



# BUILDING APPROVALS

SOUTH AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) TUES 31 AUG 1999

## JULY KEY FIGURES

### TREND ESTIMATES

	Jul 1999	% change Jun 1999 to Jul 1999	% change Jul 1998 to Jul 1999
Dwelling units approved			
Private sector houses	577	0.8	7.8
Total dwelling units	736	2.8	8.9

### SEASONALLY ADJUSTED

	Jul 1999	% change Jun 1999 to Jul 1999	% change Jul 1998 to Jul 1999
Dwelling units approved			
Private sector houses	538	-10.7	-4.6
Total dwelling units	758	3.1	-4.2

## JULY KEY POINTS

### TREND ESTIMATES

- The rate of increase in the trend for private sector houses has slowed to 0.8% in July. To continue the upward movement, next month's seasonally adjusted estimate will have to increase by more than 6% (the average monthly movement is 7%).
- The trend for total dwelling units continues to grow strongly and is now 18.7% higher than the last low in November 1998.

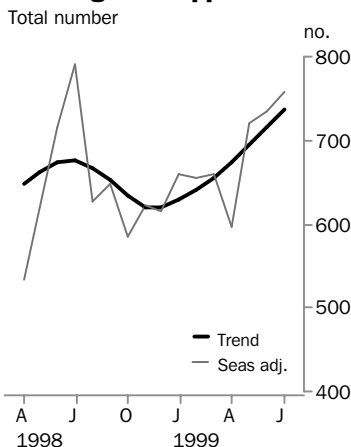
### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector houses has decreased 10.7% in July after a rise of 13.6% over the last two months.
- The seasonally adjusted estimate for total dwelling units has increased 27.2% over the past three months.

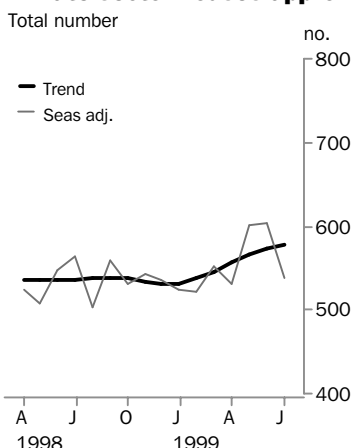
### ORIGINAL ESTIMATES

- There were 842 dwellings approved in July, comprising of 620 houses and 222 other dwellings (includes 80 dwellings from the Holdfast Shores development at Glenelg).
- The value of total building approved in July increased to \$140.0 million, with residential building contributing to most of the increase up \$27.1 million to \$115.9 million.

### Dwelling units approved



### Private sector houses approved



- For further information about these and related statistics, contact Loucas Harous on Adelaide 08 8237 7585 or Client Services in any ABS office as shown on the back cover of this publication.

# NOTES

## FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
August 1999	30 September 1999
September 1999	2 November 1999
October 1999	30 November 1999
November 1999	6 January 2000
December 1999	3 February 2000
January 2000	1 March 2000



## CHANGES IN THIS ISSUE

Improvements have been made to the price indexes used to derive volume estimates in buildings, resulting in minor revisions to non-residential building growth rates in this issue.

In addition, quarterly chain volume data incorporate a new base year, 1997-98, which has resulted in revisions to growth rates, small in most cases, for the latest year. Also, the reference year had been advanced to 1997-98, which has resulted in revisions to levels, but not growth rates, for all periods (see paragraph 20-21 of the Explanatory Notes).



## DATA NOTES

There are no data notes in this issue.



## REVISIONS THIS MONTH

There are no revisions this month.



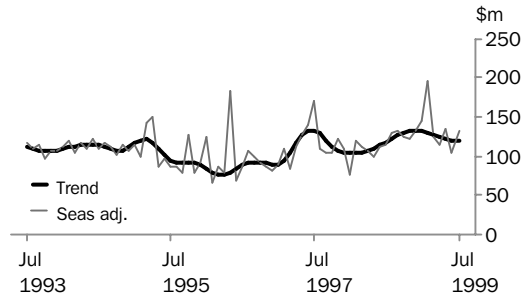
Ian Crettenden  
Regional Director, South Australia



# VALUE OF BUILDING APPROVED

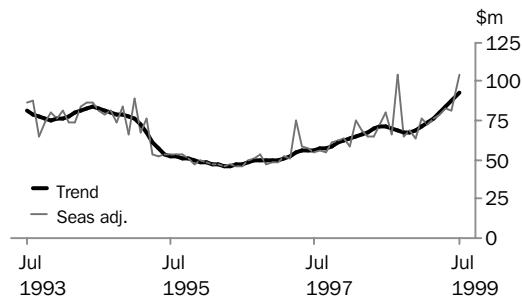
## VALUE OF TOTAL BUILDING

The trend has continued its decline but has eased to be down -0.6% in July and is now 9.3% lower than the last high in December 1998.



