

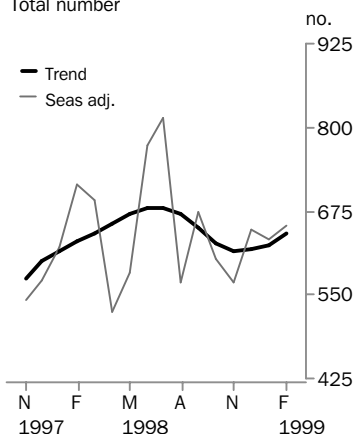
# **BUILDING APPROVALS**

**SOUTH  
AUSTRALIA**

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

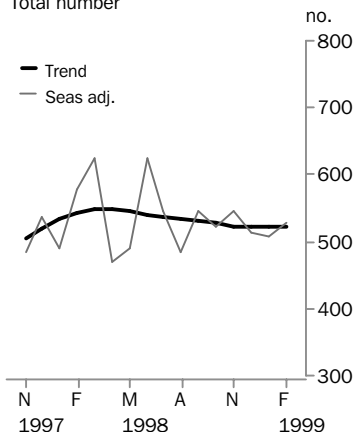
## **Dwelling units approved**

Total number



## **Private sector houses approved**

Total number



## **FEBRUARY KEY FIGURES**

### **TREND ESTIMATES**

	<b>Feb 1999</b>	<b>% change Jan 1999 to Feb 1999</b>	<b>% change Feb 1998 to Feb 1999</b>
Dwelling units approved			
Private sector houses	521	0.0	-4.0
Total dwelling units	641	2.8	1.9

### **SEASONALLY ADJUSTED**

	<b>Feb 1999</b>	<b>% change Jan 1999 to Feb 1999</b>	<b>% change Feb 1998 to Feb 1999</b>
Dwelling units approved			
Private sector houses	527	3.9	-9.0
Total dwelling units	654	3.3	-8.4

## **FEBRUARY KEY POINTS**

### **TREND ESTIMATES**

- The trend for total dwelling units increased by 4.2% over the last three months.
- The trend for private sector houses is flat with no change over the last three months

### **SEASONALLY ADJUSTED ESTIMATES**

- In seasonally adjusted terms total dwelling units increased by 3.3% in February following a fall of 2.0% in January.
- Private sector houses increased by 3.9% in February.

### **ORIGINAL ESTIMATES**

- There were 607 dwellings (510 houses, 97 other dwellings) approved in February following 444 dwellings approved in January.
- Total building increased by \$65.9 million (53.5%) in February to \$189.0 million. A single shop job worth \$64.0 million accounted for most the increase.

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

## NOTES

### FORTHCOMING ISSUES

ISSUE	RELEASE DATE
March 1999	4 May 1999
April 1999	2 June 1999
May 1999	1 July 1999
June 1999	30 July 1999
July 1999	31 August 1999
August 1999	30 September 1999

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### CHANGES IN THIS ISSUE

There are no changes in this issue.

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### DATA NOTES

The impact of the large shop project was completely removed from the non-residential and total building value trend series.

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### REVISIONS THIS MONTH

There are no revisions this month.

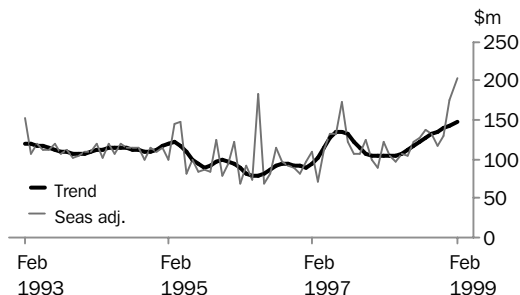
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Ian Crettenden  
Regional Director, South Australia

## VALUE OF BUILDING APPROVED

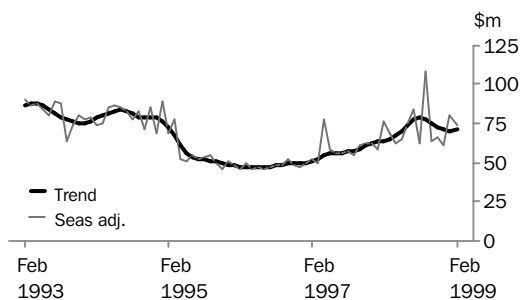
### VALUE OF TOTAL BUILDING

The trend has increased by 41.9% over the last 11 months. The impact of the large shop project has been completely removed from the trend.



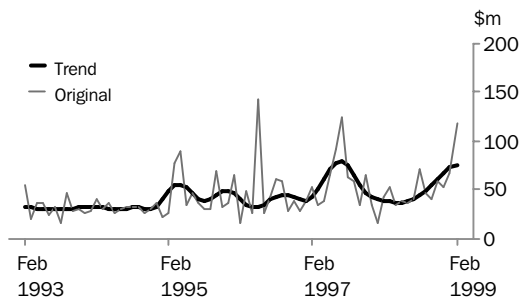
### VALUE OF RESIDENTIAL BUILDING

The trend has just recorded a small increase (0.8%) after five months of decline (-10.3%).



