

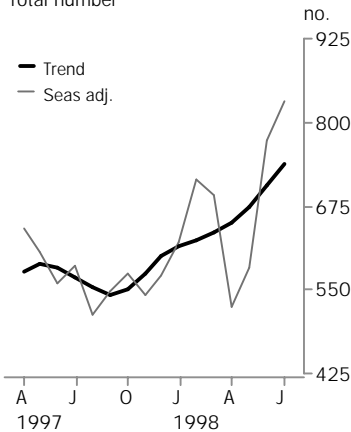
# BUILDING APPROVALS

SOUTH  
AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) TUES 1 SEPT 1998

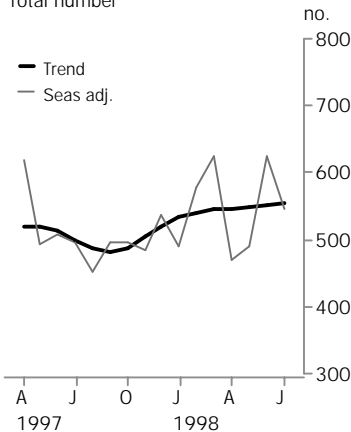
## Dwelling units approved

Total number



## Private sector houses approved

Total number



## JULY KEY FIGURES

### TREND ESTIMATES

	Jul 1998	% change Jun 1998 to Jul 1998	% change Jul 1997 to Jul 1998
Dwelling units approved	737	4.6	29.5
Private sector houses	555	0.9	11.5
Total dwelling units	737	4.6	29.5

### SEASONALLY ADJUSTED

	Jul 1998	% change Jun 1998 to Jul 1998	% change Jul 1997 to Jul 1998
Dwelling units approved	831	7.7	41.7
Private sector houses	546	-12.5	10.1
Total dwelling units	831	7.7	41.7

## JULY KEY POINTS

### TREND ESTIMATES

- The trend for total dwelling units approved increased by 4.6% in July to be 29.5% higher than at the same time last year.
- The trend for private sector houses has increased for the last ten months and is 15.6% above the level of September 1997.

### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units increased by 7.7% in July, following a rise of 32.3% in June and 11.1% in May.
- The seasonally adjusted estimate for private sector houses has decreased 12.5% on the June estimate.

### ORIGINAL ESTIMATES

- There were 921 dwellings approved in July, with houses accounting for 660 and other dwelling units accounting for 261 (the highest level since December 1992).
- Adelaide (105 dwellings) and Burnside-South West (87 dwellings) recorded the highest number of dwelling approvals.
- The value of non-residential building approved in June was \$40.2 million. Other business premises accounted for \$16.0 million followed by Hotels, motels and other short term accommodation with \$13.4 million.

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

# NOTES

## FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
August 1998	1 October 1998
September 1998	2 November 1998
October 1998	2 December 1998
November 1998	7 January 1999
December 1998	3 February 1999
January 1999	2 March 1999



## CHANGES IN THIS ISSUE

Area statistics are being classified to the new 1998 edition of the Australian Standard Geographic Classification. This edition provides substantially increased level of detail for South Australia, particularly the Adelaide Statistical Division.



## DATA NOTES

The number of private sector dwelling units created as a result of alterations and additions to residential buildings has been over stated by 20 dwelling units. This will be revised in the next issue.



## REVISIONS THIS MONTH

There are no revisions this month.



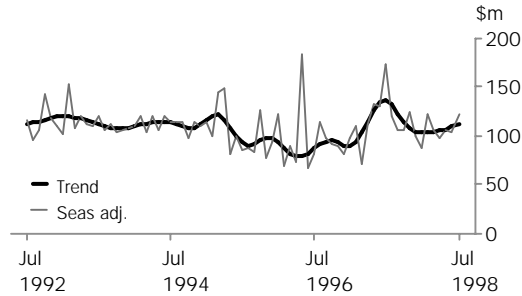
P. M. GARDNER  
Regional Director, South Australia



# VALUE OF BUILDING APPROVED

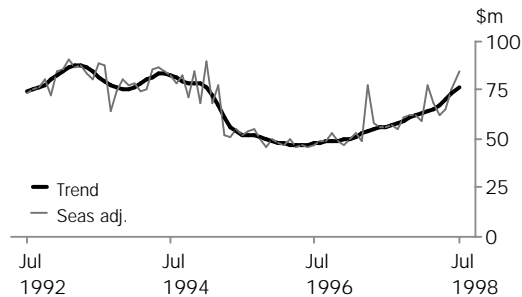
## VALUE OF TOTAL BUILDING

The trend has increased by 7.1% over the last six months.



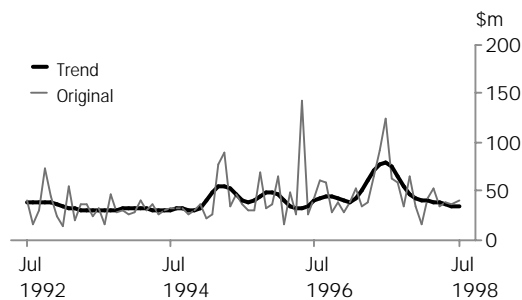
## VALUE OF RESIDENTIAL BUILDING

The trend has been rising consistently since the middle of 1996. Growth has strengthened in recent months.



## VALUE OF NON-RESIDENTIAL BUILDING

The trend has fallen by \$16.3 million (15.4%) in the last six months.



## VALUE OF BUILDING APPROVED

### AVERAGE 1989–90 PRICES

JUNE QUARTER 1998

Changes in the original series for the value of building approved in the June Quarter 1998 at average 1989–90 prices are summarised below:

	ORIGINAL SERIES	
	<i>Mar Qtr 1998 to Jun Qtr 1998</i>	<i>Jun Qtr 1997 to Jun Qtr 1998</i>
New residential building	6.1	3.9
Alterations and additions to residential buildings	-14.7	-8.6
Non-residential building	-2.8	-45.5
<b>Total building</b>	<b>0.5</b>	<b>-22.1</b>

1997–98 FINANCIAL YEAR

The annual movements in the value of building approved, at average 1989–90 prices, appear in the table below. The table shows the annual movements for the past three financial years in original terms.

	ANNUAL MOVEMENT: ORIGINAL SERIES		
	<i>1994–95 to 1995–96</i>	<i>1995–96 to 1996–97</i>	<i>1996–97 to 1997–98</i>
	% change	% change	% change
New residential building	-36.6	13.3	20.2
Alterations and additions to residential buildings	-0.3	1.3	8.0
Non-residential building	13.3	1.1	1.5
<b>Total building</b>	<b>-14.7</b>	<b>6.0</b>	<b>10.1</b>

The total value of building approved rose by 10.1% to \$1,199.5 million in 1997–98 following a 6.0% increase in 1996–97. All sectors contributed to the growth but new residential building have the greatest growth (20.2%).

# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

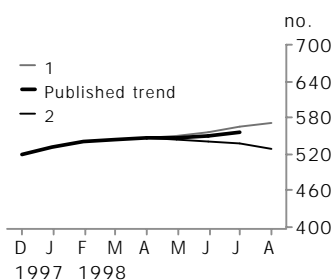
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

### 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.

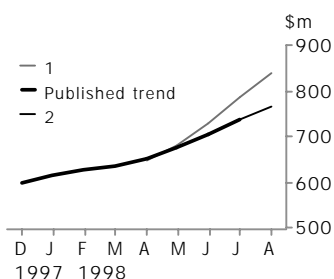
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the August seasonally adjusted estimate is higher than the July estimate by 9% for the number of private sector houses approved and 10% for total dwelling units approved; and that the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

### PRIVATE SECTOR HOUSES



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> <i>rises by 9% on Jul 1998</i>		<b>2</b> <i>falls by 9% on Jul 1998</i>	
	no.	% change	no.	% change	no.	% change
March 1998	545	0.7	544	0.6	547	0.8
April 1998	546	0.3	546	0.4	548	0.1
May 1998	548	0.3	549	0.6	545	-0.6
June 1998	550	0.4	556	1.2	541	-0.7
July 1998	555	0.9	566	1.8	537	-0.7
August 1998	n.y.a.	n.y.a.	572	1.1	528	-1.6

### TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> <i>rises by 10% on Jul 1998</i>		<b>2</b> <i>falls by 10% on Jul 1998</i>	
	no.	% change	no.	% change	no.	% change
March 1998	635	1.6	629	1.2	635	1.6
April 1998	650	2.5	648	3.0	650	2.5
May 1998	674	3.7	681	5.2	674	3.6
June 1998	705	4.6	729	7.1	705	4.6
July 1998	737	4.6	785	7.6	738	4.8
August 1998	n.y.a.	n.y.a.	837	6.7	767	3.9

## DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS(a).....		TOTAL DWELLING UNITS..	
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL						
<b>1997</b>						
May	538	552	61	68	599	620
June	519	541	52	56	571	597
July	572	584	50	50	622	634
August	514	530	38	38	552	568
September	505	527	65	73	570	600
October	523	538	61	61	584	599
November	482	490	62	62	544	552
December	475	482	31	31	506	513
<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	259	261	913	921
SEASONALLY ADJUSTED						
<b>1997</b>						
May	494	501	n.a.	n.a.	591	606
June	507	524	n.a.	n.a.	543	560
July	496	505	n.a.	n.a.	571	586
August	452	471	n.a.	n.a.	503	514
September	496	509	n.a.	n.a.	528	548
October	496	517	n.a.	n.a.	544	575
November	484	505	n.a.	n.a.	528	541
December	538	551	n.a.	n.a.	559	570
<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.	820	831
TREND ESTIMATES						
<b>1997</b>						
May	520	530	n.a.	n.a.	573	588
June	512	523	n.a.	n.a.	568	584
July	498	512	n.a.	n.a.	553	569
August	486	502	n.a.	n.a.	535	553
September	480	498	n.a.	n.a.	525	543
October	487	505	n.a.	n.a.	533	551
November	504	522	n.a.	n.a.	556	575
December	520	537	n.a.	n.a.	581	599
<b>1998</b>						
January	533	549	n.a.	n.a.	597	615
February	541	556	n.a.	n.a.	608	625
March	545	560	n.a.	n.a.	618	635
April	546	561	n.a.	n.a.	633	650
May	548	563	n.a.	n.a.	657	674
June	550	565	n.a.	n.a.	689	705
July	555	569	n.a.	n.a.	722	737

(a) See Glossary for definition.

## DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS(a)....		TOTAL DWELLING UNITS....	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
<b>1997</b>						
May	-3.8	-2.8	8.9	13.3	-2.6	-1.3
June	-3.5	-2.0	-14.8	-17.6	-4.7	-3.7
July	10.2	7.9	-3.8	-10.7	8.9	6.2
August	-10.1	-9.2	-24.0	-24.0	-11.3	-10.4
September	-1.8	-0.6	71.1	92.1	3.3	5.6
October	3.6	2.1	-6.2	-16.4	2.5	-0.2
November	-7.8	-8.9	1.6	1.6	-6.8	-7.8
December	-1.5	-1.6	-50.0	-50.0	-7.0	-7.1
<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	60.9	54.4	18.4	13.7
SEASONALLY ADJUSTED (% change from preceding month)						
<b>1997</b>						
May	-20.1	-20.5	n.a.	n.a.	-5.3	-5.4
June	2.8	4.7	n.a.	n.a.	-8.2	-7.6
July	-2.3	-3.7	n.a.	n.a.	5.3	4.8
August	-8.8	-6.7	n.a.	n.a.	-11.9	-12.3
September	9.6	8.1	n.a.	n.a.	5.1	6.5
October	0.2	1.6	n.a.	n.a.	3.0	5.0
November	-2.5	-2.3	n.a.	n.a.	-2.9	-5.9
December	11.2	9.0	n.a.	n.a.	5.7	5.5
<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.	9.7	7.7
TREND ESTIMATES (% change from preceding month)						
<b>1997</b>						
May	0.4	0.8	n.a.	n.a.	1.6	1.9
June	-1.7	-1.2	n.a.	n.a.	-1.0	-0.7
July	-2.7	-2.2	n.a.	n.a.	-2.7	-2.5
August	-2.5	-2.0	n.a.	n.a.	-3.2	-3.0
September	-1.1	-0.8	n.a.	n.a.	-1.8	-1.7
October	1.5	1.5	n.a.	n.a.	1.5	1.5
November	3.5	3.3	n.a.	n.a.	4.3	4.2
December	3.2	2.9	n.a.	n.a.	4.4	4.2
<b>1998</b>						
January	2.5	2.3	n.a.	n.a.	2.9	2.7
February	1.4	1.3	n.a.	n.a.	1.8	1.7
March	0.7	0.6	n.a.	n.a.	1.6	1.6
April	0.3	0.3	n.a.	n.a.	2.5	2.5
May	0.3	0.2	n.a.	n.a.	3.8	3.7
June	0.4	0.3	n.a.	n.a.	4.8	4.6
July	0.9	0.7	n.a.	n.a.	4.8	4.6

(a) See Glossary for definition.

## VALUE OF BUILDING APPROVED

Month	New residential building \$m	Alterations and additions to residential buildings(a) \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL					
<b>1997</b>					
May	52.5	9.9	62.4	64.7	127.1
June	49.5	9.2	58.7	92.0	150.7
July	51.1	10.8	61.9	125.1	187.0
August	49.3	10.1	59.4	63.8	123.2
September	51.9	10.6	62.5	58.6	121.1
October	51.2	12.0	63.3	34.1	97.4
November	51.2	11.1	62.3	64.5	126.7
December	48.1	10.6	58.6	35.1	93.7
<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
SEASONALLY ADJUSTED					
<b>1997</b>					
May	48.2	9.9	58.2	n.a.	133.6
June	46.5	9.6	56.1	n.a.	131.5
July	46.2	9.5	55.7	n.a.	174.2
August	46.6	10.4	56.9	n.a.	121.2
September	46.1	8.7	54.7	n.a.	106.2
October	50.4	10.9	61.3	n.a.	106.3
November	50.8	11.3	62.1	n.a.	124.7
December	51.9	10.7	62.7	n.a.	99.3
<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
TREND ESTIMATES					
<b>1997</b>					
May	45.6	10.0	55.6	70.8	126.4
June	46.4	9.8	56.2	77.8	134.0
July	46.9	9.7	56.6	79.6	136.2
August	47.3	9.9	57.1	75.0	132.2
September	47.8	10.1	57.8	65.6	123.4
October	48.8	10.3	59.1	54.9	114.0
November	50.4	10.4	60.8	46.9	107.7
December	52.0	10.4	62.4	42.5	104.8
<b>1998</b>					
January	53.1	10.2	63.3	40.9	104.2
February	54.2	10.0	64.2	40.4	104.5
March	55.6	9.9	65.5	39.0	104.5
April	57.7	9.9	67.6	37.8	105.4
May	60.3	10.1	70.4	36.6	107.1
June	63.3	10.3	73.6	35.7	109.4
July	66.4	10.6	77.0	34.6	111.6

