



BUILDING APPROVALS

SOUTH
AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) THURS 1 JULY 1999

MAY KEY FIGURES

TREND ESTIMATES

	May 1999	% change Apr 1999 to May 1999	% change May 1998 to May 1999
Dwelling units approved			
Private sector houses	562	1.6	4.9
Total dwelling units	669	1.1	0.8

SEASONALLY ADJUSTED

	May 1999	% change Apr 1999 to May 1999	% change May 1998 to May 1999
Dwelling units approved			
Private sector houses	600	13.0	18.3
Total dwelling units	721	21.0	16.5

MAY KEY POINTS

TREND ESTIMATES

- The upward movement in the trend for private sector houses continued in May (+1.6%) to be 5.8% above the level of December 1998.
- The trend for total dwellings has increased each month since November 1998, rising 7.9% over that time. However, the rate of increase has eased from 1.9% in January to 1.1% in May.

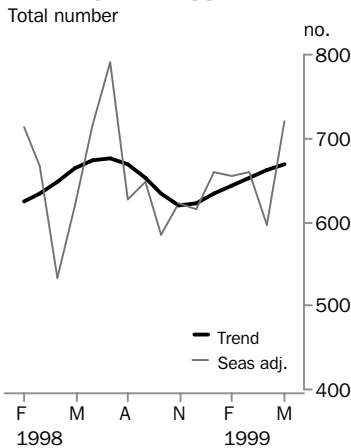
SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector houses climbed by 13.0% in May, negating the falls experienced earlier this year.
- The seasonally adjusted estimate for total dwellings increased by a substantial 21.0% in May (the average monthly movement of this series is 9%).

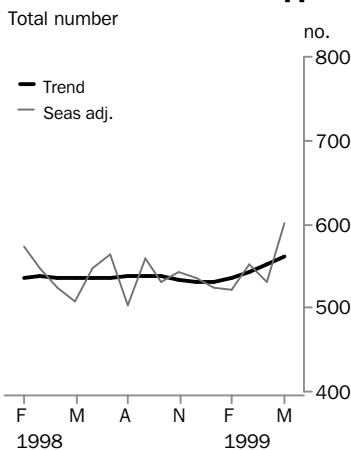
ORIGINAL ESTIMATES

- A total of 683 dwellings were approved in May (up from 568 in April), comprising 631 houses and 52 other dwellings.
- The value of total building approved rebounded from April (\$90.1 million) to \$134.2 million in May. The non-residential building component returned to a more normal level in May (\$53.3 million) with the Health sector contributing most.

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>
June 1999	30 July 1999
July 1999	31 August 1999
August 1999	30 September 1999
September 1999	2 November 1999
October 1999	30 November 1999
November 1999	6 January 2000



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

Seasonally adjusted and trend estimates to April 1999 have been revised as a result of the annual reanalysis of the seasonal factors.



REVISIONS THIS MONTH

There are no revisions this month.



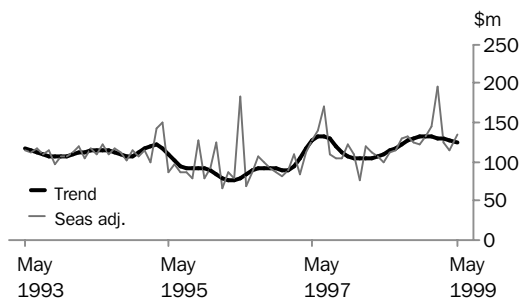
Ian Crettenden
Regional Director, South Australia



VALUE OF BUILDING APPROVED

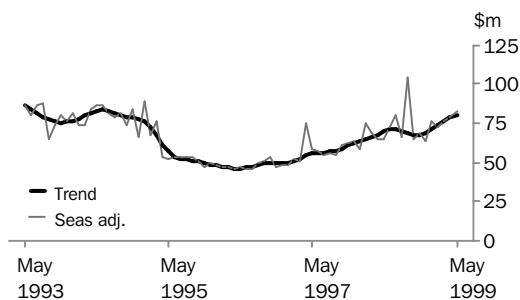
VALUE OF TOTAL BUILDING

The contrasting influences of its components over recent months have resulted in the trend of total building falling consistently (but by a total of only 4.5%) since the end of 1998.



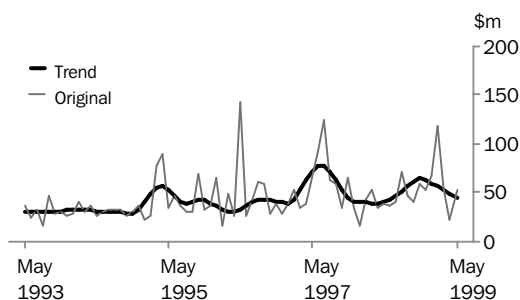
VALUE OF RESIDENTIAL BUILDING

Apart from a check in growth between mid to late 1998 the trend of residential building has been moving upward since the middle of 1996. In the last 6 months it has increased by 19.7%.



VALUE OF NON-RESIDENTIAL BUILDING

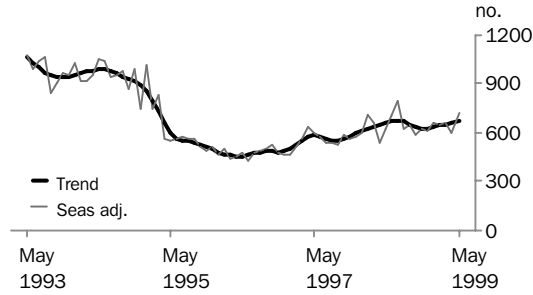
The trend in the value of non-residential building has been dropping since November 1998 (- 29.5%), moving in direct contrast to the residential trend.



DWELLINGS APPROVED

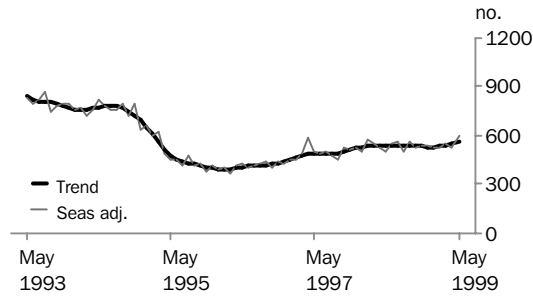
TOTAL DWELLING UNITS

The trend has increased by 7.9% over the last 6 months to be 0.8% up on the level of a year ago.