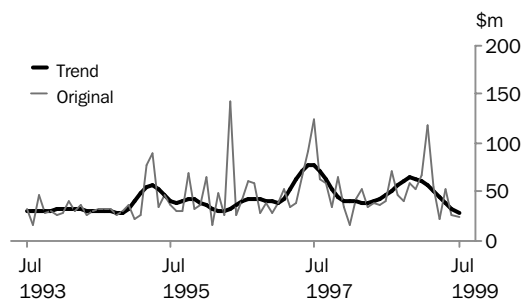
## VALUE OF RESIDENTIAL BUILDING

The trend is now showing strong growth following a significant rise in the seasonally adjusted estimate for July. The series has increased 36.8% since the last low in November 1998.



## VALUE OF NON-RESIDENTIAL BUILDING

The trend has continued the strong decline and is now 56.8% lower than the peak established in November 1998.



# VALUE OF BUILDING APPROVED

## CHAIN VOLUME MEASURES

### JUNE QUARTER 1999

Changes in the original series for the value of building approved in the June Quarter 1999 in chain volume measures are summarised below:

	ORIGINAL SERIES	
	<i>Mar Qtr 1999 to Jun Qtr 1999</i>	<i>Jun Qtr 1998 to Jun Qtr 1999</i>
New residential building	13.2	13.1
Alterations and additions to residential buildings	4.7	29.1
Non-residential building	-57.9	-7.5
<b>Total building</b>	<b>-26.1</b>	<b>7.2</b>

The total value of building approved has fallen 26.1% in the June quarter after a rise of 28.4% in the March quarter. This is due to a fall in the value of non-residential building down 57.9% to \$100.6 million.

### 1998-1999 FINANCIAL YEAR

The annual movements in the value of building approved, in chain volume measures, reference year 1997-98, 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>1995-1996 to 1996-1997</i>	<i>1996-1997 to 1997-1998</i>	<i>1997-1998 to 1998-1999</i>
	% change	% change	% change
New residential building	13.3	20.3	18.6
Alterations and additions to residential buildings	1.3	8.0	8.3
Non-residential building	0.6	2.4	7.6
<b>Total building</b>	<b>5.8</b>	<b>10.6</b>	<b>12.8</b>

The total value of building approved increased 12.8% to \$1 533.8 million in 1998-99 when compared to 1997-98. The value of residential building increased \$128.0 million to \$886.0 million and the value of non-residential building increased \$45.6 million to \$647.8 million.

# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

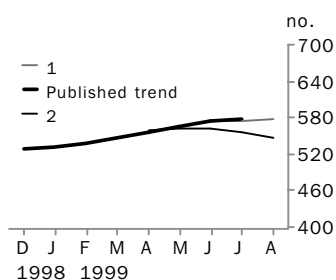
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

### 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.

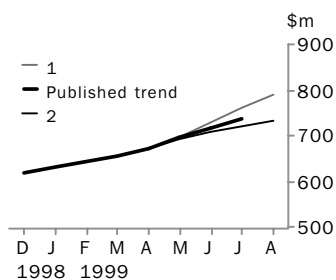
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the August seasonally adjusted estimate is higher than the July estimate by 7% for the number of private sector houses approved and 9% for total dwelling units approved; and that the August seasonally adjusted estimate is lower than the July estimate by 7% for the number of private sector houses approved and 9% for total dwelling units approved. These percentages were chosen because they represent the average absolute monthly percentage change for these series over the last ten years.

### PRIVATE SECTOR HOUSES



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> <i>rises by 7% on Jul 1999</i>		<b>2</b> <i>falls by 7% on Jul 1999</i>	
	no.	% change	no.	% change	no.	% change
March 1999	546	1.7	546	1.7	548	1.9
April 1999	557	2.0	557	2.0	558	1.8
May 1999	566	1.7	566	1.7	563	0.9
June 1999	573	1.2	573	1.1	561	-0.3
July 1999	577	0.8	576	0.6	555	-1.1
August 1999	n.y.a.	n.y.a.	578	0.2	546	-1.7

### TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> <i>rises by 9% on Jul 1999</i>		<b>2</b> <i>falls by 9% on Jul 1999</i>	
	no.	% change	no.	% change	no.	% change
March 1999	656	2.2	652	2.0	656	2.2
April 1999	673	2.6	671	2.9	673	2.6
May 1999	694	3.1	697	3.9	691	2.7
June 1999	716	3.2	728	4.4	708	2.5
July 1999	736	2.8	760	4.4	722	2.0
August 1999	n.y.a.	n.y.a.	790	3.9	733	1.5

## 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>1998</b>						
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
March	644	683	67	67	711	750
April	487	497	71	71	558	568
May	601	631	52	52	653	683
June	652	673	162	172	814	845
July	615	620	222	222	837	842
SEASONALLY ADJUSTED						
<b>1998</b>						
May	507	519	n.a.	n.a.	609	619
June	547	565	n.a.	n.a.	692	715
July	564	575	n.a.	n.a.	781	791
August	502	516	n.a.	n.a.	616	627
September	558	576	n.a.	n.a.	631	648
October	530	554	n.a.	n.a.	547	584
November	542	565	n.a.	n.a.	596	622
December	536	546	n.a.	n.a.	602	615
<b>1999</b>						
January	525	545	n.a.	n.a.	639	659
February	522	541	n.a.	n.a.	630	655
March	551	568	n.a.	n.a.	635	660
April	531	542	n.a.	n.a.	583	596
May	600	637	n.a.	n.a.	699	721
June	603	611	n.a.	n.a.	717	735
July	538	549	n.a.	n.a.	752	758
TREND ESTIMATES						
<b>1998</b>						
May	536	551	n.a.	n.a.	647	663
June	535	550	n.a.	n.a.	658	673
July	535	551	n.a.	n.a.	660	676
August	537	554	n.a.	n.a.	650	667
September	539	557	n.a.	n.a.	632	652
October	537	556	n.a.	n.a.	611	633
November	534	553	n.a.	n.a.	597	620
December	530	548	n.a.	n.a.	597	620
<b>1999</b>						
January	531	549	n.a.	n.a.	606	629
February	537	555	n.a.	n.a.	620	642
March	546	565	n.a.	n.a.	635	656
April	557	576	n.a.	n.a.	653	673
May	566	584	n.a.	n.a.	676	694
June	573	590	n.a.	n.a.	700	716
July	577	592	n.a.	n.a.	723	736

