2	249	0	69	319	0	319
Onkaparinga (C)–Hackham	3	0	3	306	0	26	332	120	452
Onkaparinga (C)–Hills	5	0	5	514	0	100	613	80	693
Onkaparinga (C)–Morphett	3	0	3	135	0	19	154	878	1 032
Onkaparinga (C)–North Coast	2	0	2	175	0	22	198	80	278
Onkaparinga (C)–Reservoir	16	0	16	1 659	0	111	1 770	0	1 770
Onkaparinga (C)–South Coast	6	0	6	559	0	85	645	0	645
Onkaparinga (C)–Woodcroft	8	0	8	702	0	69	771	0	771

BUILDING APPROVED IN STATISTICAL AREAS *continued*

DWELLINGS (no.).....			VALUE (\$'000).....						
Statistical area	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
Outer Adelaide (SD)	83	2	85	7 887	150	1 013	9 050	452	9 502
Barossa (SSD)	20	2	22	1 921	150	297	2 369	400	2 769
Barossa (DC)–Angaston	3	2	5	299	150	98	547	400	947
Barossa (DC)–Barossa	4	0	4	583	0	161	743	0	743
Barossa (DC)–Tanunda	2	0	2	193	0	0	193	0	193
Kapunda and Light (DC)	7	0	7	566	0	15	581	0	581
Mallala (DC)	4	0	4	281	0	24	305	0	305
Kangaroo Island (SSD)	6	0	6	490	0	10	500	0	500
Kangaroo Island (DC)	6	0	6	490	0	10	500	0	500
Mt Lofty Ranges (SSD)	26	0	26	2 625	0	540	3 165	0	3 165
Adelaide Hills (DC)–North	4	0	4	325	0	35	360	0	360
Adelaide Hills (DC) Bal	0	0	0	0	0	57	57	0	57
Mount Barker (DC)–Central	19	0	19	2 072	0	54	2 126	0	2 126
Mount Barker (DC) Bal	3	0	3	228	0	393	621	0	621
Fleurieu (SSD)	31	0	31	2 850	0	166	3 016	52	3 068
Alexandrina (DC)–Coastal	7	0	7	472	0	70	542	0	542
Alexandrina (DC)–Strathalbyn	4	0	4	384	0	45	429	52	481
Victor Harbor (DC)	15	0	15	1 432	0	16	1 448	0	1 448
Yankalilla (DC)	5	0	5	563	0	35	598	0	598
Yorke and Lower North (SD)	27	7	34	2 154	550	229	2 933	315	3 248
Yorke (SSD)	21	5	26	1 736	390	104	2 230	170	2 400
Barunga West (DC)	2	0	2	149	0	0	149	170	319
Copper Coast (DC)	11	5	16	1 087	390	18	1 495	0	1 495
Yorke Peninsula (DC)–North	2	0	2	154	0	14	168	0	168
Yorke Peninsula (DC)–South	6	0	6	345	0	73	418	0	418
Unincorp. Yorke	0	0	0	0	0	0	0	0	0
Lower North (SSD)	6	2	8	418	160	125	703	145	848
Clare and Gilbert Valleys (DC)	5	0	5	321	0	95	417	50	467
Goyder (DC)	0	0	0	0	0	0	0	0	0
Wakefield (DC)	1	2	3	97	160	30	287	95	382
Murray Lands (SD)	23	2	25	2 055	113	415	2 583	915	3 498
Riverland (SSD)	15	0	15	1 223	0	387	1 611	505	2 116
Berri & Barmera (DC)–Barmera	0	0	0	0	0	0	0	0	0
Berri & Barmera (DC)–Berri	7	0	7	540	0	0	540	70	610
Loxton Waikerie (DC)–East	1	0	1	137	0	0	137	0	137
Loxton Waikerie (DC)–West	0	0	0	0	0	269	269	300	569
Mid Murray (DC)	4	0	4	230	0	75	305	0	305
Renmark Paringa (DC)–Paringa	1	0	1	171	0	0	171	135	307
Renmark Paringa (DC)–Renmark	2	0	2	144	0	43	187	0	187
Unincorp. Riverland	0	0	0	0	0	0	0	0	0
Murray Mallee (SSD)	8	2	10	832	113	28	973	409	1 382
Karoonda East Murray (DC)	0	0	0	0	0	0	0	0	0
Murray Bridge (RC)	5	0	5	499	0	28	527	409	936
Southern Mallee (DC)	0	0	0	0	0	0	0	0	0
The Coorong (DC)	3	2	5	333	113	0	446	0	446
Unincorp. Murray Mallee	0	0	0	0	0	0	0	0	0
South East (SD)	16	0	16	1 707	0	405	2 113	6 359	8 472
Upper South East (SSD)	4	0	4	412	0	197	610	0	610
Lacepede (DC)	0	0	0	0	0	0	0	0	0
Lucindale (DC)	0	0	0	0	0	0	0	0	0
Naracoorte (DC)	2	0	2	222	0	85	306	0	306
Robe (DC)	0	0	0	0	0	0	0	0	0
Tatiara (DC)	2	0	2	191	0	113	303	0	303

