

BUILDING APPROVALS

SOUTH
AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) WED 30 SEPT 1998

AUGUST KEY FIGURES

TREND ESTIMATES

	Aug 1998	% change Jul 1998 to Aug 1998	% change Aug 1997 to Aug 1998
Dwelling units approved			
Private sector houses	524	-1.9	8.0
Total dwelling units	685	0.3	24.0

SEASONALLY ADJUSTED

	Aug 1998	% change Jul 1998 to Aug 1998	% change Aug 1997 to Aug 1998
Dwelling units approved			
Private sector houses	485	-11.1	7.3
Total dwelling units	568	-30.1	10.5

AUGUST KEY POINTS

TREND ESTIMATES

- The trend for total dwelling units approved increased by 0.3% in August and is 24.0% higher than August 1997.
- The trend for private sector houses registered its fourth consecutive fall to be 4.4% lower than the April level. However, it is still 8.0% higher than a year ago.

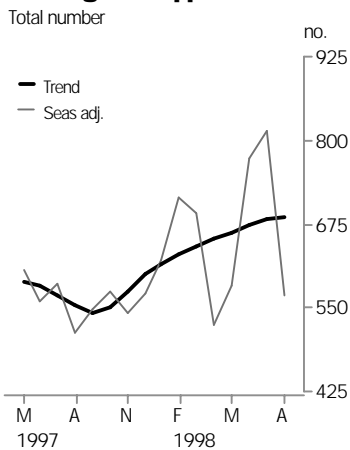
SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units decreased by 30.1% in August after having risen by 54.9% in the previous three months.
- The seasonally adjusted estimate for private sector houses has fallen by 22.3% in the last two months following an increase of 33.3% in the previous two months..

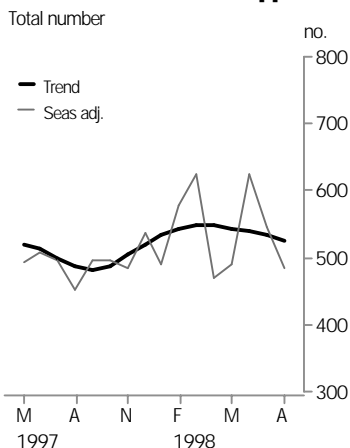
ORIGINAL ESTIMATES

- There were 634 dwellings approved in August with houses accounting for 536 and other dwelling units accounting for 98.
- Within the Adelaide Statistical Division (ASD), Tea Tree Gully - North (30 dwellings) recorded the highest number of dwelling approvals, whilst Roxby Downs (34) recorded the highest number in the rest of the State.
- The value of non-residential building approved in August was \$72.1 million, the highest figure since July 1997. The other business premises category accounted for \$26.6 million, followed by education with \$10.1 million.

Dwelling units approved



Private sector houses approved



- 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

<i>ISSUE</i>	<i>RELEASE DATE</i>
September 1998	2 November 1998
October 1998	2 December 1998
November 1998	7 January 1999
December 1998	3 February 1999
January 1999	2 March 1999
February 1999	30 March 1999



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

There are no data notes in this issue.



REVISIONS THIS MONTH

There are no revisions this month.

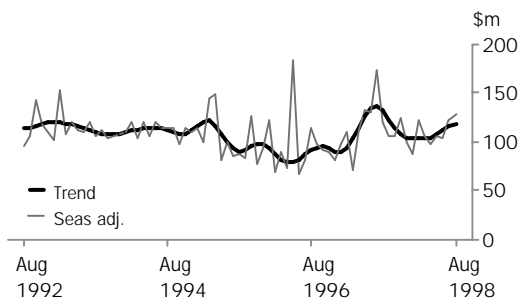


P. M. GARDNER
Regional Director, South Australia

VALUE OF BUILDING APPROVED

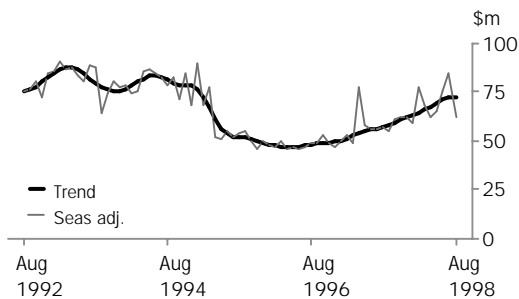
VALUE OF TOTAL BUILDING

The trend increased by 2.6% in August and is 14.5% higher than the March 1998 level.



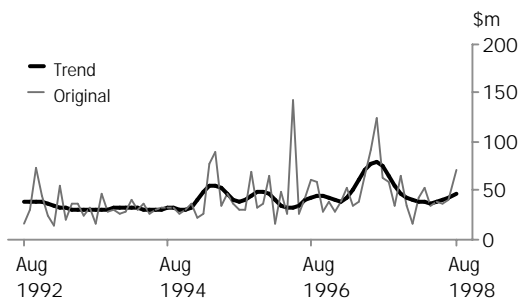
VALUE OF RESIDENTIAL BUILDING

Growth in the trend has slowed following the fall of 26.4% in the seasonally adjusted estimate in August..



VALUE OF NON-RESIDENTIAL BUILDING

Strong growth in July and August in the seasonally adjusted estimates has reversed the movement of the trend. It is now showing an increase of 23.7% since April 1998.



D W E L L I N G S A P P R O V E D : 1 9 9 7 - 9 8

TYPE OF DWELLING

The number of dwelling units approved in South Australia during 1997-98 is shown in the table below, for each type of dwelling category, together with the distribution of each dwelling category as a percentage of total dwelling units approved for 1996-97 and 1997-98.

