



# BUILDING APPROVALS

SOUTH  
AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) WED 3 FEB 1999

## DECEMBER KEY FIGURES

### TREND ESTIMATES

	<b>Dec 1998</b>	<b>% change Nov 1998 to Dec 1998</b>	<b>% change Dec 1997 to Dec 1998</b>
Dwelling units approved			
Private sector houses	518	-1.3	-0.5
Total dwelling units	589	-3.3	-1.6

### SEASONALLY ADJUSTED

	<b>Dec 1998</b>	<b>% change Nov 1998 to Dec 1998</b>	<b>% change Dec 1997 to Dec 1998</b>
Dwelling units approved			
Private sector houses	512	-6.0	-4.8
Total dwelling units	646	13.8	13.3

## DECEMBER KEY POINTS

### TREND ESTIMATES

- The fall of 3.3% in the trend for total dwelling units continued the decline evident since July 1998. It has fallen a total of 13.3% in that time.
- The trend for private sector houses has declined for the past eight months and is 5.5% below the peak of April 1998.

### SEASONALLY ADJUSTED ESTIMATES

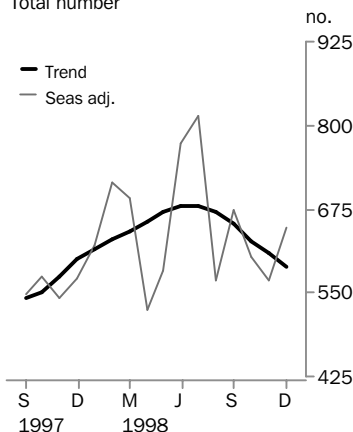
- The seasonally adjusted estimate for total dwelling units increased by 13.8% in December, following falls of 15.6% over the previous two months.
- The seasonally adjusted estimate for private sector houses fell 6.0% in December.

### ORIGINAL ESTIMATES

- There were 563 dwellings approved in December (496 houses, 67 other dwellings).
- Within the Adelaide Statistical Division, Port Adelaide Enfield - East (40) recorded the highest number of dwelling approvals, whilst Copper Coast (13) recorded the highest number in the rest of the state.
- The value of non-residential building approved was \$53.5 million. Education with \$23.2 million and Shops (\$8.7 million) were the main categories.

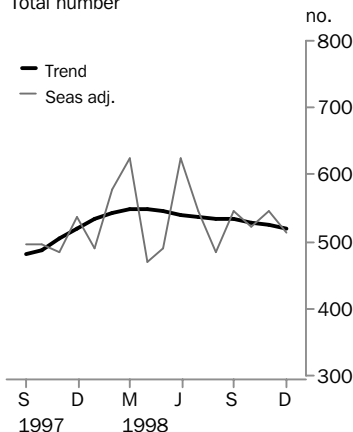
### Dwelling units approved

Total number



### Private sector houses approved

Total number



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

# NOTES

## FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
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
June 1999	30 July 1999



## CHANGES IN THIS ISSUE

There are no changes in this issue.



## DATA NOTES

Dwelling approvals are geographically coded down to the Census Collectors District (CCD) level. CCD level information for all States and Territories for the period July 1998 to September 1998 will be released in the next week. Associated with this will be an update for the period July 1996 to June 1998.



## REVISIONS THIS MONTH

There are no revisions this month.

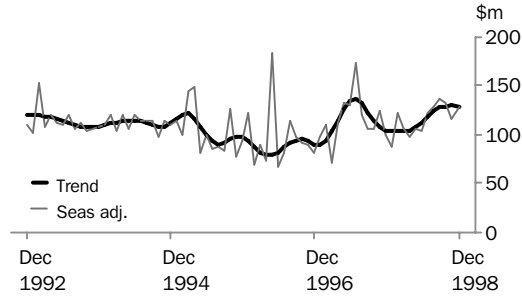


Ian Crettenden  
Regional Director, South Australia

# VALUE OF BUILDING APPROVED

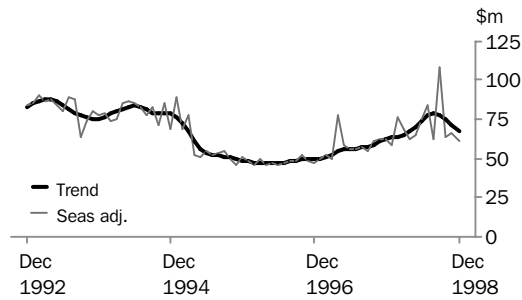
## VALUE OF TOTAL BUILDING

The trend has recorded its first fall in nine months, but is still 25.0% above the level of March 1998.



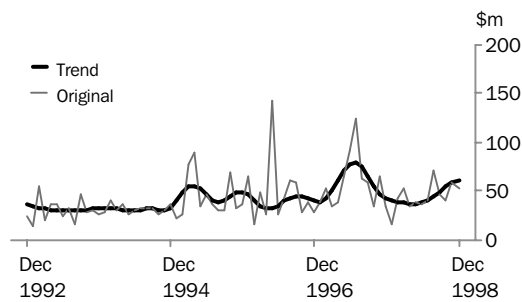
## VALUE OF RESIDENTIAL BUILDING

The trend has fallen by 15.0% in the past 4 months, following growth since early 1996.



## VALUE OF NON-RESIDENTIAL BUILDING

The trend has risen continuously since April, registering a 67.7% increase over that time.



# SUMMARY OF 1998 BUILDINGS APPROVED

## DWELLING UNITS APPROVED

The number of dwelling units approved in the 1998 calendar year and the percentage movements between 1997 and 1998 for South Australia are summarised below:

### DWELLING UNITS APPROVED

	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversions</i>	<i>Non-residential building</i>	<i>Total dwelling units</i>
No. of dwelling units 1998	7 682	12	80	6	7 780
1997 to 1998 % change	15.6	-25.0	788.9	-33.3	16.5

## VALUE OF BUILDING APPROVED

Percentage movements for the value of building approved between 1997 and 1998 for South Australia are summarised below:

### VALUE OF BUILDING APPROVED

	<i>New residential building</i>	<i>Alterations and additions to residential buildings creating dwellings</i>	<i>Alterations and additions to residential buildings not creating dwellings</i>	<i>Conversions</i>	<i>Non-residential building</i>	<i>Total building</i>
Value (\$m) 1998	731.8	0.5	123.3	7.4	532.6	1 395.7
1997 to 1998 % change	28.7	-45.9	2.2	724.5	-24.3	0.1

# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

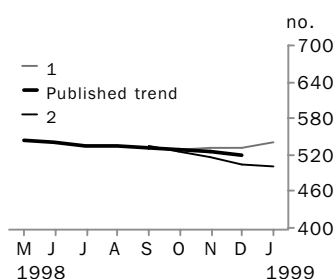
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

### 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.

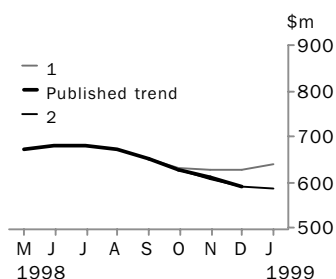
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the January seasonally adjusted estimate is higher than the December estimate by 9% for the number of private sector houses approved and 10% for total dwelling units approved; and that the January seasonally adjusted estimate is lower than the December estimate by 9% for the number of private sector houses approved and 10% for total dwelling units approved. These percentages were chosen because they represent the average absolute monthly percentage change for these series over the last ten years.

