

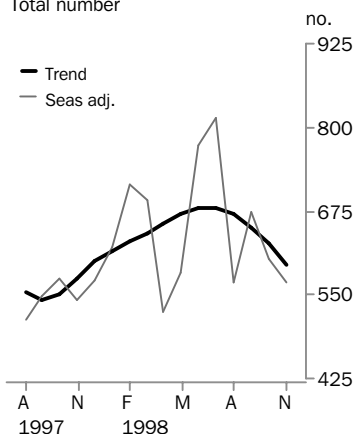
BUILDING APPROVALS

SOUTH
AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) THURS 7 JAN 1999

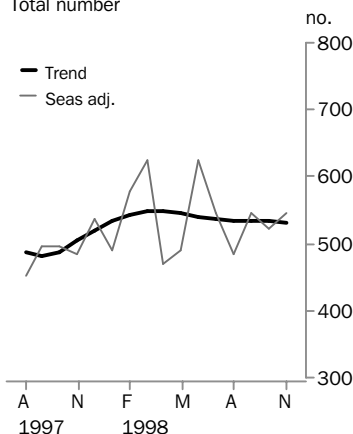
Dwelling units approved

Total number



Private sector houses approved

Total number



NOVEMBER KEY FIGURES

TREND ESTIMATES

	Nov 1998	% change Oct 1998 to Nov 1998	% change Nov 1997 to Nov 1998
Dwelling units approved			
Private sector houses	531	-0.6	5.2
Total dwelling units	596	-4.9	3.7

SEASONALLY ADJUSTED

	Nov 1998	% change Oct 1998 to Nov 1998	% change Nov 1997 to Nov 1998
Dwelling units approved			
Private sector houses	545	4.3	12.7
Total dwelling units	568	-5.8	5.0

NOVEMBER KEY POINTS

TREND ESTIMATES

- The fall in the trend for total dwelling units has gathered momentum with a decrease of 4.9% in November. It has fallen 12.4% since July 1998.
- The trend for private sector houses remains flat with a small decrease of 0.6% in November.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units has decreased 15.6% over the last two months.
- The increase in the seasonally adjusted estimate for private sector houses of 4.3% in November offset the fall of 4.2% in the previous month.

ORIGINAL ESTIMATES

- There were 606 dwellings approved in November (553 houses, 53 other dwellings).
- Within the Adelaide Statistical Division (ASD), Tea Tree Gully - North (33) recorded the highest number of dwelling approvals, whilst Roxby Downs (17) recorded the highest number in the rest of the State.
- The value of non-residential building approved was \$58.3 million. The Other business premises category accounted for \$15.7 million followed by Factories with \$13.2 million.

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

NOTES

FORTHCOMING ISSUES

ISSUE

RELEASE DATE

December 1998

3 February 1999

January 1999

2 March 1999

February 1999

30 March 1999

March 1999

4 May 1999

April 1999

2 June 1999

May 1999

1 July 1999

.....

CHANGES IN THIS ISSUE

There are no changes in this issue.

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DATA NOTES

There are no data notes in this issue.

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REVISIONS THIS MONTH

There are no revisions this month.

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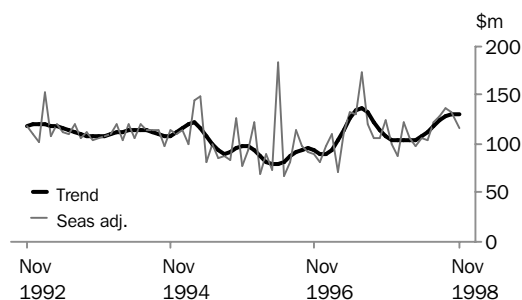
Ian Crettenden

Regional Director, South Australia

VALUE OF BUILDING APPROVED

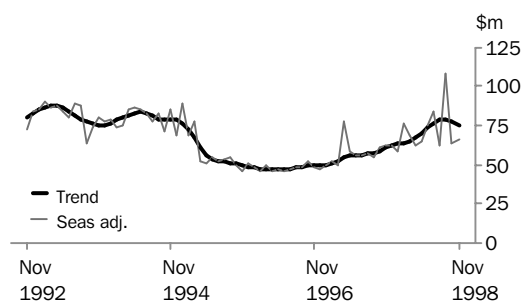
VALUE OF TOTAL BUILDING

The growth in trend has slowed markedly to just 0.2% in November.



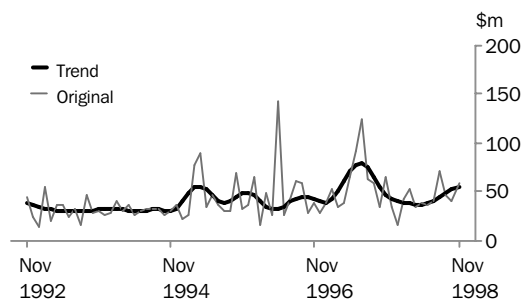
VALUE OF RESIDENTIAL BUILDING

The trend has fallen 4.3% in the last two months following growth since early 1996.



VALUE OF NON-RESIDENTIAL BUILDING

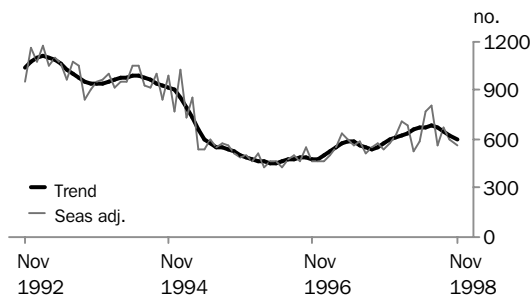
The trend has increased by \$12.9 million (48.2%) since April 1998 although the rate of growth has slowed in recent months.



DWELLINGS APPROVED

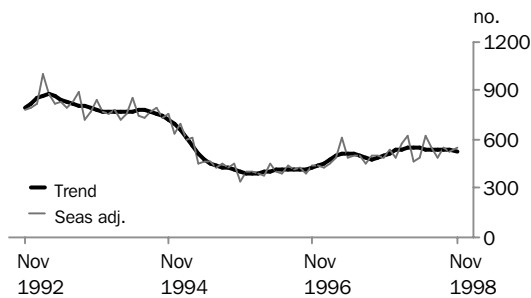
TOTAL DWELLING UNITS

The trend has fallen over the last four months after a period of improvement since September 1996. However, the November 1998 estimate is 9.8% higher than the September 1996 level.



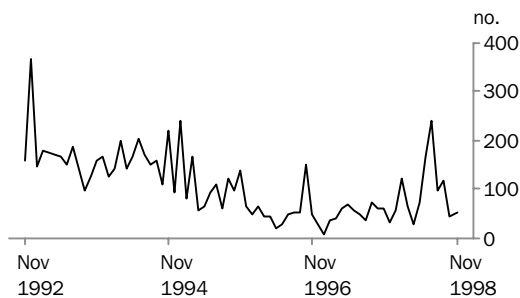
PRIVATE SECTOR HOUSES

The trend has shown no significant movement throughout 1998.