DWELLING UNITS BY TYPE			
<i>Type of dwelling</i>	<i>Number of units</i>	<i>1997-98 % of total dwellings</i>	<i>1996-97 % of total dwellings</i>
New residential			
Houses	6 370	88.3	89.5
Other residential building			
Semi-detached, row or terrace houses, townhouses etc of:			
1 storey	467	6.5	7.9
2 or more storeys	154	2.1	1.4
<i>Total</i>	621	8.6	9.2
Flats, units, apartments in a building of:			
1 or 2 storeys	49	0.7	0.3
3 storeys	18	0.2	0.5
4 or more storeys	61	0.8	0.0
<i>Total</i>	128	1.8	0.8
<i>Total other residential building</i>	749	10.4	10.1
Other			
Alterations and additions to residential building	11	0.2	0.2
Conversions	75	1.0	0.2
Non-residential building	10	0.1	0.1
Total building	7 215	100.0	100.0

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

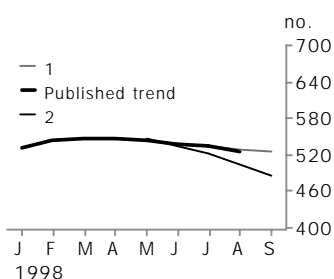
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

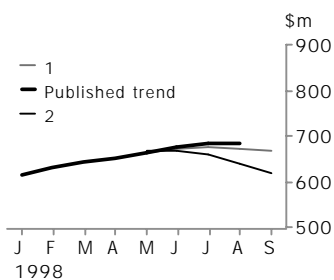
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the September seasonally adjusted estimate is higher than the August estimate by 9% for the number of private sector houses approved and 10% for total dwelling units approved; and that the September seasonally adjusted estimate is lower than the August 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	1 <i>rises by 9% on Aug 1998</i>		2 <i>falls by 9% on Aug 1998</i>	
	no.	% change	no.	% change	no.	% change
April 1998	548	0.0	548	0.1	551	0.3
May 1998	544	-0.7	544	-0.7	546	-1.0
June 1998	539	-0.9	539	-0.9	535	-2.0
July 1998	534	-0.9	535	-0.9	521	-2.7
August 1998	524	-1.9	529	-1.0	503	-3.4
September 1998	n.y.a.	n.y.a.	525	-0.8	485	-3.5

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 10% on Aug 1998</i>		2 <i>falls by 10% on Aug 1998</i>	
	no.	% change	no.	% change	no.	% change
April 1998	652	1.8	655	2.0	659	2.2
May 1998	663	1.7	665	1.4	667	1.1
June 1998	674	1.7	671	1.0	666	0.0
July 1998	683	1.3	675	0.5	658	-1.2
August 1998	685	0.3	672	-0.4	640	-2.7
September 1998	n.y.a.	n.y.a.	668	-0.6	620	-3.2

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						
1997						
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
1998						
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
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
SEASONALLY ADJUSTED						
1997						
June	507	524	n.a.	n.a.	543	560
July	496	505	n.a.	n.a.	571	586
August	452	471	n.a.	n.a.	503	514
September	496	509	n.a.	n.a.	528	548
October	496	517	n.a.	n.a.	544	575
November	484	505	n.a.	n.a.	528	541
December	538	551	n.a.	n.a.	559	570
1998						
January	490	508	n.a.	n.a.	594	621
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
TREND ESTIMATES						
1997						
June	512	523	n.a.	n.a.	568	584
July	498	512	n.a.	n.a.	553	569
August	486	502	n.a.	n.a.	535	553
September	480	498	n.a.	n.a.	525	543
October	487	505	n.a.	n.a.	533	551
November	504	522	n.a.	n.a.	556	575
December	520	537	n.a.	n.a.	581	599
1998						
January	533	549	n.a.	n.a.	598	615
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.	635	652
May	544	559	n.a.	n.a.	647	663
June	539	554	n.a.	n.a.	659	674
July	534	548	n.a.	n.a.	670	683
August	524	538	n.a.	n.a.	673	685

(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)						
1997						
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
1998						
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
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
SEASONALLY ADJUSTED (% change from preceding month)						
1997						
June	2.8	4.7	n.a.	n.a.	-8.2	-7.6
July	-2.3	-3.7	n.a.	n.a.	5.3	4.8
August	-8.8	-6.7	n.a.	n.a.	-11.9	-12.3
September	9.6	8.1	n.a.	n.a.	5.1	6.5
October	0.2	1.6	n.a.	n.a.	3.0	5.0
November	-2.5	-2.3	n.a.	n.a.	-2.9	-5.9
December	11.2	9.0	n.a.	n.a.	5.7	5.5
1998						
January	-8.9	-7.8	n.a.	n.a.	6.4	8.9
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
TREND ESTIMATES (% change from preceding month)						
1997						
June	-1.7	-1.2	n.a.	n.a.	-1.0	-0.7
July	-2.7	-2.2	n.a.	n.a.	-2.7	-2.5
August	-2.5	-2.0	n.a.	n.a.	-3.2	-3.0
September	-1.1	-0.8	n.a.	n.a.	-1.8	-1.7
October	1.5	1.5	n.a.	n.a.	1.5	1.5
November	3.5	3.3	n.a.	n.a.	4.3	4.2
December	3.2	2.9	n.a.	n.a.	4.4	4.2
1998						
January	2.5	2.3	n.a.	n.a.	2.9	2.7
February	1.8	1.6	n.a.	n.a.	2.3	2.3
March	0.9	0.8	n.a.	n.a.	1.9	1.9
April	0.0	0.1	n.a.	n.a.	1.9	1.8
May	-0.7	-0.6	n.a.	n.a.	1.8	1.7
June	-0.9	-1.0	n.a.	n.a.	1.9	1.7
July	-0.9	-1.0	n.a.	n.a.	1.6	1.3
August	-1.9	-1.9	n.a.	n.a.	0.5	0.3

