

BUILDING APPROVALS

SOUTH
AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) TUES 4 MAY 1999

MARCH KEY FIGURES

TREND ESTIMATES

	<i>Mar 1999</i>	<i>% change Feb 1999 to Mar 1999</i>	<i>% change Mar 1998 to Mar 1999</i>
Dwelling units approved			
Private sector houses	560	2.0	2.3
Total dwelling units	664	1.6	3.5

SEASONALLY ADJUSTED

	<i>Mar 1999</i>	<i>% change Feb 1999 to Mar 1999</i>	<i>% change Mar 1998 to Mar 1999</i>
Dwelling units approved			
Private sector houses	625	18.8	0.2
Total dwelling units	691	5.7	0.0

MARCH KEY POINTS

TREND ESTIMATES

- The trend for private sector houses is now showing a substantial upturn of 7.5% over the last four months.
- The trend for total dwelling units continues to grow strongly with an increase of 8.3% (50 dwelling units) over the last four months.

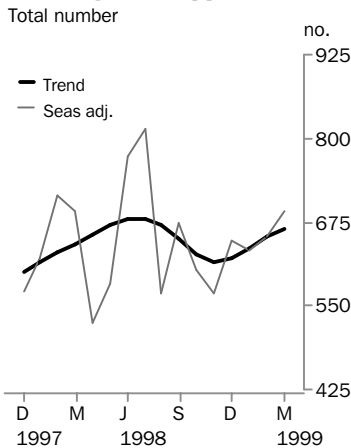
SEASONALLY ADJUSTED ESTIMATES

- In seasonally adjusted terms private sector houses increased by 18.8% in March. The average monthly movement is 9% in this series so such large movements are not uncommon.
- Total dwelling units increased by 5.7% in March following an increase of 3.3% in February.

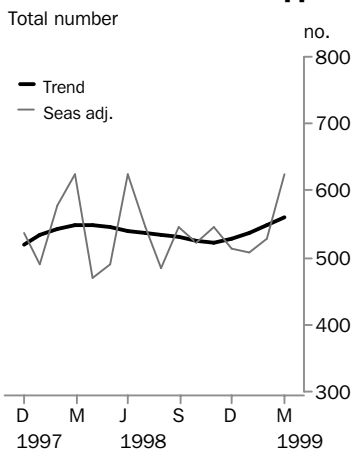
ORIGINAL ESTIMATES

- There were 750 dwellings (683 houses, 67 other dwellings) approved in March, an increase of 143 dwellings or 23.6% on February.
- Total building approved was \$139.8 million, a fall of \$49.2 million from February which included a single large shop project of \$64.0 million.
- Residential building increased by \$13.1 million to \$83.7 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>
April 1999	2 June 1999
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



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

Geographic Coding - Dwelling approvals are geographically coded to the Census Collection District (CD) level. CD level information for the period October 1998 to December 1998 will be released at the same time as this publication. Associated with this release will be an update for the period July 1996 to September 1998 and a few revisions at the Statistical Local Area level.



REVISIONS THIS MONTH

There are no revisions this month.



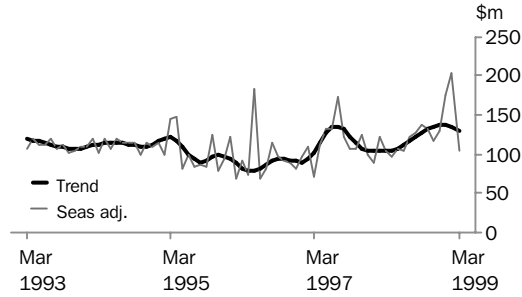
Ian Crettenden
Regional Director, South Australia



VALUE OF BUILDING APPROVED

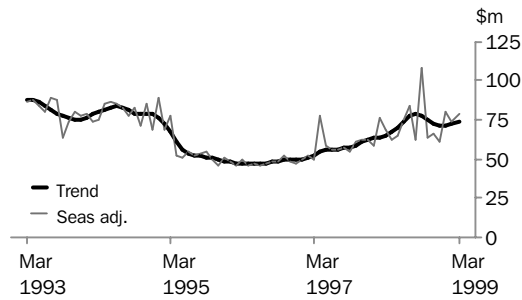
VALUE OF TOTAL BUILDING

The trend has fallen by 4.4% over the last three months but it is still 26.7% above the level of a year ago.