(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>					
May	-0.3	-8.9	-1.8	64.9	23.6
June	-5.7	-7.7	-6.0	42.3	18.6
July	3.3	17.6	5.6	36.0	24.1
August	-3.5	-6.5	-4.1	-49.0	-34.1
September	5.2	5.4	5.2	-8.2	-1.7
October	-1.2	13.3	1.2	-41.8	-19.6
November	-0.1	-8.1	-1.6	89.1	30.1
December	-6.1	-4.7	-5.9	-45.6	-26.1
<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
SEASONALLY ADJUSTED (% change from preceding month)					
<b>1997</b>					
May	-28.0	-9.2	-25.4	n.a.	18.9
June	-3.7	-3.2	-3.6	n.a.	-1.5
July	-0.5	-1.5	-0.7	n.a.	32.4
August	0.8	9.3	2.2	n.a.	-30.4
September	-1.1	-16.2	-3.9	n.a.	-12.4
October	9.4	26.1	12.1	n.a.	0.1
November	0.8	3.3	1.2	n.a.	17.2
December	2.2	-4.9	0.9	n.a.	-20.3
<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
TREND ESTIMATES (% change from preceding month)					
<b>1997</b>					
May	3.2	-2.8	2.1	16.7	9.8
June	1.8	-2.5	1.0	9.9	6.0
July	1.1	-0.5	0.8	2.3	1.7
August	0.8	1.4	0.9	-5.7	-3.0
September	1.0	2.2	1.2	-12.6	-6.6
October	2.2	1.9	2.1	-16.3	-7.6
November	3.3	1.2	2.9	-14.7	-5.5
December	3.2	-0.3	2.6	-9.4	-2.6
<b>1998</b>					
January	2.2	-1.7	1.5	-3.7	-0.6
February	2.0	-2.0	1.3	-1.2	0.3
March	2.6	-1.2	2.0	-3.3	0.0
April	3.8	0.5	3.3	-3.2	0.8
May	4.6	1.7	4.2	-3.1	1.6
June	5.0	2.2	4.6	-2.5	2.2
July	4.8	2.7	4.5	-3.0	2.0

(a) Refer to Explanatory Notes paragraph 12.

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

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
<b>1995-96</b>	4 930	773	(b) 56	(b) 0	1	5 760
<b>1996-97</b>	5 508	613	11	8	8	6 148
<b>1997-98</b>	6 177	726	9	75	10	6 997
<b>1997</b>						
July	571	47	2	1	1	622
August	513	37	0	1	1	552
September	505	60	2	0	3	570
October	523	61	0	0	0	584
November	482	60	2	0	0	544
December	475	30	1	0	0	506
<b>1998</b>						
January	364	55	1	0	0	420
February	541	53	0	67	2	663
March	621	61	0	2	2	686
April	459	29	1	2	0	491
May	514	73	0	1	0	588
June	609	160	0	1	1	771
July	652	239	20	2	0	913
PUBLIC SECTOR (Number)						
<b>1995-96</b>	179	29	(b) 0	(b) 0	0	208
<b>1996-97</b>	96	17	0	3	0	116
<b>1997-98</b>	193	23	2	0	0	218
<b>1997</b>						
July	12	0	0	0	0	12
August	16	0	0	0	0	16
September	22	8	0	0	0	30
October	15	0	0	0	0	15
November	8	0	0	0	0	8
December	7	0	0	0	0	7
<b>1998</b>						
January	8	3	0	0	0	11
February	3	0	0	0	0	3
March	48	4	0	0	0	52
April	11	0	0	0	0	11
May	12	2	0	0	0	14
June	31	6	2	0	0	39
July	6	2	0	0	0	8
TOTAL (Number)						
<b>1995-96</b>	5 109	802	(b) 56	(b) 0	1	5 968
<b>1996-97</b>	5 604	630	11	11	8	6 264
<b>1997-98</b>	6 370	749	11	75	10	7 215
<b>1997</b>						
July	583	47	2	1	1	634
August	529	37	0	1	1	568
September	527	68	2	0	3	600
October	538	61	0	0	0	599
November	490	60	2	0	0	552
December	482	30	1	0	0	513
<b>1998</b>						
January	372	58	1	0	0	431
February	544	53	0	67	2	666
March	669	65	0	2	2	738
April	470	29	1	2	0	502
May	526	75	0	1	0	602
June	640	166	2	1	1	810
July	658	241	20	2	0	921

(a) See Glossary for definition.

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

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

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR (\$ million)								
<b>1995-96</b>	399.4	54.6	(b) 2.5	114.7	(b) 0.0	571.3	393.0	<b>964.3</b>
<b>1996-97</b>	462.9	44.0	0.6	113.8	0.6	621.8	422.4	<b>1 044.2</b>
<b>1997-98</b>	553.2	61.1	0.6	118.3	7.6	740.7	471.9	<b>1 212.7</b>
<b>1997</b>								
July	46.8	3.3	0.1	10.6	0.1	60.8	114.9	<b>175.7</b>
August	44.3	3.6	0.0	9.8	0.2	57.9	51.6	<b>109.4</b>
September	44.8	5.2	0.0	9.8	0.0	59.9	26.8	<b>86.7</b>
October	45.4	4.6	0.0	12.0	0.0	62.0	30.8	<b>92.7</b>
November	46.8	3.8	0.3	10.7	0.1	61.6	57.0	<b>118.6</b>
December	44.5	3.0	0.0	10.5	0.0	58.1	27.8	<b>85.9</b>
<b>1998</b>								
January	32.6	4.2	0.1	7.1	0.0	44.1	7.9	<b>51.9</b>
February	48.7	8.0	0.0	8.4	7.1	72.2	31.0	<b>103.2</b>
March	55.5	4.8	0.0	10.7	0.1	71.0	47.8	<b>118.8</b>
April	40.4	2.6	0.0	9.5	0.1	52.6	23.8	<b>76.3</b>
May	46.0	8.1	0.0	9.1	0.1	63.2	35.6	<b>98.8</b>
June	57.5	9.9	0.0	10.1	0.0	77.4	17.0	<b>94.4</b>
July	57.9	20.4	0.0	10.9	0.1	89.3	31.6	<b>120.9</b>
PUBLIC SECTOR (\$ million)								
<b>1995-96</b>	13.3	1.9	(b) 0.0	1.6	(b) 0.0	17.1	173.2	<b>190.4</b>
<b>1996-97</b>	7.4	1.3	0.0	1.3	0.3	10.3	158.4	<b>168.7</b>
<b>1997-98</b>	14.5	1.4	0.1	1.2	0.0	17.2	130.3	<b>147.5</b>
<b>1997</b>								
July	1.1	0.0	0.0	0.0	0.0	1.1	10.2	<b>11.3</b>
August	1.4	0.0	0.0	0.1	0.0	1.6	12.2	<b>13.8</b>
September	1.4	0.5	0.0	0.8	0.0	2.6	31.7	<b>34.4</b>
October	1.3	0.0	0.0	0.0	0.0	1.3	3.3	<b>4.6</b>
November	0.6	0.0	0.0	0.0	0.0	0.6	7.5	<b>8.1</b>
December	0.5	0.0	0.0	0.0	0.0	0.5	7.2	<b>7.7</b>
<b>1998</b>								
January	0.4	0.2	0.0	0.0	0.0	0.6	8.3	<b>8.9</b>
February	0.3	0.0	0.0	0.1	0.0	0.4	10.9	<b>11.3</b>
March	3.0	0.3	0.0	0.0	0.0	3.3	6.0	<b>9.3</b>
April	1.1	0.0	0.0	0.0	0.0	1.1	10.9	<b>11.9</b>
May	1.1	0.1	0.0	0.0	0.0	1.2	2.5	<b>3.8</b>
June	2.3	0.4	0.1	0.1	0.0	2.9	19.5	<b>22.4</b>
July	0.3	0.1	0.0	0.8	0.0	1.1	8.5	<b>9.7</b>
TOTAL (\$ million)								
<b>1995-96</b>	412.7	56.6	(b) 2.5	116.3	(b) 0.0	588.4	566.2	<b>1 154.6</b>
<b>1996-97</b>	470.2	45.3	0.6	115.1	0.9	632.1	580.7	<b>1 212.8</b>
<b>1997-98</b>	567.7	62.5	0.7	119.5	7.6	758.0	602.2	<b>1 360.1</b>
<b>1997</b>								
July	47.9	3.3	0.1	10.6	0.1	61.9	125.1	<b>187.0</b>
August	45.7	3.6	0.0	9.9	0.2	59.4	63.8	<b>123.2</b>
September	46.2	5.7	0.0	10.6	0.0	62.5	58.6	<b>121.1</b>
October	46.7	4.6	0.0	12.0	0.0	63.3	34.1	<b>97.4</b>
November	47.4	3.8	0.3	10.7	0.1	62.3	64.5	<b>126.7</b>
December	45.1	3.0	0.0	10.5	0.0	58.6	35.1	<b>93.7</b>
<b>1998</b>								
January	33.0	4.4	0.1	7.1	0.0	44.7	16.1	<b>60.8</b>
February	49.0	8.0	0.0	8.5	7.1	72.6	41.9	<b>114.5</b>
March	58.4	5.1	0.0	10.7	0.1	74.3	53.8	<b>128.1</b>
April	41.4	2.6	0.0	9.5	0.1	53.6	34.6	<b>88.3</b>
May	47.1	8.2	0.0	9.1	0.1	64.4	38.2	<b>102.6</b>
June	59.8	10.2	0.1	10.2	0.0	80.3	36.5	<b>116.8</b>
July	58.1	20.5	0.0	11.7	0.1	90.4	40.2	<b>130.6</b>