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED

<i>Month</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>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
ORIGINAL					
1997					
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
1998					
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
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
SEASONALLY ADJUSTED					
1997					
June	46.5	9.6	56.1	n.a.	131.5
July	46.2	9.5	55.7	n.a.	174.2
August	46.6	10.4	56.9	n.a.	121.2
September	46.1	8.7	54.7	n.a.	106.2
October	50.4	10.9	61.3	n.a.	106.3
November	50.8	11.3	62.1	n.a.	124.7
December	51.9	10.7	62.7	n.a.	99.3
1998					
January	50.4	8.9	59.3	n.a.	88.5
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
TREND ESTIMATES					
1997					
June	46.4	9.8	56.2	77.8	134.0
July	46.9	9.7	56.6	79.6	136.2
August	47.3	9.9	57.1	75.0	132.2
September	47.8	10.1	57.8	65.6	123.4
October	48.8	10.3	59.1	54.9	114.0
November	50.4	10.4	60.8	46.9	107.7
December	52.0	10.4	62.4	42.5	104.8
1998					
January	53.1	10.2	63.3	40.9	104.2
February	54.5	10.0	64.4	39.7	104.1
March	56.1	9.8	65.9	37.9	103.8
April	57.9	9.9	67.8	37.2	105.1
May	59.7	10.1	69.8	38.2	107.9
June	61.0	10.4	71.4	40.2	111.5
July	61.9	10.6	72.5	43.2	115.7
August	62.0	10.8	72.8	46.0	118.8

(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)					
1997					
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
1998					
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
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
SEASONALLY ADJUSTED (% change from preceding month)					
1997					
June	-3.7	-3.2	-3.6	n.a.	-1.5
July	-0.5	-1.5	-0.7	n.a.	32.4
August	0.8	9.3	2.2	n.a.	-30.4
September	-1.1	-16.2	-3.9	n.a.	-12.4
October	9.4	26.1	12.1	n.a.	0.1
November	0.8	3.3	1.2	n.a.	17.2
December	2.2	-4.9	0.9	n.a.	-20.3
1998					
January	-3.0	-16.7	-5.4	n.a.	-10.9
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
TREND ESTIMATES (% change from preceding month)					
1997					
June	1.8	-2.5	1.0	9.9	6.0
July	1.1	-0.5	0.8	2.3	1.7
August	0.8	1.4	0.9	-5.7	-3.0
September	1.0	2.2	1.2	-12.6	-6.6
October	2.2	1.9	2.1	-16.3	-7.6
November	3.3	1.2	2.9	-14.7	-5.5
December	3.2	-0.3	2.6	-9.4	-2.6
1998					
January	2.2	-1.7	1.5	-3.7	-0.6
February	2.5	-2.1	1.8	-2.9	-0.1
March	3.0	-1.3	2.3	-4.5	-0.3
April	3.3	0.5	2.9	-1.8	1.2
May	3.0	2.1	2.9	2.5	2.7
June	2.3	2.4	2.3	5.2	3.3
July	1.5	2.5	1.6	7.5	3.7
August	0.1	1.6	0.4	6.4	2.6

(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)						
1995-96	4 930	773	(b) 56	(b) 0	1	5 760
1996-97	5 508	613	11	8	8	6 148
1997-98	6 177	726	9	75	10	6 997
1997						
August	513	37	0	1	1	552
September	505	60	2	0	3	570
October	523	61	0	0	0	584
November	482	60	2	0	0	544
December	475	30	1	0	0	506
1998						
January	364	55	1	0	0	420
February	541	53	0	67	2	663
March	621	61	0	2	2	686
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
PUBLIC SECTOR (Number)						
1995-96	179	29	(b) 0	(b) 0	0	208
1996-97	96	17	0	3	0	116
1997-98	193	23	2	0	0	218
1997						
August	16	0	0	0	0	16
September	22	8	0	0	0	30
October	15	0	0	0	0	15
November	8	0	0	0	0	8
December	7	0	0	0	0	7
1998						
January	8	3	0	0	0	11
February	3	0	0	0	0	3
March	48	4	0	0	0	52
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
TOTAL (Number)						
1995-96	5 109	802	(b) 56	(b) 0	1	5 968
1996-97	5 604	630	11	11	8	6 264
1997-98	6 370	749	11	75	10	7 215
1997						
August	529	37	0	1	1	568
September	527	68	2	0	3	600
October	538	61	0	0	0	599
November	490	60	2	0	0	552
December	482	30	1	0	0	513
1998						
January	372	58	1	0	0	431
February	544	53	0	67	2	666
March	669	65	0	2	2	738
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