OTHER DWELLING(a) (ORIGINAL)

The number of other dwellings has fluctuated markedly during 1998 and was at a relatively low level in November.



(a) See Glossary for definition.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

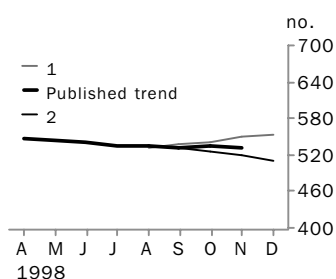
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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 December seasonally adjusted estimate is higher than the November estimate by 9% for the number of private sector houses approved and 10% for total dwelling units approved; and that the December seasonally adjusted estimate is lower than the November estimate by 9% for the number of private sector houses approved and 10% for total dwelling units approved. These percentages were chosen because they represent the average absolute monthly percentage change for these series over the last ten years.

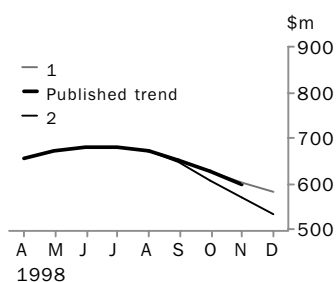
PRIVATE SECTOR HOUSES



WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

	TREND AS PUBLISHED		1 rises by 9% on Nov 1998		2 falls by 9% on Nov 1998	
	no.	% change	no.	% change	no.	% change
July 1998	536	-0.7	534	-0.9	537	-0.6
August 1998	534	-0.3	533	-0.1	535	-0.4
September 1998	533	-0.2	537	0.7	532	-0.5
October 1998	534	0.1	541	0.9	526	-1.1
November 1998	531	-0.6	549	1.3	519	-1.2
December 1998	n.y.a.	n.y.a.	554	0.9	510	-1.9

TOTAL DWELLING UNITS



WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

	TREND AS PUBLISHED		1 rises by 10% on Nov 1998		2 falls by 10% on Nov 1998	
	no.	% change	no.	% change	no.	% change
July 1998	680	0.2	680	0.2	684	0.4
August 1998	671	-1.3	671	-1.3	673	-1.6
September 1998	651	-3.1	651	-3.1	645	-4.1
October 1998	626	-3.8	625	-3.9	608	-5.8
November 1998	596	-4.9	603	-3.5	571	-6.1
December 1998	n.y.a.	n.y.a.	580	-3.8	532	-6.8

DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS(a).....		TOTAL DWELLING UNITS..	
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL						
1997						
September	505	527	65	73	570	600
October	523	538	61	61	584	599
November	482	490	62	62	544	552
December	475	482	31	31	506	513
1998						
January	365	373	55	58	420	431
February	542	545	121	121	663	666
March	623	671	63	67	686	738
April	461	472	30	30	491	502
May	515	527	73	75	588	602
June	610	641	161	169	771	810
July	654	660	239	241	893	901
August	528	536	94	98	622	634
September	600	625	117	117	717	742
October	518	542	43	43	561	585
November	540	553	47	53	587	606
SEASONALLY ADJUSTED						
1997						
September	496	509	n.a.	n.a.	528	548
October	496	517	n.a.	n.a.	544	575
November	484	505	n.a.	n.a.	528	541
December	538	551	n.a.	n.a.	559	570
1998						
January	490	508	n.a.	n.a.	594	621
February	578	582	n.a.	n.a.	710	714
March	624	649	n.a.	n.a.	662	691
April	469	484	n.a.	n.a.	510	525
May	491	503	n.a.	n.a.	573	583
June	624	643	n.a.	n.a.	747	772
July	546	554	n.a.	n.a.	802	813
August	485	499	n.a.	n.a.	561	568
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
TREND ESTIMATES						
1997						
September	480	498	n.a.	n.a.	525	543
October	487	505	n.a.	n.a.	533	551
November	504	522	n.a.	n.a.	556	575
December	520	537	n.a.	n.a.	581	599
1998						
January	533	549	n.a.	n.a.	598	615
February	543	558	n.a.	n.a.	612	629
March	548	562	n.a.	n.a.	624	641
April	548	563	n.a.	n.a.	639	656
May	545	559	n.a.	n.a.	654	670
June	540	554	n.a.	n.a.	664	679
July	536	550	n.a.	n.a.	664	680
August	534	551	n.a.	n.a.	653	671
September	533	552	n.a.	n.a.	628	651
October	534	556	n.a.	n.a.	599	626
November	531	555	n.a.	n.a.	564	596

(a) See Glossary for definition.

DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS(a).....		TOTAL DWELLING UNITS...	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
1997						
September	-1.8	-0.6	71.1	92.1	3.3	5.6
October	3.6	2.1	-6.2	-16.4	2.5	-0.2
November	-7.8	-8.9	1.6	1.6	-6.8	-7.8
December	-1.5	-1.6	-50.0	-50.0	-7.0	-7.1
1998						
January	-23.2	-22.6	77.4	87.1	-17.0	-16.0
February	48.5	46.1	120.0	108.6	57.9	54.5
March	14.9	23.1	-47.9	-44.6	3.5	10.8
April	-26.0	-29.7	-52.4	-55.2	-28.4	-32.0
May	11.7	11.7	143.3	150.0	19.8	19.9
June	18.4	21.6	120.5	125.3	31.1	34.6
July	7.2	3.0	48.4	42.6	15.8	11.2
August	-19.3	-18.8	-60.7	-59.3	-30.3	-29.6
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
SEASONALLY ADJUSTED (% change from preceding month)						
1997						
September	9.6	8.1	n.a.	n.a.	5.1	6.5
October	0.2	1.6	n.a.	n.a.	3.0	5.0
November	-2.5	-2.3	n.a.	n.a.	-2.9	-5.9
December	11.2	9.0	n.a.	n.a.	5.7	5.5
1998						
January	-8.9	-7.8	n.a.	n.a.	6.4	8.9
February	18.0	14.5	n.a.	n.a.	19.4	15.0
March	7.9	11.5	n.a.	n.a.	-6.7	-3.2
April	-24.8	-25.3	n.a.	n.a.	-22.9	-24.0
May	4.6	3.9	n.a.	n.a.	12.4	11.1
June	27.2	27.8	n.a.	n.a.	30.3	32.3
July	-12.5	-13.9	n.a.	n.a.	7.3	5.4
August	-11.1	-9.9	n.a.	n.a.	-30.1	-30.1
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
TREND ESTIMATES (% change from preceding month)						
1997						
September	-1.1	-0.8	n.a.	n.a.	-1.8	-1.7
October	1.5	1.5	n.a.	n.a.	1.5	1.5
November	3.5	3.3	n.a.	n.a.	4.3	4.2
December	3.2	2.9	n.a.	n.a.	4.4	4.2
1998						
January	2.5	2.3	n.a.	n.a.	2.9	2.7
February	1.8	1.6	n.a.	n.a.	2.3	2.3
March	0.9	0.8	n.a.	n.a.	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	-0.9	n.a.	n.a.	1.5	1.3
July	-0.7	-0.6	n.a.	n.a.	0.0	0.2
August	-0.3	0.0	n.a.	n.a.	-1.8	-1.3
September	-0.2	0.3	n.a.	n.a.	-3.8	-3.1
October	0.1	0.6	n.a.	n.a.	-4.6	-3.8
November	-0.6	-0.1	n.a.	n.a.	-5.8	-4.9

