



BUILDING APPROVALS

SOUTH AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) TUES 2 MAR 1999

JANUARY KEY FIGURES

TREND ESTIMATES

	Jan 1999	% change Dec 1998 to Jan 1999	% change Jan 1998 to Jan 1999
Dwelling units approved			
Private sector houses	518	0.1	-2.9
Total dwelling units	606	0.1	-1.5

SEASONALLY ADJUSTED

	Jan 1999	% change Dec 1998 to Jan 1999	% change Jan 1998 to Jan 1999
Dwelling units approved			
Private sector houses	507	-1.1	3.4
Total dwelling units	633	-2.0	2.0

JANUARY KEY POINTS

TREND ESTIMATES

- The trend for total dwellings increased by 0.1% in January. It will continue to rise next month unless the seasonally adjusted estimate falls by more than 16% (the average monthly movement is 10%).
- The trend for private sector houses recorded a slight increase of 0.1% in January, but will need the seasonally adjusted estimate to rise more than 3% next month for growth to continue (average monthly movement is 9%).

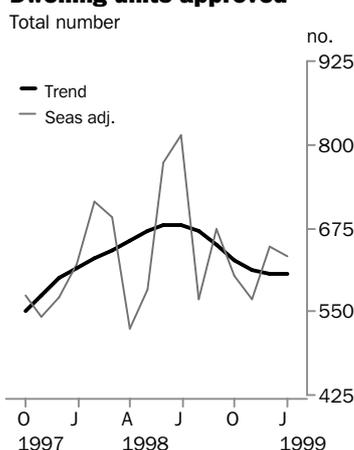
SEASONALLY ADJUSTED ESTIMATES

- In seasonally adjusted terms the number of total dwelling units approved fell by 2.0% in January following a rise of 13.8% in December.
- The seasonally adjusted estimate for private sector houses fell by 1.1% in January.

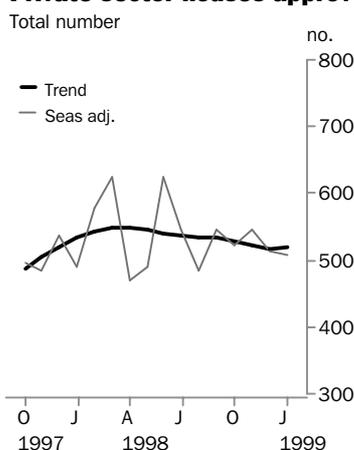
ORIGINAL ESTIMATES

- There were 444 dwellings approved in January (371 houses and 73 other dwellings).
- The City of Adelaide (44) approved the highest number of dwellings in any single Statistical Local Area of the Adelaide Statistical Division, while Mt Barker - Central and Alexandrina - Coastal each recorded the highest number (12) in the rest of the State.
- Building to the value of \$68.0 million was approved in the non-residential sector, with a majority of the work in the Educational category (\$45.3 million). Two Educational jobs had a combined value of \$42.4 million.

Dwelling units approved



Private sector houses approved



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

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
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

There are no data notes in this issue.



REVISIONS THIS MONTH

There are no revisions this month.



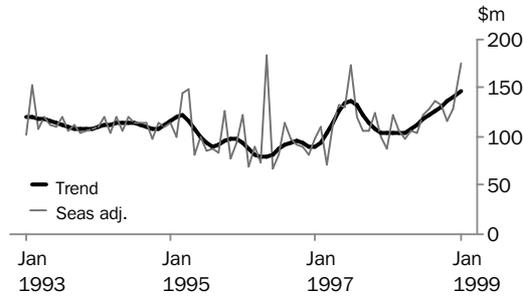
Ian Crettenden
Regional Director, South Australia



VALUE OF BUILDING APPROVED

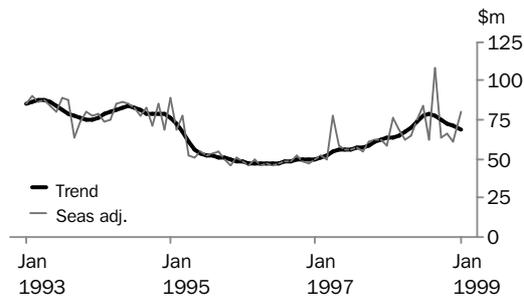
VALUE OF TOTAL BUILDING

A strong increase in the January seasonally adjusted estimate (+36.2%) has restored growth to the trend series. It is at its highest point since September 1989 and requires a fall in the February seasonally adjusted estimate of more than 29% to halt the growth.



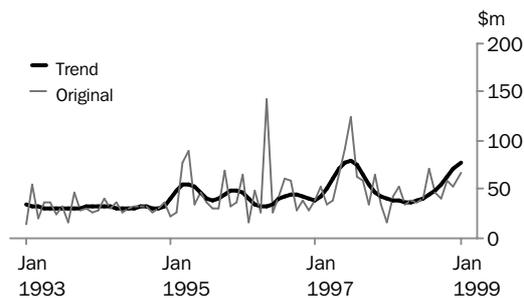
VALUE OF RESIDENTIAL BUILDING

The trend has fallen by 14.9% over the last five months but is beginning to lose its downward momentum.



VALUE OF NON-RESIDENTIAL BUILDING

The trend has been rising since April 1998.



VALUE OF BUILDING APPROVED

CHAIN VOLUME MEASURES

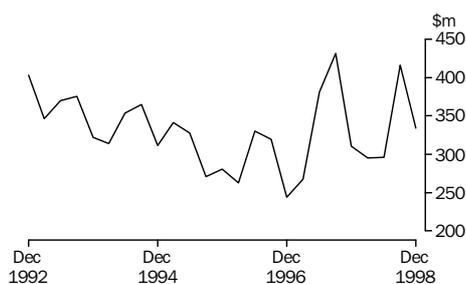
DECEMBER QUARTER 1998

Changes in the original series of value of building approvals in the December Quarter 1998 in chain volume measures are summarised below.

	ORIGINAL	
	<i>Sep Qtr 1998 to Dec Qtr 1998</i>	<i>Dec Qtr 1997 to Dec Qtr 1998</i>
	% change	% change
New residential building	-31.8	6.6
Alterations and additions to residential buildings	-6.3	-3.4
Non-residential building	-4.8	11.1
Total building	-19.8	7.4

The quarterly value of total building fell from \$416.5 million in September to \$334.0 million in December (-19.8%). This was due mainly to the decline (-80.8%) in new other residential building from the high September quarter figure. The value of new houses approved also fell (by 10.5%).

QUARTERLY VALUE OF
BUILDING APPROVED
(chain volume measures)



WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

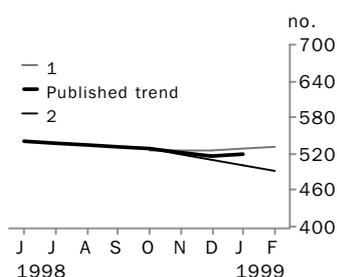
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

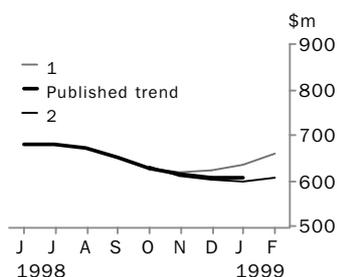
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the February seasonally adjusted estimate is higher than the January estimate by 9% for the number of private sector houses approved and 10% for total dwelling units approved; and that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

PRIVATE SECTOR HOUSES



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 rises by 9% on Jan 1999		2 falls by 9% on Jan 1999	
	no.	% change	no.	% change	no.	% change
September 1998	533	-0.3	532	-0.4	535	-0.2
October 1998	528	-1.0	527	-0.8	529	-1.1
November 1998	522	-1.0	524	-0.5	520	-1.7
December 1998	517	-1.0	526	0.3	511	-1.7
January 1999	518	0.1	529	0.6	502	-1.9
February 1999	n.y.a.	n.y.a.	533	0.8	492	-1.9

