BUILDING APPROVALS *SOUTH AUSTRALIA*
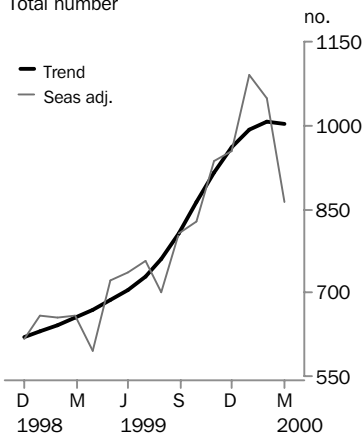
EMBARGO: 11:30AM (CANBERRA TIME) FRI 12 MAY 2000

Dwelling units approved
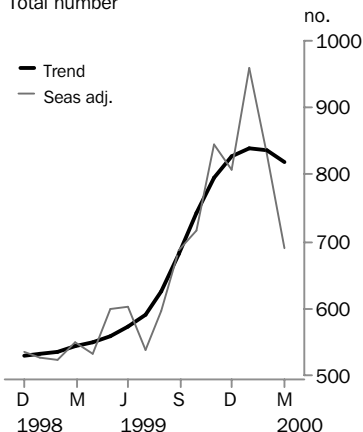
Total number

Private sector houses approved

Total number

- For further information about these and related statistics, contact Roger Mableson on Adelaide 08 8237 7494 or the National Information Service on 1300 135 070.

MARCH KEY FIGURES

	Jan 2000	Feb 2000	Mar 2000
Dwelling units approved			
Original	712	1 073	974
Seasonally adjusted	1 090	1 048	863
Trend	991	1 005	1 002

	% change Dec 1999 to Jan 2000	% change Jan 2000 to Feb 2000	% change Feb 2000 to Mar 2000
Dwelling units approved			
Original	−15.4	50.7	−9.2
Seasonally adjusted	14.5	−3.9	−17.7
Trend	3.0	1.4	−0.3

MARCH KEY POINTS

TREND ESTIMATES

- Having shown strong growth during 1999 and early 2000, the trend estimate for total dwellings approved declined by 0.3% in March 2000. Over the previous twelve month period to the high in February 2000, this series had increased by 56.5%.

- The trend for private sector houses now reflects a decline of 0.5% in February and 2.0% in March.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwellings approved fell by 17.7% in March, having fallen 3.9% in February.

- The decline in private sector houses approved has been more pronounced, the numbers having fallen by 17.0% in March and 13.6% in February.

ORIGINAL ESTIMATES

- In original terms, the number of dwellings approved in the March quarter 2000, at 2,759, was 4.9% more than in the December quarter 1999 and 53.2% more than in the March quarter 1999.

- The total value of building approved in the March quarter was $448.0 million, a decrease of 11.7% from the December quarter 1999. Although the residential sector, at $327.1 million, rose by 5.6%, the non-residential sector fell by 38.8%.

N O T E S

● ●

CHANGES IN THIS ISSUE

There has been some changes to the frequency and content of this publication. This issue is the first quarterly publication following a decision to change the frequency from monthly to quarterly. Table 12 is the only change to the content. It contains quarterly data for March comprising the sum of January, February and March approvals.

The national publication, Building Approvals, Australia (Catalogue 8731.0) will continue to be produced on a monthly basis and contains seven additional tables on State/Territory.

● ●

DATA NOTES

There are no data notes in this issue.

● ●

REVISIONS THIS ISSUE

There are no revisions this issue.

● ●

Ian Crettenden
Regional Director, South Australia

VALUE OF BUILDING APPROVED
....

VALUE OF TOTAL BUILDING

The trend estimate for the total value of building approved now shows a decline, falling 2.3% in March 2000 following a fall of 0.6% in February.
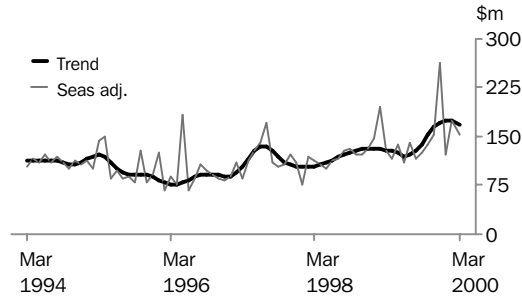
VALUE OF RESIDENTIAL
BUILDING

The trend estimate rose by 0.8% in March 2000, but the rate of growth has been declining for the last four months.
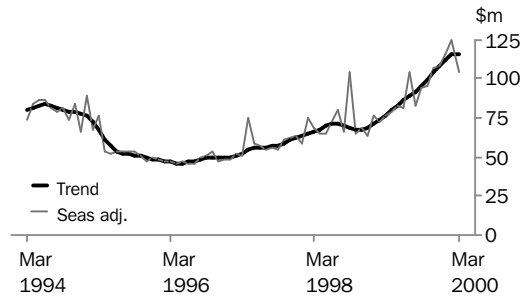
VALUE OF NON-RESIDENTIAL
BUILDING

The trend estimate fell by 8.3% in March and has now fallen in each of the last three months.
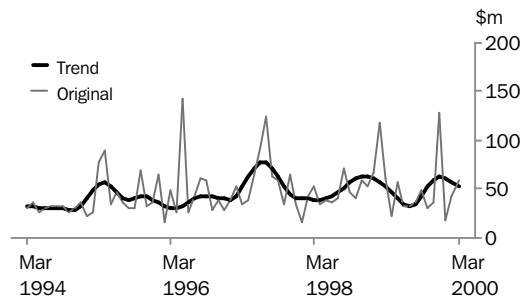
DWELLINGS APPROVED
....

TOTAL DWELLING UNITS

The trend estimate declined by 0.3% in March 2000 after reaching its highest level since June 1993 in the previous month.

no.

```
      Mar      Mar      Mar      Mar
     1994     1996     1998     2000
```
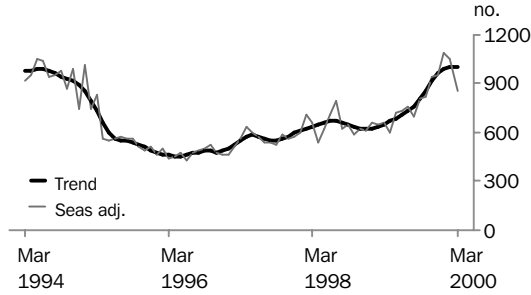
Trend
Seas adj.

PRIVATE SECTOR HOUSES

The trend estimate has now declined in each of the last two months, falling by 2.0% in March.

no.

```
      Mar      Mar      Mar      Mar
     1994     1996     1998     2000
```
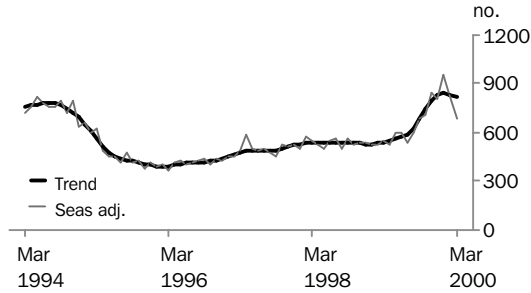
Trend
Seas adj.