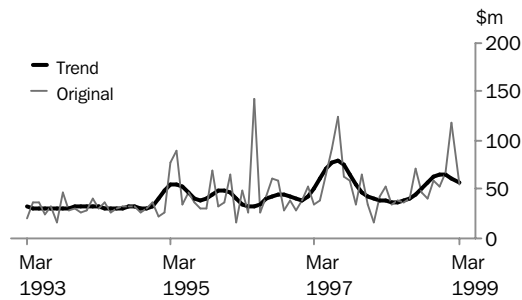
VALUE OF RESIDENTIAL BUILDING

The trend has risen 2.3% over the last three months following four months of decline. The trend is 12.4% above the level of March 1998.



VALUE OF NON-RESIDENTIAL BUILDING

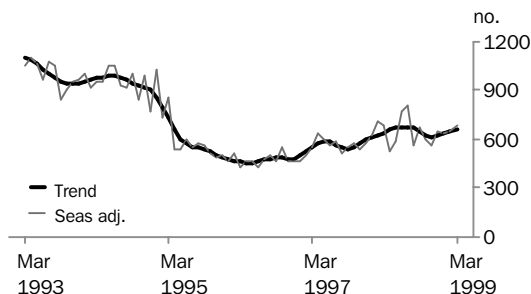
The trend has fallen by 11.9% over the last three months but is still 51.2% above the level of a year ago.



DWELLINGS APPROVED

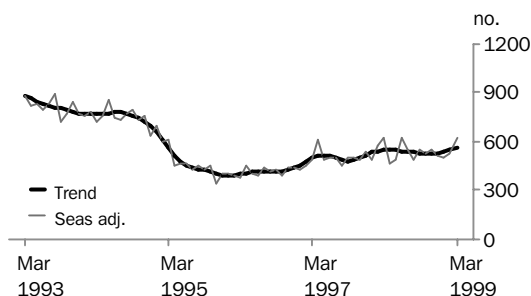
TOTAL DWELLING UNITS

The trend has increased by 8.1% over the last four months to be 3.5% above the level of a year ago. It will take a fall in the seasonally adjusted estimate in April of almost double the average monthly movement (10%) to halt the growth.



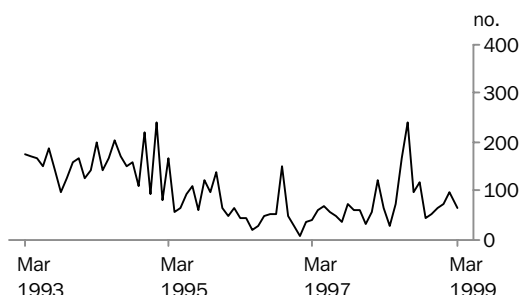
PRIVATE SECTOR HOUSES

While there has been an upturn in the last four months the trend has remained relatively flat over the last year (an increase of just 2.3%). However, it will take an increase of 16% in the seasonally adjusted estimate in April (almost double the average monthly movement of 9%) to halt growth.



OTHER DWELLING (ORIGINAL)

The number of dwelling units approved fell by 30 to 67 in March. This is below the monthly average of the last year but that is heavily influenced by the four months with significant levels of approvals.



WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

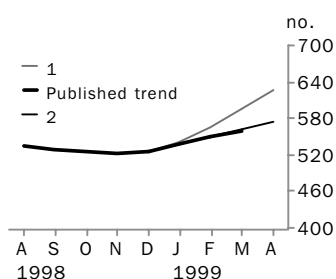
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

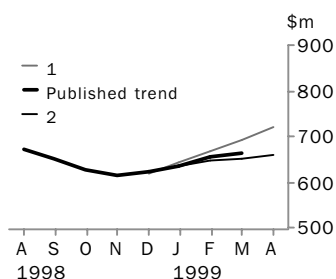
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the April seasonally adjusted estimate is higher than the March estimate by 9% for the number of private sector houses approved and 10% for total dwelling units approved; and that the April seasonally adjusted estimate is lower than the March 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 rises by 9% on Mar 1999		2 falls by 9% on Mar 1999	
	no.	% change	no.	% change	no.	% change
November 1998	521	-0.6	517	-1.0	521	-0.7
December 1998	527	1.1	524	1.5	527	1.1
January 1999	537	1.8	542	3.4	537	2.0
February 1999	549	2.3	566	4.5	549	2.2
March 1999	560	2.0	595	5.0	561	2.3
April 1999	n.y.a.	n.y.a.	625	5.1	575	2.4

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 rises by 10% on Mar 1999		2 falls by 10% on Mar 1999	
	no.	% change	no.	% change	no.	% change
November 1998	614	-1.9	610	-2.3	614	-2.0
December 1998	621	1.2	619	1.5	621	1.1
January 1999	636	2.4	642	3.8	636	2.4
February 1999	654	2.8	667	3.9	647	1.7
March 1999	664	1.6	691	3.6	653	1.0
April 1999	n.y.a.	n.y.a.	719	4.0	661	1.2

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						
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
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
SEASONALLY ADJUSTED						
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
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
TREND ESTIMATES						
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.	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	524	544	n.a.	n.a.	601	626
November	521	541	n.a.	n.a.	588	614
December	527	547	n.a.	n.a.	596	621
1999						
January	537	556	n.a.	n.a.	612	636
February	549	567	n.a.	n.a.	631	654
March	560	577	n.a.	n.a.	644	664

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						
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
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
SEASONALLY ADJUSTED (% change from preceding month)						
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
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
TREND ESTIMATES (% change from preceding month)						
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.	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	-1.1	-0.8	n.a.	n.a.	-4.2	-3.6
November	-0.6	-0.5	n.a.	n.a.	-2.2	-1.9
December	1.1	1.0	n.a.	n.a.	1.3	1.2
1999						
January	1.8	1.6	n.a.	n.a.	2.8	2.4
February	2.3	2.1	n.a.	n.a.	3.1	2.8
March	2.0	1.8	n.a.	n.a.	1.9	1.6

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					
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
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
SEASONALLY ADJUSTED					
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
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
TREND ESTIMATES					
1998					
January	53.1	10.2	63.3	40.9	104.2
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	64.5	10.8	75.3	57.8	133.1
November	61.6	11.2	72.8	63.2	135.9
December	59.9	11.8	71.7	65.4	137.1
1999					
January	59.5	12.5	72.0	64.7	136.6
February	60.2	13.2	73.3	61.2	134.6
March	59.6	13.8	73.4	57.6	131.0

(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					
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
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
SEASONALLY ADJUSTED (% change from preceding month)					
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
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
TREND ESTIMATES (% change from preceding month)					
1998					
January	2.2	-1.7	1.5	-3.7	-0.6
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	-3.9	1.5	-3.2	13.8	3.5
November	-4.5	3.4	-3.4	9.3	2.1
December	-2.8	5.2	-1.6	3.6	0.8
1999					
January	-0.6	6.1	0.4	-1.1	-0.3
February	1.1	5.8	1.9	-5.3	-1.5
March	-0.9	4.9	0.1	-5.9	-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)						
1995-1996	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						
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
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
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						
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
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
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						
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
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

(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								
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
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
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								
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
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
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								
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
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

(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	<i>New houses</i>	<i>Semi-detached, row or terrace houses, townhouses, etc of</i>			<i>Flats, units or apartments in a building of</i>			<i>Total</i>	<i>Total new residential building</i>	
		<i>One storey</i>	<i>Two or more storeys</i>	<i>Total</i>	<i>One or two storeys</i>	<i>Three storeys</i>	<i>Four or more storeys</i>	<i>Total</i>		
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										
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
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
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										
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
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