(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)								
1995-96	399.4	54.6	(b) 2.5	114.7	(b) 0.0	571.3	393.0	964.3
1996-97	462.9	44.0	0.6	113.8	0.6	621.8	422.4	1 044.2
1997-98	553.2	61.1	0.6	118.3	7.6	740.7	471.9	1 212.7
1997								
August	44.3	3.6	0.0	9.8	0.2	57.9	51.6	109.4
September	44.8	5.2	0.0	9.8	0.0	59.9	26.8	86.7
October	45.4	4.6	0.0	12.0	0.0	62.0	30.8	92.7
November	46.8	3.8	0.3	10.7	0.1	61.6	57.0	118.6
December	44.5	3.0	0.0	10.5	0.0	58.1	27.8	85.9
1998								
January	32.6	4.2	0.1	7.1	0.0	44.1	7.9	51.9
February	48.7	8.0	0.0	8.4	7.1	72.2	31.0	103.2
March	55.5	4.8	0.0	10.7	0.1	71.0	47.8	118.8
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
PUBLIC SECTOR (\$ million)								
1995-96	13.3	1.9	(b) 0	1.6	(b) 0.0	17.1	173.2	190.4
1996-97	7.4	1.3	0.0	1.3	0.3	10.3	158.4	168.7
1997-98	14.5	1.4	0.1	1.2	0.0	17.2	130.3	147.5
1997								
August	1.4	0.0	0.0	0.1	0.0	1.6	12.2	13.8
September	1.4	0.5	0.0	0.8	0.0	2.6	31.7	34.4
October	1.3	0.0	0.0	0.0	0.0	1.3	3.3	4.6
November	0.6	0.0	0.0	0.0	0.0	0.6	7.5	8.1
December	0.5	0.0	0.0	0.0	0.0	0.5	7.2	7.7
1998								
January	0.4	0.2	0.0	0.0	0.0	0.6	8.3	8.9
February	0.3	0.0	0.0	0.1	0.0	0.4	10.9	11.3
March	3.0	0.3	0.0	0.0	0.0	3.3	6.0	9.3
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
TOTAL (\$ million)								
1995-96	412.7	56.6	(b) 2.5	116.3	(b) 0.0	588.4	566.2	1 154.6
1996-97	470.2	45.3	0.6	115.1	0.9	632.1	580.7	1 212.8
1997-98	567.7	62.5	0.7	119.5	7.6	758.0	602.2	1 360.1
1997								
August	45.7	3.6	0.0	9.9	0.2	59.4	63.8	123.2
September	46.2	5.7	0.0	10.6	0.0	62.5	58.6	121.1
October	46.7	4.6	0.0	12.0	0.0	63.3	34.1	97.4
November	47.4	3.8	0.3	10.7	0.1	62.3	64.5	126.7
December	45.1	3.0	0.0	10.5	0.0	58.6	35.1	93.7
1998								
January	33.0	4.4	0.1	7.1	0.0	44.7	16.1	60.8
February	49.0	8.0	0.0	8.5	7.1	72.6	41.9	114.5
March	58.4	5.1	0.0	10.7	0.1	74.3	53.8	128.1
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

(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										
1995-96	5 109	518	179	697	14	66	25	105	802	5 911
1996-97	5 604	492	86	578	20	30	2	52	630	6 234
1997-98	6 370	467	154	621	49	18	61	128	749	7 119
1997										
June	540	41	2	43	8	0	0	8	51	591
July	583	45	2	47	0	0	0	0	47	630
August	529	28	9	37	0	0	0	0	37	566
September	527	24	44	68	0	0	0	0	68	595
October	538	52	9	61	0	0	0	0	61	599
November	490	11	0	11	49	0	0	49	60	550
December	482	21	9	30	0	0	0	0	30	512
1998										
January	372	54	4	58	0	0	0	0	58	430
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
VALUE (\$ million)										
1995-96	412.8	30.8	18.3	49.2	1.0	3.8	2.5	7.3	56.7	469.3
1996-97	470.1	30.9	9.5	40.3	1.9	3.1	0.0	5.1	45.1	515.5
1997-98	567.7	32.8	14.2	47.2	3.0	1.8	10.6	15.4	62.5	630.1
1997										
June	45.7	2.7	0.2	2.9	1.0	0.0	0.0	1.0	3.8	49.5
July	47.9	3.2	0.1	3.3	0.0	0.0	0.0	0.0	3.3	51.1
August	45.7	3.0	0.6	3.6	0.0	0.0	0.0	0.0	3.6	49.3
September	46.2	1.7	4.0	5.7	0.0	0.0	0.0	0.0	5.7	51.9
October	46.7	3.7	0.8	4.6	0.0	0.0	0.0	0.0	4.6	51.2
November	47.4	0.8	0.0	0.8	3.0	0.0	0.0	3.0	3.8	51.2
December	45.1	1.7	1.3	3.0	0.0	0.0	0.0	0.0	3.0	48.1
1998										
January	33.0	3.9	0.5	4.4	0.0	0.0	0.0	0.0	4.4	37.4
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

(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)							
1995-96	360.6	50.4	411.1	104.1	515.2	512.5	1 027.7
1996-97	425.9	39.8	465.7	105.5	571.2	518.1	1 089.3
1997-98	506.0	53.6	559.7	113.9	673.6	525.9	1 199.5
1997							
March	97.4	5.0	102.4	25.2	127.6	112.8	240.4
June	130.5	11.2	141.7	27.7	169.4	173.4	342.7
September	129.7	10.9	140.5	29.2	169.7	217.4	387.2
December	123.3	9.8	133.1	29.8	162.9	116.7	279.6
1998							
March	123.8	15.0	138.8	29.6	168.4	97.2	265.6
June	129.3	17.9	147.3	25.3	172.5	94.5	267.0
ORIGINAL (% change from preceding quarter)							
1997							
March	5.8	-62.3	-2.8	-7.2	-3.7	30.8	9.9
June	34.0	122.3	38.4	9.6	32.7	53.7	42.6
September	-0.7	-2.7	-0.8	5.7	0.2	25.4	13.0
December	-4.9	-9.7	-5.3	2.1	-4.0	-46.3	-27.8
1998							
March	0.4	53.3	4.3	-0.8	3.4	-16.7	-5.0
June	4.5	19.3	6.1	-14.7	2.4	-2.8	0.5

(a) Refer to Explanatory Notes paragraph 12.