OTHER DWELLING (ORIGINAL)

This volatile series fell 29.8% in March, with the previous month being the highest since July 1998.

no.

```
      Mar      Mar      Mar      Mar
     1994     1996     1998     2000
```
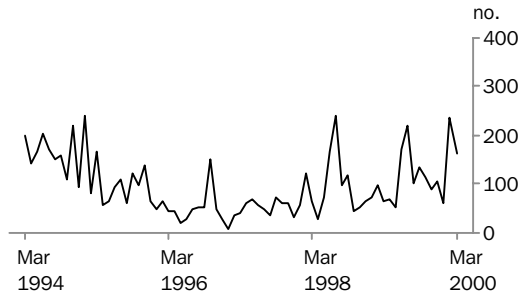
WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

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

TREND REVISIONS

Generally, the greater the volatility of the original series, the larger the size of the revisions to trend estimates. Analysis of the building approval original series has shown that they can be revised substantially. As a result, some months can elapse before turning points in the trend series are reliably identified.

The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the April seasonally adjusted estimate is higher than the March estimate by 7% for the number of private sector houses approved and 9% for total dwelling units approved; and that the April seasonally adjusted estimate is lower than the March 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

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

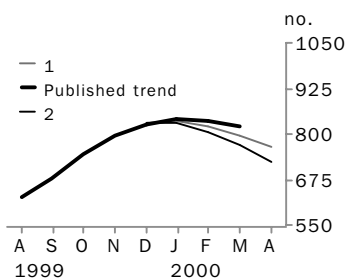|	TREND AS PUBLISHED		**1** rises by 7% on Mar 2000		**2** falls by 7% on Mar 2000	
	no.	% change	no.	% change	no.	% change
November 1999	795	7.2	800	7.4	803	7.6
December 1999	828	4.2	831	3.9	832	3.7
January 2000	840	1.4	834	0.3	829	–0.4
February 2000	836	–0.5	818	–1.8	804	–3.0
March 2000	819	–2.0	794	–3.0	767	–4.6
April 2000	n.y.a.	n.y.a.	766	–3.6	725	–5.5

TOTAL DWELLING UNITS
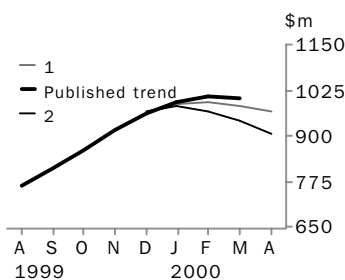
WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

	TREND AS PUBLISHED		**1** rises by 9% on Mar 2000		**2** falls by 9% on Mar 2000	
	no.	% change	no.	% change	no.	% change
November 1999	916	6.4	919	6.5	925	6.8
December 1999	962	5.0	964	4.9	966	4.4
January 2000	991	3.0	986	2.3	980	1.4
February 2000	1 005	1.4	990	0.4	968	–1.2
March 2000	1 002	–0.3	982	–0.8	939	–3.0
April 2000	n.y.a.	n.y.a.	968	–1.4	903	–3.8

1 DWELLING UNITS APPROVED

	HOUSES....................		OTHER DWELLINGS.........		TOTAL DWELLING UNITS...	
	Private sector	*Total*	*Private sector*	*Total*	*Private sector*	*Total*
Month	*no.*	*no.*	*no.*	*no.*	*no.*	*no.*
ORIGINAL						
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
June	652	673	162	172	814	845
July	615	620	222	222	837	842
August	663	669	102	102	765	771
September	731	772	135	135	866	907
October	667	681	110	113	777	794
November	892	904	89	89	981	993
December	736	736	106	106	842	842
2000						
January	649	649	63	63	712	712
February	836	838	235	235	1 071	1 073
March	807	809	165	165	972	974
SEASONALLY ADJUSTED						
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
June	603	611	n.a.	n.a.	717	735
July	538	549	n.a.	n.a.	752	758
August	596	597	n.a.	n.a.	696	701
September	687	726	n.a.	n.a.	781	807
October	716	733	n.a.	n.a.	797	826
November	844	857	n.a.	n.a.	921	937
December	807	815	n.a.	n.a.	950	952
2000						
January	960	977	n.a.	n.a.	1 088	1 090
February	830	828	n.a.	n.a.	1 045	1 048
March	689	667	n.a.	n.a.	862	863
TREND ESTIMATES						
1999						
January	531	549	n.a.	n.a.	606	629
February	536	555	n.a.	n.a.	620	642
March	543	561	n.a.	n.a.	634	655
April	551	569	n.a.	n.a.	651	670
May	559	576	n.a.	n.a.	670	687
June	572	588	n.a.	n.a.	691	706
July	592	608	n.a.	n.a.	714	729
August	626	643	n.a.	n.a.	744	760
September	680	698	n.a.	n.a.	789	806
October	742	760	n.a.	n.a.	844	861
November	795	811	n.a.	n.a.	902	916
December	828	839	n.a.	n.a.	952	962
2000						
January	840	845	n.a.	n.a.	985	991
February	836	835	n.a.	n.a.	1 003	1 005
March	819	810	n.a.	n.a.	1 004	1 002

DWELLING UNITS APPROVED, Percentage Change

	HOUSES....................		OTHER DWELLINGS......		TOTAL DWELLING UNITS...	
Month	Private sector	Total	Private sector	Total	Private sector	Total

ORIGINAL (% change from preceding month)

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
June	8.5	6.7	211.5	230.8	24.7	23.7
July	−5.7	−7.9	37.0	29.1	2.8	−0.4
August	7.8	7.9	−54.1	−54.1	−8.6	−8.4
September	10.3	15.4	32.4	32.4	13.2	17.6
October	−8.8	−11.8	−18.5	−16.3	−10.3	−12.5
November	33.7	32.7	−19.1	−21.2	26.3	25.1
December	−17.5	−18.6	19.1	19.1	−14.2	−15.2
2000						
January	−11.8	−11.8	−40.6	−40.6	−15.4	−15.4
February	28.8	29.1	273.0	273.0	50.4	50.7
March	−3.5	−3.5	−29.8	−29.8	−9.2	−9.2

SEASONALLY ADJUSTED (% change from preceding month)

1999						
January	−1.9	−0.2	n.a.	n.a.	6.2	7.2
February	−0.6	−0.7	n.a.	n.a.	−1.4	−0.6
March	5.5	5.0	n.a.	n.a.	0.8	0.8
April	−3.6	−4.6	n.a.	n.a.	−8.2	−9.7
May	12.8	17.5	n.a.	n.a.	20.0	21.0
June	0.5	−4.1	n.a.	n.a.	2.6	1.9
July	−10.7	−10.1	n.a.	n.a.	4.8	3.1
August	10.8	8.7	n.a.	n.a.	−7.4	−7.5
September	15.3	21.6	n.a.	n.a.	12.1	15.1
October	4.2	1.0	n.a.	n.a.	2.1	2.4
November	17.9	16.9	n.a.	n.a.	15.6	13.4
December	−4.4	−4.9	n.a.	n.a.	3.2	1.6
2000						
January	19.0	19.9	n.a.	n.a.	14.4	14.5
February	−13.6	−15.3	n.a.	n.a.	−3.9	−3.9
March	−17.0	−19.4	n.a.	n.a.	−17.5	−17.7

TREND ESTIMATES (% change from preceding month)