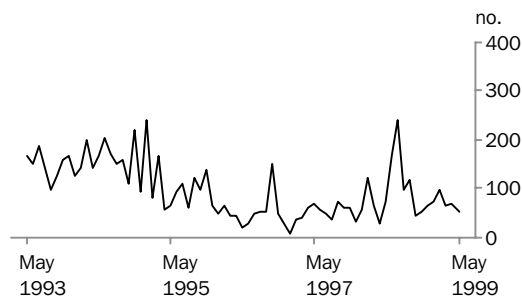
PRIVATE SECTOR HOUSES

The trend is beginning to show more positive upward movement after a period of virtually no change since late 1997.



OTHER DWELLING (ORIGINAL)

There has been subdued activity in this sector of the building industry in recent months.



WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

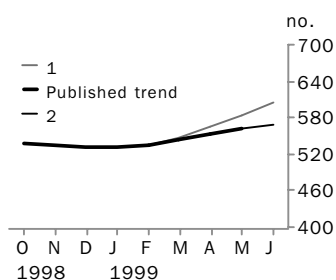
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

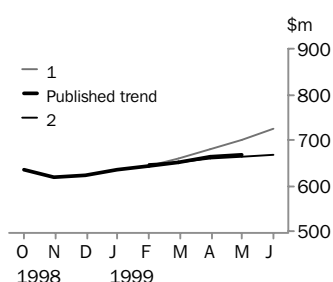
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the June seasonally adjusted estimate is higher than the May estimate by 7% for the number of private sector houses approved and 9% for total dwelling units approved; and that the June seasonally adjusted estimate is lower than the May estimate by 7% for the number of private sector houses approved and 9% 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 7% on May 1999</i>		2 <i>falls by 7% on May 1999</i>	
	no.	% change	no.	% change	no.	% change
January 1999	532	0.2	529	0.0	532	0.2
February 1999	536	0.7	535	1.0	536	0.7
March 1999	543	1.3	547	2.3	543	1.3
April 1999	553	1.8	565	3.2	552	1.6
May 1999	563	1.7	584	3.5	561	1.5
June 1999	n.y.a.	n.y.a.	604	3.4	568	1.4

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 9% on May 1999</i>		2 <i>falls by 9% on May 1999</i>	
	no.	% change	no.	% change	no.	% change
January 1999	634	1.9	629	1.5	633	1.8
February 1999	644	1.7	642	2.2	645	1.8
March 1999	653	1.4	658	2.5	653	1.2
April 1999	662	1.4	678	3.0	659	1.0
May 1999	669	1.0	700	3.3	664	0.8
June 1999	n.y.a.	n.y.a.	723	3.3	669	0.8

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						
March	623	671	63	67	686	738
April	461	472	30	30	491	502
May	515	527	73	75	588	602
June	610	641	161	169	771	810
July	654	660	239	241	893	901
August	528	536	94	98	622	634
September	600	625	117	117	717	742
October	518	542	43	43	561	585
November	540	553	47	53	587	606
December	489	496	67	67	556	563
1999						
January	361	371	73	73	434	444
February	494	510	97	97	591	607
March	644	683	67	67	711	750
April	487	497	71	71	558	568
May	601	631	52	52	653	683
SEASONALLY ADJUSTED						
1998						
March	547	570	n.a.	n.a.	632	666
April	523	541	n.a.	n.a.	520	534
May	507	519	n.a.	n.a.	609	619
June	547	565	n.a.	n.a.	692	715
July	564	575	n.a.	n.a.	781	791
August	502	516	n.a.	n.a.	616	627
September	558	576	n.a.	n.a.	631	648
October	530	554	n.a.	n.a.	547	584
November	542	565	n.a.	n.a.	596	622
December	536	546	n.a.	n.a.	602	615
1999						
January	525	545	n.a.	n.a.	639	659
February	522	541	n.a.	n.a.	630	655
March	551	568	n.a.	n.a.	635	660
April	531	542	n.a.	n.a.	583	596
May	600	637	n.a.	n.a.	699	721
TREND ESTIMATES						
1998						
March	537	552	n.a.	n.a.	618	635
April	536	551	n.a.	n.a.	632	649
May	536	551	n.a.	n.a.	648	664
June	535	550	n.a.	n.a.	659	674
July	535	551	n.a.	n.a.	660	676
August	537	553	n.a.	n.a.	651	669
September	539	557	n.a.	n.a.	632	652
October	537	556	n.a.	n.a.	611	633
November	534	553	n.a.	n.a.	597	620
December	531	549	n.a.	n.a.	599	622
1999						
January	532	549	n.a.	n.a.	612	634
February	536	554	n.a.	n.a.	623	644
March	543	562	n.a.	n.a.	633	653
April	553	574	n.a.	n.a.	642	662
May	562	585	n.a.	n.a.	649	669