### PRIVATE SECTOR HOUSES



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> <i>rises by 9% on Dec 1998</i>		<b>2</b> <i>falls by 9% on Dec 1998</i>	
	no.	% change	no.	% change	no.	% change
August 1998	535	-0.4	533	-0.5	536	-0.3
September 1998	533	-0.3	532	-0.2	534	-0.5
October 1998	529	-0.7	530	-0.4	526	-1.5
November 1998	525	-0.8	531	0.1	516	-1.8
December 1998	518	-1.3	533	0.4	505	-2.1
January 1999	n.y.a.	n.y.a.	541	1.6	500	-1.1

### TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> <i>rises by 10% on Dec 1998</i>		<b>2</b> <i>falls by 10% on Dec 1998</i>	
	no.	% change	no.	% change	no.	% change
August 1998	671	-1.3	668	-1.5	672	-1.2
September 1998	652	-2.9	650	-2.6	652	-2.9
October 1998	628	-3.6	632	-2.8	626	-4.1
November 1998	609	-3.1	625	-1.1	606	-3.2
December 1998	589	-3.3	627	0.4	591	-2.4
January 1999	n.y.a.	n.y.a.	639	1.9	584	-1.1

## DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS.....		TOTAL DWELLING UNITS..	
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL						
<b>1997</b>						
October	523	538	61	61	584	599
November	482	490	62	62	544	552
December	475	482	31	31	506	513
<b>1998</b>						
January	365	373	55	58	420	431
February	542	545	121	121	663	666
March	623	671	63	67	686	738
April	461	472	30	30	491	502
May	515	527	73	75	588	602
June	610	641	161	169	771	810
July	654	660	239	241	893	901
August	528	536	94	98	622	634
September	600	625	117	117	717	742
October	518	542	43	43	561	585
November	540	553	47	53	587	606
December	489	496	67	67	556	563
SEASONALLY ADJUSTED						
<b>1997</b>						
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
<b>1998</b>						
January	490	508	n.a.	n.a.	594	621
February	578	582	n.a.	n.a.	710	714
March	624	649	n.a.	n.a.	662	691
April	469	484	n.a.	n.a.	510	525
May	491	503	n.a.	n.a.	573	583
June	624	643	n.a.	n.a.	747	772
July	546	554	n.a.	n.a.	802	813
August	485	499	n.a.	n.a.	561	568
September	546	562	n.a.	n.a.	656	673
October	523	553	n.a.	n.a.	554	603
November	545	571	n.a.	n.a.	541	568
December	512	517	n.a.	n.a.	633	646
TREND ESTIMATES						
<b>1997</b>						
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
<b>1998</b>						
January	533	549	n.a.	n.a.	598	615
February	543	558	n.a.	n.a.	612	629
March	548	562	n.a.	n.a.	624	641
April	548	563	n.a.	n.a.	639	656
May	545	559	n.a.	n.a.	654	670
June	540	555	n.a.	n.a.	664	678
July	536	552	n.a.	n.a.	663	679
August	535	551	n.a.	n.a.	652	671
September	533	551	n.a.	n.a.	629	652
October	529	548	n.a.	n.a.	603	628
November	525	544	n.a.	n.a.	583	609
December	518	536	n.a.	n.a.	563	589

## DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS.....		TOTAL DWELLING UNITS....	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
<b>1997</b>						
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
<b>1998</b>						
January	-23.2	-22.6	77.4	87.1	-17.0	-16.0
February	48.5	46.1	120.0	108.6	57.9	54.5
March	14.9	23.1	-47.9	-44.6	3.5	10.8
April	-26.0	-29.7	-52.4	-55.2	-28.4	-32.0
May	11.7	11.7	143.3	150.0	19.8	19.9
June	18.4	21.6	120.5	125.3	31.1	34.6
July	7.2	3.0	48.4	42.6	15.8	11.2
August	-19.3	-18.8	-60.7	-59.3	-30.3	-29.6
September	13.6	16.6	24.5	19.4	15.3	17.0
October	-13.7	-13.3	-63.2	-63.2	-21.8	-21.2
November	4.2	2.0	9.3	23.3	4.6	3.6
December	-9.4	-10.3	42.6	26.4	-5.3	-7.1
SEASONALLY ADJUSTED (% change from preceding month)						
<b>1997</b>						
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
<b>1998</b>						
January	-8.9	-7.8	n.a.	n.a.	6.4	8.9
February	18.0	14.5	n.a.	n.a.	19.4	15.0
March	7.9	11.5	n.a.	n.a.	-6.7	-3.2
April	-24.8	-25.3	n.a.	n.a.	-22.9	-24.0
May	4.6	3.9	n.a.	n.a.	12.4	11.1
June	27.2	27.8	n.a.	n.a.	30.3	32.3
July	-12.5	-13.9	n.a.	n.a.	7.3	5.4
August	-11.1	-9.9	n.a.	n.a.	-30.1	-30.1
September	12.5	12.6	n.a.	n.a.	16.9	18.4
October	-4.2	-1.7	n.a.	n.a.	-15.6	-10.4
November	4.3	3.2	n.a.	n.a.	-2.3	-5.8
December	-6.0	-9.4	n.a.	n.a.	17.0	13.8
TREND ESTIMATES (% change from preceding month)						
<b>1997</b>						
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
<b>1998</b>						
January	2.5	2.3	n.a.	n.a.	2.9	2.7
February	1.8	1.6	n.a.	n.a.	2.3	2.3
March	0.9	0.8	n.a.	n.a.	2.1	2.0
April	0.1	0.1	n.a.	n.a.	2.4	2.2
May	-0.6	-0.7	n.a.	n.a.	2.4	2.1
June	-0.9	-0.8	n.a.	n.a.	1.4	1.3
July	-0.7	-0.5	n.a.	n.a.	-0.1	0.1
August	-0.4	-0.1	n.a.	n.a.	-1.7	-1.3
September	-0.3	0.0	n.a.	n.a.	-3.4	-2.9
October	-0.7	-0.6	n.a.	n.a.	-4.1	-3.6
November	-0.8	-0.7	n.a.	n.a.	-3.5	-3.1
December	-1.3	-1.5	n.a.	n.a.	-3.4	-3.3