1999						
January	0.2	0.2	n.a.	n.a.	1.5	1.5
February	0.9	1.1	n.a.	n.a.	2.3	2.1
March	1.2	1.1	n.a.	n.a.	2.3	2.0
April	1.5	1.4	n.a.	n.a.	2.7	2.3
May	1.4	1.2	n.a.	n.a.	2.8	2.5
June	2.2	2.1	n.a.	n.a.	3.2	2.8
July	3.5	3.4	n.a.	n.a.	3.4	3.3
August	5.9	5.8	n.a.	n.a.	4.2	4.3
September	8.6	8.6	n.a.	n.a.	6.0	6.1
October	9.0	8.9	n.a.	n.a.	7.0	6.8
November	7.2	6.7	n.a.	n.a.	6.8	6.4
December	4.2	3.5	n.a.	n.a.	5.5	5.0
2000						
January	1.4	0.7	n.a.	n.a.	3.5	3.0
February	−0.5	−1.2	n.a.	n.a.	1.8	1.4
March	−2.0	−3.0	n.a.	n.a.	0.1	−0.3

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		
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	61.1	**144.9**
April	56.6	10.8	67.4	22.7	**90.1**
May	69.5	11.4	80.9	57.4	**138.3**
June	72.3	16.5	88.8	31.7	**120.5**
July	101.8	14.1	115.9	31.7	**147.6**
August	76.4	15.5	91.9	37.5	**129.4**
September	88.5	15.9	104.3	49.2	**153.5**
October	79.6	14.0	93.7	31.6	**125.2**
November	101.4	15.5	116.9	36.2	**153.1**
December	85.8	13.4	99.2	129.5	**228.8**
2000					
January	69.7	11.4	81.1	18.5	**99.6**
February	111.8	18.7	130.5	43.3	**173.9**
March	99.7	15.8	115.5	59.0	**174.5**
			SEASONALLY ADJUSTED		
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.	**129.2**
April	66.8	12.1	79.0	n.a.	**115.2**
May	70.1	12.6	82.7	n.a.	**139.1**
June	66.8	15.4	82.2	n.a.	**109.4**
July	90.5	14.4	104.9	n.a.	**140.3**
August	67.9	15.1	82.9	n.a.	**115.5**
September	80.6	13.7	94.2	n.a.	**125.2**
October	82.7	13.0	95.7	n.a.	**137.3**
November	92.3	14.9	107.2	n.a.	**154.5**
December	95.1	13.5	108.7	n.a.	**263.7**
2000					
January	100.5	15.4	115.9	n.a.	**123.2**
February	105.2	19.4	124.6	n.a.	**173.6**
March	90.9	13.7	104.6	n.a.	**151.9**
			TREND ESTIMATES		
1999					
January	59.0	11.9	70.8	61.7	**132.6**
February	61.3	12.3	73.6	57.9	**131.5**
March	64.0	12.7	76.7	53.1	**129.8**
April	67.0	13.2	80.1	47.1	**127.2**
May	69.8	13.6	83.4	41.0	**124.4**
June	72.5	14.0	86.5	34.3	**120.8**
July	75.1	14.2	89.3	31.9	**121.2**
August	77.9	14.2	92.1	35.2	**127.3**
September	81.4	14.1	95.5	43.1	**138.6**
October	85.6	14.1	99.8	52.5	**152.2**
November	90.1	14.4	104.5	59.8	**164.3**
December	94.2	14.9	109.0	62.7	**171.8**
2000					
January	97.4	15.4	112.8	61.4	**174.2**
February	99.7	15.8	115.5	57.7	**173.2**
March	100.2	16.1	116.4	52.9	**169.3**

(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)				
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	–48.4	–23.4
April	–18.1	–25.9	–19.5	–62.9	–37.8
May	22.8	5.5	20.0	152.7	53.5
June	4.1	44.5	9.8	–44.8	–12.9
July	40.8	–14.7	30.5	0.1	22.5
August	–24.9	10.0	–20.7	18.3	–12.3
September	15.8	2.4	13.5	31.1	18.6
October	–10.0	–11.7	–10.2	–35.8	–18.4
November	27.3	10.6	24.8	14.6	22.2
December	–15.4	–13.3	–15.1	257.9	49.5
2000					
January	–18.8	–15.0	–18.2	–85.7	–56.4
February	60.5	63.6	60.9	134.0	74.5
March	–10.8	–15.6	–11.5	36.1	0.3
	SEASONALLY ADJUSTED (% change from preceding month)				
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.	–33.9
April	4.9	–5.2	3.2	n.a.	–10.9
May	4.8	4.2	4.7	n.a.	20.8
June	–4.6	21.7	–0.6	n.a.	–21.3
July	35.4	–6.2	27.7	n.a.	28.3
August	–25.0	4.6	–21.0	n.a.	–17.7
September	18.7	–9.3	13.6	n.a.	8.4
October	2.6	–5.0	1.5	n.a.	9.7
November	11.6	14.8	12.1	n.a.	12.5
December	3.1	–9.3	1.4	n.a.	70.7
2000					
January	5.6	13.8	6.6	n.a.	–53.3
February	4.7	26.0	7.5	n.a.	40.9
March	–13.6	–29.4	–16.0	n.a.	–12.5
	TREND ESTIMATES (% change from preceding month)				
1999					
January	3.0	3.2	3.0	–3.5	–0.1
February	4.0	3.2	3.9	–6.1	–0.8
March	4.4	3.5	4.2	–8.4	–1.3
April	4.6	3.8	4.5	–11.3	–2.0
May	4.3	3.5	4.1	–12.9	–2.2
June	3.8	2.8	3.7	–16.4	–3.0
July	3.6	1.5	3.2	–7.0	0.3
August	3.7	–0.1	3.1	10.5	5.0
September	4.5	–0.6	3.7	22.5	8.9
October	5.3	0.1	4.5	21.6	9.8
November	5.2	1.7	4.7	14.0	7.9
December	4.5	3.4	4.4	4.9	4.5
2000					
January	3.4	3.5	3.4	–2.1	1.4
February	2.4	2.7	2.4	–6.1	–0.6
March	0.5	2.3	0.8	–8.3	–2.3

(a) Refer to Explanatory Notes paragraph 12.

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)						
1996-1997	5 508	613	11	8	8	6 148
1997-1998	6 177	726	9	75	10	6 997
1998-1999	6 555	1 012	11	118	1	7 697
1999						
March	643	66	1	1	0	711
April	487	71	0	0	0	558
May	599	52	0	2	0	653
June	650	57	2	105	0	814
July	614	219	0	3	1	837
August	663	100	1	0	1	765
September	730	130	0	5	1	866
October	667	109	0	0	1	777
November	892	88	0	0	1	981
December	736	104	0	0	2	842
2000						
January	649	62	1	0	0	712
February	836	233	2	0	0	1 071
March	807	159	2	4	0	972
PUBLIC SECTOR (Number)						
1996-1997	96	17	0	3	0	116
1997-1998	193	23	2	0	0	218
1998-1999	206	22	3	0	0	231
1999						
March	39	0	0	0	0	39
April	10	0	0	0	0	10
May	30	0	0	0	0	30
June	18	10	3	0	0	31
July	5	0	0	0	0	5
August	6	0	0	0	0	6
September	41	0	0	0	0	41
October	14	3	0	0	0	17
November	12	0	0	0	0	12
December	0	0	0	0	0	0
2000						
January	0	0	0	0	0	0
February	2	0	0	0	0	2
March	2	0	0	0	0	2
TOTAL (Number)						
1996-1997	5 604	630	11	11	8	6 264
1997-1998	6 370	749	11	75	10	7 215
1998-1999	6 761	1 034	14	118	1	7 928
1999						
March	682	66	1	1	0	750
April	497	71	0	0	0	568
May	629	52	0	2	0	683
June	668	67	5	105	0	845
July	619	219	0	3	1	842
August	669	100	1	0	1	771
September	771	130	0	5	1	907
October	681	112	0	0	1	794
November	904	88	0	0	1	993
December	736	104	0	0	2	842
2000						
January	649	62	1	0	0	712
February	838	233	2	0	0	1 073
March	809	159	2	4	0	974

(a) See Glossary for definition.