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						
March	14.9	23.1	-47.9	-44.6	3.5	10.8
April	-26.0	-29.7	-52.4	-55.2	-28.4	-32.0
May	11.7	11.7	143.3	150.0	19.8	19.9
June	18.4	21.6	120.5	125.3	31.1	34.6
July	7.2	3.0	48.4	42.6	15.8	11.2
August	-19.3	-18.8	-60.7	-59.3	-30.3	-29.6
September	13.6	16.6	24.5	19.4	15.3	17.0
October	-13.7	-13.3	-63.2	-63.2	-21.8	-21.2
November	4.2	2.0	9.3	23.3	4.6	3.6
December	-9.4	-10.3	42.6	26.4	-5.3	-7.1
1999						
January	-26.2	-25.2	9.0	9.0	-21.9	-21.1
February	36.8	37.5	32.9	32.9	36.2	36.7
March	30.4	33.9	-30.9	-30.9	20.3	23.6
April	-24.4	-27.2	6.0	6.0	-21.5	-24.3
May	23.4	27.0	-26.8	-26.8	17.0	20.2
SEASONALLY ADJUSTED (% change from preceding month)						
1998						
March	-4.5	-1.4	n.a.	n.a.	-10.9	-6.7
April	-4.4	-5.1	n.a.	n.a.	-17.7	-19.8
May	-3.1	-4.1	n.a.	n.a.	17.1	15.9
June	7.9	8.9	n.a.	n.a.	13.6	15.5
July	3.1	1.8	n.a.	n.a.	12.9	10.6
August	-11.0	-10.3	n.a.	n.a.	-21.1	-20.7
September	11.2	11.6	n.a.	n.a.	2.4	3.3
October	-5.0	-3.8	n.a.	n.a.	-13.3	-9.9
November	2.3	2.0	n.a.	n.a.	9.0	6.5
December	-1.1	-3.4	n.a.	n.a.	1.0	-1.1
1999						
January	-2.1	-0.2	n.a.	n.a.	6.1	7.2
February	-0.6	-0.7	n.a.	n.a.	-1.4	-0.6
March	5.6	5.0	n.a.	n.a.	0.8	0.8
April	-3.6	-4.6	n.a.	n.a.	-8.2	-9.7
May	13.0	17.5	n.a.	n.a.	19.9	21.0
TREND ESTIMATES (% change from preceding month)						
1998						
March	0.4	0.4	n.a.	n.a.	1.5	1.6
April	-0.2	-0.2	n.a.	n.a.	2.3	2.2
May	0.0	0.0	n.a.	n.a.	2.5	2.3
June	-0.2	-0.2	n.a.	n.a.	1.7	1.5
July	0.0	0.2	n.a.	n.a.	0.2	0.3
August	0.4	0.4	n.a.	n.a.	-1.4	-1.0
September	0.4	0.7	n.a.	n.a.	-2.9	-2.5
October	-0.4	-0.2	n.a.	n.a.	-3.3	-2.9
November	-0.6	-0.5	n.a.	n.a.	-2.3	-2.1
December	-0.6	-0.7	n.a.	n.a.	0.3	0.3
1999						
January	0.2	0.0	n.a.	n.a.	2.2	1.9
February	0.8	0.9	n.a.	n.a.	1.8	1.6
March	1.3	1.4	n.a.	n.a.	1.6	1.4
April	1.8	2.1	n.a.	n.a.	1.4	1.4
May	1.6	1.9	n.a.	n.a.	1.1	1.1

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					
March	63.6	10.7	74.3	53.8	128.1
April	44.0	9.6	53.6	34.6	88.3
May	55.3	9.2	64.4	38.2	102.6
June	70.0	10.2	80.3	36.5	116.8
July	78.6	11.8	90.4	40.2	130.6
August	58.5	10.6	69.1	72.1	141.2
September	103.4	13.1	116.5	46.9	163.5
October	55.5	10.8	66.3	40.5	106.9
November	58.0	12.4	70.4	58.3	128.7
December	50.3	10.0	60.3	53.5	113.7
1999					
January	45.6	9.5	55.1	68.0	123.1
February	58.2	12.4	70.6	118.4	189.0
March	69.1	14.6	83.7	56.1	139.8
April	56.6	10.8	67.4	22.7	90.1
May	69.5	11.4	80.9	53.3	134.2
SEASONALLY ADJUSTED					
1998					
March	58.7	9.9	68.6	n.a.	112.9
April	54.5	10.1	64.5	n.a.	108.2
May	55.0	9.6	64.6	n.a.	99.5
June	62.5	10.5	73.0	n.a.	112.7
July	70.1	10.9	80.9	n.a.	116.0
August	55.9	10.7	66.6	n.a.	130.1
September	94.0	10.9	104.9	n.a.	133.1
October	54.1	10.4	64.5	n.a.	123.8
November	56.8	11.9	68.7	n.a.	123.5
December	54.3	10.2	64.4	n.a.	132.5
1999					
January	64.6	12.2	76.7	n.a.	145.6
February	59.2	13.4	72.7	n.a.	195.6
March	63.7	12.8	76.5	n.a.	124.7
April	66.8	12.1	79.0	n.a.	115.2
May	70.1	12.6	82.7	n.a.	135.0
TREND ESTIMATES					
1998					
March	56.2	9.8	66.0	39.3	105.3
April	58.0	9.9	67.8	39.0	106.9
May	59.6	10.1	69.7	40.4	110.1
June	60.6	10.3	71.0	43.3	114.3
July	60.6	10.6	71.1	46.9	118.0
August	59.6	10.7	70.2	51.8	122.0
September	58.2	10.7	68.9	57.5	126.5
October	56.9	10.9	67.8	62.2	130.0
November	56.4	11.2	67.6	64.3	131.8
December	57.3	11.6	68.9	63.2	132.1
1999					
January	59.5	12.0	71.5	60.0	131.5
February	61.9	12.3	74.2	56.2	130.4
March	64.2	12.6	76.7	52.2	128.9
April	66.3	12.7	79.1	48.5	127.5
May	68.1	12.8	80.9	45.3	126.2

(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					
March	11.5	-31.3	2.3	28.5	11.9
April	-30.7	-10.8	-27.8	-35.7	-31.1
May	25.5	-4.3	20.2	10.2	16.3
June	26.7	11.8	24.6	-4.4	13.8
July	12.3	15.2	12.6	10.1	11.9
August	-25.6	-10.5	-23.6	79.5	8.1
September	76.6	24.6	68.7	-34.9	15.8
October	-46.3	-17.8	-43.1	-13.7	-34.6
November	4.5	14.4	6.1	43.9	20.5
December	-13.4	-19.0	-14.4	-8.3	-11.6
1999					
January	-9.3	-5.2	-8.6	27.3	8.2
February	27.6	30.4	28.1	74.1	53.5
March	18.8	18.0	18.6	-52.6	-26.0
April	-18.1	-25.9	-19.5	-59.5	-35.6
May	22.8	5.5	20.0	134.6	48.9
SEASONALLY ADJUSTED (% change from preceding month)					
1998					
March	0.8	-42.2	-9.0	n.a.	-6.3
April	-7.2	1.4	-5.9	n.a.	-4.1
May	1.0	-4.5	0.1	n.a.	-8.0
June	13.6	9.5	13.0	n.a.	13.3
July	12.1	3.1	10.8	n.a.	2.9
August	-20.2	-1.7	-17.8	n.a.	12.1
September	68.2	1.9	57.5	n.a.	2.3
October	-42.4	-4.5	-38.5	n.a.	-7.0
November	5.0	14.8	6.6	n.a.	-0.2
December	-4.4	-14.8	-6.2	n.a.	7.2
1999					
January	19.0	19.7	19.1	n.a.	9.9
February	-8.3	10.6	-5.3	n.a.	34.3
March	7.6	-5.0	5.2	n.a.	-36.2
April	4.9	-5.2	3.2	n.a.	-7.7
May	4.8	4.2	4.7	n.a.	17.2
TREND ESTIMATES (% change from preceding month)					
1998					
March	2.6	-0.9	2.1	-3.0	0.1
April	3.1	0.8	2.8	-0.7	1.5
May	2.9	2.0	2.7	3.7	3.1
June	1.7	2.5	1.8	7.0	3.8
July	-0.2	2.0	0.2	8.4	3.3
August	-1.6	1.0	-1.2	10.4	3.4
September	-2.3	0.8	-1.8	11.1	3.6
October	-2.2	1.5	-1.7	8.1	2.8
November	-0.9	2.5	-0.4	3.4	1.4
December	1.7	3.3	2.0	-1.6	0.2
1999					
January	3.8	3.6	3.8	-5.0	-0.5
February	4.0	2.9	3.8	-6.4	-0.8
March	3.7	2.0	3.4	-7.1	-1.1
April	3.4	1.3	3.1	-7.2	-1.1
May	2.7	0.3	2.3	-6.5	-1.0