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED

Month	New residential building \$m	Alterations and additions to residential buildings(a) \$m	Total residential building \$m	Non- residential building \$m	Total building \$m
ORIGINAL					
1997					
September	51.9	10.6	62.5	58.6	121.1
October	51.2	12.0	63.3	34.1	97.4
November	51.2	11.1	62.3	64.5	126.7
December	48.1	10.6	58.6	35.1	93.7
1998					
January	37.4	7.3	44.7	16.1	60.8
February	57.0	15.6	72.6	41.9	114.5
March	63.6	10.7	74.3	53.8	128.1
April	44.0	9.6	53.6	34.6	88.3
May	55.3	9.2	64.4	38.2	102.6
June	70.0	10.2	80.3	36.5	116.8
July	78.6	11.8	90.4	40.2	130.6
August	58.5	10.6	69.1	72.1	141.2
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
SEASONALLY ADJUSTED					
1997					
September	46.1	8.7	54.7	n.a.	106.2
October	50.4	10.9	61.3	n.a.	106.3
November	50.8	11.3	62.1	n.a.	124.7
December	51.9	10.7	62.7	n.a.	99.3
1998					
January	50.4	8.9	59.3	n.a.	88.5
February	58.2	18.9	77.1	n.a.	123.1
March	58.9	9.8	68.7	n.a.	105.6
April	52.4	9.8	62.2	n.a.	97.4
May	55.2	10.0	65.3	n.a.	106.6
June	65.3	9.8	75.0	n.a.	103.6
July	73.3	11.5	84.8	n.a.	121.9
August	51.6	10.8	62.4	n.a.	128.1
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
TREND ESTIMATES					
1997					
September	47.8	10.1	57.8	65.6	123.4
October	48.8	10.3	59.1	54.9	114.0
November	50.4	10.4	60.8	46.9	107.7
December	52.0	10.4	62.4	42.5	104.8
1998					
January	53.1	10.2	63.3	40.9	104.2
February	54.5	10.0	64.4	39.7	104.1
March	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	63.6	10.3	73.9	38.9	112.8
July	66.4	10.5	76.9	41.6	118.4
August	67.9	10.7	78.6	45.5	124.1
September	67.7	10.9	78.7	49.3	127.9
October	66.4	11.1	77.5	52.5	130.0
November	63.9	11.4	75.3	55.0	130.3

(a) Refer to Explanatory Notes paragraph 12.

VALUE OF BUILDING APPROVED, Percentage Change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non- residential building	Total building
ORIGINAL (% change from preceding month)					
1997					
September	5.2	5.4	5.2	-8.2	-1.7
October	-1.2	13.3	1.2	-41.8	-19.6
November	-0.1	-8.1	-1.6	89.1	30.1
December	-6.1	-4.7	-5.9	-45.6	-26.1
1998					
January	-22.1	-31.3	-23.8	-54.0	-35.1
February	52.3	115.3	62.5	159.6	88.3
March	11.5	-31.3	2.3	28.5	11.9
April	-30.7	-10.8	-27.8	-35.7	-31.1
May	25.5	-4.3	20.2	10.2	16.3
June	26.7	11.8	24.6	-4.4	13.8
July	12.3	15.2	12.6	10.1	11.9
August	-25.6	-10.5	-23.6	79.5	8.1
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
SEASONALLY ADJUSTED (% change from preceding month)					
1997					
September	-1.1	-16.2	-3.9	n.a.	-12.4
October	9.4	26.1	12.1	n.a.	0.1
November	0.8	3.3	1.2	n.a.	17.2
December	2.2	-4.9	0.9	n.a.	-20.3
1998					
January	-3.0	-16.7	-5.4	n.a.	-10.9
February	15.5	111.5	30.0	n.a.	39.1
March	1.2	-48.1	-10.9	n.a.	-14.2
April	-10.9	-0.6	-9.4	n.a.	-7.8
May	5.3	2.5	4.9	n.a.	9.4
June	18.1	-2.5	15.0	n.a.	-2.8
July	12.3	17.3	13.0	n.a.	17.6
August	-29.6	-5.4	-26.4	n.a.	5.0
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
TREND ESTIMATES (% change from preceding month)					
1997					
September	1.0	2.2	1.2	-12.6	-6.6
October	2.2	1.9	2.1	-16.3	-7.6
November	3.3	1.2	2.9	-14.7	-5.5
December	3.2	-0.3	2.6	-9.4	-2.6
1998					
January	2.2	-1.7	1.5	-3.7	-0.6
February	2.5	-2.1	1.8	-2.9	-0.1
March	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	5.7	2.1	5.2	4.3	4.9
July	4.4	1.8	4.0	6.8	5.0
August	2.3	1.9	2.2	9.4	4.7
September	-0.2	2.0	0.1	8.4	3.1
October	-2.0	2.1	-1.5	6.5	1.6
November	-3.7	2.0	-2.9	4.7	0.2

(a) Refer to Explanatory Notes paragraph 12.

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
PRIVATE SECTOR (Number)						
1995-96	4 930	773	(b) 56	(b) 0	1	5 760
1996-97	5 508	613	11	8	8	6 148
1997-98	6 177	726	9	75	10	6 997
1997						
November	482	60	2	0	0	544
December	475	30	1	0	0	506
1998						
January	364	55	1	0	0	420
February	541	53	0	67	2	663
March	621	61	0	2	2	686
April	459	29	1	2	0	491
May	514	73	0	1	0	588
June	609	160	0	1	1	771
July	652	239	0	2	0	893
August	527	93	1	1	0	622
September	600	117	0	0	0	717
October	518	43	0	0	0	561
November	539	44	3	1	0	587
PUBLIC SECTOR (Number)						
1995-96	179	29	(b) 0	(b) 0	0	208
1996-97	96	17	0	3	0	116
1997-98	193	23	2	0	0	218
1997						
November	8	0	0	0	0	8
December	7	0	0	0	0	7
1998						
January	8	3	0	0	0	11
February	3	0	0	0	0	3
March	48	4	0	0	0	52
April	11	0	0	0	0	11
May	12	2	0	0	0	14
June	31	6	2	0	0	39
July	6	2	0	0	0	8
August	8	4	0	0	0	12
September	25	0	0	0	0	25
October	24	0	0	0	0	24
November	13	6	0	0	0	19
TOTAL (Number)						
1995-96	5 109	802	(b) 56	(b) 0	1	5 968
1996-97	5 604	630	11	11	8	6 264
1997-98	6 370	749	11	75	10	7 215
1997						
November	490	60	2	0	0	552
December	482	30	1	0	0	513
1998						
January	372	58	1	0	0	431
February	544	53	0	67	2	666
March	669	65	0	2	2	738
April	470	29	1	2	0	502
May	526	75	0	1	0	602
June	640	166	2	1	1	810
July	658	241	0	2	0	901
August	535	97	1	1	0	634
September	625	117	0	0	0	742
October	542	43	0	0	0	585
November	552	50	3	1	0	606

(a) See Glossary for definition.