BUILDING APPROVED IN STATISTICAL AREAS *continued*

DWELLINGS (no.).....			VALUE (\$'000).....						
Statistical area	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
Lower South East (SSD)	12	0	12	1 295	0	208	1 503	6 359	7 862
Grant (DC)	1	0	1	125	0	44	169	0	169
Mount Gambier (C)	6	0	6	535	0	126	661	299	960
Wattle Range (DC)–East	2	0	2	142	0	0	142	6 060	6 202
Wattle Range (DC)–West	3	0	3	493	0	38	531	0	531
Eyre (SD)	10	8	18	1 085	1 200	50	2 335	333	2 668
Lincoln (SSD)	10	8	18	1 085	1 200	50	2 335	333	2 668
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	0	0	0	0
Lower Eyre Peninsula (DC)	5	0	5	664	0	20	684	0	684
Port Lincoln (C)	3	8	11	274	1 200	30	1 504	333	1 837
Tumby Bay (DC)	2	0	2	148	0	0	148	0	148
Unincorp. Lincoln	0	0	0	0	0	0	0	0	0
West Coast (SSD)	0	0	0	0	0	0	0	0	0
Ceduna (DC)	0	0	0	0	0	0	0	0	0
Streaky Bay (DC)	0	0	0	0	0	0	0	0	0
Unincorp. West Coast	0	0	0	0	0	0	0	0	0
Northern (SD)	22	2	24	2 573	142	314	3 030	1 230	4 259
Whyalla (SSD)	1	0	1	126	0	20	146	0	146
Whyalla (C)	1	0	1	126	0	20	146	0	146
Unincorp. Whyalla	0	0	0	0	0	0	0	0	0
Pirie (SSD)	4	0	4	357	0	152	508	125	633
Northern Areas (DC)	0	0	0	0	0	0	0	0	0
Orroroo/Carrieton (DC)	0	0	0	0	0	0	0	0	0
Peterborough (DC)	0	0	0	0	0	0	0	0	0
Port Pirie C, Dists (M)–City	3	0	3	310	0	135	445	125	570
Port Pirie C, Dists (M) Bal	1	0	1	47	0	17	63	0	63
Unincorp. Pirie	0	0	0	0	0	0	0	0	0
Flinders Ranges (SSD)	1	0	1	233	0	117	350	1 105	1 455
Flinders Ranges (DC)	0	0	0	0	0	0	0	0	0
Mount Remarkable (DC)	0	0	0	0	0	0	0	0	0
Port Augusta (C)	1	0	1	233	0	117	350	1 105	1 455
Unincorp. Flinders Ranges	0	0	0	0	0	0	0	0	0
Far North (SSD)	16	2	18	1 857	142	26	2 025	0	2 025
Cooper Pedy (DC)	0	0	0	0	0	0	0	0	0
Roxby Downs (M)	11	2	13	1 041	142	26	1 209	0	1 209
Unincorp. Far North	5	0	5	816	0	0	816	0	816

(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;
- permits issued by licensed building surveyors;
- 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* (Cat. no. 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* (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6345.

EXPLANATORY NOTES

TREND ESTIMATES

continued

19 While the smoothing techniques described in paragraph 18 enable trend estimates to be produced for the latest few periods, they do 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.

CHAIN VOLUME MEASURES

20 The chain volume measures appearing in this publication are annually re-weighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 1996–1997). The reference year will be updated annually in the July publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes

21 Further information on the nature and concepts of chain volume measures is contained in the ABS publication *Information paper: Introduction of Chain Volume Measures in the Australian National Accounts* (Cat. no. 5248.0).

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)

22 Area statistics are now being classified to the *Australian Standard Geographical Classification, 1998 Edition*, (Cat. no. 1216.0), effective from 1 July 1998, and ASGC terminology has been adopted in the presentation of building Statistics.

UNPUBLISHED DATA

23 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.

RELATED PUBLICATIONS

24 Users may also wish to refer to the following publications:

- *Building Activity, Building Work Done, Australia* (Cat. no. 8755.0)
- *Building Activity, Australia* (Cat. no. 8752.0)
- *Building Activity, Australia: Dwelling Unit Commencements* (Cat. no. 8750.0)
- *Building Activity, South Australia* (Cat. no. 8752.4)
- *Building Approvals, Australia* (Cat. no. 8731.0)
- *Engineering Construction Activity, Australia* (Cat. no. 8762.0)
- *House Price Indexes: Eight Capital Cities* (Cat. no. 6416.0)
- *Housing Finance for Owner Occupation, Australia* (Cat. no. 5609.0)
- *Price Index of Materials Used in Building Other than House Building* (Cat. no. 6407.0)
- *Price Index of Materials Used in House Building* (Cat. no. 6408.0).

ROUNDING

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

SYMBOLS AND OTHER USAGES

n.a.	not available
n.y.a.	not yet available
C	City
DC	District Council
M	Municipality
RC	Rural City
SD	Statistical Division
SSD	Statistical Subdivision

G L O S S A R Y

Alterations and additions	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.
Alterations and additions to residential buildings	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.
Building	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.
Conversion	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.
Dwelling unit	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.
Educational	Includes schools, colleges, kindergartens, libraries, museums and universities.
Entertainment and recreational	Includes clubs, cinemas, sport and recreation centres.
Factories	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
Flats, units or apartments	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
Health	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
Hotels, motels and other short term accommodation	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
House	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 (e.g. caretakers residences) associated with a non-residential building are defined as houses.

G L O S S A R Y

Miscellaneous	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.
New building work	Building activity which will result in the creation of a building which previously did not exist.
New other residential buildings	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
New residential	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
Non-residential building	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.
Offices	Includes banks, post offices and council chambers.
Other business premises	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.
Other dwellings	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 a non-residential building; conversion of a non-residential building to a residential building creating more than one dwelling unit.
Other residential building	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.
Religious	Includes convents, churches, temples, mosques, monasteries and noviciates.
Residential building	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
Semi-detached, row or terrace houses, townhouses	Dwellings having their own private grounds with no other dwellings above or below.
Shops	Includes retail shops, restaurants, taverns and shopping arcades.

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