(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						
May	514	73	0	1	0	588
June	609	160	0	1	1	771
July	652	239	0	2	0	893
August	527	93	1	1	0	622
September	600	117	0	0	0	717
October	518	43	0	0	0	561
November	539	44	3	1	0	587
December	486	62	4	3	1	556
1999						
January	361	73	0	0	0	434
February	493	95	0	3	0	591
March	643	66	1	1	0	711
April	487	71	0	0	0	558
May	599	52	0	2	0	653
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						
May	12	2	0	0	0	14
June	31	6	2	0	0	39
July	6	2	0	0	0	8
August	8	4	0	0	0	12
September	25	0	0	0	0	25
October	24	0	0	0	0	24
November	13	6	0	0	0	19
December	7	0	0	0	0	7
1999						
January	10	0	0	0	0	10
February	16	0	0	0	0	16
March	39	0	0	0	0	39
April	10	0	0	0	0	10
May	30	0	0	0	0	30
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						
May	526	75	0	1	0	602
June	640	166	2	1	1	810
July	658	241	0	2	0	901
August	535	97	1	1	0	634
September	625	117	0	0	0	742
October	542	43	0	0	0	585
November	552	50	3	1	0	606
December	493	62	4	3	1	563
1999						
January	371	73	0	0	0	444
February	509	95	0	3	0	607
March	682	66	1	1	0	750
April	497	71	0	0	0	568
May	629	52	0	2	0	683

(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								
May	46.0	8.1	0.0	9.1	0.1	63.2	35.6	98.8
June	57.5	9.9	0.0	10.1	0.0	77.4	17.0	94.4
July	57.9	20.4	0.0	10.9	0.1	89.3	31.6	120.9
August	48.7	9.0	0.1	10.4	0.0	68.3	52.5	120.8
September	58.7	43.0	0.0	12.9	0.0	114.7	30.5	145.2
October	49.2	4.7	0.0	10.8	0.0	64.7	34.3	99.0
November	52.3	4.1	0.2	12.2	0.0	68.8	43.3	112.1
December	45.3	4.5	0.1	9.8	0.0	59.8	24.7	84.5
1999								
January	36.2	8.7	0.0	9.5	0.0	54.4	12.3	66.7
February	45.5	11.3	0.0	12.1	0.1	69.1	92.6	161.6
March	60.6	5.2	0.0	14.0	0.0	79.8	43.1	122.9
April	47.8	7.4	0.0	10.3	0.0	65.5	12.9	78.4
May	58.4	8.3	0.0	11.2	0.2	78.1	32.8	110.9
PUBLIC SECTOR (\$ million)								
1995-1996	13.3	1.9	(b) 0.0	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								
May	1.1	0.1	0.0	0.0	0.0	1.2	2.5	3.8
June	2.3	0.4	0.1	0.1	0.0	2.9	19.5	22.4
July	0.3	0.1	0.0	0.8	0.0	1.1	8.5	9.7
August	0.6	0.2	0.0	0.0	0.0	0.8	19.6	20.4
September	1.6	0.0	0.0	0.2	0.0	1.9	16.4	18.3
October	1.6	0.0	0.0	0.0	0.0	1.6	6.2	7.9
November	1.0	0.6	0.0	0.0	0.0	1.6	15.1	16.7
December	0.5	0.0	0.0	0.1	0.0	0.5	28.7	29.2
1999								
January	0.7	0.0	0.0	0.0	0.0	0.7	55.7	56.4
February	1.4	0.0	0.0	0.1	0.0	1.5	25.9	27.4
March	3.3	0.0	0.0	0.6	0.0	3.9	13.0	16.9
April	1.4	0.0	0.0	0.6	0.0	1.9	9.8	11.7
May	2.8	0.0	0.0	0.0	0.0	2.8	20.5	23.3
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								
May	47.1	8.2	0.0	9.1	0.1	64.4	38.2	102.6
June	59.8	10.2	0.1	10.2	0.0	80.3	36.5	116.8
July	58.1	20.5	0.0	11.7	0.1	90.4	40.2	130.6
August	49.3	9.2	0.1	10.5	0.0	69.1	72.1	141.2
September	60.3	43.0	0.0	13.1	0.0	116.5	46.9	163.5
October	50.8	4.7	0.0	10.8	0.0	66.3	40.5	106.9
November	53.3	4.8	0.2	12.2	0.0	70.4	58.3	128.7
December	45.8	4.5	0.1	9.9	0.0	60.3	53.5	113.7
1999								
January	36.9	8.7	0.0	9.5	0.0	55.1	68.0	123.1
February	46.9	11.3	0.0	12.2	0.1	70.6	118.4	189.0
March	63.9	5.2	0.0	14.6	0.0	83.7	56.1	139.8
April	49.2	7.4	0.0	10.8	0.0	67.4	22.7	90.1
May	61.2	8.3	0.0	11.3	0.2	80.9	53.3	134.2