## 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					
<b>1997</b>					
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
<b>1998</b>					
January	37.4	7.3	44.7	16.1	60.8
February	57.0	15.6	72.6	41.9	114.5
March	63.6	10.7	74.3	53.8	128.1
April	44.0	9.6	53.6	34.6	88.3
May	55.3	9.2	64.4	38.2	102.6
June	70.0	10.2	80.3	36.5	116.8
July	78.6	11.8	90.4	40.2	130.6
August	58.5	10.6	69.1	72.1	141.2
September	103.4	13.1	116.5	46.9	163.5
October	55.5	10.8	66.3	40.5	106.9
November	58.0	12.4	70.4	58.3	128.7
December	50.3	10.0	60.3	53.5	113.7
SEASONALLY ADJUSTED					
<b>1997</b>					
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
<b>1998</b>					
January	50.4	8.9	59.3	n.a.	88.5
February	58.2	18.9	77.1	n.a.	123.1
March	58.9	9.8	68.7	n.a.	105.6
April	52.4	9.8	62.2	n.a.	97.4
May	55.2	10.0	65.3	n.a.	106.6
June	65.3	9.8	75.0	n.a.	103.6
July	73.3	11.5	84.8	n.a.	121.9
August	51.6	10.8	62.4	n.a.	128.1
September	97.9	10.7	108.6	n.a.	137.1
October	54.5	9.7	64.2	n.a.	132.2
November	53.7	12.7	66.4	n.a.	116.7
December	52.5	9.2	61.7	n.a.	129.4
TREND ESTIMATES					
<b>1997</b>					
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
<b>1998</b>					
January	53.1	10.2	63.3	40.9	104.2
February	54.5	10.0	64.4	39.7	104.1
March	55.4	9.8	65.3	38.1	103.4
April	57.2	9.9	67.1	37.1	104.2
May	60.2	10.1	70.3	37.3	107.5
June	63.9	10.3	74.2	38.6	112.8
July	66.9	10.6	77.5	41.1	118.5
August	68.1	10.7	78.9	45.2	124.1
September	67.1	10.8	77.9	49.8	127.8
October	64.3	10.8	75.1	54.2	129.3
November	60.6	10.7	71.3	58.2	129.6
December	56.5	10.6	67.1	62.2	129.3

(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)					
<b>1997</b>					
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
<b>1998</b>					
January	-22.1	-31.3	-23.8	-54.0	-35.1
February	52.3	115.3	62.5	159.6	88.3
March	11.5	-31.3	2.3	28.5	11.9
April	-30.7	-10.8	-27.8	-35.7	-31.1
May	25.5	-4.3	20.2	10.2	16.3
June	26.7	11.8	24.6	-4.4	13.8
July	12.3	15.2	12.6	10.1	11.9
August	-25.6	-10.5	-23.6	79.5	8.1
September	76.6	24.6	68.7	-34.9	15.8
October	-46.3	-17.8	-43.1	-13.7	-34.6
November	4.5	14.4	6.1	43.9	20.5
December	-13.4	-19.0	-14.4	-8.3	-11.6
SEASONALLY ADJUSTED (% change from preceding month)					
<b>1997</b>					
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
<b>1998</b>					
January	-3.0	-16.7	-5.4	n.a.	-10.9
February	15.5	111.5	30.0	n.a.	39.1
March	1.2	-48.1	-10.9	n.a.	-14.2
April	-10.9	-0.6	-9.4	n.a.	-7.8
May	5.3	2.5	4.9	n.a.	9.4
June	18.1	-2.5	15.0	n.a.	-2.8
July	12.3	17.3	13.0	n.a.	17.6
August	-29.6	-5.4	-26.4	n.a.	5.0
September	89.7	-0.9	74.0	n.a.	7.1
October	-44.4	-9.3	-40.9	n.a.	-3.5
November	-1.4	30.6	3.5	n.a.	-11.8
December	-2.3	-27.3	-7.0	n.a.	10.9
TREND ESTIMATES (% change from preceding month)					
<b>1997</b>					
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
<b>1998</b>					
January	2.2	-1.7	1.5	-3.7	-0.6
February	2.5	-2.1	1.8	-2.9	-0.1
March	1.8	-1.3	1.3	-3.9	-0.7
April	3.1	0.6	2.7	-2.7	0.7
May	5.3	1.9	4.8	0.5	3.2
June	6.2	2.5	5.7	3.5	4.9
July	4.7	2.2	4.4	6.4	5.0
August	1.8	1.5	1.8	10.1	4.7
September	-1.5	0.7	-1.2	10.3	3.0
October	-4.2	-0.2	-3.6	8.8	1.2
November	-5.7	-0.7	-5.0	7.4	0.2
December	-6.9	-1.0	-6.0	6.8	-0.2

(a) Refer to Explanatory Notes paragraph 12.

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

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
<b>1995-96</b>	4 930	773	(b) 56	(b) 0	1	5 760
<b>1996-97</b>	5 508	613	11	8	8	6 148
<b>1997-98</b>	6 177	726	9	75	10	6 997
<b>1997</b>						
December	475	30	1	0	0	506
<b>1998</b>						
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
December	486	62	4	3	1	556
PUBLIC SECTOR (Number)						
<b>1995-96</b>	179	29	(b) 0	(b) 0	0	208
<b>1996-97</b>	96	17	0	3	0	116
<b>1997-98</b>	193	23	2	0	0	218
<b>1997</b>						
December	7	0	0	0	0	7
<b>1998</b>						
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
December	7	0	0	0	0	7
TOTAL (Number)						
<b>1995-96</b>	5 109	802	(b) 56	(b) 0	1	5 968
<b>1996-97</b>	5 604	630	11	11	8	6 264
<b>1997-98</b>	6 370	749	11	75	10	7 215
<b>1997</b>						
December	482	30	1	0	0	513
<b>1998</b>						
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
December	493	62	4	3	1	563

(a) See Glossary for definition.