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 rises by 10% on Jan 1999		2 falls by 10% on Jan 1999	
	no.	% change	no.	% change	no.	% change
September 1998	651	-2.8	649	-2.9	653	-2.7
October 1998	628	-3.6	627	-3.4	629	-3.7
November 1998	613	-2.4	617	-1.6	612	-2.8
December 1998	605	-1.3	623	0.9	604	-1.2
January 1999	606	0.1	635	2.0	600	-0.7
February 1999	n.y.a.	n.y.a.	659	3.7	605	0.9

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						
1997						
November	482	490	62	62	544	552
December	475	482	31	31	506	513
1998						
January	365	373	55	58	420	431
February	542	545	121	121	663	666
March	623	671	63	67	686	738
April	461	472	30	30	491	502
May	515	527	73	75	588	602
June	610	641	161	169	771	810
July	654	660	239	241	893	901
August	528	536	94	98	622	634
September	600	625	117	117	717	742
October	518	542	43	43	561	585
November	540	553	47	53	587	606
December	489	496	67	67	556	563
1999						
January	361	371	73	73	434	444
SEASONALLY ADJUSTED						
1997						
November	484	505	n.a.	n.a.	528	541
December	538	551	n.a.	n.a.	559	570
1998						
January	490	508	n.a.	n.a.	594	621
February	578	582	n.a.	n.a.	710	714
March	624	649	n.a.	n.a.	662	691
April	469	484	n.a.	n.a.	510	525
May	491	503	n.a.	n.a.	573	583
June	624	643	n.a.	n.a.	747	772
July	546	554	n.a.	n.a.	802	813
August	485	499	n.a.	n.a.	561	568
September	546	562	n.a.	n.a.	656	673
October	523	553	n.a.	n.a.	554	603
November	545	571	n.a.	n.a.	541	568
December	512	517	n.a.	n.a.	633	646
1999						
January	507	534	n.a.	n.a.	609	633
TREND ESTIMATES						
1997						
November	504	522	n.a.	n.a.	556	575
December	520	537	n.a.	n.a.	581	599
1998						
January	533	549	n.a.	n.a.	598	615
February	543	558	n.a.	n.a.	612	629
March	548	562	n.a.	n.a.	624	641
April	548	563	n.a.	n.a.	639	656
May	545	559	n.a.	n.a.	654	670
June	540	555	n.a.	n.a.	664	678
July	537	552	n.a.	n.a.	663	679
August	535	551	n.a.	n.a.	651	670
September	533	551	n.a.	n.a.	629	651
October	528	547	n.a.	n.a.	603	628
November	522	543	n.a.	n.a.	587	613
December	517	538	n.a.	n.a.	579	605
1999						
January	518	540	n.a.	n.a.	580	606

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)						
1997						
November	-7.8	-8.9	1.6	1.6	-6.8	-7.8
December	-1.5	-1.6	-50.0	-50.0	-7.0	-7.1
1998						
January	-23.2	-22.6	77.4	87.1	-17.0	-16.0
February	48.5	46.1	120.0	108.6	57.9	54.5
March	14.9	23.1	-47.9	-44.6	3.5	10.8
April	-26.0	-29.7	-52.4	-55.2	-28.4	-32.0
May	11.7	11.7	143.3	150.0	19.8	19.9
June	18.4	21.6	120.5	125.3	31.1	34.6
July	7.2	3.0	48.4	42.6	15.8	11.2
August	-19.3	-18.8	-60.7	-59.3	-30.3	-29.6
September	13.6	16.6	24.5	19.4	15.3	17.0
October	-13.7	-13.3	-63.2	-63.2	-21.8	-21.2
November	4.2	2.0	9.3	23.3	4.6	3.6
December	-9.4	-10.3	42.6	26.4	-5.3	-7.1
1999						
January	-26.2	-25.2	9.0	9.0	-21.9	-21.1
SEASONALLY ADJUSTED (% change from preceding month)						
1997						
November	-2.5	-2.3	n.a.	n.a.	-2.9	-5.9
December	11.2	9.0	n.a.	n.a.	5.7	5.5
1998						
January	-8.9	-7.8	n.a.	n.a.	6.4	8.9
February	18.0	14.5	n.a.	n.a.	19.4	15.0
March	7.9	11.5	n.a.	n.a.	-6.7	-3.2
April	-24.8	-25.3	n.a.	n.a.	-22.9	-24.0
May	4.6	3.9	n.a.	n.a.	12.4	11.1
June	27.2	27.8	n.a.	n.a.	30.3	32.3
July	-12.5	-13.9	n.a.	n.a.	7.3	5.4
August	-11.1	-9.9	n.a.	n.a.	-30.1	-30.1
September	12.5	12.6	n.a.	n.a.	16.9	18.4
October	-4.2	-1.7	n.a.	n.a.	-15.6	-10.4
November	4.3	3.2	n.a.	n.a.	-2.3	-5.8
December	-6.0	-9.4	n.a.	n.a.	17.0	13.8
1999						
January	-1.1	3.4	n.a.	n.a.	-3.8	-2.0
TREND ESTIMATES (% change from preceding month)						
1997						
November	3.5	3.3	n.a.	n.a.	4.3	4.2
December	3.2	2.9	n.a.	n.a.	4.4	4.2
1998						
January	2.5	2.3	n.a.	n.a.	2.9	2.7
February	1.8	1.6	n.a.	n.a.	2.3	2.3
March	0.9	0.8	n.a.	n.a.	2.1	2.0
April	0.1	0.1	n.a.	n.a.	2.4	2.2
May	-0.6	-0.7	n.a.	n.a.	2.4	2.1
June	-0.9	-0.8	n.a.	n.a.	1.4	1.3
July	-0.6	-0.5	n.a.	n.a.	-0.1	0.1
August	-0.4	-0.2	n.a.	n.a.	-1.8	-1.3
September	-0.3	0.0	n.a.	n.a.	-3.4	-2.8
October	-1.0	-0.7	n.a.	n.a.	-4.1	-3.6
November	-1.0	-0.8	n.a.	n.a.	-2.7	-2.4
December	-1.0	-0.8	n.a.	n.a.	-1.3	-1.3
1999						
January	0.1	0.2	n.a.	n.a.	0.1	0.1

VALUE OF BUILDING APPROVED

Month	New residential building \$m	Alterations and additions to residential buildings(a) \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL					
1997					
November	51.2	11.1	62.3	64.5	126.7
December	48.1	10.6	58.6	35.1	93.7
1998					
January	37.4	7.3	44.7	16.1	60.8
February	57.0	15.6	72.6	41.9	114.5
March	63.6	10.7	74.3	53.8	128.1
April	44.0	9.6	53.6	34.6	88.3
May	55.3	9.2	64.4	38.2	102.6
June	70.0	10.2	80.3	36.5	116.8
July	78.6	11.8	90.4	40.2	130.6
August	58.5	10.6	69.1	72.1	141.2
September	103.4	13.1	116.5	46.9	163.5
October	55.5	10.8	66.3	40.5	106.9
November	58.0	12.4	70.4	58.3	128.7
December	50.3	10.0	60.3	53.5	113.7
1999					
January	45.6	9.5	55.1	68.0	123.1
SEASONALLY ADJUSTED					
1997					
November	50.8	11.3	62.1	n.a.	124.7
December	51.9	10.7	62.7	n.a.	99.3
1998					
January	50.4	8.9	59.3	n.a.	88.5
February	58.2	18.9	77.1	n.a.	123.1
March	58.9	9.8	68.7	n.a.	105.6
April	52.4	9.8	62.2	n.a.	97.4
May	55.2	10.0	65.3	n.a.	106.6
June	65.3	9.8	75.0	n.a.	103.6
July	73.3	11.5	84.8	n.a.	121.9
August	51.6	10.8	62.4	n.a.	128.1
September	97.9	10.7	108.6	n.a.	137.1
October	54.5	9.7	64.2	n.a.	132.2
November	53.7	12.7	66.4	n.a.	116.7
December	52.5	9.2	61.7	n.a.	129.4
1999					
January	67.2	12.8	80.0	n.a.	176.2
TREND ESTIMATES					
1997					
November	50.4	10.4	60.8	46.9	107.7
December	52.0	10.4	62.4	42.5	104.8
1998					
January	53.1	10.2	63.3	40.9	104.2
February	54.5	10.0	64.4	39.7	104.1
March	55.4	9.8	65.3	38.1	103.4
April	57.2	9.9	67.1	37.1	104.2
May	60.2	10.1	70.3	37.3	107.5
June	63.9	10.3	74.2	38.6	112.8
July	66.8	10.5	77.4	40.3	117.7
August	68.0	10.7	78.6	43.9	122.5
September	67.0	10.8	77.8	49.3	127.1
October	64.5	10.9	75.4	55.7	131.1
November	61.8	11.0	72.8	63.1	135.9
December	59.5	11.2	70.8	71.0	141.7
1999					
January	57.9	11.4	69.3	77.9	147.2

(a) Refer to Explanatory Notes paragraph 12.