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

Period	<i>Hotels, motels and other short term accommodation</i>		<i>Shops</i>		<i>Factories</i>		<i>Offices</i>		<i>Other business premises</i>		<i>Educational</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>	<i>no.</i>	<i>\$m</i>
Value—\$50,000—\$199,999												
1998												
June	4	0.3	7	0.5	10	0.9	9	1.0	8	0.5	3	0.3
July	4	0.4	12	1.0	6	0.5	12	1.1	10	1.0	3	0.3
August	3	0.3	15	1.7	3	0.3	11	1.0	13	1.2	4	0.3
Value—\$200,000—\$499,999												
1998												
June	0	0.0	2	0.8	0	0.0	5	1.5	5	1.6	2	0.6
July	0	0.0	4	1.1	1	0.5	4	1.2	4	0.8	1	0.3
August	0	0.0	5	1.2	4	1.7	3	0.9	7	2.3	2	0.6
Value—\$500,000—\$999,999												
1998												
June	0	0.0	2	1.2	1	0.7	1	0.5	1	0.7	0	0.0
July	1	0.5	1	0.5	0	0.0	1	0.8	0	0.0	1	0.7
August	0	0.0	1	0.6	0	0.0	1	0.8	2	1.1	2	1.2
Value—\$1,000,000—\$4,999,999												
1998												
June	0	0.0	0	0.0	0	0.0	0	0.0	1	2.0	3	5.5
July	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
August	0	0.0	2	3.2	1	1.8	2	6.8	3	6.2	1	1.4
Value—\$5,000,000 and over												
1998												
June	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	2	12.8
July	1	12.5	0	0.0	0	0.0	0	0.0	2	14.2	0	0.0
August	0	0.0	0	0.0	1	5.0	0	0.0	2	15.8	1	6.5
Value—Total												
1995-96	33	18.2	198	129.9	95	32.9	237	96.8	222	95.5	111	59.7
1996-97	43	42.4	239	106.2	93	26.1	212	93.2	193	93.3	112	61.0
1997-98	46	9.1	340	85.6	98	129.3	194	79.5	204	88.7	113	82.1
1998												
June	4	0.3	11	2.5	11	1.5	15	3.0	15	4.8	10	19.3
July	6	13.4	17	2.5	7	0.9	17	3.1	16	16.0	5	1.3
August	3	0.3	23	6.8	9	8.8	17	9.5	27	26.6	10	10.1

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										
1998										
June	1	0.1	1	0.1	5	0.6	1	0.1	49	4.4
July	1	0.1	1	0.1	2	0.2	5	0.4	56	5.1
August	1	0.1	0	0.0	4	0.5	3	0.2	57	5.7
Value—\$200,000—\$499,999										
1998										
June	0	0.0	3	0.7	0	0.0	1	0.3	18	5.5
July	0	0.0	0	0.0	0	0.0	3	0.8	17	4.6
August	0	0.0	2	0.7	2	0.6	0	0.0	25	8.0
Value—\$500,000—\$999,999										
1998										
June	0	0.0	3	1.9	0	0.0	0	0.0	8	4.9
July	0	0.0	0	0.0	1	0.6	1	0.7	6	3.8
August	0	0.0	1	1.0	1	0.9	1	0.8	9	6.4
Value—\$1,000,000—\$4,999,999										
1998										
June	0	0.0	0	0.0	1	1.3	0	0.0	5	8.8
July	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
August	0	0.0	0	0.0	3	5.4	0	0.0	12	24.8
Value—\$5,000,000 and over										
1998										
June	0	0.0	0	0.0	0	0.0	0	0.0	2	12.8
July	0	0.0	0	0.0	0	0.0	0	0.0	3	26.7
August	0	0.0	0	0.0	0	0.0	0	0.0	4	27.3
Value—Total										
1995-96	16	4.7	49	52.1	62	26.8	88	49.6	1 111	566.2
1996-97	11	2.2	51	66.0	68	37.7	95	52.6	1 117	580.7
1997-98	10	5.3	57	46.5	59	58.4	67	17.6	1 188	602.2
1998										
June	1	0.1	7	2.7	6	1.9	2	0.4	82	36.5
July	1	0.1	1	0.1	3	0.8	9	1.9	82	40.2
August	1	0.1	3	1.7	10	7.4	4	1.0	107	72.1

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)											
1995-96	18.2	122.0	26.2	53.3	77.8	17.2	3.7	41.9	23.2	9.6	393.0
1996-97	38.9	102.6	23.9	56.8	84.8	16.6	2.2	50.0	13.0	33.7	422.4
1997-98	8.6	82.7	128.9	59.9	85.9	19.0	5.3	20.0	50.6	10.9	471.9
1997											
August	0.9	3.4	23.0	2.2	13.8	0.8	0.0	5.8	1.0	0.8	51.6
September	1.4	11.1	3.1	2.7	1.7	2.5	0.6	2.0	1.2	0.5	26.8
October	0.4	7.6	12.3	2.1	2.3	1.6	0.4	0.2	2.7	1.2	30.8
November	0.3	5.8	3.4	38.2	3.7	2.2	0.0	2.2	0.3	0.8	57.0
December	0.7	2.7	1.9	3.2	6.8	4.5	3.2	1.1	1.1	2.6	27.8
1998											
January	0.1	1.6	1.3	0.3	1.7	0.5	0.0	0.9	1.3	0.3	7.9
February	0.5	8.0	4.4	1.1	5.9	2.5	0.0	0.2	7.9	0.5	31.0
March	0.8	9.7	2.3	2.6	28.8	0.9	0.1	0.3	0.6	1.6	47.8
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
PUBLIC SECTOR (\$ million)											
1995-96	0.0	7.9	6.7	43.5	17.8	42.5	1.0	10.2	3.6	40.0	173.2
1996-97	3.5	3.6	2.2	36.4	8.5	44.5	0.0	16.0	24.7	18.9	158.4
1997-98	0.5	2.9	0.4	19.6	2.8	63.2	0.0	26.4	7.8	6.7	130.3
1997											
August	0.1	0.2	0.1	0.9	0.1	4.3	0.0	6.5	0.0	0.1	12.2
September	0.0	0.0	0.0	4.1	0.1	20.2	0.0	7.1	0.2	0.0	31.7
October	0.0	0.2	0.0	0.4	0.1	1.5	0.0	0.5	0.6	0.1	3.3
November	0.0	0.2	0.0	1.6	0.3	3.2	0.0	1.5	0.3	0.4	7.5
December	0.0	0.1	0.0	0.5	0.0	4.9	0.0	1.3	0.3	0.1	7.2
1998											
January	0.0	0.0	0.1	0.9	0.3	6.0	0.0	0.8	0.0	0.2	8.3
February	0.0	1.4	0.0	1.4	0.0	1.8	0.0	2.3	0.3	3.8	10.9
March	0.0	0.0	0.0	0.4	0.0	1.5	0.0	1.5	1.0	1.6	6.0
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
TOTAL (\$ million)											
1995-96	18.2	129.9	32.9	96.8	95.5	59.7	4.7	52.1	26.8	49.6	566.2
1996-97	42.4	106.2	26.1	93.2	93.3	61.0	2.2	66.0	37.7	52.6	580.7
1997-98	9.1	85.6	129.3	79.5	88.7	82.1	5.3	46.5	58.4	17.6	602.2
1997											
August	1.0	3.5	23.0	3.2	13.8	5.2	0.0	12.2	1.0	0.8	63.8
September	1.4	11.1	3.1	6.8	1.8	22.7	0.6	9.1	1.5	0.5	58.6
October	0.4	7.8	12.3	2.5	2.4	3.1	0.4	0.7	3.3	1.3	34.1
November	0.3	6.0	3.4	39.8	4.0	5.4	0.0	3.8	0.5	1.3	64.5
December	0.7	2.8	1.9	3.8	6.8	9.4	3.2	2.4	1.3	2.8	35.1
1998											
January	0.1	1.6	1.4	1.3	1.9	6.5	0.0	1.6	1.3	0.4	16.1
February	0.5	9.4	4.4	2.5	5.9	4.3	0.0	2.5	8.2	4.3	41.9
March	0.8	9.7	2.3	3.0	28.8	2.4	0.1	1.8	1.6	3.2	53.8
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