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

## VALUE OF BUILDING APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building(a)	Total building
PRIVATE SECTOR (\$ million)								
<b>1995-96</b>	399.4	54.6	(b) 2.5	114.7	(b) 0.0	571.3	393.0	<b>964.3</b>
<b>1996-97</b>	462.9	44.0	0.6	113.8	0.6	621.8	422.4	<b>1 044.2</b>
<b>1997-98</b>	553.2	61.1	0.6	118.3	7.6	740.7	471.9	<b>1 212.7</b>
<b>1997</b>								
December	44.5	3.0	0.0	10.5	0.0	58.1	27.8	<b>85.9</b>
<b>1998</b>								
January	32.6	4.2	0.1	7.1	0.0	44.1	7.9	<b>51.9</b>
February	48.7	8.0	0.0	8.4	7.1	72.2	31.0	<b>103.2</b>
March	55.5	4.8	0.0	10.7	0.1	71.0	47.8	<b>118.8</b>
April	40.4	2.6	0.0	9.5	0.1	52.6	23.8	<b>76.3</b>
May	46.0	8.1	0.0	9.1	0.1	63.2	35.6	<b>98.8</b>
June	57.5	9.9	0.0	10.1	0.0	77.4	17.0	<b>94.4</b>
July	57.9	20.4	0.0	10.9	0.1	89.3	31.6	<b>120.9</b>
August	48.7	9.0	0.1	10.4	0.0	68.3	52.5	<b>120.8</b>
September	58.7	43.0	0.0	12.9	0.0	114.7	30.5	<b>145.2</b>
October	49.2	4.7	0.0	10.8	0.0	64.7	34.3	<b>99.0</b>
November	52.3	4.1	0.2	12.2	0.0	68.8	43.3	<b>112.1</b>
December	45.3	4.5	0.1	9.8	0.0	59.8	24.7	<b>84.5</b>
PUBLIC SECTOR (\$ million)								
<b>1995-96</b>	13.3	1.9	(b) 0.0	1.6	(b) 0.0	17.1	173.2	<b>190.4</b>
<b>1996-97</b>	7.4	1.3	0.0	1.3	0.3	10.3	158.4	<b>168.7</b>
<b>1997-98</b>	14.5	1.4	0.1	1.2	0.0	17.2	130.3	<b>147.5</b>
<b>1997</b>								
December	0.5	0.0	0.0	0.0	0.0	0.5	7.2	<b>7.7</b>
<b>1998</b>								
January	0.4	0.2	0.0	0.0	0.0	0.6	8.3	<b>8.9</b>
February	0.3	0.0	0.0	0.1	0.0	0.4	10.9	<b>11.3</b>
March	3.0	0.3	0.0	0.0	0.0	3.3	6.0	<b>9.3</b>
April	1.1	0.0	0.0	0.0	0.0	1.1	10.9	<b>11.9</b>
May	1.1	0.1	0.0	0.0	0.0	1.2	2.5	<b>3.8</b>
June	2.3	0.4	0.1	0.1	0.0	2.9	19.5	<b>22.4</b>
July	0.3	0.1	0.0	0.8	0.0	1.1	8.5	<b>9.7</b>
August	0.6	0.2	0.0	0.0	0.0	0.8	19.6	<b>20.4</b>
September	1.6	0.0	0.0	0.2	0.0	1.9	16.4	<b>18.3</b>
October	1.6	0.0	0.0	0.0	0.0	1.6	6.2	<b>7.9</b>
November	1.0	0.6	0.0	0.0	0.0	1.6	15.1	<b>16.7</b>
December	0.5	0.0	0.0	0.1	0.0	0.5	28.7	<b>29.2</b>
TOTAL (\$ million)								
<b>1995-96</b>	412.7	56.6	(b) 2.5	116.3	(b) 0.0	588.4	566.2	<b>1 154.6</b>
<b>1996-97</b>	470.2	45.3	0.6	115.1	0.9	632.1	580.7	<b>1 212.8</b>
<b>1997-98</b>	567.7	62.5	0.7	119.5	7.6	758.0	602.2	<b>1 360.1</b>
<b>1997</b>								
December	45.1	3.0	0.0	10.5	0.0	58.6	35.1	<b>93.7</b>
<b>1998</b>								
January	33.0	4.4	0.1	7.1	0.0	44.7	16.1	<b>60.8</b>
February	49.0	8.0	0.0	8.5	7.1	72.6	41.9	<b>114.5</b>
March	58.4	5.1	0.0	10.7	0.1	74.3	53.8	<b>128.1</b>
April	41.4	2.6	0.0	9.5	0.1	53.6	34.6	<b>88.3</b>
May	47.1	8.2	0.0	9.1	0.1	64.4	38.2	<b>102.6</b>
June	59.8	10.2	0.1	10.2	0.0	80.3	36.5	<b>116.8</b>
July	58.1	20.5	0.0	11.7	0.1	90.4	40.2	<b>130.6</b>
August	49.3	9.2	0.1	10.5	0.0	69.1	72.1	<b>141.2</b>
September	60.3	43.0	0.0	13.1	0.0	116.5	46.9	<b>163.5</b>
October	50.8	4.7	0.0	10.8	0.0	66.3	40.5	<b>106.9</b>
November	53.3	4.8	0.2	12.2	0.0	70.4	58.3	<b>128.7</b>
December	45.8	4.5	0.1	9.9	0.0	60.3	53.5	<b>113.7</b>

(a) See Glossary for definition.

(b) Conversions are included in alterations and additions creating dwellings.

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

## NEW OTHER RESIDENTIAL BUILDING .....

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc of .....			Flats, units or apartments in a building of .....				Total	Total new residential building
	One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total			
		One storey		Two or more storeys	One or two storeys	Three storeys		Four or more storeys		
NUMBER OF DWELLING UNITS										
<b>1995-96</b>	5 109	518	179	697	14	66	25	105	802	5 911
<b>1996-97</b>	5 604	492	86	578	20	30	2	52	630	6 234
<b>1997-98</b>	6 370	467	154	621	49	18	61	128	749	7 119
<b>1997</b>										
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
<b>1998</b>										
January	372	54	4	58	0	0	0	0	58	430
February	544	22	2	24	0	0	29	29	53	597
March	669	41	14	55	0	10	0	10	65	734
April	470	16	8	24	0	5	0	5	29	499
May	526	27	13	40	0	3	32	35	75	601
June	640	126	40	166	0	0	0	0	166	806
July	658	47	65	112	49	53	27	129	241	899
August	535	36	57	93	4	0	0	4	97	632
September	625	29	8	37	0	0	80	80	117	742
October	542	19	24	43	0	0	0	0	43	585
November	552	34	16	50	0	0	0	0	50	602
December	493	48	14	62	0	0	0	0	62	555
VALUE (\$ million)										
<b>1995-96</b>	412.8	30.8	18.3	49.2	1.0	3.8	2.5	7.3	56.7	469.3
<b>1996-97</b>	470.1	30.9	9.5	40.3	1.9	3.1	0.0	5.1	45.1	515.5
<b>1997-98</b>	567.7	32.8	14.2	47.2	3.0	1.8	10.6	15.4	62.5	630.1
<b>1997</b>										
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
<b>1998</b>										
January	33.0	3.9	0.5	4.4	0.0	0.0	0.0	0.0	4.4	37.4
February	49.0	1.5	0.3	1.8	0.0	0.0	6.2	6.2	8.0	57.0
March	58.4	3.2	1.1	4.3	0.0	0.8	0.0	0.8	5.1	63.6
April	41.4	1.1	0.9	2.1	0.0	0.6	0.0	0.6	2.6	44.0
May	47.1	2.0	1.4	3.4	0.0	0.4	4.4	4.8	8.2	55.3
June	59.8	7.0	3.2	10.2	0.0	0.0	0.0	0.0	10.2	70.0
July	58.1	3.4	6.1	9.5	5.3	2.7	3.0	11.0	20.5	78.6
August	49.3	2.8	6.3	9.0	0.2	0.0	0.0	0.2	9.2	58.5
September	60.3	2.2	0.8	3.0	0.0	0.0	40.0	40.0	43.0	103.4
October	50.8	1.7	3.0	4.7	0.0	0.0	0.0	0.0	4.7	55.5
November	53.3	3.1	1.7	4.8	0.0	0.0	0.0	0.0	4.8	58.0
December	45.8	3.2	1.3	4.5	0.0	0.0	0.0	0.0	4.5	50.3

(a) See Glossary for definition.

## VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
<b>1995-96</b>	398.2	57.4	453.9	115.1	569.0	574.5	<b>1 144.3</b>
<b>1996-97</b>	470.2	45.3	515.5	116.6	632.1	580.7	<b>1 212.8</b>
<b>1997-98</b>	558.8	61.0	619.7	125.9	745.7	589.5	<b>1 335.1</b>
<b>1997</b>							
June	144.1	12.7	156.9	30.6	187.4	194.3	<b>381.2</b>
September	143.2	12.3	155.5	32.3	187.8	243.7	<b>431.5</b>
December	136.1	11.2	147.3	33.0	180.2	130.8	<b>311.1</b>
<b>1998</b>							
March	136.7	17.1	153.8	32.7	186.5	109.0	<b>295.5</b>
June	142.8	20.4	163.2	27.9	191.1	105.9	<b>297.1</b>
September	160.6	70.3	230.9	34.0	264.9	153.7	<b>418.6</b>
ORIGINAL (% change from preceding quarter)							
<b>1997</b>							
June	34.0	122.3	38.3	9.6	32.6	53.7	<b>42.3</b>
September	-0.7	-2.7	-0.9	5.7	0.2	25.4	<b>13.2</b>
December	-4.9	-9.7	-5.3	2.1	-4.0	-46.3	<b>-27.9</b>
<b>1998</b>							
March	0.4	53.3	4.4	-0.8	3.5	-16.7	<b>-5.0</b>
June	4.5	19.3	6.1	-14.7	2.5	-2.8	<b>0.5</b>
September	12.4	244.7	41.4	21.8	38.6	45.1	<b>40.9</b>

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

(b) Refer to Explanatory Notes paragraph 12.

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

Period	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												
<b>1998</b>												
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
December	0	0.0	12	0.9	5	0.4	11	1.1	14	1.3	12	1.4
Value—\$200,000—\$499,999												
<b>1998</b>												
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
December	0	0.0	1	0.4	2	0.6	3	0.9	6	1.7	3	1.0
Value—\$500,000—\$999,999												
<b>1998</b>												
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
December	0	0.0	1	0.9	0	0.0	1	0.6	1	0.8	2	1.6
Value—\$1,000,000—\$4,999,999												
<b>1998</b>												
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
December	0	0.0	3	6.5	0	0.0	1	2.8	0	0.0	5	14.1
Value—\$5,000,000 and over												
<b>1998</b>												
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
December	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	5.1
Value—Total												
<b>1995-96</b>	33	18.2	198	129.9	95	32.9	237	96.8	222	95.5	111	59.7
<b>1996-97</b>	43	42.4	239	106.2	93	26.1	212	93.2	193	93.3	112	61.0
<b>1997-98</b>	46	9.1	340	85.6	98	129.3	194	79.5	204	88.7	113	82.1
<b>1998</b>												
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
December	0	0.0	17	8.7	7	1.1	16	5.4	21	3.9	23	23.2

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

Period	Religious .....		Health .....		Entertainment and recreational .....		Miscellaneous .....		Total non-residential building .....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999										
<b>1998</b>										
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
December	0	0.0	1	0.1	1	0.1	3	0.3	59	5.7
Value—\$200,000—\$499,999										
<b>1998</b>										
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
December	0	0.0	2	0.4	1	0.4	2	0.5	20	5.8
Value—\$500,000—\$999,999										
<b>1998</b>										
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
December	0	0.0	1	0.7	1	0.5	1	0.6	8	5.7
Value—\$1,000,000—\$4,999,999										
<b>1998</b>										
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
December	0	0.0	1	1.6	1	1.3	1	4.8	12	31.1
Value—\$5,000,000 and over										
<b>1998</b>										
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
December	0	0.0	0	0.0	0	0.0	0	0.0	1	5.1
Value—Total										
<b>1995-96</b>	16	4.7	49	52.1	62	26.8	88	49.6	1 111	566.2
<b>1996-97</b>	11	2.2	51	66.0	68	37.7	95	52.6	1 117	580.7
<b>1997-98</b>	10	5.3	57	46.5	59	58.4	67	17.6	1 188	602.2
<b>1998</b>										
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
December	0	0.0	5	2.8	4	2.3	7	6.2	100	53.5