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

VALUE OF BUILDING APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR (\$ million)								
1995-96	399.4	54.6	(b) 2.5	114.7	(b) 0.0	571.3	393.0	964.3
1996-97	462.9	44.0	0.6	113.8	0.6	621.8	422.4	1 044.2
1997-98	553.2	61.1	0.6	118.3	7.6	740.7	471.9	1 212.7
1997								
November	46.8	3.8	0.3	10.7	0.1	61.6	57.0	118.6
December	44.5	3.0	0.0	10.5	0.0	58.1	27.8	85.9
1998								
January	32.6	4.2	0.1	7.1	0.0	44.1	7.9	51.9
February	48.7	8.0	0.0	8.4	7.1	72.2	31.0	103.2
March	55.5	4.8	0.0	10.7	0.1	71.0	47.8	118.8
April	40.4	2.6	0.0	9.5	0.1	52.6	23.8	76.3
May	46.0	8.1	0.0	9.1	0.1	63.2	35.6	98.8
June	57.5	9.9	0.0	10.1	0.0	77.4	17.0	94.4
July	57.9	20.4	0.0	10.9	0.1	89.3	31.6	120.9
August	48.7	9.0	0.1	10.4	0.0	68.3	52.5	120.8
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
PUBLIC SECTOR (\$ million)								
1995-96	13.3	1.9	(b) 0	1.6	(b) 0.0	17.1	173.2	190.4
1996-97	7.4	1.3	0.0	1.3	0.3	10.3	158.4	168.7
1997-98	14.5	1.4	0.1	1.2	0.0	17.2	130.3	147.5
1997								
November	0.6	0.0	0.0	0.0	0.0	0.6	7.5	8.1
December	0.5	0.0	0.0	0.0	0.0	0.5	7.2	7.7
1998								
January	0.4	0.2	0.0	0.0	0.0	0.6	8.3	8.9
February	0.3	0.0	0.0	0.1	0.0	0.4	10.9	11.3
March	3.0	0.3	0.0	0.0	0.0	3.3	6.0	9.3
April	1.1	0.0	0.0	0.0	0.0	1.1	10.9	11.9
May	1.1	0.1	0.0	0.0	0.0	1.2	2.5	3.8
June	2.3	0.4	0.1	0.1	0.0	2.9	19.5	22.4
July	0.3	0.1	0.0	0.8	0.0	1.1	8.5	9.7
August	0.6	0.2	0.0	0.0	0.0	0.8	19.6	20.4
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
TOTAL (\$ million)								
1995-96	412.7	56.6	(b) 2.5	116.3	(b) 0.0	588.4	566.2	1 154.6
1996-97	470.2	45.3	0.6	115.1	0.9	632.1	580.7	1 212.8
1997-98	567.7	62.5	0.7	119.5	7.6	758.0	602.2	1 360.1
1997								
November	47.4	3.8	0.3	10.7	0.1	62.3	64.5	126.7
December	45.1	3.0	0.0	10.5	0.0	58.6	35.1	93.7
1998								
January	33.0	4.4	0.1	7.1	0.0	44.7	16.1	60.8
February	49.0	8.0	0.0	8.5	7.1	72.6	41.9	114.5
March	58.4	5.1	0.0	10.7	0.1	74.3	53.8	128.1
April	41.4	2.6	0.0	9.5	0.1	53.6	34.6	88.3
May	47.1	8.2	0.0	9.1	0.1	64.4	38.2	102.6
June	59.8	10.2	0.1	10.2	0.0	80.3	36.5	116.8
July	58.1	20.5	0.0	11.7	0.1	90.4	40.2	130.6
August	49.3	9.2	0.1	10.5	0.0	69.1	72.1	141.2
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

(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

	New houses	Semi-detached, row or terrace houses, townhouses, etc of			Flats, units or apartments in a building of				Total	Total new residential building
			Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
Period		One storey								
NUMBER OF DWELLING UNITS										
1995-96	5 109	518	179	697	14	66	25	105	802	5 911
1996-97	5 604	492	86	578	20	30	2	52	630	6 234
1997-98	6 370	467	154	621	49	18	61	128	749	7 119
1997										
September	527	24	44	68	0	0	0	0	68	595
October	538	52	9	61	0	0	0	0	61	599
November	490	11	0	11	49	0	0	49	60	550
December	482	21	9	30	0	0	0	0	30	512
1998										
January	372	54	4	58	0	0	0	0	58	430
February	544	22	2	24	0	0	29	29	53	597
March	669	41	14	55	0	10	0	10	65	734
April	470	16	8	24	0	5	0	5	29	499
May	526	27	13	40	0	3	32	35	75	601
June	640	126	40	166	0	0	0	0	166	806
July	658	47	65	112	49	53	27	129	241	899
August	535	36	57	93	4	0	0	4	97	632
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
VALUE (\$ million)										
1995-96	412.8	30.8	18.3	49.2	1.0	3.8	2.5	7.3	56.7	469.3
1996-97	470.1	30.9	9.5	40.3	1.9	3.1	0.0	5.1	45.1	515.5
1997-98	567.7	32.8	14.2	47.2	3.0	1.8	10.6	15.4	62.5	630.1
1997										
September	46.2	1.7	4.0	5.7	0.0	0.0	0.0	0.0	5.7	51.9
October	46.7	3.7	0.8	4.6	0.0	0.0	0.0	0.0	4.6	51.2
November	47.4	0.8	0.0	0.8	3.0	0.0	0.0	3.0	3.8	51.2
December	45.1	1.7	1.3	3.0	0.0	0.0	0.0	0.0	3.0	48.1
1998										
January	33.0	3.9	0.5	4.4	0.0	0.0	0.0	0.0	4.4	37.4
February	49.0	1.5	0.3	1.8	0.0	0.0	6.2	6.2	8.0	57.0
March	58.4	3.2	1.1	4.3	0.0	0.8	0.0	0.8	5.1	63.6
April	41.4	1.1	0.9	2.1	0.0	0.6	0.0	0.6	2.6	44.0
May	47.1	2.0	1.4	3.4	0.0	0.4	4.4	4.8	8.2	55.3
June	59.8	7.0	3.2	10.2	0.0	0.0	0.0	0.0	10.2	70.0
July	58.1	3.4	6.1	9.5	5.3	2.7	3.0	11.0	20.5	78.6
August	49.3	2.8	6.3	9.0	0.2	0.0	0.0	0.2	9.2	58.5
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