VALUE OF BUILDING APPROVED, Percentage Change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non-residential building	Total building
ORIGINAL (% change from preceding month)					
1997					
November	-0.1	-8.1	-1.6	89.1	30.1
December	-6.1	-4.7	-5.9	-45.6	-26.1
1998					
January	-22.1	-31.3	-23.8	-54.0	-35.1
February	52.3	115.3	62.5	159.6	88.3
March	11.5	-31.3	2.3	28.5	11.9
April	-30.7	-10.8	-27.8	-35.7	-31.1
May	25.5	-4.3	20.2	10.2	16.3
June	26.7	11.8	24.6	-4.4	13.8
July	12.3	15.2	12.6	10.1	11.9
August	-25.6	-10.5	-23.6	79.5	8.1
September	76.6	24.6	68.7	-34.9	15.8
October	-46.3	-17.8	-43.1	-13.7	-34.6
November	4.5	14.4	6.1	43.9	20.5
December	-13.4	-19.0	-14.4	-8.3	-11.6
1999					
January	-9.3	-5.2	-8.6	27.3	8.2
SEASONALLY ADJUSTED (% change from preceding month)					
1997					
November	0.8	3.3	1.2	n.a.	17.2
December	2.2	-4.9	0.9	n.a.	-20.3
1998					
January	-3.0	-16.7	-5.4	n.a.	-10.9
February	15.5	111.5	30.0	n.a.	39.1
March	1.2	-48.1	-10.9	n.a.	-14.2
April	-10.9	-0.6	-9.4	n.a.	-7.8
May	5.3	2.5	4.9	n.a.	9.4
June	18.1	-2.5	15.0	n.a.	-2.8
July	12.3	17.3	13.0	n.a.	17.6
August	-29.6	-5.4	-26.4	n.a.	5.0
September	89.7	-0.9	74.0	n.a.	7.1
October	-44.4	-9.3	-40.9	n.a.	-3.5
November	-1.4	30.6	3.5	n.a.	-11.8
December	-2.3	-27.3	-7.0	n.a.	10.9
1999					
January	28.0	38.9	29.6	n.a.	36.2
TREND ESTIMATES (% change from preceding month)					
1997					
November	3.3	1.2	2.9	-14.7	-5.5
December	3.2	-0.3	2.6	-9.4	-2.6
1998					
January	2.2	-1.7	1.5	-3.7	-0.6
February	2.5	-2.1	1.8	-2.9	-0.1
March	1.8	-1.3	1.3	-3.9	-0.7
April	3.1	0.6	2.7	-2.7	0.7
May	5.3	1.9	4.8	0.5	3.2
June	6.2	2.5	5.7	3.5	4.9
July	4.6	1.8	4.2	4.5	4.3
August	1.7	1.2	1.6	8.8	4.1
September	-1.4	1.1	-1.1	12.2	3.7
October	-3.7	1.0	-3.1	13.1	3.2
November	-4.2	1.4	-3.4	13.2	3.7
December	-3.7	1.8	-2.9	12.5	4.3
1999					
January	-2.7	1.4	-2.1	9.8	3.9

(a) Refer to Explanatory Notes paragraph 12.

DWELLING UNITS APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
1995-96	4 930	773	(b) 56	(b) 0	1	5 760
1996-97	5 508	613	11	8	8	6 148
1997-98	6 177	726	9	75	10	6 997
1998						
January	364	55	1	0	0	420
February	541	53	0	67	2	663
March	621	61	0	2	2	686
April	459	29	1	2	0	491
May	514	73	0	1	0	588
June	609	160	0	1	1	771
July	652	239	0	2	0	893
August	527	93	1	1	0	622
September	600	117	0	0	0	717
October	518	43	0	0	0	561
November	539	44	3	1	0	587
December	486	62	4	3	1	556
1999						
January	361	73	0	0	0	434
PUBLIC SECTOR (Number)						
1995-96	179	29	(b) 0	(b) 0	0	208
1996-97	96	17	0	3	0	116
1997-98	193	23	2	0	0	218
1998						
January	8	3	0	0	0	11
February	3	0	0	0	0	3
March	48	4	0	0	0	52
April	11	0	0	0	0	11
May	12	2	0	0	0	14
June	31	6	2	0	0	39
July	6	2	0	0	0	8
August	8	4	0	0	0	12
September	25	0	0	0	0	25
October	24	0	0	0	0	24
November	13	6	0	0	0	19
December	7	0	0	0	0	7
1999						
January	10	0	0	0	0	10
TOTAL (Number)						
1995-96	5 109	802	(b) 56	(b) 0	1	5 968
1996-97	5 604	630	11	11	8	6 264
1997-98	6 370	749	11	75	10	7 215
1998						
January	372	58	1	0	0	431
February	544	53	0	67	2	666
March	669	65	0	2	2	738
April	470	29	1	2	0	502
May	526	75	0	1	0	602
June	640	166	2	1	1	810
July	658	241	0	2	0	901
August	535	97	1	1	0	634
September	625	117	0	0	0	742
October	542	43	0	0	0	585
November	552	50	3	1	0	606
December	493	62	4	3	1	563
1999						
January	371	73	0	0	0	444

(a) See Glossary for definition.