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)								
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**
1998-1999	624.9	132.6	0.4	136.5	4.5	898.9	443.0	**1 341.9**
1999								
March	60.6	5.2	0.0	14.0	0.0	79.8	48.1	**128.0**
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**
June	64.4	5.8	0.1	12.3	4.0	86.5	27.4	**113.9**
July	62.3	39.0	0.0	13.2	0.2	114.8	27.2	**141.9**
August	63.0	12.9	0.0	15.3	0.0	91.3	28.0	**119.3**
September	73.8	11.4	0.0	15.3	0.4	100.9	29.0	**129.9**
October	68.1	10.0	0.0	13.8	0.0	91.9	20.9	**112.8**
November	91.6	8.8	0.0	14.8	0.0	115.3	19.3	**134.6**
December	76.9	8.9	0.0	12.8	0.0	98.6	37.0	**135.6**
2000								
January	64.2	5.5	0.1	10.5	0.0	80.3	15.0	**95.3**
February	85.2	26.4	0.1	17.8	0.0	129.5	28.6	**158.1**
March	80.9	18.5	0.1	14.1	0.1	113.7	32.7	**146.4**
PUBLIC SECTOR ($ million)								
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**
1998-1999	16.4	1.7	0.1	2.4	0.0	20.7	227.9	**248.5**
1999								
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	24.6	**27.4**
June	1.4	0.8	0.1	0.0	0.0	2.3	4.3	**6.6**
July	0.5	0.0	0.0	0.6	0.0	1.1	4.6	**5.6**
August	0.5	0.0	0.0	0.1	0.0	0.6	9.5	**10.1**
September	3.3	0.0	0.0	0.1	0.0	3.4	20.2	**23.6**
October	1.4	0.2	0.0	0.2	0.0	1.8	10.7	**12.5**
November	0.9	0.0	0.0	0.7	0.0	1.6	16.9	**18.4**
December	0.0	0.0	0.0	0.6	0.0	0.6	92.6	**93.2**
2000								
January	0.0	0.0	0.0	0.9	0.0	0.9	3.5	**4.4**
February	0.2	0.0	0.0	0.8	0.0	1.0	14.7	**15.8**
March	0.3	0.0	0.0	1.5	0.0	1.8	26.2	**28.0**
TOTAL ($ million)								
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**
1998-1999	641.3	134.3	0.5	138.9	4.5	919.6	670.9	**1 590.5**
1999								
March	63.9	5.2	0.0	14.6	0.0	83.7	61.1	**144.9**
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	57.4	**138.3**
June	65.7	6.6	0.2	12.3	4.0	88.8	31.7	**120.5**
July	62.8	39.0	0.0	13.8	0.2	115.9	31.7	**147.6**
August	63.5	12.9	0.0	15.5	0.0	91.9	37.5	**129.4**
September	77.1	11.4	0.0	15.4	0.4	104.3	49.2	**153.5**
October	69.4	10.2	0.0	14.0	0.0	93.7	31.6	**125.2**
November	92.5	8.8	0.0	15.5	0.0	116.9	36.2	**153.1**
December	76.9	8.9	0.0	13.4	0.0	99.2	129.5	**228.8**
2000								
January	64.2	5.5	0.1	11.3	0.0	81.1	18.5	**99.6**
February	85.5	26.4	0.1	18.6	0.0	130.5	43.3	**173.9**
March	81.2	18.5	0.1	15.6	0.1	115.5	59.0	**174.5**

(a) See Glossary for definition.

DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDING(a): **Original**

NEW OTHER RESIDENTIAL BUILDING ....

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc of			Flats, units or apartments in a building of				Total	Total new residential building
		One storey	*Two or more storeys*	*Total*	*One or two storeys*	*Three storeys*	*Four or more storeys*	*Total*		
NUMBER OF DWELLING UNITS										
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**
1998-1999	6 761	381	309	690	53	105	186	344	1 034	**7 795**
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**
June	668	30	37	67	0	0	0	0	67	**735**
July	619	86	20	106	2	31	80	113	219	**838**
August	669	65	13	78	4	0	18	22	100	**769**
September	771	82	48	130	0	0	0	0	130	**901**
October	681	73	25	98	10	4	0	14	112	**793**
November	904	48	36	84	4	0	0	4	88	**992**
December	736	48	44	92	12	0	0	12	104	**840**
2000										
January	649	39	19	58	4	0	0	4	62	**711**
February	838	75	79	154	0	32	47	79	233	**1 071**
March	809	30	35	65	0	77	17	94	159	**968**
VALUE ($ million)										
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**
1998-1999	641.4	29.4	33.7	63.0	5.5	9.2	56.5	71.2	134.2	**775.6**
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**
June	65.7	2.4	4.1	6.6	0.0	0.0	0.0	0.0	6.6	**72.3**
July	62.8	6.3	1.9	8.3	0.2	2.8	27.8	30.7	39.0	**101.8**
August	63.5	5.2	2.4	7.6	0.3	0.0	5.0	5.3	12.9	**76.4**
September	77.1	5.9	5.5	11.4	0.0	0.0	0.0	0.0	11.4	**88.5**
October	69.4	5.6	3.1	8.7	0.9	0.6	0.0	1.5	10.2	**79.6**
November	92.5	3.8	4.5	8.3	0.6	0.0	0.0	0.6	8.8	**101.4**
December	76.9	3.8	4.7	8.5	0.5	0.0	0.0	0.5	8.9	**85.8**
2000										
January	64.2	2.6	2.7	5.3	0.2	0.0	0.0	0.2	5.5	**69.7**
February	85.5	4.6	7.0	11.6	0.0	5.0	9.8	14.8	26.4	**111.8**
March	81.2	2.8	3.8	6.6	0.0	8.7	3.3	12.0	18.5	**99.7**

(a) See Glossary for definition.

8   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)				
1996-1997	477.2	46.6	523.8	118.3	642.1	587.8	**1 230.1**
1997-1998	567.7	62.5	630.2	127.7	758.0	602.2	**1 360.1**
1998-1999	616.6	131.0	747.6	138.4	886.0	661.5	**1 547.5**
1998							
September	163.2	71.3	234.5	34.5	269.0	158.0	**427.0**
December	146.0	13.7	159.6	32.3	192.0	150.5	**342.5**
1999							
March	141.4	24.5	165.9	34.9	200.8	243.6	**444.4**
June	166.1	21.5	187.6	36.6	224.2	109.4	**333.7**
September	188.8	61.0	249.8	42.2	291.9	115.1	**407.1**
December	218.3	26.9	245.1	39.3	284.4	190.9	**475.3**
			ORIGINAL (% change from preceding quarter)				
1998							
September	12.4	242.6	41.3	21.8	38.5	45.4	**41.0**
December	−10.5	−80.8	−31.9	−6.3	−28.6	−4.7	**−19.8**
1999							
March	−3.1	79.1	3.9	8.1	4.6	61.8	**29.8**
June	17.5	−12.1	13.1	4.7	11.7	−55.1	**−24.9**
September	13.6	183.4	33.1	15.3	30.2	5.2	**22.0**
December	15.6	−56.0	−1.9	−6.9	−2.6	65.8	**16.8**

(a) Reference year for chain volume measures is 1997-98. Refer to Explanatory Notes paragraph 20-21.