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									
1996-97	3 505	489	4 015	301 457	36 115	91 150	428 722	306 979	735 701
1997-98	4 004	536	4 627	371 235	49 293	99 543	520 071	379 003	899 074
1997									
August	377	29	407	32 923	3 054	8 271	44 248	37 263	81 511
September	310	56	369	28 730	5 003	7 740	41 472	20 417	61 889
October	329	49	378	29 555	3 817	8 845	42 217	27 028	69 245
November	309	60	371	31 641	3 806	8 738	44 184	50 166	94 350
December	347	28	376	33 868	2 915	8 208	44 991	19 965	64 955
1998									
January	217	35	253	20 621	2 829	5 686	29 137	5 718	34 855
February	321	51	441	30 455	7 885	13 535	51 875	26 845	78 720
March	374	43	419	34 371	3 250	8 401	46 022	22 265	68 287
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
PUBLIC SECTOR									
1996-97	84	17	101	6 433	1 305	171	7 910	129 838	137 748
1997-98	161	17	180	12 101	995	306	13 401	89 596	102 998
1997									
August	10	0	10	837	0	46	883	7 600	8 482
September	22	8	30	1 369	469	58	1 895	14 457	16 352
October	15	0	15	1 285	0	0	1 285	1 934	3 219
November	8	0	8	641	0	0	641	6 883	7 524
December	7	0	7	515	0	12	526	2 350	2 877
1998									
January	8	3	11	443	166	15	624	7 101	7 726
February	1	0	1	86	0	0	86	8 124	8 210
March	36	0	36	2 395	0	0	2 395	3 983	6 377
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
TOTAL									
1996-97	3 589	506	4 116	307 890	37 420	91 321	436 632	436 818	873 449
1997-98	4 165	553	4 807	383 336	50 287	99 849	533 472	468 599	1 002 071
1997									
August	387	29	417	33 760	3 054	8 317	45 131	44 863	89 993
September	332	64	399	30 098	5 472	7 798	43 368	34 873	78 241
October	344	49	393	30 840	3 817	8 845	43 502	28 963	72 465
November	317	60	379	32 281	3 806	8 738	44 825	57 049	101 874
December	354	28	383	34 383	2 915	8 219	45 517	22 315	67 832
1998									
January	225	38	264	21 064	2 996	5 701	29 761	12 820	42 581
February	322	51	442	30 541	7 885	13 535	51 961	34 969	86 930
March	410	43	455	36 766	3 250	8 401	48 417	26 247	74 664
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

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

(b) Refer to Explanatory Notes paragraph 12.