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

VALUE OF BUILDING APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building (a)	Total building
PRIVATE SECTOR (\$ million)								
1995-96	399.4	54.6	(b) 2.5	114.7	(b) 0.0	571.3	393.0	964.3
1996-97	462.9	44.0	0.6	113.8	0.6	621.8	422.4	1 044.2
1997-98	553.2	61.1	0.6	118.3	7.6	740.7	471.9	1 212.7
1998								
January	32.6	4.2	0.1	7.1	0.0	44.1	7.9	51.9
February	48.7	8.0	0.0	8.4	7.1	72.2	31.0	103.2
March	55.5	4.8	0.0	10.7	0.1	71.0	47.8	118.8
April	40.4	2.6	0.0	9.5	0.1	52.6	23.8	76.3
May	46.0	8.1	0.0	9.1	0.1	63.2	35.6	98.8
June	57.5	9.9	0.0	10.1	0.0	77.4	17.0	94.4
July	57.9	20.4	0.0	10.9	0.1	89.3	31.6	120.9
August	48.7	9.0	0.1	10.4	0.0	68.3	52.5	120.8
September	58.7	43.0	0.0	12.9	0.0	114.7	30.5	145.2
October	49.2	4.7	0.0	10.8	0.0	64.7	34.3	99.0
November	52.3	4.1	0.2	12.2	0.0	68.8	43.3	112.1
December	45.3	4.5	0.1	9.8	0.0	59.8	24.7	84.5
1999								
January	36.2	8.7	0.0	9.5	0.0	54.4	12.3	66.7
PUBLIC SECTOR (\$ million)								
1995-96	13.3	1.9	(b) 0	1.6	(b) 0.0	17.1	173.2	190.4
1996-97	7.4	1.3	0.0	1.3	0.3	10.3	158.4	168.7
1997-98	14.5	1.4	0.1	1.2	0.0	17.2	130.3	147.5
1998								
January	0.4	0.2	0.0	0.0	0.0	0.6	8.3	8.9
February	0.3	0.0	0.0	0.1	0.0	0.4	10.9	11.3
March	3.0	0.3	0.0	0.0	0.0	3.3	6.0	9.3
April	1.1	0.0	0.0	0.0	0.0	1.1	10.9	11.9
May	1.1	0.1	0.0	0.0	0.0	1.2	2.5	3.8
June	2.3	0.4	0.1	0.1	0.0	2.9	19.5	22.4
July	0.3	0.1	0.0	0.8	0.0	1.1	8.5	9.7
August	0.6	0.2	0.0	0.0	0.0	0.8	19.6	20.4
September	1.6	0.0	0.0	0.2	0.0	1.9	16.4	18.3
October	1.6	0.0	0.0	0.0	0.0	1.6	6.2	7.9
November	1.0	0.6	0.0	0.0	0.0	1.6	15.1	16.7
December	0.5	0.0	0.0	0.1	0.0	0.5	28.7	29.2
1999								
January	0.7	0.0	0.0	0.0	0.0	0.7	55.7	56.4
TOTAL (\$ million)								
1995-96	412.7	56.6	(b) 2.5	116.3	(b) 0.0	588.4	566.2	1 154.6
1996-97	470.2	45.3	0.6	115.1	0.9	632.1	580.7	1 212.8
1997-98	567.7	62.5	0.7	119.5	7.6	758.0	602.2	1 360.1
1998								
January	33.0	4.4	0.1	7.1	0.0	44.7	16.1	60.8
February	49.0	8.0	0.0	8.5	7.1	72.6	41.9	114.5
March	58.4	5.1	0.0	10.7	0.1	74.3	53.8	128.1
April	41.4	2.6	0.0	9.5	0.1	53.6	34.6	88.3
May	47.1	8.2	0.0	9.1	0.1	64.4	38.2	102.6
June	59.8	10.2	0.1	10.2	0.0	80.3	36.5	116.8
July	58.1	20.5	0.0	11.7	0.1	90.4	40.2	130.6
August	49.3	9.2	0.1	10.5	0.0	69.1	72.1	141.2
September	60.3	43.0	0.0	13.1	0.0	116.5	46.9	163.5
October	50.8	4.7	0.0	10.8	0.0	66.3	40.5	106.9
November	53.3	4.8	0.2	12.2	0.0	70.4	58.3	128.7
December	45.8	4.5	0.1	9.9	0.0	60.3	53.5	113.7
1999								
January	36.9	8.7	0.0	9.5	0.0	55.1	68.0	123.1

(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		
NUMBER OF DWELLING UNITS										
1995-96	5 109	518	179	697	14	66	25	105	802	5 911
1996-97	5 604	492	86	578	20	30	2	52	630	6 234
1997-98	6 370	467	154	621	49	18	61	128	749	7 119
1997										
November	490	11	0	11	49	0	0	49	60	550
December	482	21	9	30	0	0	0	0	30	512
1998										
January	372	54	4	58	0	0	0	0	58	430
February	544	22	2	24	0	0	29	29	53	597
March	669	41	14	55	0	10	0	10	65	734
April	470	16	8	24	0	5	0	5	29	499
May	526	27	13	40	0	3	32	35	75	601
June	640	126	40	166	0	0	0	0	166	806
July	658	47	65	112	49	53	27	129	241	899
August	535	36	57	93	4	0	0	4	97	632
September	625	29	8	37	0	0	80	80	117	742
October	542	19	24	43	0	0	0	0	43	585
November	552	34	16	50	0	0	0	0	50	602
December	493	48	14	62	0	0	0	0	62	555
1999										
January	371	16	13	29	0	44	0	44	73	444
VALUE (\$ million)										
1995-96	412.8	30.8	18.3	49.2	1.0	3.8	2.5	7.3	56.7	469.3
1996-97	470.1	30.9	9.5	40.3	1.9	3.1	0.0	5.1	45.1	515.5
1997-98	567.7	32.8	14.2	47.2	3.0	1.8	10.6	15.4	62.5	630.1
1997										
November	47.4	0.8	0.0	0.8	3.0	0.0	0.0	3.0	3.8	51.2
December	45.1	1.7	1.3	3.0	0.0	0.0	0.0	0.0	3.0	48.1
1998										
January	33.0	3.9	0.5	4.4	0.0	0.0	0.0	0.0	4.4	37.4
February	49.0	1.5	0.3	1.8	0.0	0.0	6.2	6.2	8.0	57.0
March	58.4	3.2	1.1	4.3	0.0	0.8	0.0	0.8	5.1	63.6
April	41.4	1.1	0.9	2.1	0.0	0.6	0.0	0.6	2.6	44.0
May	47.1	2.0	1.4	3.4	0.0	0.4	4.4	4.8	8.2	55.3
June	59.8	7.0	3.2	10.2	0.0	0.0	0.0	0.0	10.2	70.0
July	58.1	3.4	6.1	9.5	5.3	2.7	3.0	11.0	20.5	78.6
August	49.3	2.8	6.3	9.0	0.2	0.0	0.0	0.2	9.2	58.5
September	60.3	2.2	0.8	3.0	0.0	0.0	40.0	40.0	43.0	103.4
October	50.8	1.7	3.0	4.7	0.0	0.0	0.0	0.0	4.7	55.5
November	53.3	3.1	1.7	4.8	0.0	0.0	0.0	0.0	4.8	58.0
December	45.8	3.2	1.3	4.5	0.0	0.0	0.0	0.0	4.5	50.3
1999										
January	36.9	1.1	1.9	3.0	0.0	5.7	0.0	5.7	8.7	45.6

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1995-96	398.2	57.4	453.9	115.1	569.0	574.5	1 144.3
1996-97	470.2	45.3	515.5	116.6	632.1	580.7	1 212.8
1997-98	558.8	60.8	619.6	125.9	745.5	588.2	1 333.7
1997							
September	143.2	12.3	155.5	32.3	187.8	243.7	431.5
December	136.1	11.2	147.3	33.0	180.2	130.6	310.9
1998							
March	136.7	17.0	153.7	32.7	186.5	108.6	295.0
June	142.8	20.3	163.1	27.9	191.0	105.3	296.3
September	160.6	69.5	230.1	34.0	264.1	152.4	416.5
December	143.6	13.3	157.0	31.9	188.8	145.2	334.0
ORIGINAL (% change from preceding quarter)							
1997							
September	-0.7	-2.7	-0.9	5.7	0.2	25.4	13.2
December	-4.9	-9.7	-5.3	2.1	-4.0	-46.4	-28.0
1998							
March	0.4	52.9	4.4	-0.8	3.4	-16.9	-5.1
June	4.5	18.8	6.1	-14.7	2.4	-3.0	0.4
September	12.4	243.2	41.1	21.8	38.3	44.8	40.6
December	-10.5	-80.8	-31.8	-6.3	-28.5	-4.8	-19.8

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

(b) Refer to Explanatory Notes paragraph 12.