(b) Refer to Explanatory Notes paragraph 12.

9

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

Period	Hotels, motels and other short term accommodation....		Shops		Factories		Offices		Other business premises		Educational	
	no.	$m	no.	$m	no.	$m	no.	$m	no.	$m	no.	$m
Value—$50,000–$199,999												
2000												
January	5	0.7	8	0.6	6	0.8	10	0.8	8	0.6	2	0.2
February	2	0.3	16	1.3	6	0.7	9	1.0	15	1.5	2	0.1
March	3	0.4	14	1.2	2	0.1	17	1.6	16	1.5	7	0.7
Value—$200,000–$499,999												
2000												
January	0	0.0	4	1.2	1	0.2	2	0.4	1	0.3	2	0.6
February	0	0.0	4	1.3	1	0.3	3	1.0	4	1.2	0	0.0
March	2	0.8	3	0.8	3	0.9	8	3.0	5	1.3	3	0.8
Value—$500,000–$999,999												
2000												
January	0	0.0	2	1.4	1	0.5	0	0.0	2	1.2	2	1.5
February	0	0.0	1	0.8	5	4.2	1	0.9	2	1.2	1	0.7
March	0	0.0	1	0.5	0	0.0	2	1.2	1	0.7	1	0.5
Value—$1,000,000–$4,999,999												
2000												
January	0	0.0	0	0.0	1	1.2	1	1.1	1	2.9	0	0.0
February	1	1.3	0	0.0	0	0.0	3	5.2	1	1.7	1	1.5
March	3	4.6	4	5.9	0	0.0	0	0.0	1	3.5	2	2.8
Value—$5,000,000 and over												
2000												
January	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
February	1	5.5	0	0.0	0	0.0	1	5.3	0	0.0	0	0.0
March	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Value—Total												
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
1998-1999	36	25.2	231	128.1	69	35.4	173	65.0	241	141.3	121	136.2
2000												
January	5	0.7	14	3.1	9	2.7	13	2.4	12	5.0	6	2.2
February	4	7.0	21	3.3	12	5.2	17	13.3	22	5.6	4	2.3
March	8	5.8	22	8.4	5	1.0	27	5.8	23	6.9	13	4.8

Periodd	Religious no..	$m	Health no.	$m	Entertainment and recreational no.	$m	Miscellaneous no.	$m	Total non-residential building no.	$m
Value—$50,000–$199,999										
2000										
January	0	0.0	0	0.0	2	0.1	1	0.1	42	3.7
February	1	0.1	2	0.4	2	0.1	5	0.5	60	5.8
March	4	0.4	1	0.1	3	0.3	5	0.6	72	6.8
Value—$200,000–$499,999										
2000										
January	0	0.0	3	0.8	1	0.4	0	0.0	14	3.9
February	0	0.0	0	0.0	0	0.0	2	0.6	14	4.3
March	0	0.0	2	0.7	3	1.0	2	0.5	31	9.7
Value—$500,000–$999,999										
2000										
January	0	0.0	0	0.0	0	0.0	0	0.0	7	4.6
February	0	0.0	0	0.0	1	0.8	0	0.0	11	8.5
March	1	0.5	2	1.4	0	0.0	1	0.8	9	5.6
Value—$1,000,000–$4,999,999										
2000										
January	0	0.0	0	0.0	0	0.0	1	1.1	4	6.3
February	0	0.0	0	0.0	1	2.5	1	1.8	8	14.0
March	0	0.0	0	0.0	1	1.0	0	0.0	11	17.8
Value—$5,000,000 and over										
2000										
January	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
February	0	0.0	0	0.0	0	0.0	0	0.0	2	10.8
March	0	0.0	1	5.8	1	13.3	0	0.0	2	19.1
Value—Total										
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
1998-1999	13	1.8	40	61.6	63	46.2	67	30.1	1 054	670.9
2000										
January	0	0.0	3	0.8	3	0.5	2	1.1	67	18.5
February	1	0.1	2	0.4	4	3.4	8	2.8	95	43.3
March	5	0.9	6	8.0	8	15.7	8	1.8	125	59.0

10

VALUE OF NON-RESIDENTIAL BUILDING APPROVED: Original

Period	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total non-residential building
PRIVATE SECTOR ($ million)											
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**
1998-1999	24.2	126.3	34.8	48.3	120.0	24.2	1.8	23.7	27.5	12.2	**443.0**
1999											
March	0.6	9.6	0.4	9.1	22.3	1.8	0.1	2.0	2.0	0.2	**48.1**
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**
June	0.4	5.2	1.2	7.0	8.9	2.2	0.1	0.4	0.1	1.8	**27.4**
July	0.3	4.3	1.2	2.7	4.6	1.5	6.0	3.8	0.4	2.2	**27.2**
August	2.2	5.1	2.8	2.9	4.5	6.5	0.4	2.4	0.0	1.1	**28.0**
September	1.8	10.5	1.6	4.2	5.2	1.5	2.0	1.2	0.3	0.8	**29.0**
October	0.2	3.1	4.2	1.8	6.8	1.6	0.0	1.6	0.9	0.8	**20.9**
November	0.3	4.0	1.9	4.5	3.1	3.1	0.2	2.1	0.2	0.0	**19.3**
December	0.8	4.2	2.5	5.4	8.8	3.8	0.7	1.1	8.6	1.2	**37.0**
2000											
January	0.5	3.1	2.7	1.0	5.0	2.2	0.0	0.3	0.1	0.1	**15.0**
February	7.0	3.3	5.2	4.4	5.5	2.2	0.1	0.4	0.1	0.5	**28.6**
March	5.8	8.4	1.0	4.7	6.7	2.7	0.9	0.3	0.8	1.5	**32.7**
PUBLIC SECTOR ($ million)											
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**
1998-1999	1.0	1.7	0.6	16.7	21.4	112.0	0.0	37.9	18.7	17.9	**227.9**
1999											
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	4.3	0.0	18.3	0.1	0.1	**24.6**
June	0.0	0.0	0.0	0.2	0.0	0.2	0.0	0.9	3.0	0.1	**4.3**
July	0.0	0.0	0.1	0.0	0.0	3.6	0.0	0.7	0.1	0.2	**4.6**
August	0.2	0.0	0.0	0.0	0.1	6.1	0.0	3.1	0.0	0.1	**9.5**
September	0.0	0.0	0.0	7.7	0.0	1.1	0.0	10.9	0.4	0.0	**20.2**
October	0.0	0.0	0.0	8.6	0.6	0.9	0.0	0.4	0.1	0.1	**10.7**
November	0.0	0.0	0.0	0.9	0.0	12.7	0.0	1.9	0.5	0.8	**16.9**
December	0.0	0.0	0.0	1.3	0.0	6.4	0.0	1.2	83.7	0.0	**92.6**
2000											
January	0.2	0.0	0.0	1.4	0.0	0.0	0.0	0.5	0.4	1.1	**3.5**
February	0.0	0.0	0.0	8.9	0.1	0.1	0.0	0.0	3.3	2.3	**14.7**
March	0.0	0.0	0.0	1.0	0.3	2.1	0.0	7.7	14.8	0.4	**26.2**
TOTAL ($ million)											
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**
1998-1999	25.2	128.1	35.4	65.0	141.3	136.2	1.8	61.6	46.2	30.1	**670.9**
1999											
March	0.6	9.6	0.4	10.1	22.7	11.6	0.1	2.4	3.2	0.4	**61.1**
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	8.3	0.2	18.4	6.3	0.7	**57.4**
June	0.4	5.2	1.2	7.2	8.9	2.4	0.1	1.3	3.1	2.0	**31.7**
July	0.3	4.3	1.3	2.7	4.6	5.1	6.0	4.5	0.5	2.4	**31.7**
August	2.4	5.1	2.8	2.9	4.6	12.6	0.4	5.5	0.0	1.2	**37.5**
September	1.8	10.5	1.6	11.9	5.2	2.6	2.0	12.1	0.8	0.8	**49.2**
October	0.2	3.1	4.2	10.4	7.4	2.5	0.0	2.0	1.0	0.9	**31.6**
November	0.3	4.0	1.9	5.4	3.1	15.7	0.2	4.0	0.7	0.8	**36.2**
December	0.8	4.2	2.5	6.7	8.8	10.2	0.7	2.3	92.2	1.2	**129.5**
2000											
January	0.7	3.1	2.7	2.4	5.0	2.2	0.0	0.8	0.5	1.1	**18.5**
February	7.0	3.3	5.2	13.3	5.6	2.3	0.1	0.4	3.4	2.8	**43.3**
March	5.8	8.4	1.0	5.8	6.9	4.8	0.9	8.0	15.7	1.8	**59.0**