## 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)											
<b>1995-96</b>	18.2	122.0	26.2	53.3	77.8	17.2	3.7	41.9	23.2	9.6	<b>393.0</b>
<b>1996-97</b>	38.9	102.6	23.9	56.8	84.8	16.6	2.2	50.0	13.0	33.7	<b>422.4</b>
<b>1997-98</b>	8.6	82.7	128.9	59.9	85.9	19.0	5.3	20.0	50.6	10.9	<b>471.9</b>
<b>1997</b>											
December	0.7	2.7	1.9	3.2	6.8	4.5	3.2	1.1	1.1	2.6	<b>27.8</b>
<b>1998</b>											
January	0.1	1.6	1.3	0.3	1.7	0.5	0.0	0.9	1.3	0.3	<b>7.9</b>
February	0.5	8.0	4.4	1.1	5.9	2.5	0.0	0.2	7.9	0.5	<b>31.0</b>
March	0.8	9.7	2.3	2.6	28.8	0.9	0.1	0.3	0.6	1.6	<b>47.8</b>
April	0.0	5.9	2.4	2.0	10.8	0.4	0.0	0.1	1.9	0.3	<b>23.8</b>
May	2.8	10.8	1.8	2.7	2.5	0.2	0.5	3.1	10.7	0.6	<b>35.6</b>
June	0.3	2.5	1.4	1.4	4.8	2.6	0.1	1.8	1.8	0.4	<b>17.0</b>
July	13.1	2.5	0.9	2.4	10.6	0.9	0.1	0.1	0.1	1.0	<b>31.6</b>
August	0.3	6.8	8.8	7.3	24.3	1.6	0.1	1.7	1.6	0.2	<b>52.5</b>
September	4.8	6.1	3.6	4.9	9.3	0.0	0.0	0.3	0.2	1.4	<b>30.5</b>
October	0.1	4.1	2.0	7.6	7.1	1.9	0.0	5.9	1.3	4.3	<b>34.3</b>
November	0.1	3.5	13.2	3.1	10.7	1.4	0.2	8.5	2.6	0.0	<b>43.3</b>
December	0.0	8.3	0.7	1.3	3.8	6.5	0.0	2.8	0.1	1.2	<b>24.7</b>
PUBLIC SECTOR (\$ million)											
<b>1995-96</b>	0.0	7.9	6.7	43.5	17.8	42.5	1.0	10.2	3.6	40.0	<b>173.2</b>
<b>1996-97</b>	3.5	3.6	2.2	36.4	8.5	44.5	0.0	16.0	24.7	18.9	<b>158.4</b>
<b>1997-98</b>	0.5	2.9	0.4	19.6	2.8	63.2	0.0	26.4	7.8	6.7	<b>130.3</b>
<b>1997</b>											
December	0.0	0.1	0.0	0.5	0.0	4.9	0.0	1.3	0.3	0.1	<b>7.2</b>
<b>1998</b>											
January	0.0	0.0	0.1	0.9	0.3	6.0	0.0	0.8	0.0	0.2	<b>8.3</b>
February	0.0	1.4	0.0	1.4	0.0	1.8	0.0	2.3	0.3	3.8	<b>10.9</b>
March	0.0	0.0	0.0	0.4	0.0	1.5	0.0	1.5	1.0	1.6	<b>6.0</b>
April	0.0	0.0	0.0	6.3	0.0	0.1	0.0	0.0	4.4	0.0	<b>10.9</b>
May	0.0	0.1	0.1	0.5	1.0	0.6	0.0	0.1	0.0	0.2	<b>2.5</b>
June	0.0	0.0	0.1	1.6	0.1	16.7	0.0	0.9	0.1	0.0	<b>19.5</b>
July	0.3	0.0	0.0	0.8	5.4	0.4	0.0	0.0	0.7	0.9	<b>8.5</b>
August	0.0	0.0	0.0	2.2	2.3	8.5	0.0	0.0	5.7	0.9	<b>19.6</b>
September	0.3	1.2	0.0	1.2	0.1	3.4	0.0	10.3	0.0	0.1	<b>16.4</b>
October	0.1	0.0	0.0	0.4	0.0	4.2	0.0	1.3	0.1	0.2	<b>6.2</b>
November	0.2	0.0	0.0	1.3	5.0	5.9	0.0	1.3	1.3	0.0	<b>15.1</b>
December	0.0	0.4	0.3	4.1	0.1	16.7	0.0	0.0	2.2	4.9	<b>28.7</b>
TOTAL (\$ million)											
<b>1995-96</b>	18.2	129.9	32.9	96.8	95.5	59.7	4.7	52.1	26.8	49.6	<b>566.2</b>
<b>1996-97</b>	42.4	106.2	26.1	93.2	93.3	61.0	2.2	66.0	37.7	52.6	<b>580.7</b>
<b>1997-98</b>	9.1	85.6	129.3	79.5	88.7	82.1	5.3	46.5	58.4	17.6	<b>602.2</b>
<b>1997</b>											
December	0.7	2.8	1.9	3.8	6.8	9.4	3.2	2.4	1.3	2.8	<b>35.1</b>
<b>1998</b>											
January	0.1	1.6	1.4	1.3	1.9	6.5	0.0	1.6	1.3	0.4	<b>16.1</b>
February	0.5	9.4	4.4	2.5	5.9	4.3	0.0	2.5	8.2	4.3	<b>41.9</b>
March	0.8	9.7	2.3	3.0	28.8	2.4	0.1	1.8	1.6	3.2	<b>53.8</b>
April	0.0	5.9	2.4	8.3	10.8	0.5	0.0	0.1	6.3	0.3	<b>34.6</b>
May	2.8	10.9	1.8	3.2	3.5	0.8	0.5	3.2	10.7	0.7	<b>38.2</b>
June	0.3	2.5	1.5	3.0	4.8	19.3	0.1	2.7	1.9	0.4	<b>36.5</b>
July	13.4	2.5	0.9	3.1	16.0	1.3	0.1	0.1	0.8	1.9	<b>40.2</b>
August	0.3	6.8	8.8	9.5	26.6	10.1	0.1	1.7	7.4	1.0	<b>72.1</b>
September	5.0	7.3	3.6	6.1	9.4	3.4	0.0	10.6	0.2	1.4	<b>46.9</b>
October	0.2	4.1	2.0	8.0	7.1	6.1	0.0	7.2	1.4	4.5	<b>40.5</b>
November	0.3	3.5	13.2	4.4	15.7	7.3	0.2	9.8	3.9	0.0	<b>58.3</b>
December	0.0	8.7	1.1	5.4	3.9	23.2	0.0	2.8	2.3	6.2	<b>53.5</b>



## BUILDING APPROVED IN THE ADELAIDE STATISTICAL DIVISION: Original

Period	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR									
<b>1996-97</b>	3 510	489	4 020	301 860	36 115	91 150	429 125	306 979	736 104
<b>1997-98</b>	4 004	536	4 627	371 235	49 293	99 543	520 071	379 003	899 074
<b>1997</b>									
December	347	28	376	33 868	2 915	8 208	44 991	19 965	64 955
<b>1998</b>									
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
December	321	54	377	31 050	3 915	7 765	42 730	19 914	62 643
PUBLIC SECTOR									
<b>1996-97</b>	84	17	101	6 433	1 305	171	7 910	129 838	137 748
<b>1997-98</b>	161	17	180	12 101	995	306	13 401	89 596	102 998
<b>1997</b>									
December	7	0	7	515	0	12	526	2 350	2 877
<b>1998</b>									
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
December	7	0	7	473	0	60	533	19 759	20 292
TOTAL									
<b>1996-97</b>	3 594	506	4 121	308 293	37 420	91 321	437 035	436 818	873 852
<b>1997-98</b>	4 165	553	4 807	383 336	50 287	99 849	533 472	468 599	1 002 071
<b>1997</b>									
December	354	28	383	34 383	2 915	8 219	45 517	22 315	67 832
<b>1998</b>									
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
December	328	54	384	31 523	3 915	7 825	43 262	39 673	82 935

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

(b) Refer to Explanatory Notes paragraph 12.