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
ORIGINAL (\$ million)							
1995-96	398.2	57.4	453.9	115.1	569.0	574.5	1 144.3
1996-97	470.2	45.3	515.5	116.6	632.1	580.7	1 212.8
1997-98	558.8	61.0	619.7	125.9	745.7	589.5	1 335.1
1997							
June	144.1	12.7	156.9	30.6	187.4	194.3	381.2
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	130.8	311.1
1998							
March	136.7	17.1	153.8	32.7	186.5	109.0	295.5
June	142.8	20.4	163.2	27.9	191.1	105.9	297.1
September	160.6	70.3	230.9	34.0	264.9	153.7	418.6
ORIGINAL (% change from preceding quarter)							
1997							
June	34.0	122.3	38.3	9.6	32.6	53.7	42.3
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	-46.3	-27.9
1998							
March	0.4	53.3	4.4	-0.8	3.5	-16.7	-5.0
June	4.5	19.3	6.1	-14.7	2.5	-2.8	0.5
September	12.4	244.7	41.4	21.8	38.6	45.1	40.9

(a) Reference year for chain volume measures is 1996-97. Refer to Explanatory Notes paragraphs 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												
1998												
September	5	0.5	18	1.5	4	0.4	13	1.3	16	1.3	2	0.1
October	2	0.2	18	1.5	1	0.1	9	1.1	18	1.6	5	0.4
November	1	0.1	12	1.0	3	0.3	12	1.0	11	1.0	4	0.2
Value—\$200,000–\$499,999												
1998												
September	2	0.6	5	1.7	3	1.1	6	1.9	5	1.6	2	0.8
October	0	0.0	2	0.8	0	0.0	4	1.4	3	0.8	1	0.3
November	1	0.2	1	0.3	0	0.0	7	2.5	6	2.0	6	1.9
Value—\$500,000–\$999,999												
1998												
September	0	0.0	2	1.4	0	0.0	1	0.6	0	0.0	0	0.0
October	0	0.0	0	0.0	1	0.7	1	0.8	3	2.1	1	0.8
November	0	0.0	1	0.6	1	0.9	1	0.9	3	2.0	1	0.7
Value—\$1,000,000–\$4,999,999												
1998												
September	1	3.9	2	2.8	1	2.0	1	2.3	1	1.5	1	2.5
October	0	0.0	1	1.8	1	1.2	1	4.7	1	2.7	3	4.7
November	0	0.0	1	1.6	0	0.0	0	0.0	4	10.7	3	4.5
Value—\$5,000,000 and over												
1998												
September	0	0.0	0	0.0	0	0.0	0	0.0	1	5.0	0	0.0
October	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
November	0	0.0	0	0.0	1	12.0	0	0.0	0	0.0	0	0.0
Value—Total												
1995-96	33	18.2	198	129.9	95	32.9	237	96.8	222	95.5	111	59.7
1996-97	43	42.4	239	106.2	93	26.1	212	93.2	193	93.3	112	61.0
1997-98	46	9.1	340	85.6	98	129.3	194	79.5	204	88.7	113	82.1
1998												
September	8	5.0	27	7.3	8	3.6	21	6.1	23	9.4	5	3.4
October	2	0.2	21	4.1	3	2.0	15	8.0	25	7.1	10	6.1
November	2	0.3	15	3.5	5	13.2	20	4.4	24	15.7	14	7.3

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

Period	Religious		Health		Entertainment and recreational		Miscellaneous		Total non-residential building	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999										
1998										
September	0	0.0	0	0.0	2	0.2	5	0.3	65	5.6
October	0	0.0	0	0.0	5	0.4	4	0.5	62	5.8
November	3	0.2	0	0.0	2	0.1	0	0.0	48	4.0
Value—\$200,000—\$499,999										
1998										
September	0	0.0	2	0.6	0	0.0	0	0.0	25	8.3
October	0	0.0	0	0.0	3	1.0	0	0.0	13	4.1
November	0	0.0	1	0.4	1	0.3	0	0.0	23	7.7
Value—\$500,000—\$999,999										
1998										
September	0	0.0	0	0.0	0	0.0	0	0.0	3	2.0
October	0	0.0	0	0.0	0	0.0	0	0.0	6	4.3
November	0	0.0	2	1.4	2	1.4	0	0.0	11	7.9
Value—\$1,000,000—\$4,999,999										
1998										
September	0	0.0	2	4.3	0	0.0	1	1.1	10	20.3
October	0	0.0	1	1.3	0	0.0	1	4.0	9	20.4
November	0	0.0	0	0.0	2	2.0	0	0.0	10	18.8
Value—\$5,000,000 and over										
1998										
September	0	0.0	1	5.7	0	0.0	0	0.0	2	10.7
October	0	0.0	1	5.9	0	0.0	0	0.0	1	5.9
November	0	0.0	1	8.0	0	0.0	0	0.0	2	20.0
Value—Total										
1995-96	16	4.7	49	52.1	62	26.8	88	49.6	1 111	566.2
1996-97	11	2.2	51	66.0	68	37.7	95	52.6	1 117	580.7
1997-98	10	5.3	57	46.5	59	58.4	67	17.6	1 188	602.2
1998										
September	0	0.0	5	10.6	2	0.2	6	1.4	105	46.9
October	0	0.0	2	7.2	8	1.4	5	4.5	91	40.5
November	3	0.2	4	9.8	7	3.9	0	0.0	94	58.3