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				
1997-1998	4 004	536	4 627	371 235	49 293	99 543	520 071	379 003	**899 074**
1998-1999	4 325	905	5 350	424 304	122 063	109 238	655 605	323 827	**979 432**
1999									
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**
June	434	53	594	44 647	5 336	13 688	63 671	17 628	**81 299**
July	392	201	597	41 487	37 549	10 962	89 998	20 044	**110 042**
August	415	72	489	41 663	11 375	12 027	65 065	18 023	**83 088**
September	489	106	600	51 274	9 443	11 990	72 707	19 429	**92 136**
October	456	97	554	47 102	9 356	10 556	67 014	11 684	**78 698**
November	601	83	685	63 941	8 495	10 790	83 226	14 436	**97 662**
December	474	93	569	51 579	7 972	10 246	69 797	31 572	**101 369**
2000									
January	403	41	445	42 224	4 627	8 397	55 249	8 958	**64 207**
February	546	224	771	57 051	26 054	14 250	97 356	17 141	**114 496**
March	535	151	688	55 671	17 986	11 635	85 292	16 472	**101 764**
					PUBLIC SECTOR				
1997-1998	161	17	180	12 101	995	306	13 401	89 596	**102 998**
1998-1999	137	14	151	10 385	1 140	2 084	13 610	174 499	**188 108**
1999									
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	15 816	**17 568**
June	17	4	21	1 219	278	25	1 522	1 216	**2 738**
July	5	0	5	452	0	0	452	1 974	**2 426**
August	6	0	6	501	0	118	619	5 916	**6 535**
September	29	0	29	2 603	0	108	2 711	14 138	**16 849**
October	14	3	17	1 360	210	12	1 582	9 786	**11 369**
November	12	0	12	884	0	33	916	12 981	**13 897**
December	0	0	0	0	0	443	443	92 259	**92 701**
2000									
January	0	0	0	0	0	34	34	1 515	**1 549**
February	2	0	2	236	0	800	1 036	14 383	**15 419**
March	0	0	0	0	0	770	770	25 186	**25 956**
					TOTAL				
1997-1998	4 165	553	4 807	383 336	50 287	99 849	533 472	468 599	**1 002 071**
1998-1999	4 462	919	5 501	434 689	123 203	111 322	669 214	498 326	**1 167 540**
1999									
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	39 899	**97 866**
June	451	57	615	45 866	5 614	13 713	65 193	18 844	**84 038**
July	397	201	602	41 938	37 549	10 962	90 450	22 017	**112 467**
August	421	72	495	42 164	11 375	12 146	65 684	23 939	**89 623**
September	518	106	629	53 877	9 443	12 098	75 418	33 567	**108 985**
October	470	100	571	48 463	9 566	10 568	68 597	21 470	**90 066**
November	613	83	697	64 824	8 495	10 823	84 142	27 417	**111 559**
December	474	93	569	51 579	7 972	10 689	70 240	123 830	**194 070**
2000									
January	403	41	445	42 224	4 627	8 431	55 283	10 473	**65 756**
February	548	224	773	57 288	26 054	15 050	98 392	31 524	**129 916**
March	535	151	688	55 671	17 986	12 405	86 062	41 658	**127 720**

(a) Refer to footnote (a) in Table 12.   (b) Refer to Explanatory Notes paragraph 12.