## 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>1998</b>						
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
March	30.4	33.9	-30.9	-30.9	20.3	23.6
April	-24.4	-27.2	6.0	6.0	-21.5	-24.3
May	23.4	27.0	-26.8	-26.8	17.0	20.2
June	8.5	6.7	211.5	230.8	24.7	23.7
July	-5.7	-7.9	37.0	29.1	2.8	-0.4
SEASONALLY ADJUSTED (% change from preceding month)						
<b>1998</b>						
May	-3.1	-4.1	n.a.	n.a.	17.1	15.9
June	7.8	8.9	n.a.	n.a.	13.7	15.5
July	3.2	1.8	n.a.	n.a.	12.9	10.6
August	-11.0	-10.3	n.a.	n.a.	-21.1	-20.7
September	11.1	11.6	n.a.	n.a.	2.4	3.3
October	-4.9	-3.8	n.a.	n.a.	-13.4	-9.9
November	2.2	2.0	n.a.	n.a.	9.0	6.5
December	-1.1	-3.4	n.a.	n.a.	1.0	-1.1
<b>1999</b>						
January	-1.9	-0.2	n.a.	n.a.	6.2	7.2
February	-0.6	-0.7	n.a.	n.a.	-1.4	-0.6
March	5.5	5.0	n.a.	n.a.	0.8	0.8
April	-3.6	-4.6	n.a.	n.a.	-8.2	-9.7
May	12.8	17.5	n.a.	n.a.	20.0	21.0
June	0.5	-4.1	n.a.	n.a.	2.6	1.9
July	-10.7	-10.1	n.a.	n.a.	4.8	3.1
TREND ESTIMATES (% change from preceding month)						
<b>1998</b>						
May	-0.1	0.0	n.a.	n.a.	2.5	2.2
June	-0.2	-0.2	n.a.	n.a.	1.7	1.5
July	0.1	0.2	n.a.	n.a.	0.2	0.4
August	0.4	0.5	n.a.	n.a.	-1.5	-1.3
September	0.2	0.5	n.a.	n.a.	-2.9	-2.2
October	-0.2	-0.2	n.a.	n.a.	-3.3	-2.9
November	-0.7	-0.5	n.a.	n.a.	-2.2	-2.1
December	-0.6	-0.9	n.a.	n.a.	0.0	0.0
<b>1999</b>						
January	0.2	0.2	n.a.	n.a.	1.5	1.5
February	1.0	1.1	n.a.	n.a.	2.2	2.1
March	1.7	1.8	n.a.	n.a.	2.4	2.2
April	2.0	1.9	n.a.	n.a.	2.9	2.6
May	1.7	1.4	n.a.	n.a.	3.5	3.1
June	1.2	1.0	n.a.	n.a.	3.7	3.2
July	0.8	0.3	n.a.	n.a.	3.2	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>1998</b>					
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
March	69.1	14.6	83.7	56.1	139.8
April	56.6	10.8	67.4	22.7	90.1
May	69.5	11.4	80.9	53.3	134.2
June	72.3	16.5	88.8	26.5	115.3
July	101.8	14.1	115.9	24.1	140.0
SEASONALLY ADJUSTED					
<b>1998</b>					
May	55.0	9.6	64.6	n.a.	99.5
June	62.5	10.5	73.0	n.a.	112.7
July	70.1	10.9	80.9	n.a.	116.0
August	55.9	10.7	66.6	n.a.	130.1
September	94.0	10.9	104.9	n.a.	133.1
October	54.1	10.4	64.5	n.a.	123.8
November	56.8	11.9	68.7	n.a.	123.5
December	54.3	10.2	64.4	n.a.	132.5
<b>1999</b>					
January	64.6	12.2	76.7	n.a.	145.6
February	59.2	13.4	72.7	n.a.	195.6
March	63.7	12.8	76.5	n.a.	124.7
April	66.8	12.1	79.0	n.a.	115.2
May	70.1	12.6	82.7	n.a.	135.0
June	66.8	15.4	82.2	n.a.	104.7
July	90.5	14.4	104.9	n.a.	133.1
TREND ESTIMATES					
<b>1998</b>					
May	59.6	10.1	69.7	40.4	110.1
June	60.6	10.3	71.0	43.3	114.3
July	60.6	10.6	71.1	46.9	118.0
August	59.6	10.7	70.2	51.8	122.0
September	58.2	10.7	68.9	57.5	126.5
October	56.9	10.9	67.8	62.2	130.0
November	56.4	11.2	67.6	64.3	131.8
December	57.3	11.5	68.8	63.8	132.6
<b>1999</b>					
January	59.0	11.9	70.8	61.3	132.2
February	61.2	12.3	73.4	56.9	130.3
March	63.7	12.7	76.4	51.3	127.7
April	66.9	13.1	80.0	44.6	124.6
May	70.6	13.5	84.1	38.2	122.3
June	74.6	14.0	88.6	32.4	121.0
July	78.2	14.3	92.5	27.8	120.3

(a) Refer to Explanatory Notes paragraph 12.



## VALUE OF BUILDING APPROVED, Percentage Change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non-residential building	Total building
ORIGINAL (% change from preceding month)					
<b>1998</b>					
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
March	18.8	18.0	18.6	-52.6	-26.0
April	-18.1	-25.9	-19.5	-59.5	-35.6
May	22.8	5.5	20.0	134.6	48.9
June	4.1	44.5	9.8	-50.2	-14.0
July	40.8	-14.7	30.5	-9.1	21.4
SEASONALLY ADJUSTED (% change from preceding month)					
<b>1998</b>					
May	1.0	-4.5	0.1	n.a.	-8.0
June	13.6	9.5	13.0	n.a.	13.3
July	12.1	3.1	10.8	n.a.	2.9
August	-20.2	-1.7	-17.8	n.a.	12.1
September	68.2	1.9	57.5	n.a.	2.3
October	-42.4	-4.5	-38.5	n.a.	-7.0
November	5.0	14.8	6.6	n.a.	-0.2
December	-4.4	-14.8	-6.2	n.a.	7.2
<b>1999</b>					
January	19.0	19.7	19.1	n.a.	9.9
February	-8.3	10.6	-5.3	n.a.	34.3
March	7.6	-5.0	5.2	n.a.	-36.2
April	4.9	-5.2	3.2	n.a.	-7.7
May	4.8	4.2	4.7	n.a.	17.2
June	-4.6	21.7	-0.6	n.a.	-22.4
July	35.4	-6.2	27.7	n.a.	27.1
TREND ESTIMATES (% change from preceding month)					
<b>1998</b>					
May	2.9	2.0	2.7	3.7	3.1
June	1.7	2.5	1.8	7.0	3.8
July	-0.2	2.0	0.2	8.4	3.3
August	-1.6	1.0	-1.2	10.4	3.4
September	-2.3	0.8	-1.8	11.1	3.6
October	-2.2	1.5	-1.7	8.1	2.8
November	-0.9	2.5	-0.4	3.4	1.4
December	1.6	2.9	1.8	-0.7	0.6
<b>1999</b>					
January	3.0	3.2	3.0	-4.0	-0.4
February	3.7	3.3	3.6	-7.2	-1.4
March	4.2	3.3	4.0	-10.0	-2.1
April	5.0	3.2	4.7	-12.9	-2.4
May	5.5	3.3	5.2	-14.4	-1.8
June	5.7	3.3	5.3	-15.1	-1.1
July	4.8	2.2	4.4	-14.3	-0.6