(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>1995-96</b>	5 109	518	179	697	14	66	25	105	802	<b>5 911</b>
<b>1996-97</b>	5 604	492	86	578	20	30	2	52	630	<b>6 234</b>
<b>1997-98</b>	6 370	467	154	621	49	18	61	128	749	<b>7 119</b>
<b>1997</b>										
May	551	44	7	51	6	6	0	12	63	<b>614</b>
June	540	41	2	43	8	0	0	8	51	<b>591</b>
July	583	45	2	47	0	0	0	0	47	<b>630</b>
August	529	28	9	37	0	0	0	0	37	<b>566</b>
September	527	24	44	68	0	0	0	0	68	<b>595</b>
October	538	52	9	61	0	0	0	0	61	<b>599</b>
November	490	11	0	11	49	0	0	49	60	<b>550</b>
December	482	21	9	30	0	0	0	0	30	<b>512</b>
<b>1998</b>										
January	372	54	4	58	0	0	0	0	58	<b>430</b>
February	544	22	2	24	0	0	29	29	53	<b>597</b>
March	669	41	14	55	0	10	0	10	65	<b>734</b>
April	470	16	8	24	0	5	0	5	29	<b>499</b>
May	526	27	13	40	0	3	32	35	75	<b>601</b>
June	640	126	40	166	0	0	0	0	166	<b>806</b>
July	658	47	65	112	49	53	27	129	241	<b>899</b>
VALUE (\$ million)										
<b>1995-96</b>	412.8	30.8	18.3	49.2	1.0	3.8	2.5	7.3	56.7	<b>469.3</b>
<b>1996-97</b>	470.1	30.9	9.5	40.3	1.9	3.1	0.0	5.1	45.1	<b>515.5</b>
<b>1997-98</b>	567.7	32.8	14.2	47.2	3.0	1.8	10.6	15.4	62.5	<b>630.1</b>
<b>1997</b>										
May	47.6	3.0	0.5	3.5	0.5	0.9	0.0	1.4	4.8	<b>52.5</b>
June	45.7	2.7	0.2	2.9	1.0	0.0	0.0	1.0	3.8	<b>49.5</b>
July	47.9	3.2	0.1	3.3	0.0	0.0	0.0	0.0	3.3	<b>51.1</b>
August	45.7	3.0	0.6	3.6	0.0	0.0	0.0	0.0	3.6	<b>49.3</b>
September	46.2	1.7	4.0	5.7	0.0	0.0	0.0	0.0	5.7	<b>51.9</b>
October	46.7	3.7	0.8	4.6	0.0	0.0	0.0	0.0	4.6	<b>51.2</b>
November	47.4	0.8	0.0	0.8	3.0	0.0	0.0	3.0	3.8	<b>51.2</b>
December	45.1	1.7	1.3	3.0	0.0	0.0	0.0	0.0	3.0	<b>48.1</b>
<b>1998</b>										
January	33.0	3.9	0.5	4.4	0.0	0.0	0.0	0.0	4.4	<b>37.4</b>
February	49.0	1.5	0.3	1.8	0.0	0.0	6.2	6.2	8.0	<b>57.0</b>
March	58.4	3.2	1.1	4.3	0.0	0.8	0.0	0.8	5.1	<b>63.6</b>
April	41.4	1.1	0.9	2.1	0.0	0.6	0.0	0.6	2.6	<b>44.0</b>
May	47.1	2.0	1.4	3.4	0.0	0.4	4.4	4.8	8.2	<b>55.3</b>
June	59.8	7.0	3.2	10.2	0.0	0.0	0.0	0.0	10.2	<b>70.0</b>
July	58.1	3.4	6.1	9.5	5.3	2.7	3.0	11.0	20.5	<b>78.6</b>

(a) See Glossary for definition.

## VALUE OF BUILDING APPROVED, Average 1989–90 Prices

<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(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
<b>1995-96</b>	360.6	50.4	411.1	104.1	515.2	512.5	<b>1 027.7</b>
<b>1996-97</b>	425.9	39.8	465.7	105.5	571.2	518.1	<b>1 089.3</b>
<b>1997-98</b>	506.0	53.6	559.7	113.9	673.6	525.9	<b>1 199.5</b>
<b>1997</b>							
March	97.4	5.0	102.4	25.2	127.6	112.8	<b>240.4</b>
June	130.5	11.2	141.7	27.7	169.4	173.4	<b>342.7</b>
September	129.7	10.9	140.5	29.2	169.7	217.4	<b>387.2</b>
December	123.3	9.8	133.1	29.8	162.9	116.7	<b>279.6</b>
<b>1998</b>							
March	123.8	15.0	138.8	29.6	168.4	97.2	<b>265.6</b>
June	129.3	17.9	147.3	25.3	172.5	94.5	<b>267.0</b>
ORIGINAL (% change from preceding quarter)							
<b>1997</b>							
March	5.8	-62.3	-2.8	-7.2	-3.7	30.8	<b>9.9</b>
June	34.0	122.3	38.4	9.6	32.7	53.7	<b>42.6</b>
September	-0.7	-2.7	-0.8	5.7	0.2	25.4	<b>13.0</b>
December	-4.9	-9.7	-5.3	2.1	-4.0	-46.3	<b>-27.8</b>
<b>1998</b>							
March	0.4	53.3	4.3	-0.8	3.4	-16.7	<b>-5.0</b>
June	4.5	19.3	6.1	-14.7	2.4	-2.8	<b>0.5</b>

(a) Refer to Explanatory Notes paragraph 12.