### VALUE OF NON-RESIDENTIAL BUILDING

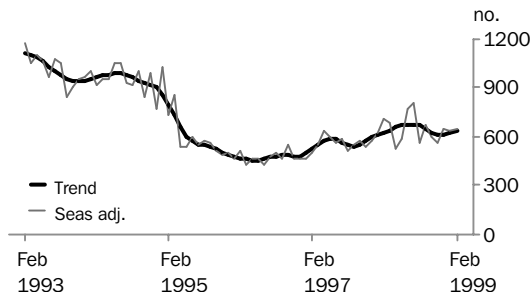
Even excluding the impact of the large shop project the trend has doubled over the last ten months.



## DWELLINGS APPROVED

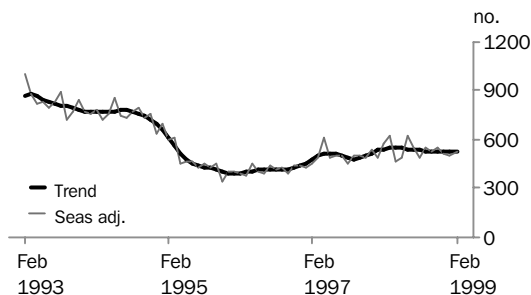
### TOTAL DWELLING UNITS

The trend has grown by 4.2% over the last 3 months but is only 1.9% above the level of a year ago .



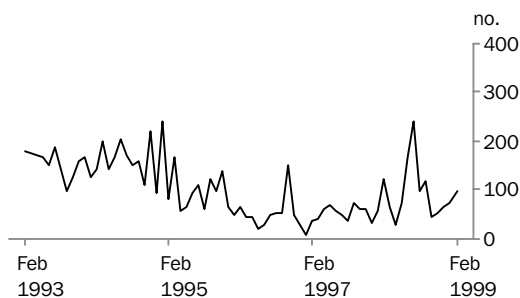
### PRIVATE SECTOR HOUSES

Overall there has been a slight downward trend over the last year and the February trend estimate is 4% down on February 1998 .



### OTHER DWELLING (ORIGINAL)

There series has grown relatively steadily over the last four months from 43 dwelling units in October 1998 to 97 dwelling units in February 1999. However this is a volatile series and substantial month to month movements occur.



# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

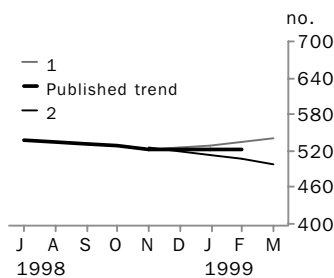
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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

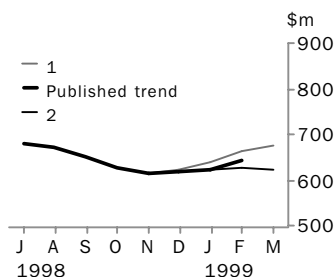
### PRIVATE SECTOR HOUSES



#### WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

	TREND AS PUBLISHED		<b>1</b> rises by 9% on Feb 1999		<b>2</b> falls by 9% on Feb 1999	
	no.	% change	no.	% change	no.	% change
October 1998	528	-0.9	526	-1.0	529	-0.7
November 1998	523	-0.9	522	-0.7	524	-1.1
December 1998	521	-0.3	525	0.5	520	-0.7
January 1999	521	-0.1	529	0.9	514	-1.1
February 1999	521	0.0	536	1.2	507	-1.4
March 1999	n.y.a.	n.y.a.	540	0.8	497	-2.0

### TOTAL DWELLING UNITS



#### WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

	TREND AS PUBLISHED		<b>1</b> rises by 10% on Feb 1999		<b>2</b> falls by 10% on Feb 1999	
	no.	% change	no.	% change	no.	% change
October 1998	628	-3.5	625	-3.7	630	-3.3
November 1998	615	-2.0	614	-1.9	616	-2.2
December 1998	617	0.2	622	1.5	617	0.1
January 1999	623	1.1	640	2.9	621	0.7
February 1999	641	2.8	662	3.3	625	0.7
March 1999	n.y.a.	n.y.a.	676	2.1	621	-0.7

## 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>						
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
<b>1999</b>						
January	361	371	73	73	434	444
February	494	510	97	97	591	607
SEASONALLY ADJUSTED						
<b>1997</b>						
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
<b>1999</b>						
January	507	534	n.a.	n.a.	609	633
February	527	543	n.a.	n.a.	632	654
TREND ESTIMATES						
<b>1997</b>						
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	537	552	n.a.	n.a.	663	679
August	534	551	n.a.	n.a.	651	670
September	532	551	n.a.	n.a.	628	651
October	528	547	n.a.	n.a.	603	628
November	523	543	n.a.	n.a.	590	615
December	521	541	n.a.	n.a.	591	617
<b>1999</b>						
January	521	541	n.a.	n.a.	599	623
February	521	540	n.a.	n.a.	617	641