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

<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(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1995-1996	398.2	57.4	453.9	115.1	569.0	574.5	1 144.3
1996-1997	470.2	45.3	515.5	116.6	632.1	580.7	1 212.8
1997-1998	558.8	60.8	619.6	125.9	745.5	588.2	1 333.7
1997							
September	143.2	12.3	155.5	32.3	187.8	243.7	431.5
December	136.1	11.2	147.3	33.0	180.2	130.6	310.9
1998							
March	136.7	17.0	153.7	32.7	186.5	108.6	295.0
June	142.8	20.3	163.1	27.9	191.0	105.3	296.3
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
ORIGINAL (% change from preceding quarter)							
1997							
September	-0.7	-2.7	-0.9	5.7	0.2	25.4	13.2
December	-4.9	-9.7	-5.3	2.1	-4.0	-46.4	-28.0
1998							
March	0.4	52.9	4.4	-0.8	3.4	-16.9	-5.1
June	4.5	18.8	6.1	-14.7	2.4	-3.0	0.4
September	12.4	243.2	41.1	21.8	38.3	44.8	40.6
December	-10.5	-80.8	-31.8	-6.3	-28.5	-4.8	-19.8

(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

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>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999												
1999												
January	2	0.2	8	0.7	2	0.1	8	0.6	8	0.8	6	0.7
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
Value—\$200,000—\$499,999												
1999												
January	0	0.0	2	0.5	1	0.2	3	0.7	4	1.2	5	1.6
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
Value—\$500,000—\$999,999												
1999												
January	1	0.8	0	0.0	0	0.0	0	0.0	1	0.8	1	0.5
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
Value—\$1,000,000—\$4,999,999												
1999												
January	0	0.0	0	0.0	0	0.0	1	2.6	1	2.1	0	0.0
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
Value—\$5,000,000 and over												
1999												
January	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	2	42.4
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
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												
January	3	1.0	10	1.2	3	0.4	12	3.9	14	4.9	14	45.3
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

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										
1999										
January	3	0.4	0	0.0	1	0.2	3	0.2	41	4.0
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
Value—\$200,000—\$499,999										
1999										
January	0	0.0	0	0.0	1	0.3	1	0.4	17	4.9
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
Value—\$500,000—\$999,999										
1999										
January	0	0.0	0	0.0	0	0.0	2	1.2	5	3.3
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
Value—\$1,000,000—\$4,999,999										
1999										
January	0	0.0	0	0.0	0	0.0	2	8.8	4	13.5
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
Value—\$5,000,000 and over										
1999										
January	0	0.0	0	0.0	0	0.0	0	0.0	2	42.4
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
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										
January	3	0.4	0	0.0	2	0.5	8	10.5	69	68.0
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

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											
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
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
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											
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
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
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											
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
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

BUILDING APPROVED IN THE ADELAIDE STATISTICAL DIVISION: Original

D WELLINGS (no.)..... VALUE (\$'000).....

Period	D WELLINGS (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									
1996-1997	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									
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
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
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									
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
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
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									
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
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