(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	<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										
March	669	41	14	55	0	10	0	10	65	734
April	470	16	8	24	0	5	0	5	29	499
May	526	27	13	40	0	3	32	35	75	601
June	640	126	40	166	0	0	0	0	166	806
July	658	47	65	112	49	53	27	129	241	899
August	535	36	57	93	4	0	0	4	97	632
September	625	29	8	37	0	0	80	80	117	742
October	542	19	24	43	0	0	0	0	43	585
November	552	34	16	50	0	0	0	0	50	602
December	493	48	14	62	0	0	0	0	62	555
1999										
January	371	16	13	29	0	44	0	44	73	444
February	509	24	10	34	0	0	61	61	95	604
March	682	36	22	58	0	8	0	8	66	748
April	497	38	33	71	0	0	0	0	71	568
May	629	24	10	34	0	0	18	18	52	681
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										
March	58.4	3.2	1.1	4.3	0.0	0.8	0.0	0.8	5.1	63.6
April	41.4	1.1	0.9	2.1	0.0	0.6	0.0	0.6	2.6	44.0
May	47.1	2.0	1.4	3.4	0.0	0.4	4.4	4.8	8.2	55.3
June	59.8	7.0	3.2	10.2	0.0	0.0	0.0	0.0	10.2	70.0
July	58.1	3.4	6.1	9.5	5.3	2.7	3.0	11.0	20.5	78.6
August	49.3	2.8	6.3	9.0	0.2	0.0	0.0	0.2	9.2	58.5
September	60.3	2.2	0.8	3.0	0.0	0.0	40.0	40.0	43.0	103.4
October	50.8	1.7	3.0	4.7	0.0	0.0	0.0	0.0	4.7	55.5
November	53.3	3.1	1.7	4.8	0.0	0.0	0.0	0.0	4.8	58.0
December	45.8	3.2	1.3	4.5	0.0	0.0	0.0	0.0	4.5	50.3
1999										
January	36.9	1.1	1.9	3.0	0.0	5.7	0.0	5.7	8.7	45.6
February	46.9	2.2	0.8	3.0	0.0	0.0	8.3	8.3	11.3	58.2
March	63.9	2.4	2.0	4.4	0.0	0.8	0.0	0.8	5.2	69.1
April	49.2	3.1	4.3	7.4	0.0	0.0	0.0	0.0	7.4	56.6
May	61.2	1.8	1.4	3.1	0.0	0.0	5.2	5.2	8.3	69.5

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

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

(b) Refer to Explanatory Notes paragraph 12.

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

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												
March	1	0.2	11	0.9	5	0.4	7	0.6	7	0.7	3	0.4
April	2	0.1	13	1.4	1	0.1	7	0.7	18	1.8	4	0.5
May	0	0.0	17	1.3	5	0.4	3	0.2	12	1.1	2	0.2
Value—\$200,000—\$499,999												
1999												
March	2	0.5	5	1.2	0	0.0	2	0.7	7	2.1	3	1.0
April	0	0.0	2	0.8	0	0.0	1	0.4	3	0.9	1	0.3
May	1	0.2	5	1.7	1	0.4	3	1.0	3	0.7	1	0.4
Value—\$500,000—\$999,999												
1999												
March	0	0.0	0	0.0	0	0.0	3	2.2	1	0.8	3	2.3
April	1	0.9	0	0.0	1	0.6	2	1.3	0	0.0	1	0.8
May	0	0.0	2	1.3	1	0.5	0	0.0	1	0.9	1	0.8
Value—\$1,000,000—\$4,999,999												
1999												
March	0	0.0	3	7.5	0	0.0	0	0.0	0	0.0	0	0.0
April	1	2.5	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
May	0	0.0	2	5.9	1	1.2	0	0.0	3	6.8	1	2.8
Value—\$5,000,000 and over												
1999												
March	0	0.0	0	0.0	0	0.0	1	6.7	2	14.2	1	7.9
April	0	0.0	0	0.0	0	0.0	0	0.0	1	6.1	0	0.0
May	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Value—Total												
1995-1996	33	18.2	198	129.9	95	32.9	237	96.8	222	95.5	111	59.7
1996-1997	43	42.4	239	106.2	93	26.1	212	93.2	193	93.3	112	61.0
1997-1998	46	9.1	340	85.6	98	129.3	194	79.5	204	88.7	113	82.1
1999												
March	3	0.6	19	9.6	5	0.4	13	10.1	17	17.7	10	11.6
April	4	3.6	15	2.2	2	0.7	10	2.5	22	8.7	6	1.6
May	1	0.2	26	10.2	8	2.5	6	1.2	19	9.5	5	4.2

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										
March	1	0.1	1	0.1	3	0.3	5	0.4	44	4.1
April	0	0.0	1	0.1	3	0.2	8	0.8	57	5.8
May	1	0.2	1	0.1	4	0.3	4	0.4	49	4.1
Value—\$200,000—\$499,999										
1999										
March	0	0.0	1	0.2	2	0.7	0	0.0	22	6.4
April	1	0.2	1	0.3	1	0.4	0	0.0	10	3.2
May	0	0.0	0	0.0	0	0.0	1	0.3	15	4.6
Value—\$500,000—\$999,999										
1999										
March	0	0.0	0	0.0	1	0.6	0	0.0	8	5.8
April	0	0.0	0	0.0	2	1.0	1	0.5	8	5.1
May	0	0.0	3	2.2	0	0.0	0	0.0	8	5.7
Value—\$1,000,000—\$4,999,999										
1999										
March	0	0.0	1	2.0	1	1.6	0	0.0	5	11.1
April	0	0.0	0	0.0	0	0.0	0	0.0	1	2.5
May	0	0.0	0	0.0	1	1.0	0	0.0	8	17.7
Value—\$5,000,000 and over										
1999										
March	0	0.0	0	0.0	0	0.0	0	0.0	4	28.8
April	0	0.0	0	0.0	0	0.0	0	0.0	1	6.1
May	0	0.0	2	16.2	1	5.0	0	0.0	3	21.2
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										
March	1	0.1	3	2.4	7	3.2	5	0.4	83	56.1
April	1	0.2	2	0.4	6	1.6	9	1.3	77	22.7
May	1	0.2	6	18.4	6	6.3	5	0.7	83	53.3