## 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>						
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
<b>1999</b>						
January	-26.2	-25.2	9.0	9.0	-21.9	-21.1
February	36.8	37.5	32.9	32.9	36.2	36.7
SEASONALLY ADJUSTED (% change from preceding month)						
<b>1997</b>						
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
<b>1999</b>						
January	-1.1	3.4	n.a.	n.a.	-3.8	-2.0
February	3.9	1.7	n.a.	n.a.	3.8	3.3
TREND ESTIMATES (% change from preceding month)						
<b>1997</b>						
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	-0.6	-0.5	n.a.	n.a.	-0.1	0.1
August	-0.5	-0.2	n.a.	n.a.	-1.9	-1.4
September	-0.4	-0.1	n.a.	n.a.	-3.4	-2.8
October	-0.9	-0.6	n.a.	n.a.	-4.0	-3.5
November	-0.9	-0.7	n.a.	n.a.	-2.2	-2.0
December	-0.3	-0.3	n.a.	n.a.	0.3	0.2
<b>1999</b>						
January	-0.1	-0.2	n.a.	n.a.	1.3	1.1
February	0.0	-0.1	n.a.	n.a.	3.1	2.8

## 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>					
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
<b>1999</b>					
January	45.6	9.5	55.1	68.0	123.1
February	58.2	12.4	70.6	118.4	189.0
SEASONALLY ADJUSTED					
<b>1997</b>					
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
<b>1999</b>					
January	67.2	12.8	80.0	n.a.	176.2
February	59.2	15.0	74.1	n.a.	203.2
TREND ESTIMATES					
<b>1997</b>					
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	66.8	10.5	77.4	40.3	117.7
August	68.1	10.6	78.7	44.1	122.8
September	67.2	10.7	77.9	49.8	127.7
October	64.6	10.8	75.4	56.0	131.4
November	61.7	11.2	72.9	62.2	135.1
December	59.6	11.7	71.3	67.9	139.2
<b>1999</b>					
January	58.3	12.4	70.6	72.5	143.2
February	58.1	13.1	71.2	75.4	146.7

(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>					
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
<b>1999</b>					
January	-9.3	-5.2	-8.6	27.3	8.2
February	27.6	30.4	28.1	74.1	53.5
SEASONALLY ADJUSTED (% change from preceding month)					
<b>1997</b>					
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
<b>1999</b>					
January	28.0	38.9	29.6	n.a.	36.2
February	-12.0	16.7	-7.4	n.a.	15.3
TREND ESTIMATES (% change from preceding month)					
<b>1997</b>					
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	4.6	1.8	4.2	4.5	4.3
August	1.8	0.6	1.7	9.4	4.3
September	-1.3	0.6	-1.0	12.9	4.0
October	-3.8	1.5	-3.1	12.5	3.0
November	-4.5	3.3	-3.4	11.1	2.8
December	-3.5	4.9	-2.2	9.0	3.0
<b>1999</b>					
January	-2.2	5.6	-0.9	6.9	2.9
February	-0.2	5.9	0.8	4.0	2.4

(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>1995-1996</b>	4 930	773	(b) 56	(b) 0	1	5 760
<b>1996-1997</b>	5 508	613	11	8	8	6 148
<b>1997-1998</b>	6 177	726	9	75	10	6 997
<b>1998</b>						
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
<b>1999</b>						
January	361	73	0	0	0	434
February	493	95	0	3	0	591
PUBLIC SECTOR (Number)						
<b>1995-1996</b>	179	29	(b) 0	(b) 0	0	208
<b>1996-1997</b>	96	17	0	3	0	116
<b>1997-1998</b>	193	23	2	0	0	218
<b>1998</b>						
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
<b>1999</b>						
January	10	0	0	0	0	10
February	16	0	0	0	0	16
TOTAL (Number)						
<b>1995-1996</b>	5 109	802	(b) 56	(b) 0	1	5 968
<b>1996-1997</b>	5 604	630	11	11	8	6 264
<b>1997-1998</b>	6 370	749	11	75	10	7 215
<b>1998</b>						
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
<b>1999</b>						
January	371	73	0	0	0	444
February	509	95	0	3	0	607