(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>1996-1997</b>	5 508	613	11	8	8	6 148
<b>1997-1998</b>	6 177	726	9	75	10	6 997
<b>1998-1999</b>	6 555	1 012	11	118	1	7 697
<b>1998</b>						
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
March	643	66	1	1	0	711
April	487	71	0	0	0	558
May	599	52	0	2	0	653
June	650	57	2	105	0	814
July	614	219	0	3	1	837
PUBLIC SECTOR (Number)						
<b>1996-1997</b>	96	17	0	3	0	116
<b>1997-1998</b>	193	23	2	0	0	218
<b>1998-1999</b>	206	22	3	0	0	231
<b>1998</b>						
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
March	39	0	0	0	0	39
April	10	0	0	0	0	10
May	30	0	0	0	0	30
June	18	10	3	0	0	31
July	5	0	0	0	0	5
TOTAL (Number)						
<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>1998-1999</b>	6 761	1 034	14	118	1	7 928
<b>1998</b>						
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
March	682	66	1	1	0	750
April	497	71	0	0	0	568
May	629	52	0	2	0	683
June	668	67	5	105	0	845
July	619	219	0	3	1	842

(a) See Glossary for definition.

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

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building (a)	Total building
PRIVATE SECTOR (\$ million)								
<b>1996-1997</b>	462.9	44.0	0.6	113.8	0.6	621.8	422.4	1 044.2
<b>1997-1998</b>	553.2	61.1	0.6	118.3	7.6	740.7	471.9	1 212.7
<b>1998-1999</b>	624.9	132.6	0.4	136.5	4.5	898.9	432.8	1 331.7
<b>1998</b>								
July	57.9	20.4	0.0	10.9	0.1	89.3	31.6	120.9
August	48.7	9.0	0.1	10.4	0.0	68.3	52.5	120.8
September	58.7	43.0	0.0	12.9	0.0	114.7	30.5	145.2
October	49.2	4.7	0.0	10.8	0.0	64.7	34.3	99.0
November	52.3	4.1	0.2	12.2	0.0	68.8	43.3	112.1
December	45.3	4.5	0.1	9.8	0.0	59.8	24.7	84.5
<b>1999</b>								
January	36.2	8.7	0.0	9.5	0.0	54.4	12.3	66.7
February	45.5	11.3	0.0	12.1	0.1	69.1	92.6	161.6
March	60.6	5.2	0.0	14.0	0.0	79.8	43.1	122.9
April	47.8	7.4	0.0	10.3	0.0	65.5	12.9	78.4
May	58.4	8.3	0.0	11.2	0.2	78.1	32.8	110.9
June	64.4	5.8	0.1	12.3	4.0	86.5	22.2	108.7
July	62.3	39.0	0.0	13.2	0.2	114.8	19.6	134.3
PUBLIC SECTOR (\$ million)								
<b>1996-1997</b>	7.4	1.3	0.0	1.3	0.3	10.3	158.4	168.7
<b>1997-1998</b>	14.5	1.4	0.1	1.2	0.0	17.2	130.3	147.5
<b>1998-1999</b>	16.4	1.7	0.1	2.4	0.0	20.7	223.8	244.4
<b>1998</b>								
July	0.3	0.1	0.0	0.8	0.0	1.1	8.5	9.7
August	0.6	0.2	0.0	0.0	0.0	0.8	19.6	20.4
September	1.6	0.0	0.0	0.2	0.0	1.9	16.4	18.3
October	1.6	0.0	0.0	0.0	0.0	1.6	6.2	7.9
November	1.0	0.6	0.0	0.0	0.0	1.6	15.1	16.7
December	0.5	0.0	0.0	0.1	0.0	0.5	28.7	29.2
<b>1999</b>								
January	0.7	0.0	0.0	0.0	0.0	0.7	55.7	56.4
February	1.4	0.0	0.0	0.1	0.0	1.5	25.9	27.4
March	3.3	0.0	0.0	0.6	0.0	3.9	13.0	16.9
April	1.4	0.0	0.0	0.6	0.0	1.9	9.8	11.7
May	2.8	0.0	0.0	0.0	0.0	2.8	20.5	23.3
June	1.4	0.8	0.1	0.0	0.0	2.3	4.3	6.6
July	0.5	0.0	0.0	0.6	0.0	1.1	4.6	5.6
TOTAL (\$ million)								
<b>1996-1997</b>	470.2	45.3	0.6	115.1	0.9	632.1	580.7	1 212.8
<b>1997-1998</b>	567.7	62.5	0.7	119.5	7.6	758.0	602.2	1 360.1
<b>1998-1999</b>	641.3	134.3	0.5	138.9	4.5	919.6	656.6	1 576.2
<b>1998</b>								
July	58.1	20.5	0.0	11.7	0.1	90.4	40.2	130.6
August	49.3	9.2	0.1	10.5	0.0	69.1	72.1	141.2
September	60.3	43.0	0.0	13.1	0.0	116.5	46.9	163.5
October	50.8	4.7	0.0	10.8	0.0	66.3	40.5	106.9
November	53.3	4.8	0.2	12.2	0.0	70.4	58.3	128.7
December	45.8	4.5	0.1	9.9	0.0	60.3	53.5	113.7
<b>1999</b>								
January	36.9	8.7	0.0	9.5	0.0	55.1	68.0	123.1
February	46.9	11.3	0.0	12.2	0.1	70.6	118.4	189.0
March	63.9	5.2	0.0	14.6	0.0	83.7	56.1	139.8
April	49.2	7.4	0.0	10.8	0.0	67.4	22.7	90.1
May	61.2	8.3	0.0	11.3	0.2	80.9	53.3	134.2
June	65.7	6.6	0.2	12.3	4.0	88.8	26.5	115.3
July	62.8	39.0	0.0	13.8	0.2	115.9	24.1	140.0