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											
May	2.8	10.8	1.8	2.7	2.5	0.2	0.5	3.1	10.7	0.6	35.6
June	0.3	2.5	1.4	1.4	4.8	2.6	0.1	1.8	1.8	0.4	17.0
July	13.1	2.5	0.9	2.4	10.6	0.9	0.1	0.1	0.1	1.0	31.6
August	0.3	6.8	8.8	7.3	24.3	1.6	0.1	1.7	1.6	0.2	52.5
September	4.8	6.1	3.6	4.9	9.3	0.0	0.0	0.3	0.2	1.4	30.5
October	0.1	4.1	2.0	7.6	7.1	1.9	0.0	5.9	1.3	4.3	34.3
November	0.1	3.5	13.2	3.1	10.7	1.4	0.2	8.5	2.6	0.0	43.3
December	0.0	8.3	0.7	1.3	3.8	6.5	0.0	2.8	0.1	1.2	24.7
1999											
January	1.0	1.1	0.4	1.1	4.9	2.2	0.4	0.0	0.5	0.7	12.3
February	0.2	66.8	0.5	1.1	7.6	1.3	0.3	2.0	12.8	0.1	92.6
March	0.6	9.6	0.4	9.1	17.3	1.8	0.1	2.0	2.0	0.2	43.1
April	3.4	2.2	0.7	2.5	2.7	0.5	0.2	0.0	0.1	0.7	12.9
May	0.2	10.2	2.5	1.1	7.8	4.0	0.2	0.1	6.1	0.6	32.8
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											
May	0.0	0.1	0.1	0.5	1.0	0.6	0.0	0.1	0.0	0.2	2.5
June	0.0	0.0	0.1	1.6	0.1	16.7	0.0	0.9	0.1	0.0	19.5
July	0.3	0.0	0.0	0.8	5.4	0.4	0.0	0.0	0.7	0.9	8.5
August	0.0	0.0	0.0	2.2	2.3	8.5	0.0	0.0	5.7	0.9	19.6
September	0.3	1.2	0.0	1.2	0.1	3.4	0.0	10.3	0.0	0.1	16.4
October	0.1	0.0	0.0	0.4	0.0	4.2	0.0	1.3	0.1	0.2	6.2
November	0.2	0.0	0.0	1.3	5.0	5.9	0.0	1.3	1.3	0.0	15.1
December	0.0	0.4	0.3	4.1	0.1	16.7	0.0	0.0	2.2	4.9	28.7
1999											
January	0.0	0.1	0.0	2.7	0.0	43.0	0.0	0.0	0.0	9.9	55.7
February	0.0	0.1	0.2	2.7	0.4	14.5	0.0	5.1	2.9	0.0	25.9
March	0.0	0.0	0.0	1.0	0.4	9.8	0.0	0.4	1.2	0.2	13.0
April	0.1	0.0	0.0	0.0	6.1	1.1	0.0	0.4	1.5	0.7	9.8
May	0.0	0.0	0.0	0.1	1.6	0.2	0.0	18.3	0.1	0.1	20.5
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											
May	2.8	10.9	1.8	3.2	3.5	0.8	0.5	3.2	10.7	0.7	38.2
June	0.3	2.5	1.5	3.0	4.8	19.3	0.1	2.7	1.9	0.4	36.5
July	13.4	2.5	0.9	3.1	16.0	1.3	0.1	0.1	0.8	1.9	40.2
August	0.3	6.8	8.8	9.5	26.6	10.1	0.1	1.7	7.4	1.0	72.1
September	5.0	7.3	3.6	6.1	9.4	3.4	0.0	10.6	0.2	1.4	46.9
October	0.2	4.1	2.0	8.0	7.1	6.1	0.0	7.2	1.4	4.5	40.5
November	0.3	3.5	13.2	4.4	15.7	7.3	0.2	9.8	3.9	0.0	58.3
December	0.0	8.7	1.1	5.4	3.9	23.2	0.0	2.8	2.3	6.2	53.5
1999											
January	1.0	1.2	0.4	3.9	4.9	45.3	0.4	0.0	0.5	10.5	68.0
February	0.2	66.9	0.7	3.8	8.0	15.8	0.3	7.0	15.7	0.1	118.4
March	0.6	9.6	0.4	10.1	17.7	11.6	0.1	2.4	3.2	0.4	56.1
April	3.6	2.2	0.7	2.5	8.7	1.6	0.2	0.4	1.6	1.3	22.7
May	0.2	10.2	2.5	1.2	9.5	4.2	0.2	18.4	6.3	0.7	53.3

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									
1996-1997	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									
May	342	55	398	30 931	6 350	7 250	44 530	31 585	76 115
June	400	66	467	39 241	5 309	7 628	52 178	12 398	64 576
July	442	223	667	39 639	18 685	8 831	67 155	15 898	83 053
August	331	77	408	31 534	7 571	6 973	46 078	30 273	76 351
September	401	113	514	40 010	42 799	9 734	92 543	19 318	111 861
October	361	37	398	35 633	4 039	8 564	48 236	29 710	77 946
November	343	31	378	34 834	2 883	9 617	47 334	36 566	83 900
December	321	54	377	31 050	3 915	7 765	42 730	19 914	62 643
1999									
January	229	65	294	23 123	7 474	7 150	37 747	7 559	45 306
February	329	95	426	31 153	11 327	9 421	51 900	89 279	141 179
March	442	59	502	42 587	4 741	10 353	57 680	23 255	80 935
April	311	50	361	31 172	5 241	7 903	44 316	10 343	54 660
May	381	48	431	38 923	8 052	9 240	56 215	24 083	80 298
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									
May	3	0	3	234	0	10	244	2 142	2 385
June	31	6	39	2 343	360	165	2 868	18 387	21 256
July	2	0	2	152	0	715	867	1 618	2 485
August	1	4	5	69	220	0	289	18 242	18 531
September	9	0	9	639	0	219	858	13 373	14 232
October	22	0	22	1 538	0	15	1 553	4 581	6 133
November	10	6	16	798	642	0	1 440	11 072	12 512
December	7	0	7	473	0	60	533	19 759	20 292
1999									
January	9	0	9	657	0	0	657	54 107	54 764
February	10	0	10	647	0	125	772	19 913	20 686
March	21	0	21	1 918	0	405	2 323	11 851	14 174
April	5	0	5	544	0	500	1 044	2 950	3 994
May	24	0	24	1 732	0	20	1 752	11 716	13 468
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									
May	345	55	401	31 164	6 350	7 260	44 774	33 726	78 500
June	431	72	506	41 585	5 669	7 793	55 047	30 785	85 832
July	444	223	669	39 791	18 685	9 546	68 022	17 517	85 539
August	332	81	413	31 603	7 791	6 973	46 367	48 515	94 882
September	410	113	523	40 649	42 799	9 953	93 401	32 691	126 092
October	383	37	420	37 170	4 039	8 579	49 788	34 291	84 079
November	353	37	394	35 632	3 525	9 617	48 774	47 638	96 412
December	328	54	384	31 523	3 915	7 825	43 262	39 673	82 935
1999									
January	238	65	303	23 780	7 474	7 150	38 404	61 667	100 071
February	339	95	436	31 800	11 327	9 546	52 673	109 192	161 865
March	463	59	523	44 505	4 741	10 757	60 003	35 106	95 109
April	316	50	366	31 716	5 241	8 403	45 360	13 294	58 653
May	405	48	455	40 654	8 052	9 260	57 967	35 799	93 766