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

Period	<i>Hotels, motels and other short term accommodation</i>		<i>Shops</i>		<i>Factories</i>		<i>Offices</i>		<i>Other business premises</i>		<i>Educational</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999												
1998												
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
1999												
January	2	0.2	8	0.7	2	0.1	8	0.6	8	0.8	6	0.7
Value—\$200,000—\$499,999												
1998												
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
1999												
January	0	0.0	2	0.5	1	0.2	3	0.7	4	1.2	5	1.6
Value—\$500,000—\$999,999												
1998												
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
1999												
January	1	0.8	0	0.0	0	0.0	0	0.0	1	0.8	1	0.5
Value—\$1,000,000—\$4,999,999												
1998												
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
1999												
January	0	0.0	0	0.0	0	0.0	1	2.6	1	2.1	0	0.0
Value—\$5,000,000 and over												
1998												
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
1999												
January	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	2	42.4
Value—Total												
1995-96	33	18.2	198	129.9	95	32.9	237	96.8	222	95.5	111	59.7
1996-97	43	42.4	239	106.2	93	26.1	212	93.2	193	93.3	112	61.0
1997-98	46	9.1	340	85.6	98	129.3	194	79.5	204	88.7	113	82.1
1998												
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
1999												
January	3	1.0	10	1.2	3	0.4	12	3.9	14	4.9	14	45.3

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

Period	Religious		Health		Entertainment and recreational		Miscellaneous		Total non-residential building	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999										
1998										
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
1999										
January	3	0.4	0	0.0	1	0.2	3	0.2	41	4.0
Value—\$200,000—\$499,999										
1998										
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
1999										
January	0	0.0	0	0.0	1	0.3	1	0.4	17	4.9
Value—\$500,000—\$999,999										
1998										
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
1999										
January	0	0.0	0	0.0	0	0.0	2	1.2	5	3.3
Value—\$1,000,000—\$4,999,999										
1998										
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
1999										
January	0	0.0	0	0.0	0	0.0	2	8.8	4	13.5
Value—\$5,000,000 and over										
1998										
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
1999										
January	0	0.0	0	0.0	0	0.0	0	0.0	2	42.4
Value—Total										
1995-96	16	4.7	49	52.1	62	26.8	88	49.6	1 111	566.2
1996-97	11	2.2	51	66.0	68	37.7	95	52.6	1 117	580.7
1997-98	10	5.3	57	46.5	59	58.4	67	17.6	1 188	602.2
1998										
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
1999										
January	3	0.4	0	0.0	2	0.5	8	10.5	69	68.0

VALUE OF NON-RESIDENTIAL BUILDING APPROVED: Original

Period	Hotels, motels and other short term accommoda- tion	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
PRIVATE SECTOR (\$ million)											
1995-96	18.2	122.0	26.2	53.3	77.8	17.2	3.7	41.9	23.2	9.6	393.0
1996-97	38.9	102.6	23.9	56.8	84.8	16.6	2.2	50.0	13.0	33.7	422.4
1997-98	8.6	82.7	128.9	59.9	85.9	19.0	5.3	20.0	50.6	10.9	471.9
1998											
January	0.1	1.6	1.3	0.3	1.7	0.5	0.0	0.9	1.3	0.3	7.9
February	0.5	8.0	4.4	1.1	5.9	2.5	0.0	0.2	7.9	0.5	31.0
March	0.8	9.7	2.3	2.6	28.8	0.9	0.1	0.3	0.6	1.6	47.8
April	0.0	5.9	2.4	2.0	10.8	0.4	0.0	0.1	1.9	0.3	23.8
May	2.8	10.8	1.8	2.7	2.5	0.2	0.5	3.1	10.7	0.6	35.6
June	0.3	2.5	1.4	1.4	4.8	2.6	0.1	1.8	1.8	0.4	17.0
July	13.1	2.5	0.9	2.4	10.6	0.9	0.1	0.1	0.1	1.0	31.6
August	0.3	6.8	8.8	7.3	24.3	1.6	0.1	1.7	1.6	0.2	52.5
September	4.8	6.1	3.6	4.9	9.3	0.0	0.0	0.3	0.2	1.4	30.5
October	0.1	4.1	2.0	7.6	7.1	1.9	0.0	5.9	1.3	4.3	34.3
November	0.1	3.5	13.2	3.1	10.7	1.4	0.2	8.5	2.6	0.0	43.3
December	0.0	8.3	0.7	1.3	3.8	6.5	0.0	2.8	0.1	1.2	24.7
1999											
January	1.0	1.1	0.4	1.1	4.9	2.2	0.4	0.0	0.5	0.7	12.3
PUBLIC SECTOR (\$ million)											
1995-96	0.0	7.9	6.7	43.5	17.8	42.5	1.0	10.2	3.6	40.0	173.2
1996-97	3.5	3.6	2.2	36.4	8.5	44.5	0.0	16.0	24.7	18.9	158.4
1997-98	0.5	2.9	0.4	19.6	2.8	63.2	0.0	26.4	7.8	6.7	130.3
1998											
January	0.0	0.0	0.1	0.9	0.3	6.0	0.0	0.8	0.0	0.2	8.3
February	0.0	1.4	0.0	1.4	0.0	1.8	0.0	2.3	0.3	3.8	10.9
March	0.0	0.0	0.0	0.4	0.0	1.5	0.0	1.5	1.0	1.6	6.0
April	0.0	0.0	0.0	6.3	0.0	0.1	0.0	0.0	4.4	0.0	10.9
May	0.0	0.1	0.1	0.5	1.0	0.6	0.0	0.1	0.0	0.2	2.5
June	0.0	0.0	0.1	1.6	0.1	16.7	0.0	0.9	0.1	0.0	19.5
July	0.3	0.0	0.0	0.8	5.4	0.4	0.0	0.0	0.7	0.9	8.5
August	0.0	0.0	0.0	2.2	2.3	8.5	0.0	0.0	5.7	0.9	19.6
September	0.3	1.2	0.0	1.2	0.1	3.4	0.0	10.3	0.0	0.1	16.4
October	0.1	0.0	0.0	0.4	0.0	4.2	0.0	1.3	0.1	0.2	6.2
November	0.2	0.0	0.0	1.3	5.0	5.9	0.0	1.3	1.3	0.0	15.1
December	0.0	0.4	0.3	4.1	0.1	16.7	0.0	0.0	2.2	4.9	28.7
1999											
January	0.0	0.1	0.0	2.7	0.0	43.0	0.0	0.0	0.0	9.9	55.7
TOTAL (\$ million)											
1995-96	18.2	129.9	32.9	96.8	95.5	59.7	4.7	52.1	26.8	49.6	566.2
1996-97	42.4	106.2	26.1	93.2	93.3	61.0	2.2	66.0	37.7	52.6	580.7
1997-98	9.1	85.6	129.3	79.5	88.7	82.1	5.3	46.5	58.4	17.6	602.2
1998											
January	0.1	1.6	1.4	1.3	1.9	6.5	0.0	1.6	1.3	0.4	16.1
February	0.5	9.4	4.4	2.5	5.9	4.3	0.0	2.5	8.2	4.3	41.9
March	0.8	9.7	2.3	3.0	28.8	2.4	0.1	1.8	1.6	3.2	53.8
April	0.0	5.9	2.4	8.3	10.8	0.5	0.0	0.1	6.3	0.3	34.6
May	2.8	10.9	1.8	3.2	3.5	0.8	0.5	3.2	10.7	0.7	38.2
June	0.3	2.5	1.5	3.0	4.8	19.3	0.1	2.7	1.9	0.4	36.5
July	13.4	2.5	0.9	3.1	16.0	1.3	0.1	0.1	0.8	1.9	40.2
August	0.3	6.8	8.8	9.5	26.6	10.1	0.1	1.7	7.4	1.0	72.1
September	5.0	7.3	3.6	6.1	9.4	3.4	0.0	10.6	0.2	1.4	46.9
October	0.2	4.1	2.0	8.0	7.1	6.1	0.0	7.2	1.4	4.5	40.5
November	0.3	3.5	13.2	4.4	15.7	7.3	0.2	9.8	3.9	0.0	58.3
December	0.0	8.7	1.1	5.4	3.9	23.2	0.0	2.8	2.3	6.2	53.5
1999											
January	1.0	1.2	0.4	3.9	4.9	45.3	0.4	0.0	0.5	10.5	68.0