VALUE OF NON-RESIDENTIAL BUILDING APPROVED: **Original**

Period	Hotels, motels and other short term accom- modation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
PRIVATE SECTOR (\$ million)											
1995-96	18.2	122.0	26.2	53.3	77.8	17.2	3.7	41.9	23.2	9.6	393.0
1996-97	38.9	102.6	23.9	56.8	84.8	16.6	2.2	50.0	13.0	33.7	422.4
1997-98	8.6	82.7	128.9	59.9	85.9	19.0	5.3	20.0	50.6	10.9	471.9
1997											
November	0.3	5.8	3.4	38.2	3.7	2.2	0.0	2.2	0.3	0.8	57.0
December	0.7	2.7	1.9	3.2	6.8	4.5	3.2	1.1	1.1	2.6	27.8
1998											
January	0.1	1.6	1.3	0.3	1.7	0.5	0.0	0.9	1.3	0.3	7.9
February	0.5	8.0	4.4	1.1	5.9	2.5	0.0	0.2	7.9	0.5	31.0
March	0.8	9.7	2.3	2.6	28.8	0.9	0.1	0.3	0.6	1.6	47.8
April	0.0	5.9	2.4	2.0	10.8	0.4	0.0	0.1	1.9	0.3	23.8
May	2.8	10.8	1.8	2.7	2.5	0.2	0.5	3.1	10.7	0.6	35.6
June	0.3	2.5	1.4	1.4	4.8	2.6	0.1	1.8	1.8	0.4	17.0
July	13.1	2.5	0.9	2.4	10.6	0.9	0.1	0.1	0.1	1.0	31.6
August	0.3	6.8	8.8	7.3	24.3	1.6	0.1	1.7	1.6	0.2	52.5
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
PUBLIC SECTOR (\$ million)											
1995-96	0.0	7.9	6.7	43.5	17.8	42.5	1.0	10.2	3.6	40.0	173.2
1996-97	3.5	3.6	2.2	36.4	8.5	44.5	0.0	16.0	24.7	18.9	158.4
1997-98	0.5	2.9	0.4	19.6	2.8	63.2	0.0	26.4	7.8	6.7	130.3
1997											
November	0.0	0.2	0.0	1.6	0.3	3.2	0.0	1.5	0.3	0.4	7.5
December	0.0	0.1	0.0	0.5	0.0	4.9	0.0	1.3	0.3	0.1	7.2
1998											
January	0.0	0.0	0.1	0.9	0.3	6.0	0.0	0.8	0.0	0.2	8.3
February	0.0	1.4	0.0	1.4	0.0	1.8	0.0	2.3	0.3	3.8	10.9
March	0.0	0.0	0.0	0.4	0.0	1.5	0.0	1.5	1.0	1.6	6.0
April	0.0	0.0	0.0	6.3	0.0	0.1	0.0	0.0	4.4	0.0	10.9
May	0.0	0.1	0.1	0.5	1.0	0.6	0.0	0.1	0.0	0.2	2.5
June	0.0	0.0	0.1	1.6	0.1	16.7	0.0	0.9	0.1	0.0	19.5
July	0.3	0.0	0.0	0.8	5.4	0.4	0.0	0.0	0.7	0.9	8.5
August	0.0	0.0	0.0	2.2	2.3	8.5	0.0	0.0	5.7	0.9	19.6
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
TOTAL (\$ million)											
1995-96	18.2	129.9	32.9	96.8	95.5	59.7	4.7	52.1	26.8	49.6	566.2
1996-97	42.4	106.2	26.1	93.2	93.3	61.0	2.2	66.0	37.7	52.6	580.7
1997-98	9.1	85.6	129.3	79.5	88.7	82.1	5.3	46.5	58.4	17.6	602.2
1997											
November	0.3	6.0	3.4	39.8	4.0	5.4	0.0	3.8	0.5	1.3	64.5
December	0.7	2.8	1.9	3.8	6.8	9.4	3.2	2.4	1.3	2.8	35.1
1998											
January	0.1	1.6	1.4	1.3	1.9	6.5	0.0	1.6	1.3	0.4	16.1
February	0.5	9.4	4.4	2.5	5.9	4.3	0.0	2.5	8.2	4.3	41.9
March	0.8	9.7	2.3	3.0	28.8	2.4	0.1	1.8	1.6	3.2	53.8
April	0.0	5.9	2.4	8.3	10.8	0.5	0.0	0.1	6.3	0.3	34.6
May	2.8	10.9	1.8	3.2	3.5	0.8	0.5	3.2	10.7	0.7	38.2
June	0.3	2.5	1.5	3.0	4.8	19.3	0.1	2.7	1.9	0.4	36.5
July	13.4	2.5	0.9	3.1	16.0	1.3	0.1	0.1	0.8	1.9	40.2
August	0.3	6.8	8.8	9.5	26.6	10.1	0.1	1.7	7.4	1.0	72.1
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

BUILDING APPROVED IN THE ADELAIDE STATISTICAL DIVISION: **Original**

DWELLINGS (no.).....

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

Period	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR									
1996-97	3 510	489	4 020	301 860	36 115	91 150	429 125	306 979	736 104
1997-98	4 004	536	4 627	371 235	49 293	99 543	520 071	379 003	899 074
1997									
November	309	60	371	31 641	3 806	8 738	44 184	50 166	94 350
December	347	28	376	33 868	2 915	8 208	44 991	19 965	64 955
1998									
January	217	35	253	20 621	2 829	5 686	29 137	5 718	34 855
February	321	51	441	30 455	7 885	13 535	51 875	26 845	78 720
March	374	43	419	34 371	3 250	8 401	46 022	22 265	68 287
April	300	27	329	27 181	2 548	7 213	36 942	14 663	51 605
May	342	55	398	30 931	6 350	7 250	44 530	31 585	76 115
June	400	66	467	39 241	5 309	7 628	52 178	12 398	64 576
July	442	223	667	39 639	18 685	8 831	67 155	15 898	83 053
August	331	77	408	31 534	7 571	6 973	46 078	30 273	76 351
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
PUBLIC SECTOR									
1996-97	84	17	101	6 433	1 305	171	7 910	129 838	137 748
1997-98	161	17	180	12 101	995	306	13 401	89 596	102 998
1997									
November	8	0	8	641	0	0	641	6 883	7 524
December	7	0	7	515	0	12	526	2 350	2 877
1998									
January	8	3	11	443	166	15	624	7 101	7 726
February	1	0	1	86	0	0	86	8 124	8 210
March	36	0	36	2 395	0	0	2 395	3 983	6 377
April	10	0	10	1 016	0	0	1 016	10 728	11 743
May	3	0	3	234	0	10	244	2 142	2 385
June	31	6	39	2 343	360	165	2 868	18 387	21 256
July	2	0	2	152	0	715	867	1 618	2 485
August	1	4	5	69	220	0	289	18 242	18 531
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
TOTAL									
1996-97	3 594	506	4 121	308 293	37 420	91 321	437 035	436 818	873 852
1997-98	4 165	553	4 807	383 336	50 287	99 849	533 472	468 599	1 002 071
1997									
November	317	60	379	32 281	3 806	8 738	44 825	57 049	101 874
December	354	28	383	34 383	2 915	8 219	45 517	22 315	67 832
1998									
January	225	38	264	21 064	2 996	5 701	29 761	12 820	42 581
February	322	51	442	30 541	7 885	13 535	51 961	34 969	86 930
March	410	43	455	36 766	3 250	8 401	48 417	26 247	74 664
April	310	27	339	28 197	2 548	7 213	37 958	25 390	63 348
May	345	55	401	31 164	6 350	7 260	44 774	33 726	78 500
June	431	72	506	41 585	5 669	7 793	55 047	30 785	85 832
July	444	223	669	39 791	18 685	9 546	68 022	17 517	85 539
August	332	81	413	31 603	7 791	6 973	46 367	48 515	94 882
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

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

(b) Refer to Explanatory Notes paragraph 12.