(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>1995-1996</b>	399.4	54.6	(b) 2.5	114.7	(b) 0.0	571.3	393.0	<b>964.3</b>
<b>1996-1997</b>	462.9	44.0	0.6	113.8	0.6	621.8	422.4	<b>1 044.2</b>
<b>1997-1998</b>	553.2	61.1	0.6	118.3	7.6	740.7	471.9	<b>1 212.7</b>
<b>1998</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>
<b>1999</b>								
January	36.2	8.7	0.0	9.5	0.0	54.4	12.3	<b>66.7</b>
February	45.5	11.3	0.0	12.1	0.1	69.1	92.6	<b>161.6</b>
PUBLIC SECTOR (\$ million)								
<b>1995-1996</b>	13.3	1.9	(b) 0	1.6	(b) 0.0	17.1	173.2	<b>190.4</b>
<b>1996-1997</b>	7.4	1.3	0.0	1.3	0.3	10.3	158.4	<b>168.7</b>
<b>1997-1998</b>	14.5	1.4	0.1	1.2	0.0	17.2	130.3	<b>147.5</b>
<b>1998</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>
<b>1999</b>								
January	0.7	0.0	0.0	0.0	0.0	0.7	55.7	<b>56.4</b>
February	1.4	0.0	0.0	0.1	0.0	1.5	25.9	<b>27.4</b>
TOTAL (\$ million)								
<b>1995-1996</b>	412.7	56.6	(b) 2.5	116.3	(b) 0.0	588.4	566.2	<b>1 154.6</b>
<b>1996-1997</b>	470.2	45.3	0.6	115.1	0.9	632.1	580.7	<b>1 212.8</b>
<b>1997-1998</b>	567.7	62.5	0.7	119.5	7.6	758.0	602.2	<b>1 360.1</b>
<b>1998</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>
<b>1999</b>								
January	36.9	8.7	0.0	9.5	0.0	55.1	68.0	<b>123.1</b>
February	46.9	11.3	0.0	12.2	0.1	70.6	118.4	<b>189.0</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			
NUMBER OF DWELLING UNITS										
<b>1995-1996</b>	5 109	518	179	697	14	66	25	105	802	5 911
<b>1996-1997</b>	5 604	492	86	578	20	30	2	52	630	6 234
<b>1997-1998</b>	6 370	467	154	621	49	18	61	128	749	7 119
<b>1997</b>										
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
<b>1999</b>										
January	371	16	13	29	0	44	0	44	73	444
VALUE (\$ million)										
February	509	24	10	34	0	0	61	61	95	604
<b>1995-1996</b>	412.8	30.8	18.3	49.2	1.0	3.8	2.5	7.3	56.7	469.3
<b>1996-1997</b>	470.1	30.9	9.5	40.3	1.9	3.1	0.0	5.1	45.1	515.5
<b>1997-1998</b>	567.7	32.8	14.2	47.2	3.0	1.8	10.6	15.4	62.5	630.1
<b>1997</b>										
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
<b>1999</b>										
January	36.9	1.1	1.9	3.0	0.0	5.7	0.0	5.7	8.7	45.6
February	46.9	2.2	0.8	3.0	0.0	0.0	8.3	8.3	11.3	58.2

(a) See Glossary for definition.

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

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

	Hotels, motels and other short term accommodation....		Shops .....		Factories .....		Offices .....		Other business premises .....		Educational .....	
Period	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999												
1998												
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
February	0	0.0	19	1.9	3	0.3	9	0.8	15	1.4	5	0.7
Value—\$200,000–\$499,999												
1998												
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
February	1	0.2	1	0.5	2	0.4	2	0.8	4	0.9	4	1.3
Value—\$500,000–\$999,999												
1998												
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
February	0	0.0	1	0.5	0	0.0	0	0.0	2	1.1	2	1.8
Value—\$1,000,000–\$4,999,999												
1998												
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
February	0	0.0	0	0.0	0	0.0	1	2.2	2	4.5	2	5.2
Value—\$5,000,000 and over												
1998												
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
February	0	0.0	1	64.0	0	0.0	0	0.0	0	0.0	1	6.8
Value—Total												
1995-1996	33	18.2	198	129.9	95	32.9	237	96.8	222	95.5	111	59.7
1996-1997	43	42.4	239	106.2	93	26.1	212	93.2	193	93.3	112	61.0
1997-1998	46	9.1	340	85.6	98	129.3	194	79.5	204	88.7	113	82.1
1998												
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
February	1	0.2	22	66.9	5	0.7	12	3.8	23	8.0	14	15.8

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

	<i>Religious .....</i>		<i>Health .....</i>		<i>Entertainment and recreational .....</i>		<i>Miscellaneous .....</i>		<i>Total non-residential building .....</i>	
<i>Period</i>	<i>no.</i>	<i>\$m</i>	<i>no.</i>	<i>\$m</i>	<i>no.</i>	<i>\$m</i>	<i>no.</i>	<i>\$m</i>	<i>no.</i>	<i>\$m</i>
Value—\$50,000—\$199,999										
<b>1998</b>										
December	0	0.0	1	0.1	1	0.1	3	0.3	59	5.7
<b>1999</b>										
January	3	0.4	0	0.0	1	0.2	3	0.2	41	4.0
February	0	0.0	3	0.3	3	0.3	2	0.1	59	5.8
Value—\$200,000—\$499,999										
<b>1998</b>										
December	0	0.0	2	0.4	1	0.4	2	0.5	20	5.8
<b>1999</b>										
January	0	0.0	0	0.0	1	0.3	1	0.4	17	4.9
February	1	0.3	1	0.4	0	0.0	0	0.0	16	4.7
Value—\$500,000—\$999,999										
<b>1998</b>										
December	0	0.0	1	0.7	1	0.5	1	0.6	8	5.7
<b>1999</b>										
January	0	0.0	0	0.0	0	0.0	2	1.2	5	3.3
February	0	0.0	0	0.0	1	0.6	0	0.0	6	4.0
Value—\$1,000,000—\$4,999,999										
<b>1998</b>										
December	0	0.0	1	1.6	1	1.3	1	4.8	12	31.1
<b>1999</b>										
January	0	0.0	0	0.0	0	0.0	2	8.8	4	13.5
February	0	0.0	1	1.4	1	2.8	0	0.0	7	16.0
Value—\$5,000,000 and over										
<b>1998</b>										
December	0	0.0	0	0.0	0	0.0	0	0.0	1	5.1
<b>1999</b>										
January	0	0.0	0	0.0	0	0.0	0	0.0	2	42.4
February	0	0.0	1	5.0	1	12.0	0	0.0	4	87.8
Value—Total										
<b>1995-1996</b>	16	4.7	49	52.1	62	26.8	88	49.6	1 111	566.2
<b>1996-1997</b>	11	2.2	51	66.0	68	37.7	95	52.6	1 117	580.7
<b>1997-1998</b>	10	5.3	57	46.5	59	58.4	67	17.6	1 188	602.2
<b>1998</b>										
December	0	0.0	5	2.8	4	2.3	7	6.2	100	53.5
<b>1999</b>										
January	3	0.4	0	0.0	2	0.5	8	10.5	69	68.0
February	1	0.3	6	7.0	6	15.7	2	0.1	92	118.4