BUILDING APPROVED IN THE ADELAIDE STATISTICAL DIVISION: Original

Period	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR									
1996-97	3 510	489	4 020	301 860	36 115	91 150	429 125	306 979	736 104
1997-98	4 004	536	4 627	371 235	49 293	99 543	520 071	379 003	899 074
1998									
January	217	35	253	20 621	2 829	5 686	29 137	5 718	34 855
February	321	51	441	30 455	7 885	13 535	51 875	26 845	78 720
March	374	43	419	34 371	3 250	8 401	46 022	22 265	68 287
April	300	27	329	27 181	2 548	7 213	36 942	14 663	51 605
May	342	55	398	30 931	6 350	7 250	44 530	31 585	76 115
June	400	66	467	39 241	5 309	7 628	52 178	12 398	64 576
July	442	223	667	39 639	18 685	8 831	67 155	15 898	83 053
August	331	77	408	31 534	7 571	6 973	46 078	30 273	76 351
September	401	113	514	40 010	42 799	9 734	92 543	19 318	111 861
October	361	37	398	35 633	4 039	8 564	48 236	29 710	77 946
November	343	31	378	34 834	2 883	9 617	47 334	36 566	83 900
December	321	54	377	31 050	3 915	7 765	42 730	19 914	62 643
1999									
January	229	65	294	23 123	7 474	7 150	37 747	7 559	45 306
PUBLIC SECTOR									
1996-97	84	17	101	6 433	1 305	171	7 910	129 838	137 748
1997-98	161	17	180	12 101	995	306	13 401	89 596	102 998
1998									
January	8	3	11	443	166	15	624	7 101	7 726
February	1	0	1	86	0	0	86	8 124	8 210
March	36	0	36	2 395	0	0	2 395	3 983	6 377
April	10	0	10	1 016	0	0	1 016	10 728	11 743
May	3	0	3	234	0	10	244	2 142	2 385
June	31	6	39	2 343	360	165	2 868	18 387	21 256
July	2	0	2	152	0	715	867	1 618	2 485
August	1	4	5	69	220	0	289	18 242	18 531
September	9	0	9	639	0	219	858	13 373	14 232
October	22	0	22	1 538	0	15	1 553	4 581	6 133
November	10	6	16	798	642	0	1 440	11 072	12 512
December	7	0	7	473	0	60	533	19 759	20 292
1999									
January	9	0	9	657	0	0	657	54 107	54 764
TOTAL									
1996-97	3 594	506	4 121	308 293	37 420	91 321	437 035	436 818	873 852
1997-98	4 165	553	4 807	383 336	50 287	99 849	533 472	468 599	1 002 071
1998									
January	225	38	264	21 064	2 996	5 701	29 761	12 820	42 581
February	322	51	442	30 541	7 885	13 535	51 961	34 969	86 930
March	410	43	455	36 766	3 250	8 401	48 417	26 247	74 664
April	310	27	339	28 197	2 548	7 213	37 958	25 390	63 348
May	345	55	401	31 164	6 350	7 260	44 774	33 726	78 500
June	431	72	506	41 585	5 669	7 793	55 047	30 785	85 832
July	444	223	669	39 791	18 685	9 546	68 022	17 517	85 539
August	332	81	413	31 603	7 791	6 973	46 367	48 515	94 882
September	410	113	523	40 649	42 799	9 953	93 401	32 691	126 092
October	383	37	420	37 170	4 039	8 579	49 788	34 291	84 079
November	353	37	394	35 632	3 525	9 617	48 774	47 638	96 412
December	328	54	384	31 523	3 915	7 825	43 262	39 673	82 935
1999									
January	238	65	303	23 780	7 474	7 150	38 404	61 667	100 071

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

(b) Refer to Explanatory Notes paragraph 12.

BUILDING APPROVED IN STATISTICAL AREAS

Statistical area	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
SOUTH AUSTRALIA	371	73	444	36 924	8 686	9 496	55 106	68 019	123 124
Adelaide (SD)	238	65	303	23 780	7 474	7 150	38 404	61 667	100 071
Northern Adelaide (SSD)	100	0	100	9 565	0	528	10 093	1 514	11 607
Gawler (M)	2	0	2	133	0	43	176	0	176
Playford (C)–East Central	8	0	8	700	0	0	700	0	700
Playford (C)–Elizabeth	0	0	0	0	0	0	0	80	80
Playford (C)–Hills	1	0	1	62	0	0	62	0	62
Playford (C)–West	0	0	0	0	0	0	0	0	0
Playford (C)–West Central	1	0	1	67	0	0	67	0	67
Port Adel. Enfield (C)–East	26	0	26	2 409	0	62	2 471	50	2 521
Port Adel. Enfield (C)–Inner	2	0	2	192	0	0	192	123	315
Salisbury (C)–Central	7	0	7	559	0	64	623	100	723
Salisbury (C)–Inner North	8	0	8	616	0	0	616	171	787
Salisbury (C)–North-East	3	0	3	328	0	37	365	0	365
Salisbury (C)–South-East	3	0	3	381	0	45	427	150	577
Salisbury (C) Bal	6	0	6	654	0	0	654	470	1 124
Tea Tree Gully (C)–Central	1	0	1	100	0	95	195	0	195
Tea Tree Gully (C)–Hills	2	0	2	310	0	0	310	0	310
Tea Tree Gully (C)–North	26	0	26	2 670	0	35	2 705	320	3 025
Tea Tree Gully (C)–South	4	0	4	384	0	148	532	50	582
Western Adelaide (SSD)	36	2	38	3 612	115	1 173	4 900	2 671	7 571
Charles Sturt (C)–Coastal	1	0	1	194	0	215	409	66	475
Charles Sturt (C)–Inner East	4	0	4	540	0	99	639	65	704
Charles Sturt (C)–Inner West	4	0	4	473	0	117	589	2 100	2 689
Charles Sturt (C)–North-East	5	2	7	455	115	336	906	110	1 016
Port Adel. Enfield (C)–Coast	3	0	3	259	0	101	361	0	361
Port Adel. Enfield (C)–Port	8	0	8	631	0	118	749	95	844
West Torrens (C)–East	1	0	1	110	0	84	194	235	429
West Torrens (C)–West	10	0	10	951	0	102	1 054	0	1 054
Unincorp. Western	0	0	0	0	0	0	0	0	0
Eastern Adelaide (SSD)	37	57	94	4 354	7 004	3 538	14 896	56 162	71 058
Adelaide (C)	0	44	44	0	5 664	30	5 694	47 862	53 555
Adelaide Hills (DC)–Central	4	0	4	623	0	292	915	0	915
Adelaide Hills (DC)–Ranges	2	0	2	199	0	197	396	0	396
Burnside (C)–North-East	2	0	2	410	0	390	800	80	880
Burnside (C)–South-West	9	4	13	1 131	330	431	1 892	0	1 892
Campbelltown (C)–East	5	0	5	707	0	43	750	0	750
Campbelltown (C)–West	3	0	3	200	0	250	450	150	600
Norw. Pham St Ptrs (C)–East	1	2	3	19	140	155	314	0	314
Norw. Pham St Ptrs (C)–West	5	5	10	468	670	358	1 496	7 451	8 947
Prospect (C)	0	0	0	0	0	271	271	0	271
Unley (C)–East	3	2	5	310	200	445	955	120	1 075
Unley (C)–West	3	0	3	288	0	170	458	0	458
Walkerville (M)	0	0	0	0	0	505	505	500	1 005
Southern Adelaide (SSD)	65	6	71	6 249	355	1 911	8 515	1 319	9 835
Holdfast Bay (C)–North	3	0	3	373	0	174	547	175	722
Holdfast Bay (C)–South	2	0	2	151	0	80	231	0	231
Marion (C)–Central	7	0	7	712	0	123	835	120	955
Marion (C)–North	3	2	5	251	75	140	466	167	634
Marion (C)–South	8	0	8	925	0	99	1 023	0	1 023
Mitcham (C)–Hills	3	0	3	400	0	65	465	0	465
Mitcham (C)–North-East	1	0	1	120	0	408	528	0	528
Mitcham (C)–West	0	2	2	0	170	130	300	300	600
Onkaparinga (C)–Hackham	0	0	0	0	0	0	0	0	0
Onkaparinga (C)–Hills	6	0	6	598	0	277	875	467	1 342
Onkaparinga (C)–Morphett	1	0	1	88	0	60	148	0	148
Onkaparinga (C)–North Coast	4	0	4	299	0	25	323	90	413
Onkaparinga (C)–Reservoir	9	0	9	957	0	91	1 048	0	1 048
Onkaparinga (C)–South Coast	14	0	14	1 099	0	133	1 232	0	1 232
Onkaparinga (C)–Woodcroft	4	2	6	277	110	107	494	0	494