(a) See Glossary for definition.

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

### NEW OTHER RESIDENTIAL BUILDING .....

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc of .....			Flats, units or apartments in a building of .....			Total	Total new residential building	
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
	NUMBER OF DWELLING UNITS									
<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>1998-1999</b>	6 761	381	309	690	53	105	186	344	1 034	7 795
<b>1998</b>										
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
February	509	24	10	34	0	0	61	61	95	604
March	682	36	22	58	0	8	0	8	66	748
April	497	38	33	71	0	0	0	0	71	568
May	629	24	10	34	0	0	18	18	52	681
June	668	30	37	67	0	0	0	0	67	735
July	619	86	20	106	2	31	80	113	219	838
VALUE (\$ million)										
<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>1998-1999</b>	641.4	29.4	33.7	63.0	5.5	9.2	56.5	71.2	134.2	775.6
<b>1998</b>										
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
March	63.9	2.4	2.0	4.4	0.0	0.8	0.0	0.8	5.2	69.1
April	49.2	3.1	4.3	7.4	0.0	0.0	0.0	0.0	7.4	56.6
May	61.2	1.8	1.4	3.1	0.0	0.0	5.2	5.2	8.3	69.5
June	65.7	2.4	4.1	6.6	0.0	0.0	0.0	0.0	6.6	72.3
July	62.8	6.3	1.9	8.3	0.2	2.8	27.8	30.7	39.0	101.8

(a) See Glossary for definition.

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
<b>1996-1997</b>	477.2	46.6	523.8	118.3	642.1	587.8	<b>1 230.1</b>
<b>1997-1998</b>	567.7	62.5	630.2	127.7	758.0	602.2	<b>1 360.1</b>
<b>1998-1999</b>	616.6	131.0	747.6	138.4	886.0	647.8	<b>1 533.8</b>
<b>1998</b>							
March	138.9	17.5	156.4	33.2	189.6	111.6	<b>301.1</b>
June	145.1	20.8	165.9	28.3	194.3	108.7	<b>302.9</b>
September	163.2	71.3	234.5	34.5	269.0	157.9	<b>426.9</b>
December	146.0	13.7	159.6	32.3	192.0	150.5	<b>342.5</b>
<b>1999</b>							
March	141.4	24.5	165.9	34.9	200.8	238.8	<b>439.6</b>
June	166.1	21.5	187.7	36.6	224.2	100.6	<b>324.8</b>
ORIGINAL (% change from preceding quarter)							
<b>1998</b>							
March	0.4	52.8	4.4	-0.7	3.5	-16.5	<b>-5.0</b>
June	4.5	18.7	6.1	-14.7	2.5	-2.6	<b>0.6</b>
September	12.4	242.6	41.3	21.8	38.5	45.3	<b>40.9</b>
December	-10.5	-80.8	-31.9	-6.3	-28.6	-4.7	<b>-19.8</b>
<b>1999</b>							
March	-3.1	79.1	3.9	8.1	4.6	58.7	<b>28.4</b>
June	17.5	-12.0	13.2	4.7	11.7	-57.9	<b>-26.1</b>