## 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>1995-1996</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>1996-1997</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>1997-1998</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>1998</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>
<b>1999</b>											
January	1.0	1.1	0.4	1.1	4.9	2.2	0.4	0.0	0.5	0.7	<b>12.3</b>
February	0.2	66.8	0.5	1.1	7.6	1.3	0.3	2.0	12.8	0.1	<b>92.6</b>
PUBLIC SECTOR (\$ million)											
<b>1995-1996</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>1996-1997</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>1997-1998</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>1998</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>
<b>1999</b>											
January	0.0	0.1	0.0	2.7	0.0	43.0	0.0	0.0	0.0	9.9	<b>55.7</b>
February	0.0	0.1	0.2	2.7	0.4	14.5	0.0	5.1	2.9	0.0	<b>25.9</b>
TOTAL (\$ million)											
<b>1995-1996</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>1996-1997</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>1997-1998</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>1998</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>
<b>1999</b>											
January	1.0	1.2	0.4	3.9	4.9	45.3	0.4	0.0	0.5	10.5	<b>68.0</b>
February	0.2	66.9	0.7	3.8	8.0	15.8	0.3	7.0	15.7	0.1	<b>118.4</b>



## BUILDING APPROVED IN THE ADELAIDE STATISTICAL DIVISION: Original

DWELLINGS (no.)....

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

Period	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR									
<b>1996-1997</b>	3 510	489	4 020	301 860	36 115	91 150	429 125	306 979	<b>736 104</b>
<b>1997-1998</b>	4 004	536	4 627	371 235	49 293	99 543	520 071	379 003	899 074
<b>1998</b>									
February	321	51	441	30 455	7 885	13 535	51 875	26 845	<b>78 720</b>
March	374	43	419	34 371	3 250	8 401	46 022	22 265	<b>68 287</b>
April	300	27	329	27 181	2 548	7 213	36 942	14 663	<b>51 605</b>
May	342	55	398	30 931	6 350	7 250	44 530	31 585	<b>76 115</b>
June	400	66	467	39 241	5 309	7 628	52 178	12 398	<b>64 576</b>
July	442	223	667	39 639	18 685	8 831	67 155	15 898	<b>83 053</b>
August	331	77	408	31 534	7 571	6 973	46 078	30 273	<b>76 351</b>
September	401	113	514	40 010	42 799	9 734	92 543	19 318	<b>111 861</b>
October	361	37	398	35 633	4 039	8 564	48 236	29 710	<b>77 946</b>
November	343	31	378	34 834	2 883	9 617	47 334	36 566	<b>83 900</b>
December	321	54	377	31 050	3 915	7 765	42 730	19 914	<b>62 643</b>
<b>1999</b>									
January	229	65	294	23 123	7 474	7 150	37 747	7 559	<b>45 306</b>
February	329	95	426	31 153	11 327	9 421	51 900	89 279	<b>141 179</b>
PUBLIC SECTOR									
<b>1996-1997</b>	84	17	101	6 433	1 305	171	7 910	129 838	<b>137 748</b>
<b>1997-1998</b>	161	17	180	12 101	995	306	13 401	89 596	102 998
<b>1998</b>									
February	1	0	1	86	0	0	86	8 124	<b>8 210</b>
March	36	0	36	2 395	0	0	2 395	3 983	<b>6 377</b>
April	10	0	10	1 016	0	0	1 016	10 728	<b>11 743</b>
May	3	0	3	234	0	10	244	2 142	<b>2 385</b>
June	31	6	39	2 343	360	165	2 868	18 387	<b>21 256</b>
July	2	0	2	152	0	715	867	1 618	<b>2 485</b>
August	1	4	5	69	220	0	289	18 242	<b>18 531</b>
September	9	0	9	639	0	219	858	13 373	<b>14 232</b>
October	22	0	22	1 538	0	15	1 553	4 581	<b>6 133</b>
November	10	6	16	798	642	0	1 440	11 072	<b>12 512</b>
December	7	0	7	473	0	60	533	19 759	<b>20 292</b>
<b>1999</b>									
January	9	0	9	657	0	0	657	54 107	<b>54 764</b>
February	10	0	10	647	0	125	772	19 913	<b>20 686</b>
TOTAL									
<b>1996-1997</b>	3 594	506	4 121	308 293	37 420	91 321	437 035	436 818	<b>873 852</b>
<b>1997-1998</b>	4 165	553	4 807	383 336	50 287	99 849	533 472	468 599	1 002 071
<b>1998</b>									
February	322	51	442	30 541	7 885	13 535	51 961	34 969	<b>86 930</b>
March	410	43	455	36 766	3 250	8 401	48 417	26 247	<b>74 664</b>
April	310	27	339	28 197	2 548	7 213	37 958	25 390	<b>63 348</b>
May	345	55	401	31 164	6 350	7 260	44 774	33 726	<b>78 500</b>
June	431	72	506	41 585	5 669	7 793	55 047	30 785	<b>85 832</b>
July	444	223	669	39 791	18 685	9 546	68 022	17 517	<b>85 539</b>
August	332	81	413	31 603	7 791	6 973	46 367	48 515	<b>94 882</b>
September	410	113	523	40 649	42 799	9 953	93 401	32 691	<b>126 092</b>
October	383	37	420	37 170	4 039	8 579	49 788	34 291	<b>84 079</b>
November	353	37	394	35 632	3 525	9 617	48 774	47 638	<b>96 412</b>
December	328	54	384	31 523	3 915	7 825	43 262	39 673	<b>82 935</b>
<b>1999</b>									
January	238	65	303	23 780	7 474	7 150	38 404	61 667	<b>100 071</b>
February	339	95	436	31 800	11 327	9 546	52 673	109 192	<b>161 865</b>