BUILDING APPROVED IN STATISTICAL AREAS

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
SOUTH AUSTRALIA	535	97	634	49 282	9 248	10 554	69 083	72 108	141 192
Adelaide (SD)	332	81	413	31 603	7 791	6 973	46 367	48 515	94 882
Northern Adelaide (SSD)	144	8	152	13 263	435	756	14 454	7 404	21 858
Gawler (M)	3	0	3	267	0	55	322	0	322
Playford (C)–East Central	9	0	9	666	0	45	711	0	711
Playford (C)–Elizabeth	1	0	1	72	0	11	83	0	83
Playford (C)–Hills	4	0	4	379	0	0	379	0	379
Playford (C)–West	4	0	4	297	0	0	297	0	297
Playford (C)–West Central	2	0	2	124	0	0	124	246	370
Port Adel. Enfield (C)–East	23	4	27	1 958	220	0	2 178	1 271	3 448
Port Adel. Enfield (C)–Inner	6	0	6	611	0	45	656	0	656
Salisbury (C)–Central	23	4	27	1 786	215	88	2 090	2 028	4 117
Salisbury (C)–Inner North	6	0	6	494	0	0	494	0	494
Salisbury (C)–North-East	9	0	9	863	0	40	903	0	903
Salisbury (C)–South-East	12	0	12	1 397	0	108	1 505	390	1 895
Salisbury (C) Bal	5	0	5	548	0	50	598	2 647	3 245
Tea Tree Gully (C)–Central	0	0	0	0	0	73	73	0	73
Tea Tree Gully (C)–Hills	1	0	1	51	0	0	51	0	51
Tea Tree Gully (C)–North	30	0	30	3 153	0	26	3 179	220	3 399
Tea Tree Gully (C)–South	6	0	6	597	0	216	813	603	1 416
Western Adelaide (SSD)	42	24	66	3 611	2 060	1 001	6 672	14 577	21 249
Charles Sturt (C)–Coastal	3	0	3	340	0	134	474	600	1 074
Charles Sturt (C)–Inner East	8	0	8	633	0	30	663	70	733
Charles Sturt (C)–Inner West	12	0	12	1 019	0	15	1 034	2 130	3 164
Charles Sturt (C)–North-East	3	0	3	216	0	88	304	1 223	1 527
Port Adel. Enfield (C)–Coast	3	0	3	447	0	240	687	280	967
Port Adel. Enfield (C)–Port	4	0	4	392	0	40	432	4 305	4 736
West Torrens (C)–East	0	24	24	0	2 060	142	2 202	1 030	3 232
West Torrens (C)–West	9	0	9	564	0	312	875	4 939	5 814
Unincorp. Western	0	0	0	0	0	0	0	0	0
Eastern Adelaide (SSD)	47	37	84	5 745	4 135	3 470	13 350	10 831	24 180
Adelaide (C)	0	2	2	0	1 300	0	1 300	8 021	9 321
Adelaide Hills (DC)–Central	4	0	4	394	0	0	394	0	394
Adelaide Hills (DC)–Ranges	0	0	0	0	0	62	62	82	144
Burnside (C)–North-East	2	0	2	233	0	301	534	0	534
Burnside (C)–South-West	3	8	11	250	710	305	1 265	400	1 665
Campbelltown (C)–East	7	0	7	818	0	100	918	0	918
Campbelltown (C)–West	8	4	12	676	224	95	995	313	1 308
Norw. P'ham St Ptrs (C)–East	2	0	2	234	0	185	419	181	600
Norw. P'ham St Ptrs (C)–West	5	17	22	547	878	241	1 666	1 694	3 360
Prospect (C)	0	0	0	0	0	446	446	0	446
Unley (C)–East	4	0	4	598	0	891	1 489	140	1 629
Unley (C)–West	3	0	3	483	0	519	1 002	0	1 002
Walkerville (M)	9	6	15	1 513	1 023	325	2 861	0	2 861
Southern Adelaide (SSD)	99	12	111	8 984	1 161	1 746	11 891	15 704	27 595
Holdfast (C)–North	3	4	7	313	400	40	753	200	953
Holdfast (C)–South	3	4	7	315	518	126	959	160	1 119
Marion (C)–Central	22	2	24	1 735	123	292	2 151	3 829	5 979
Marion (C)–North	1	0	1	96	0	156	252	550	802
Marion (C)–South	7	2	9	762	120	55	937	95	1 032
Mitcham (C)–Hills	3	0	3	329	0	123	452	0	452
Mitcham (C)–North-East	2	0	2	350	0	60	410	0	410
Mitcham (C)–West	0	0	0	0	0	192	192	0	192
Onkaparinga (C)–Hackham	2	0	2	170	0	44	214	0	214
Onkaparinga (C)–Hills	5	0	5	471	0	19	490	0	490
Onkaparinga (C)–Morphett	9	0	9	578	0	104	682	240	922
Onkaparinga (C)–North Coast	4	0	4	314	0	27	341	630	971
Onkaparinga (C)–Reservoir	6	0	6	799	0	166	965	0	965
Onkaparinga (C)–South Coast	18	0	18	1 499	0	227	1 726	0	1 726
Onkaparinga (C)–Woodcroft	14	0	14	1 252	0	115	1 367	10 000	11 367

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
Outer Adelaide (SD)	73	2	76	6 257	200	1 311	7 768	3 434	11 203
Barossa (SSD)	18	0	18	1 576	0	321	1 897	1 050	2 947
Barossa (DC)–Angaston	5	0	5	462	0	75	537	0	537
Barossa (DC)–Barossa	3	0	3	219	0	12	231	0	231
Barossa (DC)–Tanunda	0	0	0	0	0	0	0	0	0
Kapunda and Light (DC)	6	0	6	546	0	89	635	1 050	1 685
Mallala (DC)	4	0	4	350	0	145	495	0	495
Kangaroo Island (SSD)	4	0	4	259	0	31	290	0	290
Kangaroo Island (DC)	4	0	4	259	0	31	290	0	290
Mt Lofty Ranges (SSD)	16	0	17	1 300	0	345	1 644	486	2 130
Adelaide Hills (DC)–North	3	0	3	242	0	49	292	124	416
Adelaide Hills (DC) Bal	6	0	6	538	0	69	607	80	687
Mount Barker (DC)–Central	5	0	5	315	0	181	496	282	778
Mount Barker (DC) Bal	2	0	3	205	0	45	250	0	250
Fleurieu (SSD)	35	2	37	3 122	200	616	3 938	1 898	5 836
Alexandrina (DC)–Coastal	16	2	18	1 238	200	55	1 493	406	1 899
Alexandrina (DC)–Strathalbyn	4	0	4	471	0	202	673	225	898
Victor Harbor (DC)	14	0	14	1 285	0	333	1 619	1 267	2 886
Yankalilla (DC)	1	0	1	128	0	25	153	0	153
Yorke and Lower North (SD)	16	0	16	1 397	0	580	1 977	6 027	8 004
Yorke (SSD)	9	0	9	697	0	254	952	215	1 166
Barunga West (DC)	0	0	0	0	0	0	0	51	51
Copper Coast (DC)	6	0	6	475	0	150	625	0	625
Yorke Peninsula (DC)–North	2	0	2	134	0	45	179	89	268
Yorke Peninsula (DC)–South	1	0	1	88	0	59	147	75	222
Unincorp. Yorke	0	0	0	0	0	0	0	0	0
Lower North (SSD)	7	0	7	700	0	326	1 026	5 812	6 837
Clare and Gilbert Valleys (DC)	6	0	6	570	0	301	871	5 812	6 682
Goyder (DC)	0	0	0	0	0	0	0	0	0
Wakefield (DC)	1	0	1	130	0	25	155	0	155
Murray Lands (SD)	32	0	32	2 617	0	582	3 200	989	4 189
Riverland (SSD)	20	0	20	1 614	0	433	2 047	799	2 846
Berri & Barmera (DC)–Barmera	1	0	1	64	0	23	86	0	86
Berri & Barmera (DC)–Berri	3	0	3	184	0	86	270	200	470
Loxton Waikerie (DC)–East	2	0	2	227	0	110	337	0	337
Loxton Waikerie (DC)–West	2	0	2	146	0	73	219	85	304
Mid Murray (DC)	6	0	6	279	0	53	332	60	392
Renmark Paringa (DC)–Paringa	5	0	5	609	0	68	677	0	677
Renmark Paringa (DC)–Renmark	1	0	1	106	0	20	126	454	580
Unincorp. Riverland	0	0	0	0	0	0	0	0	0
Murray Mallee (SSD)	12	0	12	1 004	0	149	1 153	190	1 343
Karoonda East Murray (DC)	0	0	0	0	0	0	0	0	0
Murray Bridge (RC)	8	0	8	724	0	133	857	190	1 047
Southern Mallee (DC)	0	0	0	0	0	0	0	0	0
The Coorong (DC)	4	0	4	280	0	16	296	0	296
Unincorp. Murray Mallee	0	0	0	0	0	0	0	0	0
South East (SD)	29	0	29	3 051	0	411	3 462	865	4 327
Upper South East (SSD)	10	0	10	947	0	249	1 196	320	1 516
Lacepede (DC)	0	0	0	0	0	0	0	0	0
Lucindale (DC)	2	0	2	111	0	72	183	0	183
Naracoorte (DC)	3	0	3	258	0	133	391	0	391
Robe (DC)	3	0	3	308	0	20	328	0	328
Tatiara (DC)	2	0	2	269	0	24	293	320	613