Statistical area	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
Outer Adelaide (SD)	61	0	61	5 940	0	848	6 788	1 702	8 490
Barossa (SSD)	14	0	14	1 479	0	115	1 594	125	1 719
Barossa (DC)–Angaston	4	0	4	261	0	0	261	0	261
Barossa (DC)–Barossa	1	0	1	100	0	53	153	0	153
Barossa (DC)–Tanunda	1	0	1	54	0	36	90	75	165
Kapunda and Light (DC)	8	0	8	1 064	0	25	1 089	50	1 139
Mallala (DC)	0	0	0	0	0	0	0	0	0
Kangaroo Island (SSD)	2	0	2	450	0	53	503	0	503
Kangaroo Island (DC)	2	0	2	450	0	53	503	0	503
Mt Lofty Ranges (SSD)	20	0	20	1 869	0	254	2 123	600	2 723
Adelaide Hills (DC)–North	2	0	2	260	0	136	396	0	396
Adelaide Hills (DC) Bal	2	0	2	165	0	36	201	0	201
Mount Barker (DC)–Central	12	0	12	1 056	0	16	1 071	600	1 671
Mount Barker (DC) Bal	4	0	4	388	0	67	455	0	455
Fleurieu (SSD)	25	0	25	2 143	0	426	2 568	977	3 545
Alexandrina (DC)–Coastal	12	0	12	1 037	0	230	1 267	800	2 067
Alexandrina (DC)–Strathalbyn	6	0	6	563	0	81	644	177	821
Victor Harbor (DC)	7	0	7	542	0	115	657	0	657
Yankalilla (DC)	0	0	0	0	0	0	0	0	0
Yorke and Lower North (SD)	11	0	11	674	0	371	1 045	960	2 005
Yorke (SSD)	8	0	8	467	0	0	467	0	467
Barunga West (DC)	1	0	1	88	0	0	88	0	88
Copper Coast (DC)	3	0	3	140	0	0	140	0	140
Yorke Peninsula (DC)–North	1	0	1	33	0	0	33	0	33
Yorke Peninsula (DC)–South	3	0	3	206	0	0	206	0	206
Unincorp. Yorke	0	0	0	0	0	0	0	0	0
Lower North (SSD)	3	0	3	206	0	371	577	960	1 537
Clare and Gilbert Valleys (DC)	2	0	2	145	0	371	516	120	636
Goyder (DC)	0	0	0	0	0	0	0	0	0
Wakefield (DC)	1	0	1	61	0	0	61	840	901
Murray Lands (SD)	17	0	17	1 651	0	608	2 259	899	3 158
Riverland (SSD)	10	0	10	1 010	0	506	1 516	759	2 275
Berri & Barmera (DC)–Barmera	1	0	1	92	0	0	92	0	92
Berri & Barmera (DC)–Berri	2	0	2	189	0	37	225	64	290
Loxton Waikerie (DC)–East	1	0	1	64	0	217	281	215	496
Loxton Waikerie (DC)–West	0	0	0	0	0	145	145	80	225
Mid Murray (DC)	1	0	1	87	0	0	87	0	87
Renmark Paringa (DC)–Paringa	0	0	0	0	0	107	107	0	107
Renmark Paringa (DC)–Renmark	5	0	5	579	0	0	579	400	979
Unincorp. Riverland	0	0	0	0	0	0	0	0	0
Murray Mallee (SSD)	7	0	7	641	0	102	743	140	883
Karoonda East Murray (DC)	0	0	0	0	0	0	0	0	0
Murray Bridge (RC)	4	0	4	390	0	10	400	140	540
Southern Mallee (DC)	0	0	0	0	0	0	0	0	0
The Coorong (DC)	3	0	3	252	0	92	344	0	344
Unincorp. Murray Mallee	0	0	0	0	0	0	0	0	0
South East (SD)	18	0	18	2 325	0	327	2 652	1 818	4 470
Upper South East (SSD)	4	0	4	350	0	112	462	0	462
Lacepede (DC)	0	0	0	0	0	10	10	0	10
Lucindale (DC)	0	0	0	0	0	0	0	0	0
Naracoorte (DC)	2	0	2	142	0	0	142	0	142
Robe (DC)	1	0	1	60	0	22	82	0	82
Tatiara (DC)	1	0	1	148	0	80	228	0	228

BUILDING APPROVED IN STATISTICAL AREAS *continued*

Statistical area	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
Lower South East (SSD)	14	0	14	1 975	0	215	2 190	1 818	4 008
Grant (DC)	3	0	3	515	0	45	560	316	876
Mount Gambier (C)	10	0	10	1 260	0	170	1 430	200	1 630
Wattle Range (DC)–East	0	0	0	0	0	0	0	1 082	1 082
Wattle Range (DC)–West	1	0	1	200	0	0	200	220	420
Eyre (SD)	11	8	19	1 230	1 212	86	2 528	378	2 906
Lincoln (SSD)	4	8	12	328	1 212	86	1 626	378	2 004
Cleve (DC)	0	0	0	0	0	0	0	0	0
Elliston (DC)	0	0	0	0	0	0	0	0	0
Franklin Harbor (DC)	0	0	0	0	0	0	0	0	0
Kimba (DC)	0	0	0	0	0	0	0	0	0
Le Hunte (DC)	0	0	0	0	0	0	0	0	0
Lower Eyre Peninsula (DC)	1	0	1	70	0	48	118	0	118
Port Lincoln (C)	1	8	9	78	1 212	10	1 300	378	1 678
Tumby Bay (DC)	2	0	2	180	0	28	208	0	208
Unincorp. Lincoln	0	0	0	0	0	0	0	0	0
West Coast (SSD)	7	0	7	902	0	0	902	0	902
Ceduna (DC)	0	0	0	0	0	0	0	0	0
Streaky Bay (DC)	7	0	7	902	0	0	902	0	902
Unincorp. West Coast	0	0	0	0	0	0	0	0	0
Northern (SD)	15	0	15	1 324	0	106	1 430	595	2 025
Whyalla (SSD)	1	0	1	134	0	27	161	240	401
Whyalla (C)	1	0	1	134	0	27	161	240	401
Unincorp. Whyalla	0	0	0	0	0	0	0	0	0
Pirie (SSD)	3	0	3	215	0	17	233	0	233
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	3	0	3	215	0	17	233	0	233
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)	3	0	3	185	0	62	247	65	312
Flinders Ranges (DC)	1	0	1	46	0	0	46	0	46
Mount Remarkable (DC)	1	0	1	100	0	62	162	0	162
Port Augusta (C)	1	0	1	39	0	0	39	65	104
Unincorp. Flinders Ranges	0	0	0	0	0	0	0	0	0
Far North (SSD)	8	0	8	790	0	0	790	290	1 080
Cooper Pedy (DC)	0	0	0	0	0	0	0	0	0
Roxby Downs (M)	8	0	8	790	0	0	790	0	790
Unincorp. Far North	0	0	0	0	0	0	0	290	290

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

(b) Refer to Explanatory Notes paragraph 12.

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following activities:

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

- construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.). Statistics for this activity can be found in *Engineering Construction Activity, Australia* (Cat. no. 8762.0).

VALUE DATA

4 Value data are derived by aggregation of the estimated value of building work when completed as reported on approval documents. Such value data excludes the value of land and landscaping but includes site preparation. These estimates are usually a reliable indicator of the completed value of 'houses'. However, for 'other residential buildings' and 'non-residential buildings', these estimates can differ significantly from the completed value of the building.