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

(b) Refer to Explanatory Notes paragraph 12.

## BUILDING APPROVED IN STATISTICAL AREAS

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

Statistical area	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
<b>SOUTH AUSTRALIA</b>	<b>509</b>	<b>95</b>	<b>607</b>	<b>46 856</b>	<b>11 327</b>	<b>12 384</b>	<b>70 567</b>	<b>118 444</b>	<b>189 010</b>
<b>Adelaide (SD)</b>	<b>339</b>	<b>95</b>	<b>436</b>	<b>31 800</b>	<b>11 327</b>	<b>9 546</b>	<b>52 673</b>	<b>109 192</b>	<b>161 865</b>
Northern Adelaide (SSD)	168	2	170	15 784	150	949	16 883	8 019	24 903
Gawler (M)	2	0	2	148	0	13	161	0	161
Playford (C)–East Central	14	0	14	1 282	0	0	1 282	2 759	4 041
Playford (C)–Elizabeth	0	0	0	0	0	0	0	0	0
Playford (C)–Hills	3	0	3	308	0	0	308	0	308
Playford (C)–West	4	0	4	291	0	32	323	0	323
Playford (C)–West Central	3	0	3	237	0	0	237	490	727
Port Adel. Enfield (C)–East	19	0	19	1 564	0	115	1 679	180	1 859
Port Adel. Enfield (C)–Inner	2	2	4	163	150	130	443	804	1 247
Salisbury (C)–Central	22	0	22	2 023	0	79	2 102	220	2 322
Salisbury (C)–Inner North	11	0	11	876	0	22	898	0	898
Salisbury (C)–North-East	10	0	10	998	0	142	1 141	900	2 041
Salisbury (C)–South-East	8	0	8	1 038	0	171	1 209	0	1 209
Salisbury (C) Bal	10	0	10	1 033	0	0	1 033	1 456	2 489
Tea Tree Gully (C)–Central	3	0	3	297	0	126	423	0	423
Tea Tree Gully (C)–Hills	0	0	0	0	0	13	13	0	13
Tea Tree Gully (C)–North	37	0	37	3 543	0	70	3 613	670	4 283
Tea Tree Gully (C)–South	20	0	20	1 985	0	35	2 020	540	2 560
Western Adelaide (SSD)	35	0	35	3 079	0	1 823	4 901	6 233	11 135
Charles Sturt (C)–Coastal	5	0	5	558	0	648	1 205	0	1 205
Charles Sturt (C)–Inner East	5	0	5	464	0	145	609	3 600	4 209
Charles Sturt (C)–Inner West	7	0	7	637	0	135	772	240	1 012
Charles Sturt (C)–North-East	7	0	7	564	0	166	731	424	1 155
Port Adel. Enfield (C)–Coast	0	0	0	0	0	200	200	385	585
Port Adel. Enfield (C)–Port	6	0	6	457	0	40	497	405	902
West Torrens (C)–East	0	0	0	0	0	152	152	1 179	1 331
West Torrens (C)–West	5	0	5	398	0	337	735	0	735
Unincorp. Western	0	0	0	0	0	0	0	0	0
Eastern Adelaide (SSD)	52	71	125	5 549	9 120	4 492	19 162	88 264	107 425
Adelaide (C)	1	61	64	200	8 300	125	8 625	84 389	93 014
Adelaide Hills (DC)–Central	4	0	4	337	0	195	533	100	633
Adelaide Hills (DC)–Ranges	5	0	5	529	0	75	604	0	604
Burnside (C)–North-East	9	0	9	906	0	762	1 668	0	1 668
Burnside (C)–South-West	11	0	11	1 281	0	606	1 886	0	1 886
Campbelltown (C)–East	9	0	9	1 067	0	150	1 217	315	1 532
Campbelltown (C)–West	5	4	9	473	270	238	981	0	981
Norw. Pham St Ptrs (C)–East	0	0	0	0	0	131	131	0	131
Norw. Pham St Ptrs (C)–West	1	4	5	62	240	420	722	650	1 372
Prospect (C)	2	0	2	184	0	279	463	0	463
Unley (C)–East	0	0	0	0	0	908	908	0	908
Unley (C)–West	1	2	3	120	310	394	824	2 810	3 634
Walkerville (M)	4	0	4	390	0	210	600	0	600
Southern Adelaide (SSD)	84	22	106	7 387	2 057	2 282	11 726	6 676	18 402
Holdfast Bay (C)–North	7	6	13	710	580	281	1 570	0	1 570
Holdfast Bay (C)–South	1	8	9	102	640	108	850	0	850
Marion (C)–Central	9	2	11	719	197	69	985	2 430	3 415
Marion (C)–North	3	0	3	292	0	279	571	95	666
Marion (C)–South	6	0	6	611	0	80	691	0	691
Mitcham (C)–Hills	5	0	5	374	0	246	620	2 520	3 140
Mitcham (C)–North-East	1	6	7	98	640	705	1 443	1 140	2 583
Mitcham (C)–West	1	0	1	184	0	128	312	80	392
Onkaparinga (C)–Hackham	1	0	1	64	0	64	127	50	177
Onkaparinga (C)–Hills	4	0	4	368	0	75	443	166	608
Onkaparinga (C)–Morphett	0	0	0	0	0	11	11	0	11
Onkaparinga (C)–North Coast	4	0	4	258	0	100	358	100	458
Onkaparinga (C)–Reservoir	6	0	6	613	0	0	613	0	613
Onkaparinga (C)–South Coast	17	0	17	1 250	0	53	1 303	95	1 398
Onkaparinga (C)–Woodcroft	19	0	19	1 744	0	85	1 830	0	1 830