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	**2 296**	**454**	**2 759**	**230 816**	**50 447**	**45 901**	**327 164**	**120 824**	**447 988**
Adelaide (SD)	**1 486**	**416**	**1 906**	**155 183**	**48 668**	**35 887**	**239 737**	**83 655**	**323 392**
Northern Adelaide (SSD)	*541*	*12*	*555*	*53 284*	*1 076*	*4 730*	*59 090*	*9 962*	*69 052*
Gawler (M)	54	0	54	4 715	0	314	5 028	172	5 200
Playford (C)–East Central	55	0	55	5 035	0	85	5 120	70	5 190
Playford (C)–Elizabeth	2	0	2	119	0	903	1 022	1 240	2 262
Playford (C)–Hills	11	0	11	1 154	0	60	1 214	0	1 214
Playford (C)–West	11	0	11	986	0	43	1 029	0	1 029
Playford (C)–West Central	3	0	3	229	0	67	296	0	296
Port Adel. Enfield (C)–East	59	4	63	5 682	336	103	6 121	151	6 271
Port Adel. Enfield (C)–Inner	11	0	11	1 146	0	80	1 226	120	1 346
Salisbury (C)–Central	26	0	27	2 446	0	468	2 914	155	3 069
Salisbury (C)–Inner North	58	0	58	4 777	0	696	5 473	0	5 473
Salisbury (C)–North-East	21	0	21	1 935	0	315	2 250	0	2 250
Salisbury (C)–South-East	56	0	56	4 909	0	325	5 234	4 200	9 434
Salisbury (C) Bal	51	8	59	5 943	740	0	6 683	2 875	9 557
Tea Tree Gully (C)–Central	12	0	12	1 075	0	334	1 409	0	1 409
Tea Tree Gully (C)–Hills	1	0	2	96	0	193	289	0	289
Tea Tree Gully (C)–North	74	0	74	8 349	0	177	8 527	230	8 757
Tea Tree Gully (C)–South	36	0	36	4 688	0	568	5 256	750	6 006
Western Adelaide (SSD)	*247*	*21*	*268*	*23 265*	*2 111*	*5 581*	*30 956*	*11 172*	*42 127*
Charles Sturt (C)–Coastal	29	4	33	3 267	675	1 644	5 586	1 960	7 546
Charles Sturt (C)–Inner East	15	2	17	1 616	165	561	2 342	239	2 581
Charles Sturt (C)–Inner West	34	4	38	3 330	357	198	3 884	420	4 304
Charles Sturt (C)–North-East	48	2	50	4 316	125	974	5 415	1 328	6 743
Port Adel. Enfield (C)–Coast	10	0	10	789	0	610	1 399	90	1 489
Port Adel. Enfield (C)–Port	39	2	41	3 292	159	302	3 752	2 055	5 807
West Torrens (C)–East	27	2	29	2 400	150	648	3 198	4 460	7 658
West Torrens (C)–West	45	5	50	4 254	480	644	5 379	620	5 999
Unincorp. Western	0	0	0	0	0	0	0	0	0
Eastern Adelaide (SSD)	*252*	*265*	*518*	*30 840*	*28 022*	*17 128*	*75 990*	*42 925*	*118 915*
Adelaide (C)	5	137	142	1 140	16 500	1 457	19 097	32 017	51 114
Adelaide Hills (DC)–Central	14	3	17	1 789	220	1 031	3 041	260	3 301
Adelaide Hills (DC)–Ranges	20	0	20	2 814	0	256	3 070	0	3 070
Burnside (C)–North-East	14	14	28	2 556	1 917	863	5 336	800	6 136
Burnside (C)–South-West	10	2	12	1 863	220	908	2 991	80	3 071
Campbelltown (C)–East	62	2	64	6 639	105	614	7 359	120	7 479
Campbelltown (C)–West	45	6	51	4 386	382	4 283	9 051	740	9 791
Norw. P'ham St Ptrs (C)–East	35	38	73	3 763	2 500	872	7 135	125	7 260
Norw. P'ham St Ptrs (C)–West	12	26	38	1 616	2 087	1 216	4 920	548	5 468
Prospect (C)	15	16	31	1 549	1 200	1 111	3 859	1 820	5 679
Unley (C)–East	11	10	21	1 365	1 110	1 472	3 948	5 835	9 783
Unley (C)–West	2	4	7	228	480	2 503	3 211	0	3 211
Walkerville (M)	7	7	14	1 131	1 300	542	2 972	580	3 552
Southern Adelaide (SSD)	*446*	*118*	*565*	*47 794*	*17 459*	*8 448*	*73 701*	*19 597*	*93 298*
Holdfast Bay (C)–North	13	66	79	1 957	13 270	1 370	16 597	3 337	19 934
Holdfast Bay (C)–South	24	6	30	2 520	483	842	3 845	865	4 710
Marion (C)–Central	26	10	36	2 493	620	583	3 695	2 165	5 860
Marion (C)–North	21	29	50	2 150	2 106	272	4 528	750	5 278
Marion (C)–South	64	3	67	6 798	600	263	7 661	0	7 661
Mitcham (C)–Hills	43	0	43	5 708	0	1 646	7 355	1 370	8 725
Mitcham (C)–North-East	14	0	14	1 971	0	408	2 379	0	2 379
Mitcham (C)–West	17	0	17	1 659	0	1 050	2 709	629	3 337
Onkaparinga (C)–Hackham	10	0	10	885	0	25	910	0	910
Onkaparinga (C)–Hills	19	0	19	2 832	0	461	3 293	335	3 628
Onkaparinga (C)–Morphett	6	0	6	560	0	154	714	0	714
Onkaparinga (C)–North Coast	10	2	12	741	200	195	1 136	7 379	8 515
Onkaparinga (C)–Reservoir	50	0	50	6 035	0	503	6 538	0	6 538
Onkaparinga (C)–South Coast	75	2	77	6 609	180	278	7 067	135	7 202
Onkaparinga (C)–Woodcroft	54	0	55	4 875	0	399	5 274	2 632	7 906

| | 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)	424	21	445	40 393	990	3 386	44 769	11 881	56 651
Barossa (SSD)	*86*	*0*	*86*	*8 090*	*0*	*747*	*8 837*	*8 514*	*17 351*
Barossa (DC)–Angaston	19	0	19	1 865	0	172	2 036	7 263	9 299
Barossa (DC)–Barossa	14	0	14	1 373	0	256	1 629	0	1 629
Barossa (DC)–Tanunda	15	0	15	1 715	0	171	1 886	401	2 287
Light (DC)	22	0	22	1 869	0	114	1 983	90	2 073
Mallala (DC)	16	0	16	1 268	0	34	1 302	760	2 062
Kangaroo Island (SSD)	*26*	*0*	*26*	*2 162*	*0*	*96*	*2 258*	*400*	*2 658*
Kangaroo Island (DC)	26	0	26	2 162	0	96	2 258	400	2 658
Mt Lofty Ranges (SSD)	*116*	*0*	*116*	*11 839*	*0*	*1 524*	*13 363*	*733*	*14 096*
Adelaide Hills (DC)–North	10	0	10	1 006	0	169	1 175	0	1 175
Adelaide Hills (DC) Bal	37	0	37	3 858	0	963	4 821	85	4 906
Mount Barker (DC)–Central	47	0	47	5 097	0	346	5 443	550	5 993
Mount Barker (DC) Bal	22	0	22	1 878	0	45	1 923	98	2 021
Fleurieu (SSD)	*196*	*21*	*217*	*18 302*	*990*	*1 020*	*20 311*	*2 234*	*22 546*
Alexandrina (DC)–Coastal	79	2	81	7 378	270	370	8 018	1 766	9 784
Alexandrina (DC)–Strathalbyn	22	0	22	2 090	0	307	2 397	65	2 462
Victor Harbor (DC)	76	19	95	6 997	720	224	7 940	403	8 343
Yankalilla (DC)	19	0	19	1 837	0	120	1 956	0	1 956
Yorke and Lower North (SD)	77	3	80	5 985	120	1 277	7 382	2 483	9 865
Yorke (SSD)	*54*	*3*	*57*	*4 425*	*120*	*822*	*5 367*	*505*	*5 872*
Barunga West (DC)	6	0	6	397	0	72	470	77	547
Copper Coast (DC)	18	0	18	1 806	0	322	2 127	0	2 127
Yorke Peninsula (DC)–North	20	0	20	1 531	0	329	1 860	428	2 288
Yorke Peninsula (DC)–South	10	3	13	691	120	99	910	0	910
Unincorp. Yorke	0	0	0	0	0	0	0	0	0
Lower North (SSD)	*23*	*0*	*23*	*1 560*	*0*	*456*	*2 015*	*1 978*	*3 993*
Clare and Gilbert Valleys (DC)	11	0	11	925	0	406	1 330	229	1 560
Goyder (DC)	5	0	5	348	0	10	358	1 650	2 008
Wakefield (DC)	7	0	7	287	0	40	327	99	426
Murray Lands (SD)	116	8	124	10 058	450	667	11 174	9 719	20 893
Riverland (SSD)	*65*	*4*	*69*	*5 785*	*270*	*416*	*6 471*	*2 991*	*9 461*
Berri & Barmera (DC)–Barmera	5	0	5	604	0	11	614	0	614
Berri & Barmera (DC)–Berri	13	2	15	1 342	83	42	1 466	245	1 711
Loxton Waikerie (DC)–East	14	0	14	1 448	0	95	1 543	2 746	4 289
Loxton Waikerie (DC)–West	3	0	3	345	0	0	345	0	345
Mid Murray (DC)	22	2	24	1 268	187	128	1 583	0	1 583
Renmark Paringa (DC)–Paringa	2	0	2	93	0	48	141	0	141
Renmark Paringa (DC)–Renmark	6	0	6	686	0	93	779	0	779
Unincorp. Riverland	0	0	0	0	0	0	0	0	0
Murray Mallee (SSD)	*51*	*4*	*55*	*4 273*	*180*	*250*	*4 703*	*6 728*	*11 432*
Karoonda East Murray (DC)	0	0	0	0	0	40	40	0	40
Murray Bridge (RC)	46	4	50	3 854	180	153	4 186	2 863	7 050
Southern Mallee (DC)	0	0	0	0	0	25	25	50	75
The Coorong (DC)	5	0	5	419	0	33	452	3 815	4 267
Unincorp. Murray Mallee	0	0	0	0	0	0	0	0	0
South East (SD)	96	6	106	9 965	220	1 135	11 320	3 324	14 644
Upper South East (SSD)	*42*	*4*	*50*	*3 987*	*60*	*347*	*4 394*	*979*	*5 373*
Lacepede (DC)	4	0	4	327	0	15	342	0	342
Lucindale (DC)	29	4	37	2 714	60	225	2 998	154	3 152
Robe (DC)	4	0	4	506	0	82	588	570	1 158
Tatiara (DC)	5	0	5	441	0	25	466	255	721