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

(b) Refer to Explanatory Notes paragraph 12.

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

Period	Hotels, motels and other short term accommodation....		Shops .....		Factories .....		Offices .....		Other business premises .....		Educational .....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999												
<b>1999</b>												
May	0	0.0	17	1.3	5	0.4	3	0.2	12	1.1	2	0.2
June	3	0.4	11	1.1	4	0.3	10	0.9	5	0.4	1	0.1
July	2	0.1	11	1.0	5	0.4	7	0.6	14	1.5	1	0.2
Value—\$200,000—\$499,999												
<b>1999</b>												
May	1	0.2	5	1.7	1	0.4	3	1.0	3	0.7	1	0.4
June	0	0.0	5	1.4	3	1.0	3	1.1	1	0.3	1	0.2
July	1	0.2	1	0.3	3	0.9	1	0.3	5	1.7	4	1.4
Value—\$500,000—\$999,999												
<b>1999</b>												
May	0	0.0	2	1.3	1	0.5	0	0.0	1	0.9	1	0.8
June	0	0.0	2	1.3	0	0.0	0	0.0	1	0.7	0	0.0
July	0	0.0	2	1.4	0	0.0	1	0.6	2	1.5	2	1.2
Value—\$1,000,000—\$4,999,999												
<b>1999</b>												
May	0	0.0	2	5.9	1	1.2	0	0.0	3	6.8	1	2.8
June	0	0.0	1	1.4	0	0.0	0	0.0	1	1.5	2	2.1
July	0	0.0	0	0.0	0	0.0	1	1.2	0	0.0	1	2.4
Value—\$5,000,000 and over												
<b>1999</b>												
May	0	0.0	0	0.0	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	1	5.9	0	0.0
July	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Value—Total												
<b>1996-1997</b>	43	42.4	239	106.2	93	26.1	212	93.2	193	93.3	112	61.0
<b>1997-1998</b>	46	9.1	340	85.6	98	129.3	194	79.5	204	88.7	113	82.1
<b>1998-1999</b>	36	25.2	231	128.1	69	35.4	172	59.9	240	136.3	120	132.1
<b>1999</b>												
May	1	0.2	26	10.2	8	2.5	6	1.2	19	9.5	5	4.2
June	3	0.4	19	5.2	7	1.2	13	2.0	9	8.9	4	2.4
July	3	0.3	14	2.7	8	1.3	10	2.7	21	4.6	8	5.1

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>1999</b>										
May	1	0.2	1	0.1	4	0.3	4	0.4	49	4.1
June	1	0.1	1	0.1	1	0.1	5	0.5	42	4.0
July	0	0.0	2	0.2	3	0.2	8	0.7	53	5.1
Value—\$200,000—\$499,999										
<b>1999</b>										
May	0	0.0	0	0.0	0	0.0	1	0.3	15	4.6
June	0	0.0	1	0.3	0	0.0	1	0.2	15	4.4
July	0	0.0	3	1.0	1	0.3	1	0.3	20	6.2
Value—\$500,000—\$999,999										
<b>1999</b>										
May	0	0.0	3	2.2	0	0.0	0	0.0	8	5.7
June	0	0.0	1	0.9	0	0.0	0	0.0	4	2.9
July	0	0.0	1	0.5	0	0.0	2	1.4	10	6.5
Value—\$1,000,000—\$4,999,999										
<b>1999</b>										
May	0	0.0	0	0.0	1	1.0	0	0.0	8	17.7
June	0	0.0	0	0.0	1	3.0	1	1.3	6	9.3
July	0	0.0	2	2.8	0	0.0	0	0.0	4	6.4
Value—\$5,000,000 and over										
<b>1999</b>										
May	0	0.0	2	16.2	1	5.0	0	0.0	3	21.2
June	0	0.0	0	0.0	0	0.0	0	0.0	1	5.9
July	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Value—Total										
<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>1998-1999</b>	13	1.8	40	61.6	63	46.2	67	30.1	1 051	656.6
<b>1999</b>										
May	1	0.2	6	18.4	6	6.3	5	0.7	83	53.3
June	1	0.1	3	1.3	2	3.1	7	2.0	68	26.5
July	0	0.0	8	4.5	4	0.5	11	2.4	87	24.1