OWNERSHIP

5 Building ownership is classified as either public or private sector and is based on the sector of intended owner of the completed building at the time of approval. Residential buildings constructed by private sector builders under government housing authority schemes are classified as public sector when the authority has contracted, or intends to contract, to purchase the building on or before completion.

BUILDING CLASSIFICATIONS

6 Building approvals are classified both by the Type of Building (e.g. 'house', 'factory') and by the Type of Work involved (e.g. 'new', 'alterations and additions'). These classifications are often used in conjunction with each other to describe building approvals in this publication.

7 The Type of Building classification refers to the intended major function of a building. A building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building, not to the function of the group as a whole.

8 An example is the treatment of building work approved for a factory complex. For instance, a detached administration building would be classified to Offices, a detached cafeteria building to Shops, while the factory buildings would be classified to Factories.

EXPLANATORY NOTES

BUILDING CLASSIFICATIONS

continued

9 An exception to this rule is the treatment of group accommodation buildings. For example, a student accommodation building on a university campus would be classified to Education.

10 In the case of a large multi-function building, i.e. a single large physical building which, at the time of approval is intended to have more than one purpose (e.g. a hotel/shops/casino project), the ABS endeavours to split the approval details according to each main function.

11 Where this is not possible because separate details cannot be obtained, the building is classified to the predominant function of the building on the basis of the function which represents the highest proportion of the total value of the project.

12 The Type of Work classification refers to the building activity carried out: New; Alterations and additions; or Conversion. See the Glossary for definitions of these terms. Prior to the April 1998 issue of this publication, Conversions were published as part of a category called 'Conversions, etc.'. From the April 1998 issue onwards, Conversion jobs are shown separately in tables 5 and 6. However, in other tables they are included within existing categories, as follows: in tables 1 and 2 they are included in the appropriate Type of Building category, and in tables 3, 4, 11 and 12 they are included in the 'Alterations and additions to residential buildings' category.

SEASONAL ADJUSTMENT

13 Seasonal adjustment is a means of removing the estimated effects of seasonal variation from the series so that the effects of other influences can be more clearly recognised.

14 In the seasonal adjustment of series, account has been taken of both normal seasonal factors and 'trading day' effects arising from the varying numbers of Sundays, Mondays, Tuesdays, etc. in the month. Adjustment has also been made for the influence of Easter which may affect the March and April estimates differently.

15 Seasonal adjustment does not remove from the series the effect of irregular or non-seasonal influences (e.g. the approval of large projects or a change in the administrative arrangements of approving authorities).

16 Some of the component series have been seasonally adjusted independently. Therefore, the adjusted components may not add to the adjusted totals.

17 As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. The timing of this review may vary and when appropriate will be notified in the 'Data Notes' section of this publication.

TREND ESTIMATES

18 Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. For monthly series, these trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For further information, see *A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6345.

EXPLANATORY NOTES

TREND ESTIMATES

continued

19 While the smoothing techniques described in paragraph 18 enable trend estimates to be produced for the latest few periods, they do result in revisions to the trend estimates as new data becomes available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

CHAIN VOLUME MEASURES

20 The chain volume measures appearing in this publication are annually re-weighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 1996–1997). The reference year will be updated annually in the July publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes

21 Further information on the nature and concepts of chain volume measures is contained in the ABS publication *Information paper: Introduction of Chain Volume Measures in the Australian National Accounts* (Cat. no. 5248.0).

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)

22 Area statistics are now being classified to the *Australian Standard Geographical Classification, 1998 Edition*, (Cat. no. 1216.0), effective from 1 July 1998, and ASGC terminology has been adopted in the presentation of building Statistics.

UNPUBLISHED DATA

23 The ABS can also make available certain building approvals data which are not published. Where the data cannot be provided by telephone, it can be provided via fax, photocopy, computer printout, floppy disk and email. A charge may be made for providing unpublished data in these forms.

RELATED PUBLICATIONS

24 Users may also wish to refer to the following publications:

- *Building Activity, Building Work Done, Australia* (Cat. no. 8755.0)
- *Building Activity, Australia* (Cat. no. 8752.0)
- *Building Activity, Australia: Dwelling Unit Commencements* (Cat. no. 8750.0)
- *Building Activity, South Australia* (Cat. no. 8752.4)
- *Building Approvals, Australia* (Cat. no. 8731.0)
- *Engineering Construction Activity, Australia* (Cat. no. 8762.0)
- *House Price Indexes: Eight Capital Cities* (Cat. no. 6416.0)
- *Housing Finance for Owner Occupation, Australia* (Cat. no. 5609.0)
- *Price Index of Materials Used in Building Other than House Building* (Cat. no. 6407.0)
- *Price Index of Materials Used in House Building* (Cat. no. 6408.0).

ROUNDING

When figures have been rounded, discrepancies may occur between sums of the component items and totals.

SYMBOLS AND OTHER USAGES

n.a.	not available
n.y.a.	not yet available
C	City
DC	District Council
M	Municipality
RC	Rural City
SD	Statistical Division
SSD	Statistical Subdivision

GLOSSARY

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

GLOSSARY

House	A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (e.g. caretakers residences) associated with a non-residential building are defined as houses.
Miscellaneous	Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.
New building work	Building activity which will result in the creation of a building which previously did not exist.
New other residential buildings	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
New residential	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
Non-residential building	A non-residential building is primarily intended for purposes other than long term residential purposes. Note that, on occasions, one or more dwelling units may be created through non-residential building activity. Prior to the April 1998 issue of this publication, they have been included in the 'Conversions, etc.' column in tables showing dwelling units approved. They are now identified separately (e.g. see table 5). However, the value of these dwelling units cannot be separated out from that of the non-residential building which they are part of, therefore the value associated with these remain in the appropriate Non-residential category.
Offices	Includes banks, post offices and council chambers.
Other business premises	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.
Other dwellings	Includes all dwellings other than houses. They can be created by: the creation of new other residential buildings (e.g. flats); alteration/addition work to an existing residential building; either new or alteration/addition work on a non-residential building; conversion of a non-residential building to a residential building creating more than one dwelling unit.
Other residential building	An other residential building is a building other than a house primarily used for long-term residential purposes. An other residential building contains more than one dwelling unit. Other residential buildings are coded to the following categories: semi-detached, row or terrace house or townhouse with one storey; semi-detached, row or terrace house or townhouse with two or more storeys; flat, unit or apartment in a building of one or two storeys; flat, unit or apartment in a building of three storeys; flat, unit or apartment in a building of four or more storeys; flat, unit or apartment attached to a house; other/number of storeys unknown. The latter two categories are included with the semi-detached, row or terrace house or townhouse with one storey category in table 7 of this publication.
Religious	Includes convents, churches, temples, mosques, monasteries and noviciates.

GLOSSARY

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

SELF-HELP ACCESS TO STATISTICS

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

INTERNET www.abs.gov.au

LIBRARY A range of ABS publications is available from public and tertiary libraries Australia wide. Contact your nearest library to determine whether it has the ABS statistics you require.

WHY NOT SUBSCRIBE?

PHONE +61 1300 366 323

FAX +61 3 9615 7848

CONSULTANCY SERVICES

ABS offers consultancy services on a user pays basis to help you access published and unpublished data. Data that are already published and can be provided within 5 minutes is free of charge. Statistical methodological services are also available. Please contact:

<i>City</i>	<i>By phone</i>	<i>By fax</i>
Canberra	02 6252 6627	02 6207 0282
Sydney	02 9268 4611	02 9268 4668
Melbourne	03 9615 7755	03 9615 7798
Brisbane	07 3222 6351	07 3222 6283
Perth	08 9360 5140	08 9360 5955
Adelaide	08 8237 7400	08 8237 7566
Hobart	03 6222 5800	03 6222 5995
Darwin	08 8943 2111	08 8981 1218



2873140001996
ISSN 0810-4743

RRP \$17.00

POST Client Services, ABS, PO Box 10, Belconnen ACT 2616

EMAIL client.services@abs.gov.au

© Commonwealth of Australia 1999

Produced by the Australian Bureau of Statistics