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

Period	Hotels, motels and other short term accommodation		Shops .....		Factories .....		Offices .....		Other business premises .....		Educational .....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999												
<b>1998</b>												
May	2	0.2	13	1.1	4	0.4	10	1.1	15	1.2	2	0.3
June	4	0.3	7	0.5	10	0.9	9	1.0	8	0.5	3	0.3
July	4	0.4	12	1.0	6	0.5	12	1.1	10	1.0	3	0.3
Value—\$200,000—\$499,999												
<b>1998</b>												
May	0	0.0	2	0.5	1	0.3	3	0.7	5	1.4	0	0.0
June	0	0.0	2	0.8	0	0.0	5	1.5	5	1.6	2	0.6
July	0	0.0	4	1.1	1	0.5	4	1.2	4	0.8	1	0.3
Value—\$500,000—\$999,999												
<b>1998</b>												
May	1	0.7	3	1.9	0	0.0	2	1.4	1	0.9	1	0.5
June	0	0.0	2	1.2	1	0.7	1	0.5	1	0.7	0	0.0
July	1	0.5	1	0.5	0	0.0	1	0.8	0	0.0	1	0.7
Value—\$1,000,000—\$4,999,999												
<b>1998</b>												
May	1	1.9	1	1.5	1	1.2	0	0.0	0	0.0	0	0.0
June	0	0.0	0	0.0	0	0.0	0	0.0	1	2.0	3	5.5
July	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Value—\$5,000,000 and over												
<b>1998</b>												
May	0	0.0	1	6.0	0	0.0	0	0.0	0	0.0	0	0.0
June	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	2	12.8
July	1	12.5	0	0.0	0	0.0	0	0.0	2	14.2	0	0.0
Value—Total												
<b>1995-96</b>	33	18.2	198	129.9	95	32.9	237	96.8	222	95.5	111	59.7
<b>1996-97</b>	43	42.4	239	106.2	93	26.1	212	93.2	193	93.3	112	61.0
<b>1997-98</b>	46	9.1	340	85.6	98	129.3	194	79.5	204	88.7	113	82.1
<b>1998</b>												
May	4	2.8	20	10.9	6	1.8	15	3.2	21	3.5	3	0.8
June	4	0.3	11	2.5	11	1.5	15	3.0	15	4.8	10	19.3
July	6	13.4	17	2.5	7	0.9	17	3.1	16	16.0	5	1.3

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										
<b>1998</b>										
May	0	0.0	2	0.2	2	0.2	3	0.2	53	4.9
June	1	0.1	1	0.1	5	0.6	1	0.1	49	4.4
July	1	0.1	1	0.1	2	0.2	5	0.4	56	5.1
Value—\$200,000—\$499,999										
<b>1998</b>										
May	1	0.5	0	0.0	0	0.0	0	0.0	12	3.3
June	0	0.0	3	0.7	0	0.0	1	0.3	18	5.5
July	0	0.0	0	0.0	0	0.0	3	0.8	17	4.6
Value—\$500,000—\$999,999										
<b>1998</b>										
May	0	0.0	0	0.0	0	0.0	1	0.5	9	5.9
June	0	0.0	3	1.9	0	0.0	0	0.0	8	4.9
July	0	0.0	0	0.0	1	0.6	1	0.7	6	3.8
Value—\$1,000,000—\$4,999,999										
<b>1998</b>										
May	0	0.0	2	3.0	0	0.0	0	0.0	5	7.6
June	0	0.0	0	0.0	1	1.3	0	0.0	5	8.8
July	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Value—\$5,000,000 and over										
<b>1998</b>										
May	0	0.0	0	0.0	1	10.5	0	0.0	2	16.5
June	0	0.0	0	0.0	0	0.0	0	0.0	2	12.8
July	0	0.0	0	0.0	0	0.0	0	0.0	3	26.7
Value—Total										
<b>1995-96</b>	16	4.7	49	52.1	62	26.8	88	49.6	1 111	566.2
<b>1996-97</b>	11	2.2	51	66.0	68	37.7	95	52.6	1 117	580.7
<b>1997-98</b>	10	5.3	57	46.5	59	58.4	67	17.6	1 188	602.2
<b>1998</b>										
May	1	0.5	4	3.2	3	10.7	4	0.7	81	38.2
June	1	0.1	7	2.7	6	1.9	2	0.4	82	36.5
July	1	0.1	1	0.1	3	0.8	9	1.9	82	40.2