## BUILDING APPROVED IN STATISTICAL AREAS

Statistical area	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
<b>SOUTH AUSTRALIA</b>	<b>493</b>	<b>62</b>	<b>563</b>	<b>45 753</b>	<b>4 516</b>	<b>10 022</b>	<b>60 291</b>	<b>53 452</b>	<b>113 743</b>
<b>Adelaide (SD)</b>	<b>328</b>	<b>54</b>	<b>384</b>	<b>31 523</b>	<b>3 915</b>	<b>7 825</b>	<b>43 262</b>	<b>39 673</b>	<b>82 935</b>
Northern Adelaide (SSD)	132	12	144	12 063	820	1 042	13 924	11 904	25 828
Gawler (M)	7	0	7	764	0	80	844	0	844
Playford (C)–East Central	14	0	14	1 127	0	162	1 289	0	1 289
Playford (C)–Elizabeth	0	0	0	0	0	20	20	0	20
Playford (C)–Hills	2	0	2	130	0	11	141	0	141
Playford (C)–West	1	0	1	96	0	37	133	90	223
Playford (C)–West Central	0	0	0	0	0	12	12	0	12
Port Adel. Enfield (C)–East	28	12	40	2 226	820	77	3 123	0	3 123
Port Adel. Enfield (C)–Inner	3	0	3	189	0	95	284	4 000	4 284
Salisbury (C)–Central	7	0	7	660	0	0	660	2 225	2 885
Salisbury (C)–Inner North	13	0	13	796	0	14	810	0	810
Salisbury (C)–North-East	3	0	3	259	0	42	302	366	667
Salisbury (C)–South-East	7	0	7	953	0	89	1 042	200	1 242
Salisbury (C) Bal	6	0	6	638	0	0	638	625	1 263
Tea Tree Gully (C)–Central	1	0	1	100	0	95	195	95	290
Tea Tree Gully (C)–Hills	3	0	3	266	0	127	392	0	392
Tea Tree Gully (C)–North	24	0	24	2 546	0	14	2 560	4 223	6 784
Tea Tree Gully (C)–South	13	0	13	1 311	0	168	1 479	80	1 559
Western Adelaide (SSD)	50	0	50	4 048	0	1 776	5 824	14 480	20 304
Charles Sturt (C)–Coastal	4	0	4	500	0	490	990	236	1 226
Charles Sturt (C)–Inner East	6	0	6	592	0	82	674	5 631	6 305
Charles Sturt (C)–Inner West	4	0	4	278	0	200	478	98	576
Charles Sturt (C)–North-East	7	0	7	549	0	422	971	3 190	4 161
Port Adel. Enfield (C)–Coast	8	0	8	597	0	261	858	0	858
Port Adel. Enfield (C)–Port	13	0	13	1 133	0	0	1 133	2 935	4 068
West Torrens (C)–East	0	0	0	0	0	241	241	950	1 191
West Torrens (C)–West	8	0	8	400	0	80	480	1 440	1 920
Unincorp. Western	0	0	0	0	0	0	0	0	0
Eastern Adelaide (SSD)	56	27	83	6 784	2 005	3 550	12 338	6 871	19 209
Adelaide (C)	0	4	4	0	600	105	705	2 470	3 175
Adelaide Hills (DC)–Central	3	0	3	288	0	307	595	0	595
Adelaide Hills (DC)–Ranges	1	0	1	60	0	410	470	0	470
Burnside (C)–North-East	10	4	14	1 216	365	315	1 896	650	2 546
Burnside (C)–South-West	11	2	13	1 200	140	133	1 473	2 675	4 147
Campbelltown (C)–East	9	0	9	1 059	0	145	1 204	0	1 204
Campbelltown (C)–West	8	2	10	673	100	289	1 062	56	1 118
Norw. Pham St Ptrs (C)–East	4	15	19	602	800	497	1 899	0	1 899
Norw. Pham St Ptrs (C)–West	3	0	3	210	0	411	621	220	841
Prospect (C)	0	0	0	0	0	263	263	0	263
Unley (C)–East	2	0	2	177	0	409	586	0	586
Unley (C)–West	1	0	1	130	0	250	380	150	530
Walkerville (M)	4	0	4	1 170	0	16	1 186	650	1 836
Southern Adelaide (SSD)	90	15	107	8 629	1 090	1 457	11 176	6 418	17 593
Holdfast Bay(C)–North	8	4	12	890	360	153	1 403	1 707	3 110
Holdfast Bay(C)–South	6	2	8	766	160	222	1 148	200	1 348
Marion (C)–Central	15	0	15	1 363	0	88	1 451	729	2 180
Marion (C)–North	4	0	4	526	0	45	571	0	571
Marion (C)–South	10	2	12	932	80	51	1 062	80	1 142
Mitcham (C)–Hills	0	0	0	0	0	0	0	0	0
Mitcham (C)–North-East	0	0	0	0	0	120	120	0	120
Mitcham (C)–West	0	0	0	0	0	0	0	0	0
Onkaparinga (C)–Hackham	0	0	0	0	0	0	0	0	0
Onkaparinga (C)–Hills	8	0	10	670	0	70	740	1 462	2 202
Onkaparinga (C)–Morphett	2	0	2	84	0	48	132	0	132
Onkaparinga (C)–North Coast	6	5	11	381	350	102	833	50	883
Onkaparinga (C)–Reservoir	11	0	11	1 319	0	213	1 532	990	2 522
Onkaparinga (C)–South Coast	12	2	14	993	140	173	1 306	1 200	2 506
Onkaparinga (C)–Woodcroft	8	0	8	707	0	171	878	0	878