BUILDING APPROVED IN STATISTICAL AREAS *continued*

DWELLINGS (no.).....			VALUE (\$'000).....						
Statistical area	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
<b>Outer Adelaide (SD)</b>	74	0	75	6 299	0	1 143	7 442	7 204	14 646
Barossa (SSD)	26	0	27	2 586	0	332	2 918	500	3 418
Barossa (DC)–Angaston	3	0	3	246	0	35	281	0	281
Barossa (DC)–Barossa	1	0	1	98	0	67	165	200	365
Barossa (DC)–Tanunda	1	0	1	148	0	97	245	0	245
Kapunda and Light (DC)	10	0	11	1 042	0	114	1 156	300	1 456
Mallala (DC)	11	0	11	1 052	0	19	1 071	0	1 071
Kangaroo Island (SSD)	1	0	1	12	0	60	72	0	72
Kangaroo Island (DC)	1	0	1	12	0	60	72	0	72
Mt Lofty Ranges (SSD)	17	0	17	1 560	0	460	2 020	100	2 120
Adelaide Hills (DC)–North	2	0	2	173	0	85	258	0	258
Adelaide Hills (DC) Bal	2	0	2	161	0	270	431	0	431
Mount Barker (DC)–Central	9	0	9	888	0	56	944	100	1 044
Mount Barker (DC) Bal	4	0	4	338	0	50	388	0	388
Fleurieu (SSD)	30	0	30	2 141	0	291	2 432	6 604	9 036
Alexandrina (DC)–Coastal	7	0	7	438	0	12	450	0	450
Alexandrina (DC)–Strathalbyn	2	0	2	150	0	114	264	0	264
Victor Harbor (DC)	15	0	15	1 201	0	115	1 315	6 454	7 769
Yankalilla (DC)	6	0	6	352	0	50	402	150	552
<b>Yorke and Lower North (SD)</b>	18	0	18	1 490	0	282	1 772	0	1 772
Yorke (SSD)	11	0	11	792	0	234	1 026	0	1 026
Barunga West (DC)	1	0	1	12	0	0	12	0	12
Copper Coast (DC)	4	0	4	201	0	51	252	0	252
Yorke Peninsula (DC)–North	2	0	2	282	0	51	333	0	333
Yorke Peninsula (DC)–South	4	0	4	297	0	133	430	0	430
Unincorp. Yorke	0	0	0	0	0	0	0	0	0
Lower North (SSD)	7	0	7	698	0	48	746	0	746
Clare and Gilbert Valleys (DC)	6	0	6	647	0	0	647	0	647
Goyder (DC)	0	0	0	0	0	0	0	0	0
Wakefield (DC)	1	0	1	51	0	48	99	0	99
<b>Murray Lands (SD)</b>	17	0	17	1 210	0	715	1 925	320	2 245
Riverland (SSD)	13	0	13	859	0	598	1 457	269	1 727
Berri & Barmera (DC)–Barmera	0	0	0	0	0	230	230	0	230
Berri & Barmera (DC)–Berri	1	0	1	80	0	13	93	50	143
Loxton Waikerie (DC)–East	2	0	2	114	0	61	175	122	297
Loxton Waikerie (DC)–West	2	0	2	132	0	25	157	97	254
Mid Murray (DC)	3	0	3	163	0	187	350	0	350
Renmark Paringa (DC)–Paringa	0	0	0	0	0	18	18	0	18
Renmark Paringa (DC)–Renmark	5	0	5	370	0	64	434	0	434
Unincorp. Riverland	0	0	0	0	0	0	0	0	0
Murray Mallee (SSD)	4	0	4	351	0	117	468	51	518
Karoonda East Murray (DC)	0	0	0	0	0	0	0	51	51
Murray Bridge (RC)	3	0	3	201	0	97	298	0	298
Southern Mallee (DC)	0	0	0	0	0	20	20	0	20
The Coorong (DC)	1	0	1	150	0	0	150	0	150
Unincorp. Murray Mallee	0	0	0	0	0	0	0	0	0
<b>South East (SD)</b>	25	0	25	2 275	0	281	2 556	650	3 206
Upper South East (SSD)	10	0	10	883	0	55	938	600	1 538
Lacepede (DC)	0	0	0	0	0	0	0	0	0
Lucindale (DC)	0	0	0	0	0	0	0	0	0
Naracoorte (DC)	7	0	7	578	0	0	578	0	578
Robe (DC)	0	0	0	0	0	55	55	0	55
Tatiara (DC)	3	0	3	304	0	0	304	600	904