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

Period	Hotels, motels and other short term accom- modation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
PRIVATE SECTOR (\$ million)											
<b>1995-96</b>	18.2	122.0	26.2	53.3	77.8	17.2	3.7	41.9	23.2	9.6	<b>393.0</b>
<b>1996-97</b>	38.9	102.6	23.9	56.8	84.8	16.6	2.2	50.0	13.0	33.7	<b>422.4</b>
<b>1997-98</b>	8.6	82.7	128.9	59.9	85.9	19.0	5.3	20.0	50.6	10.9	<b>471.9</b>
<b>1997</b>											
July	0.4	13.5	71.8	1.4	3.2	0.3	0.4	2.4	20.1	1.3	<b>114.9</b>
August	0.9	3.4	23.0	2.2	13.8	0.8	0.0	5.8	1.0	0.8	<b>51.6</b>
September	1.4	11.1	3.1	2.7	1.7	2.5	0.6	2.0	1.2	0.5	<b>26.8</b>
October	0.4	7.6	12.3	2.1	2.3	1.6	0.4	0.2	2.7	1.2	<b>30.8</b>
November	0.3	5.8	3.4	38.2	3.7	2.2	0.0	2.2	0.3	0.8	<b>57.0</b>
December	0.7	2.7	1.9	3.2	6.8	4.5	3.2	1.1	1.1	2.6	<b>27.8</b>
<b>1998</b>											
January	0.1	1.6	1.3	0.3	1.7	0.5	0.0	0.9	1.3	0.3	<b>7.9</b>
February	0.5	8.0	4.4	1.1	5.9	2.5	0.0	0.2	7.9	0.5	<b>31.0</b>
March	0.8	9.7	2.3	2.6	28.8	0.9	0.1	0.3	0.6	1.6	<b>47.8</b>
April	0.0	5.9	2.4	2.0	10.8	0.4	0.0	0.1	1.9	0.3	<b>23.8</b>
May	2.8	10.8	1.8	2.7	2.5	0.2	0.5	3.1	10.7	0.6	<b>35.6</b>
June	0.3	2.5	1.4	1.4	4.8	2.6	0.1	1.8	1.8	0.4	<b>17.0</b>
July	13.1	2.5	0.9	2.4	10.6	0.9	0.1	0.1	0.1	1.0	<b>31.6</b>
PUBLIC SECTOR (\$ million)											
<b>1995-96</b>	0.0	7.9	6.7	43.5	17.8	42.5	1.0	10.2	3.6	40.0	<b>173.2</b>
<b>1996-97</b>	3.5	3.6	2.2	36.4	8.5	44.5	0.0	16.0	24.7	18.9	<b>158.4</b>
<b>1997-98</b>	0.5	2.9	0.4	19.6	2.8	63.2	0.0	26.4	7.8	6.7	<b>130.3</b>
<b>1997</b>											
July	0.4	0.8	0.0	0.9	1.0	2.2	0.0	4.0	0.6	0.3	<b>10.2</b>
August	0.1	0.2	0.1	0.9	0.1	4.3	0.0	6.5	0.0	0.1	<b>12.2</b>
September	0.0	0.0	0.0	4.1	0.1	20.2	0.0	7.1	0.2	0.0	<b>31.7</b>
October	0.0	0.2	0.0	0.4	0.1	1.5	0.0	0.5	0.6	0.1	<b>3.3</b>
November	0.0	0.2	0.0	1.6	0.3	3.2	0.0	1.5	0.3	0.4	<b>7.5</b>
December	0.0	0.1	0.0	0.5	0.0	4.9	0.0	1.3	0.3	0.1	<b>7.2</b>
<b>1998</b>											
January	0.0	0.0	0.1	0.9	0.3	6.0	0.0	0.8	0.0	0.2	<b>8.3</b>
February	0.0	1.4	0.0	1.4	0.0	1.8	0.0	2.3	0.3	3.8	<b>10.9</b>
March	0.0	0.0	0.0	0.4	0.0	1.5	0.0	1.5	1.0	1.6	<b>6.0</b>
April	0.0	0.0	0.0	6.3	0.0	0.1	0.0	0.0	4.4	0.0	<b>10.9</b>
May	0.0	0.1	0.1	0.5	1.0	0.6	0.0	0.1	0.0	0.2	<b>2.5</b>
June	0.0	0.0	0.1	1.6	0.1	16.7	0.0	0.9	0.1	0.0	<b>19.5</b>
July	0.3	0.0	0.0	0.8	5.4	0.4	0.0	0.0	0.7	0.9	<b>8.5</b>
TOTAL (\$ million)											
<b>1995-96</b>	18.2	129.9	32.9	96.8	95.5	59.7	4.7	52.1	26.8	49.6	<b>566.2</b>
<b>1996-97</b>	42.4	106.2	26.1	93.2	93.3	61.0	2.2	66.0	37.7	52.6	<b>580.7</b>
<b>1997-98</b>	9.1	85.6	129.3	79.5	88.7	82.1	5.3	46.5	58.4	17.6	<b>602.2</b>
<b>1997</b>											
July	0.8	14.3	71.8	2.3	4.2	2.5	0.4	6.4	20.8	1.6	<b>125.1</b>
August	1.0	3.5	23.0	3.2	13.8	5.2	0.0	12.2	1.0	0.8	<b>63.8</b>
September	1.4	11.1	3.1	6.8	1.8	22.7	0.6	9.1	1.5	0.5	<b>58.6</b>
October	0.4	7.8	12.3	2.5	2.4	3.1	0.4	0.7	3.3	1.3	<b>34.1</b>
November	0.3	6.0	3.4	39.8	4.0	5.4	0.0	3.8	0.5	1.3	<b>64.5</b>
December	0.7	2.8	1.9	3.8	6.8	9.4	3.2	2.4	1.3	2.8	<b>35.1</b>
<b>1998</b>											
January	0.1	1.6	1.4	1.3	1.9	6.5	0.0	1.6	1.3	0.4	<b>16.1</b>
February	0.5	9.4	4.4	2.5	5.9	4.3	0.0	2.5	8.2	4.3	<b>41.9</b>
March	0.8	9.7	2.3	3.0	28.8	2.4	0.1	1.8	1.6	3.2	<b>53.8</b>
April	0.0	5.9	2.4	8.3	10.8	0.5	0.0	0.1	6.3	0.3	<b>34.6</b>
May	2.8	10.9	1.8	3.2	3.5	0.8	0.5	3.2	10.7	0.7	<b>38.2</b>
June	0.3	2.5	1.5	3.0	4.8	19.3	0.1	2.7	1.9	0.4	<b>36.5</b>
July	13.4	2.5	0.9	3.1	16.0	1.3	0.1	0.1	0.8	1.9	<b>40.2</b>



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

Period	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR									
<b>1996-97</b>	3 505	489	4 015	301 457	36 115	91 150	428 722	306 979	<b>735 701</b>
<b>1997-98</b>	4 004	536	4 627	371 235	49 293	99 543	520 071	379 003	<b>899 074</b>
<b>1997</b>									
July	378	37	419	31 719	2 526	8 029	42 275	110 690	<b>152 965</b>
August	377	29	407	32 923	3 054	8 271	44 248	37 263	<b>81 511</b>
September	310	56	369	28 730	5 003	7 740	41 472	20 417	<b>61 889</b>
October	329	49	378	29 555	3 817	8 845	42 217	27 028	<b>69 245</b>
November	309	60	371	31 641	3 806	8 738	44 184	50 166	<b>94 350</b>
December	347	28	376	33 868	2 915	8 208	44 991	19 965	<b>64 955</b>
<b>1998</b>									
January	217	35	253	20 621	2 829	5 686	29 137	5 718	<b>34 855</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	687	39 639	18 685	8 831	67 155	15 898	<b>83 053</b>
PUBLIC SECTOR									
<b>1996-97</b>	84	17	101	6 433	1 305	171	7 910	129 838	<b>137 748</b>
<b>1997-98</b>	161	17	180	12 101	995	306	13 401	89 596	<b>102 998</b>
<b>1997</b>									
July	10	0	10	939	0	0	939	5 908	<b>6 848</b>
August	10	0	10	837	0	46	883	7 600	<b>8 482</b>
September	22	8	30	1 369	469	58	1 895	14 457	<b>16 352</b>
October	15	0	15	1 285	0	0	1 285	1 934	<b>3 219</b>
November	8	0	8	641	0	0	641	6 883	<b>7 524</b>
December	7	0	7	515	0	12	526	2 350	<b>2 877</b>
<b>1998</b>									
January	8	3	11	443	166	15	624	7 101	<b>7 726</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>
TOTAL									
<b>1996-97</b>	3 589	506	4 116	307 890	37 420	91 321	436 632	436 818	<b>873 449</b>
<b>1997-98</b>	4 165	553	4 807	383 336	50 287	99 849	533 472	468 599	<b>1 002 071</b>
<b>1997</b>									
July	388	37	429	32 658	2 526	8 029	43 214	116 599	<b>159 813</b>
August	387	29	417	33 760	3 054	8 317	45 131	44 863	<b>89 993</b>
September	332	64	399	30 098	5 472	7 798	43 368	34 873	<b>78 241</b>
October	344	49	393	30 840	3 817	8 845	43 502	28 963	<b>72 465</b>
November	317	60	379	32 281	3 806	8 738	44 825	57 049	<b>101 874</b>
December	354	28	383	34 383	2 915	8 219	45 517	22 315	<b>67 832</b>
<b>1998</b>									
January	225	38	264	21 064	2 996	5 701	29 761	12 820	<b>42 581</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	689	39 791	18 685	9 546	68 022	17 517	<b>85 539</b>

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

(b) Refer to Explanatory Notes paragraph 12.