Statistical area	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
<b>Outer Adelaide (SD)</b>	72	0	73	6 882	0	654	7 536	1 526	9 061
Barossa (SSD)	12	0	12	985	0	178	1 163	611	1 774
Barossa (DC)–Angaston	2	0	2	155	0	81	236	421	656
Barossa (DC)–Barossa	2	0	2	160	0	0	160	0	160
Barossa (DC)–Tanunda	1	0	1	89	0	40	129	190	319
Kapunda and Light (DC)	4	0	4	379	0	58	436	0	436
Mallala (DC)	3	0	3	202	0	0	202	0	202
Kangaroo Island (SSD)	7	0	7	825	0	0	825	120	945
Kangaroo Island (DC)	7	0	7	825	0	0	825	120	945
Mt Lofty Ranges (SSD)	23	0	23	2 181	0	134	2 316	500	2 816
Adelaide Hills (DC)–North	3	0	3	274	0	80	354	0	354
Adelaide Hills (DC) Bal	8	0	8	865	0	0	865	0	865
Mount Barker (DC)–Central	7	0	7	571	0	0	571	200	771
Mount Barker (DC) Bal	5	0	5	470	0	54	525	300	825
Fleurieu (SSD)	30	0	31	2 891	0	341	3 232	295	3 527
Alexandrina (DC)–Coastal	10	0	10	947	0	181	1 128	0	1 128
Alexandrina (DC)–Strathalbyn	8	0	9	789	0	66	855	295	1 150
Victor Harbor (DC)	7	0	7	675	0	50	725	0	725
Yankalilla (DC)	5	0	5	480	0	44	524	0	524
<b>Yorke and Lower North (SD)</b>	27	0	27	1 797	0	456	2 254	3 706	5 960
Yorke (SSD)	23	0	23	1 460	0	218	1 677	3 646	5 324
Barunga West (DC)	1	0	1	60	0	0	60	0	60
Copper Coast (DC)	13	0	13	967	0	140	1 107	3 646	4 754
Yorke Peninsula (DC)–North	4	0	4	248	0	78	325	0	325
Yorke Peninsula (DC)–South	5	0	5	184	0	0	184	0	184
Unincorp. Yorke	0	0	0	0	0	0	0	0	0
Lower North (SSD)	4	0	4	338	0	239	576	60	636
Clare and Gilbert Valleys (DC)	3	0	3	256	0	224	480	60	540
Goyder (DC)	0	0	0	0	0	0	0	0	0
Wakefield (DC)	1	0	1	82	0	15	97	0	97
<b>Murray Lands (SD)</b>	23	2	25	1 510	180	23	1 713	1 538	3 251
Riverland (SSD)	14	2	16	848	180	23	1 051	1 378	2 429
Berri & Barmera (DC)–Barmera	1	0	1	91	0	0	91	0	91
Berri & Barmera (DC)–Berri	2	2	4	209	180	0	389	1 300	1 689
Loxton Waikerie (DC)–East	0	0	0	0	0	0	0	0	0
Loxton Waikerie (DC)–West	4	0	4	80	0	0	80	0	80
Mid Murray (DC)	7	0	7	468	0	23	491	0	491
Renmark Paringa (DC)–Paringa	0	0	0	0	0	0	0	0	0
Renmark Paringa (DC)–Renmark	0	0	0	0	0	0	0	78	78
Unincorp. Riverland	0	0	0	0	0	0	0	0	0
Murray Mallee (SSD)	9	0	9	662	0	0	662	160	822
Karoonda East Murray (DC)	0	0	0	0	0	0	0	0	0
Murray Bridge (RC)	9	0	9	662	0	0	662	160	822
Southern Mallee (DC)	0	0	0	0	0	0	0	0	0
The Coorong (DC)	0	0	0	0	0	0	0	0	0
Unincorp. Murray Mallee	0	0	0	0	0	0	0	0	0
<b>South East (SD)</b>	31	0	31	3 032	0	690	3 722	6 327	10 049
Upper South East (SSD)	16	0	16	1 603	0	480	2 083	354	2 436
Lacepede (DC)	4	0	4	362	0	14	376	200	576
Lucindale (DC)	0	0	0	0	0	0	0	0	0
Naracoorte (DC)	4	0	4	399	0	390	789	85	874
Robe (DC)	2	0	2	141	0	14	155	0	155
Tatiara (DC)	6	0	6	701	0	62	763	69	831

BUILDING APPROVED IN STATISTICAL AREAS *continued*

Statistical area	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
Lower South East (SSD)	15	0	15	1 429	0	210	1 640	5 973	7 613
Grant (DC)	4	0	4	383	0	80	463	0	463
Mount Gambier (C)	9	0	9	917	0	69	987	5 973	6 960
Wattle Range (DC)–East	2	0	2	129	0	61	190	0	190
Wattle Range (DC)–West	0	0	0	0	0	0	0	0	0
<b>Eyre (SD)</b>	6	0	11	517	0	297	814	308	1 121
Lincoln (SSD)	6	0	11	517	0	297	814	308	1 121
Cleve (DC)	1	0	1	130	0	78	208	0	208
Elliston (DC)	0	0	0	0	0	0	0	0	0
Franklin Harbor (DC)	0	0	0	0	0	0	0	0	0
Kimba (DC)	0	0	0	0	0	0	0	0	0
Le Hunte (DC)	0	0	0	0	0	0	0	0	0
Lower Eyre Peninsula (DC)	0	0	0	0	0	25	25	158	183
Port Lincoln (C)	3	0	4	244	0	58	302	150	452
Tumby Bay (DC)	2	0	6	143	0	136	279	0	279
Unincorp. Lincoln	0	0	0	0	0	0	0	0	0
West Coast (SSD)	0	0	0	0	0	0	0	0	0
Ceduna (DC)	0	0	0	0	0	0	0	0	0
Streaky Bay (DC)	0	0	0	0	0	0	0	0	0
Unincorp. West Coast	0	0	0	0	0	0	0	0	0
<b>Northern (SD)</b>	6	6	12	493	421	77	991	374	1 365
Whyalla (SSD)	0	0	0	0	0	12	12	0	12
Whyalla (C)	0	0	0	0	0	12	12	0	12
Unincorp. Whyalla	0	0	0	0	0	0	0	0	0
Pirie (SSD)	2	0	2	161	0	13	174	180	354
Northern Areas (DC)	0	0	0	0	0	0	0	0	0
Orroroo/Carrieton (DC)	0	0	0	0	0	0	0	0	0
Peterborough (DC)	0	0	0	0	0	0	0	0	0
Port Pirie C, Dists (M)–City	2	0	2	161	0	13	174	180	354
Port Pirie C, Dists (M) Bal	0	0	0	0	0	0	0	0	0
Unincorp. Pirie	0	0	0	0	0	0	0	0	0
Flinders Ranges (SSD)	1	0	1	75	0	52	127	0	127
Flinders Ranges (DC)	0	0	0	0	0	0	0	0	0
Mount Remarkable (DC)	0	0	0	0	0	52	52	0	52
Port Augusta (C)	1	0	1	75	0	0	75	0	75
Unincorp. Flinders Ranges	0	0	0	0	0	0	0	0	0
Far North (SSD)	3	6	9	257	421	0	678	194	872
Coober Pedy (DC)	0	0	0	0	0	0	0	194	194
Roxby Downs (M)	3	6	9	257	421	0	678	0	678
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 enable trend estimates to be produced for the latest few periods, they 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.

**23** Some statistical Districts straddle State/Territory boundaries (e.g. the Gold Coast–Tweed Statistical District lies partly in Queensland and partly in New South Wales).

### UNPUBLISHED DATA

**24** 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

**25** 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
SSD	Statistical Subdivision

## GLOSSARY

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<b>Alterations and additions</b>	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.
<b>Alterations and additions to residential buildings</b>	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.
<b>Building</b>	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.
<b>Conversion</b>	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.
<b>Dwelling unit</b>	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.
<b>Educational</b>	Includes schools, colleges, kindergartens, libraries, museums and universities.
<b>Entertainment and recreational</b>	Includes clubs, cinemas, sport and recreation centres.
<b>Factories</b>	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
<b>Flats, units or apartments</b>	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
<b>Health</b>	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
<b>Hotels, motels and other short term accommodation</b>	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.



## GLOSSARY

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<b>House</b>	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.
<b>Miscellaneous</b>	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.
<b>New building work</b>	Building activity which will result in the creation of a building which previously did not exist.
<b>New other residential buildings</b>	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
<b>New residential</b>	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
<b>Non-residential building</b>	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.
<b>Offices</b>	Includes banks, post offices and council chambers.
<b>Other business premises</b>	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.
<b>Other dwellings</b>	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.
<b>Other residential building</b>	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.
<b>Religious</b>	Includes convents, churches, temples, mosques, monasteries and noviciates.

## GLOSSARY

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

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