(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	629	52	683	61 161	8 311	11 426	80 898	53 284	134 182
Adelaide (SD)	405	48	455	40 654	8 052	9 260	57 967	35 799	93 766
Northern Adelaide (SSD)	175	0	175	16 955	0	1 031	17 986	9 765	27 751
Gawler (M)	11	0	11	1 301	0	107	1 408	0	1 408
Playford (C)–East Central	25	0	25	2 129	0	31	2 160	0	2 160
Playford (C)–Elizabeth	2	0	2	132	0	17	149	400	549
Playford (C)–Hills	3	0	3	353	0	15	368	0	368
Playford (C)–West	2	0	2	133	0	12	145	0	145
Playford (C)–West Central	2	0	2	168	0	0	168	0	168
Port Adel. Enfield (C)–East	12	0	12	1 127	0	73	1 200	0	1 200
Port Adel. Enfield (C)–Inner	2	0	2	357	0	51	408	70	478
Salisbury (C)–Central	11	0	11	935	0	34	969	1 280	2 249
Salisbury (C)–Inner North	5	0	5	391	0	33	424	1 400	1 824
Salisbury (C)–North-East	9	0	9	812	0	83	895	0	895
Salisbury (C)–South-East	15	0	15	1 662	0	30	1 692	4 400	6 092
Salisbury (C) Bal	20	0	20	2 127	0	10	2 137	505	2 642
Tea Tree Gully (C)–Central	0	0	0	0	0	54	54	0	54
Tea Tree Gully (C)–Hills	2	0	2	220	0	86	306	60	366
Tea Tree Gully (C)–North	46	0	46	4 272	0	52	4 324	0	4 324
Tea Tree Gully (C)–South	8	0	8	835	0	342	1 177	1 650	2 827
Western Adelaide (SSD)	61	6	67	5 985	378	2 180	8 542	9 869	18 411
Charles Sturt (C)–Coastal	9	0	9	1 296	0	465	1 761	1 050	2 811
Charles Sturt (C)–Inner East	5	0	5	426	0	143	569	0	569
Charles Sturt (C)–Inner West	7	0	7	676	0	27	703	0	703
Charles Sturt (C)–North-East	13	4	17	1 113	288	238	1 639	5 100	6 739
Port Adel. Enfield (C)–Coast	8	0	8	597	0	263	859	140	999
Port Adel. Enfield (C)–Port	4	2	6	360	90	84	534	474	1 007
West Torrens (C)–East	5	0	5	346	0	318	664	2 905	3 569
West Torrens (C)–West	10	0	10	1 170	0	643	1 813	200	2 013
Unincorp. Western	0	0	0	0	0	0	0	0	0
Eastern Adelaide (SSD)	60	32	94	7 053	6 289	4 419	17 762	2 916	20 678
Adelaide (C)	1	20	22	500	5 380	225	6 105	610	6 715
Adelaide Hills (DC)–Central	9	0	9	1 041	0	188	1 229	130	1 359
Adelaide Hills (DC)–Ranges	1	0	2	121	0	233	354	55	409
Burnside (C)–North-East	4	0	4	649	0	197	846	0	846
Burnside (C)–South-West	9	0	9	1 297	0	448	1 745	0	1 745
Campbelltown (C)–East	9	0	9	835	0	41	876	60	936
Campbelltown (C)–West	17	2	19	1 221	131	152	1 505	0	1 505
Norw. Pham St Ptrs (C)–East	2	2	4	180	78	200	458	240	698
Norw. Pham St Ptrs (C)–West	3	0	3	350	0	225	575	190	765
Prospect (C)	2	2	4	155	160	491	806	0	806
Unley (C)–East	0	2	2	0	240	817	1 057	1 555	2 612
Unley (C)–West	1	4	5	105	300	965	1 370	76	1 446
Walkerville (M)	2	0	2	600	0	236	836	0	836
Southern Adelaide (SSD)	109	10	119	10 661	1 385	1 630	13 676	13 249	26 925
Holdfast Bay (C)–North	5	8	13	610	1 205	260	2 075	0	2 075
Holdfast Bay (C)–South	2	0	2	144	0	25	169	0	169
Marion (C)–Central	9	0	9	760	0	45	805	0	805
Marion (C)–North	1	0	1	67	0	23	90	0	90
Marion (C)–South	19	0	19	1 781	0	258	2 039	400	2 439
Mitcham (C)–Hills	8	0	8	954	0	173	1 127	0	1 127
Mitcham (C)–North-East	5	2	7	957	180	258	1 395	0	1 395
Mitcham (C)–West	1	0	1	104	0	198	303	9 626	9 929
Onkaparinga (C)–Hackham	1	0	1	99	0	0	99	0	99
Onkaparinga (C)–Hills	5	0	5	512	0	60	572	1 610	2 182
Onkaparinga (C)–Morphett	2	0	2	147	0	0	147	1 403	1 550
Onkaparinga (C)–North Coast	5	0	5	415	0	0	415	210	625
Onkaparinga (C)–Reservoir	16	0	16	1 607	0	20	1 627	0	1 627
Onkaparinga (C)–South Coast	19	0	19	1 567	0	47	1 614	0	1 614
Onkaparinga (C)–Woodcroft	11	0	11	937	0	263	1 199	0	1 199