(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	682	66	750	63 888	5 219	14 616	83 722	56 103	139 825
Adelaide (SD)	463	59	523	44 505	4 741	10 757	60 003	35 106	95 109
Northern Adelaide (SSD)	197	2	199	18 099	122	1 258	19 479	1 655	21 134
Gawler (M)	7	0	7	600	0	0	600	0	600
Playford (C)–East Central	22	0	22	2 000	0	0	2 000	980	2 980
Playford (C)–Elizabeth	1	0	1	27	0	44	71	50	121
Playford (C)–Hills	7	0	7	751	0	46	797	0	797
Playford (C)–West	4	0	4	276	0	47	323	0	323
Playford (C)–West Central	3	0	3	202	0	39	241	0	241
Port Adel. Enfield (C)–East	47	0	47	3 958	0	89	4 047	397	4 444
Port Adel. Enfield (C)–Inner	1	0	1	90	0	279	369	50	419
Salisbury (C)–Central	13	2	15	1 180	122	34	1 336	0	1 336
Salisbury (C)–Inner North	15	0	15	993	0	25	1 017	0	1 017
Salisbury (C)–North-East	5	0	5	425	0	66	491	0	491
Salisbury (C)–South-East	6	0	6	573	0	123	695	95	790
Salisbury (C) Bal	6	0	6	632	0	0	632	83	716
Tea Tree Gully (C)–Central	4	0	4	318	0	38	356	0	356
Tea Tree Gully (C)–Hills	2	0	2	277	0	115	392	0	392
Tea Tree Gully (C)–North	46	0	46	4 780	0	83	4 862	0	4 862
Tea Tree Gully (C)–South	8	0	8	1 016	0	233	1 249	0	1 249
Western Adelaide (SSD)	59	0	59	5 528	0	3 098	8 626	6 107	14 733
Charles Sturt (C)–Coastal	8	0	8	1 007	0	1 205	2 211	3 054	5 265
Charles Sturt (C)–Inner East	4	0	4	446	0	228	674	712	1 386
Charles Sturt (C)–Inner West	10	0	10	943	0	236	1 179	0	1 179
Charles Sturt (C)–North-East	12	0	12	1 131	0	449	1 580	150	1 730
Port Adel. Enfield (C)–Coast	8	0	8	522	0	412	933	120	1 053
Port Adel. Enfield (C)–Port	3	0	3	309	0	30	339	1 042	1 380
West Torrens (C)–East	9	0	9	630	0	364	994	360	1 354
West Torrens (C)–West	5	0	5	541	0	175	716	670	1 386
Unincorp. Western	0	0	0	0	0	0	0	0	0
Eastern Adelaide (SSD)	71	38	110	8 395	3 269	3 767	15 431	20 435	35 866
Adelaide (C)	0	14	14	0	1 430	310	1 740	17 276	19 017
Adelaide Hills (DC)–Central	4	0	4	413	0	75	488	0	488
Adelaide Hills (DC)–Ranges	3	0	3	445	0	115	560	150	710
Burnside (C)–North-East	5	6	11	825	540	604	1 969	578	2 547
Burnside (C)–South-West	11	4	15	1 232	440	554	2 226	2 000	4 226
Campbelltown (C)–East	9	0	10	1 190	0	277	1 467	0	1 467
Campbelltown (C)–West	10	2	12	965	100	170	1 234	0	1 234
Norw. Pham St Ptrs (C)–East	10	6	16	662	320	40	1 022	250	1 272
Norw. Pham St Ptrs (C)–West	10	2	12	952	117	247	1 316	0	1 316
Prospect (C)	4	0	4	541	0	196	737	0	737
Unley (C)–East	0	2	2	0	200	746	946	181	1 126
Unley (C)–West	3	2	5	850	122	399	1 371	0	1 371
Walkerville (M)	2	0	2	320	0	35	355	0	355
Southern Adelaide (SSD)	136	19	155	12 483	1 351	2 634	16 467	6 909	23 376
Holdfast Bay (C)–North	3	7	10	277	610	553	1 439	50	1 489
Holdfast Bay (C)–South	6	6	12	725	356	224	1 304	0	1 304
Marion (C)–Central	13	6	19	1 150	385	246	1 781	290	2 071
Marion (C)–North	5	0	5	326	0	330	656	0	656
Marion (C)–South	24	0	24	2 212	0	100	2 312	0	2 312
Mitcham (C)–Hills	6	0	6	956	0	192	1 148	0	1 148
Mitcham (C)–North-East	6	0	6	757	0	213	970	212	1 182
Mitcham (C)–West	2	0	2	278	0	125	403	180	583
Onkaparinga (C)–Hackham	1	0	1	51	0	0	51	1 500	1 551
Onkaparinga (C)–Hills	5	0	5	335	0	231	566	625	1 191
Onkaparinga (C)–Morphett	3	0	3	189	0	38	227	80	307
Onkaparinga (C)–North Coast	6	0	6	430	0	51	481	3 892	4 373
Onkaparinga (C)–Reservoir	17	0	17	1 498	0	213	1 711	0	1 711
Onkaparinga (C)–South Coast	15	0	15	1 187	0	103	1 290	0	1 290
Onkaparinga (C)–Woodcroft	24	0	24	2 112	0	15	2 127	80	2 207