BUILDING APPROVED IN STATISTICAL 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
Lower South East (SSD)	19	0	19	2 105	0	162	2 267	545	2 812
Grant (DC)	7	0	7	781	0	65	846	85	931
Mount Gambier (C)	8	0	8	761	0	97	857	460	1 317
Wattle Range (DC)–East	1	0	1	132	0	0	132	0	132
Wattle Range (DC)–West	3	0	3	432	0	0	432	0	432
Eyre (SD)	18	2	20	1 592	300	355	2 246	11 760	14 006
Lincoln (SSD)	18	2	20	1 592	300	344	2 236	11 360	13 596
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)	2	0	2	200	0	0	200	0	200
Kimba (DC)	0	0	0	0	0	0	0	0	0
Le Hunte (DC)	1	0	1	26	0	0	26	0	26
Lower Eyre Peninsula (DC)	3	0	3	468	0	144	612	10 830	11 442
Port Lincoln (C)	7	2	9	505	300	140	945	0	945
Tumby Bay (DC)	5	0	5	393	0	60	453	530	983
Unincorp. Lincoln	0	0	0	0	0	0	0	0	0
West Coast (SSD)	0	0	0	0	0	11	11	400	411
Ceduna (DC)	0	0	0	0	0	11	11	400	411
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)	35	12	48	2 765	956	342	4 063	518	4 581
Whyalla (SSD)	1	0	1	25	0	118	143	200	343
Whyalla (C)	1	0	1	25	0	118	143	200	343
Unincorp. Whyalla	0	0	0	0	0	0	0	0	0
Pirie (SSD)	2	0	2	111	0	42	153	175	328
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	1	0	1	41	0	42	83	175	258
Port Pirie C, Dists (M) Bal	1	0	1	69	0	0	69	0	69
Unincorp. Pirie	0	0	0	0	0	0	0	0	0
Flinders Ranges (SSD)	1	0	2	139	0	112	251	0	251
Flinders Ranges (DC)	0	0	0	0	0	0	0	0	0
Mount Remarkable (DC)	0	0	0	0	0	45	45	0	45
Port Augusta (C)	1	0	2	139	0	67	206	0	206
Unincorp. Flinders Ranges	0	0	0	0	0	0	0	0	0
Far North (SSD)	31	12	43	2 490	956	70	3 516	143	3 659
Cooper Pedy (DC)	0	0	0	0	0	0	0	0	0
Roxby Downs (M)	22	12	34	1 925	956	70	2 951	50	3 001
Unincorp. Far North	9	0	9	565	0	0	565	93	658

(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

continued

19 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.

CONSTANT PRICE ESTIMATES

20 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'.

21 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 *Australian National Accounts: Concepts, Sources and Methods* (5216.0). Monthly value data at constant prices are not available.

AUSTRALIAN STANDARD GEOGRAPHIC CLASSIFICATION (ASGC)

22 Area statistics are now being classified to the *Australian Standard Geographic Classification*, 1998 Edition (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, Australia* (8752.0)
- *Building Activity, Australia: Dwelling Unit Commencements* (8750.0)
- *Building Activity, South Australia* (8752.4)
- *Building Approvals, Australia* (8731.0)
- *Engineering Construction Activity, Australia* (8762.0)
- *Housing Finance for Owner Occupation, Australia* (5609.0)
- *Price Index of Materials Used in House Building* (6408.0)
- *Price Index of Materials Used in Building Other than House Building* (6407.0)
- *House Price Indexes: Eight Capital Cities* (6416.0).

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
SLA	Statistical Local Area
SSD	Statistical Subdivision

GLOSSARY

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.

GLOSSARY

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 (eg. caretakers residences) associated with a non-residential building are defined as houses.
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 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.

GLOSSARY

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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