## BUILDING APPROVED IN STATISTICAL AREAS

Statistical area	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
<b>SOUTH AUSTRALIA</b>	<b>658</b>	<b>241</b>	<b>921</b>	<b>58 144</b>	<b>20 494</b>	<b>11 798</b>	<b>90 436</b>	<b>40 166</b>	<b>130 602</b>
<b>Adelaide (SD)</b>	<b>444</b>	<b>223</b>	<b>689</b>	<b>39 791</b>	<b>18 685</b>	<b>9 546</b>	<b>68 022</b>	<b>17 517</b>	<b>85 539</b>
Northern Adelaide (SSD)	177	5	182	15 662	350	1 229	17 241	9 911	27 152
Gawler (M)	6	0	6	435	0	111	547	0	547
Playford (C) - East Central	24	0	24	1 862	0	23	1 886	0	1 886
Playford (C) - Elizabeth	0	0	0	0	0	0	0	333	333
Playford (C) - Hills	0	0	0	0	0	0	0	0	0
Playford (C) - West	2	0	2	171	0	13	184	200	384
Playford (C) - West Central	10	0	10	662	0	18	679	148	827
Port Adel. Enfield (C) - East	30	5	35	2 905	350	224	3 479	0	3 479
Port Adel. Enfield (C) - Inner	9	0	9	794	0	80	874	50	924
Salisbury (C) - Central	0	0	0	0	0	111	111	0	111
Salisbury (C) - Inner North	0	0	0	0	0	0	0	0	0
Salisbury (C) - North-East	35	0	35	2 786	0	38	2 823	0	2 823
Salisbury (C) - South-East	0	0	0	0	0	18	18	0	18
Salisbury (C) Bal	0	0	0	0	0	0	0	9 000	9 000
Tea Tree Gully (C) - Central	2	0	2	207	0	203	410	0	410
Tea Tree Gully (C) - Hills	4	0	4	527	0	102	629	0	629
Tea Tree Gully (C) - North	38	0	38	3 991	0	127	4 118	50	4 168
Tea Tree Gully (C) - South	17	0	17	1 323	0	161	1 484	130	1 614
Western Adelaide (SSD)	86	12	98	6 620	1 080	1 192	8 892	2 242	11 134
Charles Sturt (C) - Coastal	5	2	7	463	360	303	1 126	140	1 266
Charles Sturt (C) - Inner East	3	0	3	300	0	49	349	0	349
Charles Sturt (C) - Inner West	16	4	20	1 372	200	33	1 604	150	1 754
Charles Sturt (C) - North-East	3	0	3	189	0	181	370	0	370
Port Adel. Enfield (C) - Coast	10	2	12	756	300	332	1 388	0	1 388
Port Adel. Enfield (C) - Port	12	0	12	1 123	0	25	1 148	257	1 405
West Torrens (C) - East	12	2	14	751	120	143	1 014	1 545	2 559
West Torrens (C) - West	25	2	27	1 666	100	128	1 893	150	2 043
Unincorp. Western	0	0	0	0	0	0	0	0	0
Unincorp. Western	0	0	0	0	0	0	0	0	0
Eastern Adelaide (SSD)	68	173	263	7 235	15 312	4 233	26 780	4 766	31 546
Adelaide (C)	0	84	105	0	5 885	800	6 685	3 116	9 801
Adelaide Hills (DC) - Central	6	0	6	749	0	75	824	0	824
Adelaide Hills (DC) - Ranges	4	0	4	451	0	119	570	0	570
Burnside (C) - North-East	10	0	10	795	0	260	1 054	0	1 054
Burnside (C) - South-West	11	76	87	1 560	8 299	89	9 948	0	9 948
Campbelltown (C) - East	6	0	6	761	0	277	1 038	300	1 338
Campbelltown (C) - West	12	0	12	985	0	35	1 020	200	1 220
Norw. Pham St Ptrs (C) - East	9	2	12	728	140	145	1 013	0	1 013
Norw. Pham St Ptrs (C) - West	7	5	12	854	369	435	1 658	900	2 558
Prospect (C)	2	0	2	240	0	394	634	250	884
Unley (C) - East	1	6	7	113	619	657	1 389	0	1 389
Unley (C) - West	0	0	0	0	0	879	879	0	879
Walkerville (M)	0	0	0	0	0	68	68	0	68
Southern Adelaide (SSD)	113	33	146	10 275	1 943	2 893	15 110	597	15 707
Holdfast (C) - North	4	2	6	421	207	340	968	60	1 028
Holdfast (C) - South	2	4	6	278	500	239	1 017	85	1 102
Marion (C) - Central	9	2	11	677	130	843	1 650	192	1 842
Marion (C) - North	3	4	7	428	190	181	799	0	799
Marion (C) - South	10	0	10	1 153	0	67	1 220	0	1 220
Mitcham (C) - Hills	3	0	3	190	0	20	210	0	210
Mitcham (C) - North-East	1	0	1	137	0	322	459	0	459
Mitcham (C) - West	1	13	14	300	216	443	959	210	1 169
Onkaparinga (C) - Hackham	5	0	5	392	0	14	407	50	457
Onkaparinga (C) - Hills	12	6	18	1 039	570	155	1 764	0	1 764
Onkaparinga (C) - Morphett	2	0	2	153	0	0	153	0	153
Onkaparinga (C) - North Coast	7	0	7	472	0	10	482	0	482
Onkaparinga (C) - Reservoir	10	0	10	1 027	0	120	1 147	0	1 147
Onkaparinga (C) - South Coast	22	2	24	1 645	130	107	1 883	0	1 883
Onkaparinga (C) - Woodcroft	22	0	22	1 962	0	32	1 994	0	1 994

## BUILDING APPROVED IN STATISTICAL AREAS

Statistical area	DWELLINGS (no.)			VALUE (\$'000)					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
<b>Outer Adelaide (SD)</b>	98	10	108	8 612	870	951	10 433	14 825	25 258
Barossa (SSD)	18	0	18	1 558	0	352	1 910	12 660	14 570
Barossa (DC) - Angaston	3	0	3	249	0	61	310	0	310
Barossa (DC) - Barossa	3	0	3	277	0	92	369	0	369
Barossa (DC) - Tanunda	4	0	4	326	0	0	326	160	486
Kapunda and Light (DC)	7	0	7	671	0	97	768	12 500	13 268
Mallala (DC)	1	0	1	35	0	102	137	0	137
Kangaroo Island (SSD)	8	0	8	566	0	40	606	0	606
Kangaroo Island (DC)	8	0	8	566	0	40	606	0	606
Mt Lofty Ranges (SSD)	29	8	37	2 502	520	276	3 298	535	3 834
Adelaide Hills (DC) - North	5	0	5	477	0	0	477	220	697
Adelaide Hills (DC) Bal	8	8	16	654	520	150	1 324	110	1 434
Mount Barker (DC) - Central	12	0	12	1 074	0	126	1 201	205	1 406
Mount Barker (DC) Bal	4	0	4	296	0	0	296	0	296
Fleurieu (SSD)	43	2	45	3 986	350	282	4 618	1 630	6 248
Alexandrina (DC) - Coastal	16	2	18	1 536	350	79	1 964	0	1 964
Alexandrina (DC) - Strathalbyn	6	0	6	560	0	21	581	480	1 061
Victor Harbor (DC)	13	0	13	1 041	0	131	1 171	1 100	2 271
Yankalilla (DC)	8	0	8	849	0	52	901	50	951
<b>Yorke and Lower North (SD)</b>	24	0	24	1 698	0	164	1 862	5 996	7 858
Yorke (SSD)	16	0	16	1 006	0	164	1 169	760	1 929
Barunga West (DC)	1	0	1	51	0	24	75	0	75
Copper Coast (DC)	9	0	9	575	0	0	575	700	1 275
Yorke Peninsula (DC) - North	3	0	3	275	0	82	357	0	357
Yorke Peninsula (DC) - South	3	0	3	104	0	58	162	60	222
Unincorp. Yorke	0	0	0	0	0	0	0	0	0
Lower North (SSD)	8	0	8	692	0	0	692	5 236	5 928
Clare and Gilbert Valleys (DC)	7	0	7	595	0	0	595	0	595
Goyder (DC)	0	0	0	0	0	0	0	0	0
Wakefield (DC)	1	0	1	97	0	0	97	5 236	5 333
<b>Murray Lands (SD)</b>	24	0	24	2 381	0	530	2 912	625	3 537
Riverland (SSD)	18	0	18	1 797	0	472	2 269	480	2 749
Berri & Barmera (DC) - Barmera	2	0	2	350	0	0	350	0	350
Berri & Barmera (DC) - Berri	6	0	6	618	0	139	757	0	757
Loxton Waikerie (DC) - East	2	0	2	241	0	71	312	115	427
Loxton Waikerie (DC) - West	2	0	2	161	0	19	180	0	180
Mid Murray (DC)	3	0	3	151	0	77	228	0	228
Renmark Paringa (DC) - Paringa	1	0	1	83	0	60	143	99	242
Renmark Paringa (DC) - Renmark	2	0	2	193	0	107	299	266	565
Unincorp. Riverland	0	0	0	0	0	0	0	0	0
Murray Mallee (SSD)	6	0	6	584	0	58	642	145	787
Karoonda East Murray (DC)	0	0	0	0	0	0	0	0	0
Murray Bridge (RC)	6	0	6	584	0	58	642	145	787
Southern Mallee (DC)	0	0	0	0	0	0	0	0	0
The Coorong (DC)	0	0	0	0	0	0	0	0	0
Unincorp. Murray Mallee	0	0	0	0	0	0	0	0	0
<b>South East (SD)</b>	20	0	20	1 933	0	364	2 296	610	2 906
Upper South East (SSD)	8	0	8	685	0	127	812	0	812
Lacepede (DC)	5	0	5	470	0	38	508	0	508
Lucindale (DC)	0	0	0	0	0	0	0	0	0
Naracoorte (DC)	2	0	2	140	0	0	140	0	140
Robe (DC)	0	0	0	0	0	0	0	0	0
Tatiara (DC)	1	0	1	75	0	89	164	0	164