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)	104	0	104	8 756	0	1 756	10 513	2 813	13 326
Barossa (SSD)	20	0	20	1 694	0	432	2 126	925	3 051
Barossa (DC)–Angaston	4	0	4	353	0	0	353	250	603
Barossa (DC)–Barossa	1	0	1	75	0	160	235	205	440
Barossa (DC)–Tanunda	1	0	1	81	0	62	143	170	313
Kapunda and Light (DC)	8	0	8	723	0	102	825	300	1 125
Mallala (DC)	6	0	6	462	0	108	570	0	570
Kangaroo Island (SSD)	4	0	4	255	0	22	277	0	277
Kangaroo Island (DC)	4	0	4	255	0	22	277	0	277
Mt Lofty Ranges (SSD)	34	0	34	3 106	0	380	3 485	1 888	5 373
Adelaide Hills (DC)–North	1	0	1	104	0	68	172	0	172
Adelaide Hills (DC) Bal	3	0	3	218	0	51	269	80	349
Mount Barker (DC)–Central	27	0	27	2 463	0	110	2 573	1 808	4 381
Mount Barker (DC) Bal	3	0	3	320	0	151	471	0	471
Fleurieu (SSD)	46	0	46	3 702	0	923	4 624	0	4 624
Alexandrina (DC)–Coastal	17	0	17	1 089	0	200	1 289	0	1 289
Alexandrina (DC)–Strathalbyn	8	0	8	648	0	149	797	0	797
Victor Harbor (DC)	19	0	19	1 741	0	418	2 159	0	2 159
Yankalilla (DC)	2	0	2	224	0	155	379	0	379
Yorke and Lower North (SD)	19	3	22	1 443	195	202	1 840	0	1 840
Yorke (SSD)	14	3	17	1 024	195	126	1 345	0	1 345
Barunga West (DC)	2	3	5	184	195	0	379	0	379
Copper Coast (DC)	8	0	8	679	0	72	750	0	750
Yorke Peninsula (DC)–North	1	0	1	37	0	0	37	0	37
Yorke Peninsula (DC)–South	3	0	3	125	0	54	179	0	179
Unincorp. Yorke	0	0	0	0	0	0	0	0	0
Lower North (SSD)	5	0	5	419	0	76	495	0	495
Clare and Gilbert Valleys (DC)	3	0	3	259	0	11	270	0	270
Goyder (DC)	2	0	2	160	0	65	225	0	225
Wakefield (DC)	0	0	0	0	0	0	0	0	0
Murray Lands (SD)	23	0	23	2 071	0	271	2 342	2 784	5 126
Riverland (SSD)	18	0	18	1 716	0	131	1 847	1 474	3 321
Berri & Barmera (DC)–Barmera	1	0	1	120	0	10	130	0	130
Berri & Barmera (DC)–Berri	3	0	3	312	0	0	312	0	312
Loxton Waikerie (DC)–East	1	0	1	91	0	72	163	200	363
Loxton Waikerie (DC)–West	1	0	1	86	0	0	86	0	86
Mid Murray (DC)	6	0	6	422	0	10	432	1 274	1 706
Renmark Paringa (DC)–Paringa	1	0	1	150	0	25	175	0	175
Renmark Paringa (DC)–Renmark	5	0	5	535	0	14	549	0	549
Unincorp. Riverland	0	0	0	0	0	0	0	0	0
Murray Mallee (SSD)	5	0	5	355	0	140	496	1 310	1 806
Karoonda East Murray (DC)	0	0	0	0	0	0	0	0	0
Murray Bridge (RC)	5	0	5	355	0	140	496	1 310	1 806
Southern Mallee (DC)	0	0	0	0	0	0	0	0	0
The Coorong (DC)	0	0	0	0	0	0	0	0	0
Unincorp. Murray Mallee	0	0	0	0	0	0	0	0	0
South East (SD)	20	0	21	1 854	0	761	2 615	249	2 864
Upper South East (SSD)	6	0	7	568	0	113	681	50	731
Lacepede (DC)	1	0	1	65	0	15	80	0	80
Lucindale (DC)	0	0	0	0	0	0	0	50	50
Naracoorte (DC)	2	0	2	240	0	0	240	0	240
Robe (DC)	2	0	3	133	0	98	231	0	231
Tatiara (DC)	1	0	1	130	0	0	130	0	130