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)	98	2	100	8 629	140	1 127	9 896	9 458	19 354
Barossa (SSD)	15	0	15	1 231	0	126	1 356	255	1 611
Barossa (DC)–Angaston	2	0	2	123	0	40	163	0	163
Barossa (DC)–Barossa	3	0	3	311	0	0	311	0	311
Barossa (DC)–Tanunda	1	0	1	83	0	0	83	0	83
Kapunda and Light (DC)	9	0	9	714	0	86	800	80	880
Mallala (DC)	0	0	0	0	0	0	0	175	175
Kangaroo Island (SSD)	3	0	3	181	0	20	201	227	428
Kangaroo Island (DC)	3	0	3	181	0	20	201	227	428
Mt Lofty Ranges (SSD)	25	0	25	2 306	0	691	2 997	450	3 447
Adelaide Hills (DC)–North	3	0	3	244	0	139	383	0	383
Adelaide Hills (DC) Bal	1	0	1	340	0	117	457	350	807
Mount Barker (DC)–Central	19	0	19	1 602	0	134	1 736	100	1 836
Mount Barker (DC) Bal	2	0	2	120	0	302	421	0	421
Fleurieu (SSD)	55	2	57	4 911	140	290	5 341	8 526	13 867
Alexandrina (DC)–Coastal	9	0	9	764	0	12	776	0	776
Alexandrina (DC)–Strathalbyn	10	2	12	760	140	96	996	500	1 496
Victor Harbor (DC)	30	0	30	2 861	0	122	2 983	8 026	11 009
Yankalilla (DC)	6	0	6	526	0	60	586	0	586
Yorke and Lower North (SD)	40	0	40	3 191	0	116	3 306	70	3 376
Yorke (SSD)	34	0	34	2 736	0	61	2 797	70	2 867
Barunga West (DC)	0	0	0	0	0	0	0	0	0
Copper Coast (DC)	12	0	12	1 084	0	40	1 124	0	1 124
Yorke Peninsula (DC)–North	11	0	11	945	0	21	966	70	1 036
Yorke Peninsula (DC)–South	11	0	11	707	0	0	707	0	707
Unincorp. Yorke	0	0	0	0	0	0	0	0	0
Lower North (SSD)	6	0	6	455	0	54	509	0	509
Clare and Gilbert Valleys (DC)	3	0	3	273	0	23	296	0	296
Goyder (DC)	3	0	3	182	0	31	214	0	214
Wakefield (DC)	0	0	0	0	0	0	0	0	0
Murray Lands (SD)	34	2	36	3 275	119	251	3 645	232	3 877
Riverland (SSD)	24	0	24	2 372	0	176	2 548	118	2 666
Berri & Barmera (DC)–Barmera	2	0	2	93	0	0	93	0	93
Berri & Barmera (DC)–Berri	7	0	7	813	0	41	854	0	854
Loxton Waikerie (DC)–East	4	0	4	384	0	70	454	118	572
Loxton Waikerie (DC)–West	0	0	0	0	0	30	30	0	30
Mid Murray (DC)	2	0	2	139	0	35	174	0	174
Renmark Paringa (DC)–Paringa	3	0	3	328	0	0	328	0	328
Renmark Paringa (DC)–Renmark	5	0	5	444	0	0	444	0	444
Unincorp. Riverland	1	0	1	170	0	0	170	0	170
Murray Mallee (SSD)	10	2	12	904	119	75	1 097	114	1 211
Karoonda East Murray (DC)	0	0	0	0	0	0	0	0	0
Murray Bridge (RC)	9	2	11	774	119	75	967	114	1 081
Southern Mallee (DC)	0	0	0	0	0	0	0	0	0
The Coorong (DC)	1	0	1	130	0	0	130	0	130
Unincorp. Murray Mallee	0	0	0	0	0	0	0	0	0
South East (SD)	25	0	25	2 702	0	311	3 013	227	3 240
Upper South East (SSD)	14	0	14	1 628	0	55	1 683	0	1 683
Lacepede (DC)	2	0	2	322	0	0	322	0	322
Lucindale (DC)	2	0	2	299	0	0	299	0	299
Naracoorte (DC)	3	0	3	300	0	0	300	0	300
Robe (DC)	4	0	4	340	0	0	340	0	340
Tatiara (DC)	3	0	3	368	0	55	422	0	422

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)	11	0	11	1 074	0	256	1 330	227	1 557
Grant (DC)	3	0	3	272	0	40	312	142	454
Mount Gambier (C)	8	0	8	802	0	103	905	85	990
Wattle Range (DC)–East	0	0	0	0	0	0	0	0	0
Wattle Range (DC)–West	0	0	0	0	0	113	113	0	113
Eyre (SD)	12	0	12	953	0	219	1 172	4 730	5 902
Lincoln (SSD)	11	0	11	935	0	158	1 093	4 730	5 823
Cleve (DC)	0	0	0	0	0	0	0	0	0
Elliston (DC)	0	0	0	0	0	0	0	0	0
Franklin Harbor (DC)	0	0	0	0	0	0	0	0	0
Kimba (DC)	0	0	0	0	0	0	0	0	0
Le Hunte (DC)	0	0	0	0	0	0	0	0	0
Lower Eyre Peninsula (DC)	2	0	2	195	0	20	215	4 200	4 415
Port Lincoln (C)	7	0	7	560	0	138	698	530	1 228
Tumby Bay (DC)	2	0	2	180	0	0	180	0	180
Unincorp. Lincoln	0	0	0	0	0	0	0	0	0
West Coast (SSD)	1	0	1	19	0	61	79	0	79
Ceduna (DC)	0	0	0	0	0	61	61	0	61
Streaky Bay (DC)	1	0	1	19	0	0	19	0	19
Unincorp. West Coast	0	0	0	0	0	0	0	0	0
Northern (SD)	15	0	15	1 756	0	144	1 900	2 768	4 667
Whyalla (SSD)	0	0	0	0	0	21	21	0	21
Whyalla (C)	0	0	0	0	0	21	21	0	21
Unincorp. Whyalla	0	0	0	0	0	0	0	0	0
Pirie (SSD)	6	0	6	477	0	78	555	528	1 082
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	5	0	5	400	0	78	478	528	1 005
Port Pirie C, Dists (M) Bal	1	0	1	77	0	0	77	0	77
Unincorp. Pirie	0	0	0	0	0	0	0	0	0
Flinders Ranges (SSD)	1	0	1	69	0	45	114	75	189
Flinders Ranges (DC)	0	0	0	0	0	0	0	0	0
Mount Remarkable (DC)	1	0	1	69	0	20	89	75	164
Port Augusta (C)	0	0	0	0	0	25	25	0	25
Unincorp. Flinders Ranges	0	0	0	0	0	0	0	0	0
Far North (SSD)	8	0	8	1 210	0	0	1 210	2 165	3 375
Cooper Pedy (DC)	0	0	0	0	0	0	0	0	0
Roxby Downs (M)	2	0	2	145	0	0	145	0	145
Unincorp. Far North	6	0	6	1 065	0	0	1 065	2 165	3 230

(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

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.

G L O S S A R Y

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.
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.

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- CPI INFOLINE* For current and historical Consumer Price Index data, call 1902 981 074 (call cost 75c per minute).
- DIAL-A-STATISTIC* For the latest figures for National Accounts, Balance of Payments, Labour Force, Average Weekly Earnings, Estimated Resident Population and the Consumer Price Index call 1900 986 400 (call cost 75c per minute).
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