BUILDING APPROVED IN STATISTICAL AREAS *continued*

DWELLINGS (no.).....			VALUE (\$'000).....						
Statistical area	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
Lower South East (SSD)	15	0	15	1 393	0	226	1 618	50	1 668
Grant (DC)	1	0	1	159	0	100	259	0	259
Mount Gambier (C)	12	0	12	1 061	0	85	1 146	50	1 196
Wattle Range (DC)–East	2	0	2	172	0	15	187	0	187
Wattle Range (DC)–West	0	0	0	0	0	26	26	0	26
<b>Eyre (SD)</b>	19	0	19	2 060	0	90	2 150	459	2 609
Lincoln (SSD)	12	0	12	1 259	0	90	1 349	459	1 808
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)	1	0	1	87	0	0	87	0	87
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)	5	0	5	525	0	0	525	0	525
Port Lincoln (C)	6	0	6	648	0	90	738	459	1 197
Tumby Bay (DC)	0	0	0	0	0	0	0	0	0
Unincorp. Lincoln	0	0	0	0	0	0	0	0	0
West Coast (SSD)	7	0	7	801	0	0	801	0	801
Ceduna (DC)	2	0	2	192	0	0	192	0	192
Streaky Bay (DC)	0	0	0	0	0	0	0	0	0
Unincorp. West Coast	5	0	5	608	0	0	608	0	608
<b>Northern (SD)</b>	17	0	17	1 722	0	327	2 049	619	2 668
Whyalla (SSD)	2	0	2	328	0	28	356	130	486
Whyalla (C)	2	0	2	328	0	28	356	130	486
Unincorp. Whyalla	0	0	0	0	0	0	0	0	0
Pirie (SSD)	3	0	3	187	0	251	438	0	438
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	152	0	77	229	0	229
Port Pirie C, Dists (M) Bal	1	0	1	35	0	174	209	0	209
Unincorp. Pirie	0	0	0	0	0	0	0	0	0
Flinders Ranges (SSD)	3	0	3	366	0	48	414	0	414
Flinders Ranges (DC)	0	0	0	0	0	0	0	0	0
Mount Remarkable (DC)	0	0	0	0	0	0	0	0	0
Port Augusta (C)	3	0	3	366	0	48	414	0	414
Unincorp. Flinders Ranges	0	0	0	0	0	0	0	0	0
Far North (SSD)	9	0	9	841	0	0	841	489	1 330
Coober Pedy (DC)	0	0	0	0	0	0	0	0	0
Roxby Downs (M)	9	0	9	841	0	0	841	0	841
Unincorp. Far North	0	0	0	0	0	0	0	489	489

(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



## G L O S S A R Y

<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 January 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 7 includes the number of Conversions in the 'Alterations and additions to residential buildings' category while Table 8 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.
<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.



## G L O S S A R Y

<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 January 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 7). 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 9 of this publication.
<b>Religious</b>	Includes convents, churches, temples, mosques, monasteries and noviciates.
<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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