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)	14	0	14	1 286	0	648	1 934	199	2 133
Grant (DC)	3	0	3	218	0	95	313	149	462
Mount Gambier (C)	8	0	8	804	0	532	1 336	50	1 386
Wattle Range (DC)–East	0	0	0	0	0	0	0	0	0
Wattle Range (DC)–West	3	0	3	264	0	21	285	0	285
Eyre (SD)	24	0	24	2 449	0	348	2 797	14 815	17 612
Lincoln (SSD)	15	0	15	1 595	0	243	1 838	14 815	16 653
Cleve (DC)	2	0	2	185	0	0	185	7 000	7 185
Elliston (DC)	1	0	1	45	0	0	45	0	45
Franklin Harbor (DC)	0	0	0	0	0	0	0	0	0
Kimba (DC)	0	0	0	0	0	0	0	200	200
Le Hunte (DC)	0	0	0	0	0	0	0	0	0
Lower Eyre Peninsula (DC)	1	0	1	95	0	29	124	150	274
Port Lincoln (C)	9	0	9	1 054	0	214	1 268	285	1 553
Tumby Bay (DC)	1	0	1	116	0	0	116	7 180	7 296
Unincorp. Lincoln	1	0	1	100	0	0	100	0	100
West Coast (SSD)	9	0	9	854	0	105	958	0	958
Ceduna (DC)	6	0	6	789	0	105	894	0	894
Streaky Bay (DC)	3	0	3	65	0	0	65	0	65
Unincorp. West Coast	0	0	0	0	0	0	0	0	0
Northern (SD)	29	4	33	2 810	283	520	3 613	336	3 949
Whyalla (SSD)	1	0	1	99	0	180	279	0	279
Whyalla (C)	1	0	1	99	0	180	279	0	279
Unincorp. Whyalla	0	0	0	0	0	0	0	0	0
Pirie (SSD)	4	2	6	325	90	229	644	86	730
Northern Areas (DC)	1	0	1	70	0	69	139	0	139
Orroroo/Carrieton (DC)	0	0	0	0	0	0	0	0	0
Peterborough (DC)	0	0	0	0	0	80	80	0	80
Port Pirie C, Dists (M)–City	2	2	4	150	90	54	294	86	380
Port Pirie C, Dists (M) Bal	1	0	1	105	0	26	131	0	131
Unincorp. Pirie	0	0	0	0	0	0	0	0	0
Flinders Ranges (SSD)	7	0	7	633	0	12	645	250	895
Flinders Ranges (DC)	1	0	1	90	0	0	90	0	90
Mount Remarkable (DC)	3	0	3	246	0	0	246	0	246
Port Augusta (C)	3	0	3	296	0	12	308	250	558
Unincorp. Flinders Ranges	0	0	0	0	0	0	0	0	0
Far North (SSD)	17	2	19	1 753	193	99	2 045	0	2 045
Coober Pedy (DC)	3	0	3	204	0	0	204	0	204
Roxby Downs (M)	14	2	16	1 549	193	89	1 831	0	1 831
Unincorp. Far North	0	0	0	0	0	10	10	0	10

(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.

GLOSSARY

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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2873140003990
ISSN 0810-4743

RRP \$17.00

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