BUILDING APPROVED IN STATISTICAL AREAS

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

Statistical area	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
SOUTH AUSTRALIA	552	50	606	53 271	4 773	12 369	70 413	58 320	128 733
Adelaide (SD)	353	37	394	35 632	3 525	9 617	48 774	47 638	96 412
Northern Adelaide (SSD)	136	0	139	12 194	0	1 220	13 413	20 281	33 695
Gawler (M)	4	0	4	386	0	10	396	0	396
Playford (C)–East Central	12	0	12	1 021	0	28	1 049	0	1 049
Playford (C)–Elizabeth	1	0	1	33	0	89	122	0	122
Playford (C)–Hills	4	0	4	310	0	28	339	0	339
Playford (C)–West	5	0	5	419	0	0	419	0	419
Playford (C)–West Central	5	0	5	400	0	16	416	0	416
Port Adel. Enfield (C)–East	26	0	26	2 229	0	66	2 295	50	2 345
Port Adel. Enfield (C)–Inner	3	0	6	315	0	362	677	0	677
Salisbury (C)–Central	2	0	2	197	0	65	262	12 050	12 312
Salisbury (C)–Inner North	6	0	6	481	0	84	565	0	565
Salisbury (C)–North-East	12	0	12	932	0	48	980	0	980
Salisbury (C)–South-East	8	0	8	728	0	0	728	486	1 214
Salisbury (C) Bal	3	0	3	365	0	0	365	5 765	6 130
Tea Tree Gully (C)–Central	2	0	2	191	0	103	294	80	374
Tea Tree Gully (C)–Hills	3	0	3	274	0	98	372	0	372
Tea Tree Gully (C)–North	33	0	33	3 166	0	98	3 264	250	3 514
Tea Tree Gully (C)–South	7	0	7	747	0	124	871	1 600	2 471
Western Adelaide (SSD)	62	4	67	5 560	278	1 284	7 122	4 909	12 032
Charles Sturt (C)–Coastal	3	0	4	221	0	173	393	0	393
Charles Sturt (C)–Inner East	12	0	12	934	0	245	1 179	250	1 429
Charles Sturt (C)–Inner West	12	0	12	1 486	0	112	1 598	0	1 598
Charles Sturt (C)–North-East	11	2	13	788	98	197	1 083	470	1 553
Port Adel. Enfield (C)–Coast	4	0	4	315	0	119	433	50	483
Port Adel. Enfield (C)–Port	9	2	11	715	180	60	955	1 590	2 545
West Torrens (C)–East	4	0	4	286	0	245	531	2 363	2 894
West Torrens (C)–West	7	0	7	816	0	134	950	186	1 136
Unincorp. Western	0	0	0	0	0	0	0	0	0
Eastern Adelaide (SSD)	58	23	81	8 499	2 307	4 915	15 720	17 350	33 070
Adelaide (C)	1	0	1	300	0	181	481	3 646	4 127
Adelaide Hills (DC)–Central	5	0	5	839	0	133	972	80	1 052
Adelaide Hills (DC)–Ranges	4	0	4	720	0	265	986	0	986
Burnside (C)–North-East	9	2	11	1 106	100	473	1 678	1 565	3 243
Burnside (C)–South-West	10	14	24	2 029	1 577	739	4 344	0	4 344
Campbelltown (C)–East	9	0	9	924	0	160	1 084	1 925	3 009
Campbelltown (C)–West	3	0	3	358	0	107	465	270	735
Norw. Pham St Ptrs (C)–East	2	0	2	235	0	200	435	0	435
Norw. Pham St Ptrs (C)–West	4	0	4	520	0	343	862	864	1 726
Prospect (C)	0	0	0	0	0	399	399	0	399
Unley (C)–East	6	7	13	698	630	709	2 037	1 000	3 037
Unley (C)–West	4	0	4	640	0	957	1 597	8 000	9 597
Walkerville (M)	1	0	1	129	0	250	379	0	379
Southern Adelaide (SSD)	97	10	107	9 379	940	2 199	12 518	5 098	17 615
Holdfast (C)–North	10	0	10	1 350	0	432	1 782	0	1 782
Holdfast (C)–South	11	4	15	1 087	440	321	1 848	70	1 918
Marion (C)–Central	19	4	23	1 577	360	290	2 227	1 900	4 127
Marion (C)–North	2	0	2	166	0	184	350	0	350
Marion (C)–South	11	0	11	1 071	0	98	1 169	0	1 169
Mitcham (C)–Hills	1	0	1	178	0	203	381	420	801
Mitcham (C)–North-East	2	2	4	307	140	23	470	0	470
Mitcham (C)–West	1	0	1	113	0	203	316	50	366
Onkaparinga (C)–Hackham	1	0	1	90	0	0	90	0	90
Onkaparinga (C)–Hills	3	0	3	277	0	46	323	888	1 210
Onkaparinga (C)–Morphett	2	0	2	137	0	92	229	1 280	1 509
Onkaparinga (C)–North Coast	3	0	3	209	0	22	231	490	721
Onkaparinga (C)–Reservoir	10	0	10	1 128	0	66	1 194	0	1 194
Onkaparinga (C)–South Coast	11	0	11	826	0	85	911	0	911
Onkaparinga (C)–Woodcroft	10	0	10	863	0	135	998	0	998