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)	12	0	12	1 248	0	237	1 484	610	2 094
Grant (DC)	1	0	1	53	0	97	149	110	259
Mount Gambier (C)	10	0	10	1 106	0	85	1 191	500	1 691
Wattle Range (DC) - East	0	0	0	0	0	55	55	0	55
Wattle Range (DC) - West	1	0	1	90	0	0	90	0	90
<b>Eyre (SD)</b>	7	6	13	534	850	58	1 442	164	1 605
Lincoln (SSD)	6	6	12	484	850	48	1 382	0	1 382
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)	2	0	2	280	0	23	303	0	303
Port Lincoln (C)	4	6	10	204	850	25	1 079	0	1 079
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)	1	0	1	50	0	10	60	164	224
Ceduna (DC)	1	0	1	50	0	10	60	164	224
Streaky Bay (DC)	0	0	0	0	0	0	0	0	0
Unincorp. West Coast	0	0	0	0	0	0	0	0	0
<b>Northern (SD)</b>	41	2	43	3 195	89	186	3 470	429	3 899
Whyalla (SSD)	0	0	0	0	0	55	55	0	55
Whyalla (C)	0	0	0	0	0	55	55	0	55
Unincorp. Whyalla	0	0	0	0	0	0	0	0	0
Pirie (SSD)	5	0	5	481	0	15	496	0	496
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	4	0	4	402	0	0	402	0	402
Port Pirie C, Dists (M) Bal	1	0	1	78	0	15	93	0	93
Unincorp. Pirie	0	0	0	0	0	0	0	0	0
Flinders Ranges (SSD)	2	0	2	149	0	104	253	429	682
Flinders Ranges (DC)	0	0	0	0	0	30	30	0	30
Mount Remarkable (DC)	0	0	0	0	0	50	50	0	50
Port Augusta (C)	2	0	2	149	0	24	173	329	502
Unincorp. Flinders Ranges	0	0	0	0	0	0	0	100	100
Far North (SSD)	34	2	36	2 566	89	12	2 667	0	2 667
Cooper Pedy (DC)	0	0	0	0	0	0	0	0	0
Roxby Downs (M)	30	0	30	2 430	0	12	2 442	0	2 442
Unincorp. Far North	4	2	6	136	89	0	225	0	225

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

(b) Refer to Explanatory Notes paragraph 12.

# EXPLANATORY NOTES

## INTRODUCTION

**1** This publication presents monthly details of building work approved.

## SCOPE AND COVERAGE

**2** Statistics of building work approved are compiled from:

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

**3** The scope of the survey comprises the following activities:

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

- construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.). Statistics for this activity can be found in *Engineering Construction Activity, Australia* (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* (1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6345.

## EXPLANATORY NOTES

TREND ESTIMATES <i>continued</i>	<b>19</b> While the smoothing techniques described in paragraph 18 enables trend estimates to be produced for the latest few periods, it does result in revisions to the trend estimates as new data becomes available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.																		
CONSTANT PRICE ESTIMATES	<p><b>20</b> Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.</p> <p><b>21</b> Estimates at constant prices are subject to a number of approximations and assumptions. For more information on the nature and concepts of constant price estimates, see Chapter 4 of <i>Australian National Accounts: Concepts, Sources and Methods</i> (5216.0). Monthly value data at constant prices are not available.</p>																		
AUSTRALIAN STANDARD GEOGRAPHIC CLASSIFICATION (ASGC)	<b>22</b> Area statistics are now being classified to the <i>Australian Standard Geographic Classification</i> , 1998 Edition (1216.0), effective from 1 July 1998, and ASGC terminology has been adopted in the presentation of building statistics.																		
UNPUBLISHED DATA	<b>23</b> 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	<p><b>24</b> Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none"> <li>▪ <i>Building Activity, Australia</i> (8752.0)</li> <li>▪ <i>Building Activity, Australia: Dwelling Unit Commencements</i> (8750.0)</li> <li>▪ <i>Building Activity, South Australia</i> (8752.4)</li> <li>▪ <i>Building Approvals, Australia</i> (8731.0)</li> <li>▪ <i>Engineering Construction Activity, Australia</i> (8762.0)</li> <li>▪ <i>Housing Finance for Owner Occupation, Australia</i> (5609.0)</li> <li>▪ <i>Price Index of Materials Used in House Building</i> (6408.0)</li> <li>▪ <i>Price Index of Materials Used in Building Other than House Building</i> (6407.0)</li> <li>▪ <i>House Price Indexes: Eight Capital Cities</i> (6416.0).</li> </ul>																		
ROUNDING	When figures have been rounded, discrepancies may occur between sums of the component items and totals.																		
SYMBOLS AND OTHER USAGES	<table border="0"> <tr><td>n.a.</td><td>not available.</td></tr> <tr><td>n.y.a.</td><td>not yet available</td></tr> <tr><td>C</td><td>City</td></tr> <tr><td>DC</td><td>District Council</td></tr> <tr><td>M</td><td>Municipality</td></tr> <tr><td>RC</td><td>Rural City</td></tr> <tr><td>SD</td><td>Statistical Division</td></tr> <tr><td>SLA</td><td>Statistical Local Area</td></tr> <tr><td>SSD</td><td>Statistical Subdivision</td></tr> </table>	n.a.	not available.	n.y.a.	not yet available	C	City	DC	District Council	M	Municipality	RC	Rural City	SD	Statistical Division	SLA	Statistical Local Area	SSD	Statistical Subdivision
n.a.	not available.																		
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C	City																		
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M	Municipality																		
RC	Rural City																		
SD	Statistical Division																		
SLA	Statistical Local Area																		
SSD	Statistical Subdivision																		

## G L O S S A R Y

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



## GLOSSARY

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

## GLOSSARY

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



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