	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)	*54*	*2*	*56*	*5 978*	*160*	*788*	*6 925*	*2 345*	*9 270*
Grant (DC)	8	0	8	718	0	192	911	250	1 161
Mount Gambier (C)	30	2	32	3 687	160	517	4 365	2 095	6 459
Wattle Range (DC)–East	5	0	5	625	0	10	635	0	635
Wattle Range (DC)–West	11	0	11	948	0	68	1 016	0	1 016
Eyre (SD)	68	0	69	6 506	0	951	7 457	1 873	9 330
Lincoln (SSD)	*51*	*0*	*52*	*5 310*	*0*	*872*	*6 182*	*1 873*	*8 055*
Cleve (DC)	0	0	0	0	0	78	78	50	128
Elliston (DC)	3	0	3	133	0	30	163	63	226
Franklin Harbor (DC)	2	0	2	287	0	10	297	0	297
Kimba (DC)	1	0	1	57	0	19	75	350	425
Le Hunte (DC)	0	0	0	0	0	0	0	0	0
Lower Eyre Peninsula (DC)	16	0	16	2 028	0	252	2 280	100	2 380
Port Lincoln (C)	24	0	25	2 462	0	483	2 945	1 310	4 255
Tumby Bay (DC)	5	0	5	344	0	0	344	0	344
Unincorp. Lincoln	0	0	0	0	0	0	0	0	0
West Coast (SSD)	*17*	*0*	*17*	*1 196*	*0*	*79*	*1 274*	*0*	*1 274*
Ceduna (DC)	12	0	12	974	0	0	974	0	974
Streaky Bay (DC)	5	0	5	222	0	79	300	0	300
Unincorp. West Coast	0	0	0	0	0	0	0	0	0
Northern (SD)	29	0	29	2 727	0	2 599	5 325	7 889	13 215
Whyalla (SSD)	*4*	*0*	*4*	*332*	*0*	*1 297*	*1 629*	*4 096*	*5 725*
Whyalla (C)	4	0	4	332	0	1 297	1 629	4 096	5 725
Unincorp. Whyalla	0	0	0	0	0	0	0	0	0
Pirie (SSD)	*14*	*0*	*14*	*1 164*	*0*	*104*	*1 268*	*487*	*1 756*
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	137	137
Port Pirie C, Dists (M)–City	5	0	5	433	0	35	468	350	818
Port Pirie C, Dists (M) Bal	9	0	9	731	0	69	800	0	800
Unincorp. Pirie	0	0	0	0	0	0	0	0	0
Flinders Ranges (SSD)	*8*	*0*	*8*	*912*	*0*	*360*	*1 272*	*1 325*	*2 597*
Flinders Ranges (DC)	0	0	0	0	0	0	0	0	0
Mount Remarkable (DC)	2	0	2	130	0	323	453	0	453
Port Augusta (C)	6	0	6	782	0	37	819	1 325	2 144
Unincorp. Flinders Ranges	0	0	0	0	0	0	0	0	0
Far North (SSD)	*3*	*0*	*3*	*319*	*0*	*837*	*1 157*	*1 981*	*3 138*
Coober Pedy (DC)	0	0	0	0	0	0	0	56	56
Roxby Downs (M)	2	0	2	141	0	20	161	1 775	1 936
Unincorp. Far North	1	0	1	178	0	817	996	150	1 146

(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 surveryors;
- 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

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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 6076.

EXPLANATORY NOTES

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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 1997–1998). 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, 1999 Edition*, (Cat. no. 1216.0), effective from 1 July 1999, 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

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Alterations and additions	Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.
Alterations and additions to residential buildings	Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes paragraph 12.
Building	A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design is the provision for regular access by persons in order to satisfy its intended use.
Conversion	Building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration, and these jobs have been separately identified as such from the July 1996 reference month, though they have only appeared separately in this publication from the April 1998 issue. Prior to that issue, conversions were published as part of the 'Conversions, etc.' category or included elsewhere within a table. Prior to July 1996, Table 5 includes the number of Conversions in the 'Alterations and additions to residential buildings' category while Table 6 includes the value of Conversions in the 'Alterations and additions to residential buildings, creating dwellings' category. See also Explanatory Notes paragraph 12.
Dwelling unit	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals. Dwelling units can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building or through conversion of a non-residential building to a residential building.
Educational	Includes schools, colleges, kindergartens, libraries, museums and universities.
Entertainment and recreational	Includes clubs, cinemas, sport and recreation centres.
Factories	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
Flats, units or apartments	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
Health	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
Hotels, motels and other short term accommodation	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
House	A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (e.g. caretakers residences) associated with a non-residential building are defined as houses.

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G L O S S A R Y
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Miscellaneous	Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.
New building work	Building activity which will result in the creation of a building which previously did not exist.
New other residential buildings	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
New residential	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
Non-residential building	A non-residential building is primarily intended for purposes other than long term residential purposes. Note that, on occasions, one or more dwelling units may be created through non-residential building activity. Prior to the April 1998 issue of this publication, they have been included in the 'Conversions, etc.' column in tables showing dwelling units approved. They are now identified separately (e.g. see table 5). However, the value of these dwelling units cannot be separated out from that of the non-residential building which they are part of, therefore the value associated with these remain in the appropriate Non-residential category.
Offices	Includes banks, post offices and council chambers.
Other business premises	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.
Other dwellings	Includes all dwellings other than houses. They can be created by: the creation of new other residential buildings (e.g. flats); alteration/addition work to an existing residential building; either new or alteration/addition work on a non-residential building; conversion of a non-residential building to a residential building creating more than one dwelling unit.
Other residential building	An other residential building is a building other than a house primarily used for long-term residential purposes. An other residential building contains more than one dwelling unit. Other residential buildings are coded to the following categories: semi-detached, row or terrace house or townhouse with one storey; semi-detached, row or terrace house or townhouse with two or more storeys; flat, unit or apartment in a building of one or two storeys; flat, unit or apartment in a building of three storeys; flat, unit or apartment in a building of four or more storeys; flat, unit or apartment attached to a house; other/number of storeys unknown. The latter two categories are included with the semi-detached, row or terrace house or townhouse with one storey category in table 7 of this publication.
Religious	Includes convents, churches, temples, mosques, monasteries and noviciates.
Residential building	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
Semi-detached, row or terrace houses, townhouses	Dwellings having their own private grounds with no other dwellings above or below.
Shops	Includes retail shops, restaurants, taverns and shopping arcades.

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