BUILDING APPROVED IN STATISTICAL AREAS *continued*

DWELLINGS (no.).....			VALUE (\$'000).....						
Statistical area	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
Outer Adelaide (SD)	74	2	76	7 352	250	1 079	8 681	6 777	15 457
Barossa (SSD)	20	0	20	2 188	0	428	2 616	4 668	7 284
Barossa (DC)–Angaston	6	0	6	791	0	72	863	4 105	4 968
Barossa (DC)–Barossa	2	0	2	179	0	11	190	0	190
Barossa (DC)–Tanunda	2	0	2	237	0	191	429	493	922
Kapunda and Light (DC)	9	0	9	846	0	35	881	70	951
Mallala (DC)	1	0	1	134	0	119	253	0	253
Kangaroo Island (SSD)	1	0	1	145	0	71	216	0	216
Kangaroo Island (DC)	1	0	1	145	0	71	216	0	216
Mt Lofty Ranges (SSD)	21	0	21	2 643	0	310	2 953	1 109	4 062
Adelaide Hills (DC)–North	1	0	1	88	0	130	218	0	218
Adelaide Hills (DC) Bal	5	0	5	957	0	63	1 020	100	1 120
Mount Barker (DC)–Central	10	0	10	1 078	0	38	1 115	909	2 024
Mount Barker (DC) Bal	5	0	5	520	0	80	600	100	700
Fleurieu (SSD)	32	2	34	2 376	250	270	2 896	1 000	3 896
Alexandrina (DC)–Coastal	14	2	16	1 120	250	83	1 453	1 000	2 453
Alexandrina (DC)–Strathalbyn	3	0	3	298	0	107	405	0	405
Victor Harbor (DC)	10	0	10	675	0	80	755	0	755
Yankalilla (DC)	5	0	5	282	0	0	282	0	282
Yorke and Lower North (SD)	23	0	23	1 632	0	239	1 871	909	2 780
Yorke (SSD)	16	0	16	980	0	90	1 070	68	1 138
Barunga West (DC)	1	0	1	84	0	0	84	0	84
Copper Coast (DC)	9	0	9	533	0	45	578	0	578
Yorke Peninsula (DC)–North	2	0	2	119	0	45	164	68	232
Yorke Peninsula (DC)–South	4	0	4	244	0	0	244	0	244
Unincorp. Yorke	0	0	0	0	0	0	0	0	0
Lower North (SSD)	7	0	7	651	0	149	800	841	1 641
Clare and Gilbert Valleys (DC)	5	0	5	511	0	100	611	770	1 381
Goyder (DC)	1	0	1	80	0	49	129	71	200
Wakefield (DC)	1	0	1	61	0	0	61	0	61
Murray Lands (SD)	30	0	30	2 537	0	468	3 004	985	3 989
Riverland (SSD)	12	0	12	1 163	0	373	1 536	600	2 136
Berri & Barmera (DC)–Barmera	2	0	2	144	0	30	174	600	774
Berri & Barmera (DC)–Berri	5	0	5	592	0	110	702	0	702
Loxton Waikerie (DC)–East	1	0	1	104	0	0	104	0	104
Loxton Waikerie (DC)–West	0	0	0	0	0	41	41	0	41
Mid Murray (DC)	2	0	2	158	0	161	319	0	319
Renmark Paringa (DC)–Paringa	1	0	1	18	0	0	18	0	18
Renmark Paringa (DC)–Renmark	1	0	1	145	0	31	177	0	177
Unincorp. Riverland	0	0	0	0	0	0	0	0	0
Murray Mallee (SSD)	18	0	18	1 374	0	95	1 469	385	1 854
Karoonda East Murray (DC)	0	0	0	0	0	0	0	0	0
Murray Bridge (RC)	9	0	9	676	0	56	732	0	732
Southern Mallee (DC)	2	0	2	92	0	0	92	56	148
The Coorong (DC)	7	0	7	606	0	39	645	329	974
Unincorp. Murray Mallee	0	0	0	0	0	0	0	0	0
South East (SD)	21	0	21	1 864	0	456	2 320	1 001	3 321
Upper South East (SSD)	7	0	7	417	0	138	555	110	665
Lacepede (DC)	1	0	1	23	0	0	23	0	23
Lucindale (DC)	0	0	0	0	0	0	0	0	0
Naracoorte (DC)	3	0	3	202	0	0	202	110	312
Robe (DC)	2	0	2	97	0	115	212	0	212
Tatiara (DC)	1	0	1	95	0	23	118	0	118

BUILDING APPROVED IN STATISTICAL AREAS *continued*

DWELLINGS (no.).....			VALUE (\$'000).....						
Statistical area	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
Lower South East (SSD)	14	0	14	1 447	0	318	1 765	891	2 656
Grant (DC)	4	0	4	340	0	55	395	0	395
Mount Gambier (C)	7	0	7	707	0	103	810	321	1 132
Wattle Range (DC)–East	1	0	1	134	0	10	144	570	714
Wattle Range (DC)–West	2	0	2	266	0	149	415	0	415
Eyre (SD)	24	8	32	1 793	688	187	2 668	70	2 738
Lincoln (SSD)	22	8	30	1 634	688	187	2 508	70	2 578
Cleve (DC)	0	0	0	0	0	0	0	0	0
Elliston (DC)	0	0	0	0	0	15	15	0	15
Franklin Harbor (DC)	5	2	7	403	152	20	575	0	575
Kimba (DC)	0	0	0	0	0	10	10	0	10
Le Hunte (DC)	0	0	0	0	0	0	0	0	0
Lower Eyre Peninsula (DC)	7	0	7	641	0	0	641	0	641
Port Lincoln (C)	10	6	16	589	536	132	1 257	70	1 327
Tumby Bay (DC)	0	0	0	0	0	10	10	0	10
Unincorp. Lincoln	0	0	0	0	0	0	0	0	0
West Coast (SSD)	2	0	2	160	0	0	160	0	160
Ceduna (DC)	2	0	2	160	0	0	160	0	160
Streaky Bay (DC)	0	0	0	0	0	0	0	0	0
Unincorp. West Coast	0	0	0	0	0	0	0	0	0
Northern (SD)	27	3	30	2 461	310	325	3 096	940	4 036
Whyalla (SSD)	2	0	2	126	0	225	351	0	351
Whyalla (C)	2	0	2	126	0	225	351	0	351
Unincorp. Whyalla	0	0	0	0	0	0	0	0	0
Pirie (SSD)	5	0	5	397	0	52	448	890	1 338
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)	1	0	1	129	0	0	129	0	129
Port Pirie C, Dists (M)–City	4	0	4	268	0	24	292	890	1 182
Port Pirie C, Dists (M) Bal	0	0	0	0	0	28	28	0	28
Unincorp. Pirie	0	0	0	0	0	0	0	0	0
Flinders Ranges (SSD)	6	0	6	445	0	48	493	50	543
Flinders Ranges (DC)	0	0	0	0	0	0	0	0	0
Mount Remarkable (DC)	2	0	2	97	0	12	109	0	109
Port Augusta (C)	4	0	4	348	0	36	384	50	434
Unincorp. Flinders Ranges	0	0	0	0	0	0	0	0	0
Far North (SSD)	14	3	17	1 494	310	0	1 804	0	1 804
Coober Pedy (DC)	0	0	0	0	0	0	0	0	0
Roxby Downs (M)	14	3	17	1 494	310	0	1 804	0	1 804
Unincorp. Far North	0	0	0	0	0	0	0	0	0

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

(b) Refer to Explanatory Notes paragraph 12.

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following activities:

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

- construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.). Statistics for this activity can be found in *Engineering Construction Activity, Australia* (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 enables trend estimates to be produced for the latest few periods, it does result in revisions to the trend estimates as new data becomes available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

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 1996–97). 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, 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
SLA	Statistical Local Area
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.

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 non-residential building; conversion of a non-residential building to a residential building creating more than one dwelling unit.
Other residential building	An other residential building is a building other than a house primarily used for long-term residential purposes. An other residential building contains more than one dwelling unit. Other residential buildings are coded to the following categories: semi-detached, row or terrace house or townhouse with one storey; semi-detached, row or terrace house or townhouse with two or more storeys; flat, unit or apartment in a building of one or two storeys; flat, unit or apartment in a building of three storeys; flat, unit or apartment in a building of four or more storeys; flat, unit or apartment attached to a house; other/number of storeys unknown. The latter two categories are included with the semi-detached, row or terrace house or townhouse with one storey category in table 7 of this publication.
Religious	Includes convents, churches, temples, mosques, monasteries and noviciates.

GLOSSARY

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

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ISSN 0810-4743

RRP \$17.00