## 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>1996-1997</b>	38.9	102.6	23.9	56.8	84.8	16.6	2.2	50.0	13.0	33.7	422.4
<b>1997-1998</b>	8.6	82.7	128.9	59.9	85.9	19.0	5.3	20.0	50.6	10.9	471.9
<b>1998-1999</b>	24.2	126.3	34.8	43.2	114.9	24.2	1.8	23.7	27.5	12.2	432.8
<b>1998</b>											
July	13.1	2.5	0.9	2.4	10.6	0.9	0.1	0.1	0.1	1.0	31.6
August	0.3	6.8	8.8	7.3	24.3	1.6	0.1	1.7	1.6	0.2	52.5
September	4.8	6.1	3.6	4.9	9.3	0.0	0.0	0.3	0.2	1.4	30.5
October	0.1	4.1	2.0	7.6	7.1	1.9	0.0	5.9	1.3	4.3	34.3
November	0.1	3.5	13.2	3.1	10.7	1.4	0.2	8.5	2.6	0.0	43.3
December	0.0	8.3	0.7	1.3	3.8	6.5	0.0	2.8	0.1	1.2	24.7
<b>1999</b>											
January	1.0	1.1	0.4	1.1	4.9	2.2	0.4	0.0	0.5	0.7	12.3
February	0.2	66.8	0.5	1.1	7.6	1.3	0.3	2.0	12.8	0.1	92.6
March	0.6	9.6	0.4	9.1	17.3	1.8	0.1	2.0	2.0	0.2	43.1
April	3.4	2.2	0.7	2.5	2.7	0.5	0.2	0.0	0.1	0.7	12.9
May	0.2	10.2	2.5	1.1	7.8	4.0	0.2	0.1	6.1	0.6	32.8
June	0.4	5.2	1.2	1.8	8.9	2.2	0.1	0.4	0.1	1.8	22.2
July	0.3	2.7	1.2	2.7	4.6	1.5	0.0	3.8	0.4	2.2	19.6
PUBLIC SECTOR (\$ million)											
<b>1996-1997</b>	3.5	3.6	2.2	36.4	8.5	44.5	0.0	16.0	24.7	18.9	158.4
<b>1997-1998</b>	0.5	2.9	0.4	19.6	2.8	63.2	0.0	26.4	7.8	6.7	130.3
<b>1998-1999</b>	1.0	1.7	0.6	16.7	21.4	107.9	0.0	37.9	18.7	17.9	223.8
<b>1998</b>											
July	0.3	0.0	0.0	0.8	5.4	0.4	0.0	0.0	0.7	0.9	8.5
August	0.0	0.0	0.0	2.2	2.3	8.5	0.0	0.0	5.7	0.9	19.6
September	0.3	1.2	0.0	1.2	0.1	3.4	0.0	10.3	0.0	0.1	16.4
October	0.1	0.0	0.0	0.4	0.0	4.2	0.0	1.3	0.1	0.2	6.2
November	0.2	0.0	0.0	1.3	5.0	5.9	0.0	1.3	1.3	0.0	15.1
December	0.0	0.4	0.3	4.1	0.1	16.7	0.0	0.0	2.2	4.9	28.7
<b>1999</b>											
January	0.0	0.1	0.0	2.7	0.0	43.0	0.0	0.0	0.0	9.9	55.7
February	0.0	0.1	0.2	2.7	0.4	14.5	0.0	5.1	2.9	0.0	25.9
March	0.0	0.0	0.0	1.0	0.4	9.8	0.0	0.4	1.2	0.2	13.0
April	0.1	0.0	0.0	0.0	6.1	1.1	0.0	0.4	1.5	0.7	9.8
May	0.0	0.0	0.0	0.1	1.6	0.2	0.0	18.3	0.1	0.1	20.5
June	0.0	0.0	0.0	0.2	0.0	0.2	0.0	0.9	3.0	0.1	4.3
July	0.0	0.0	0.1	0.0	0.0	3.6	0.0	0.7	0.1	0.2	4.6
TOTAL (\$ million)											
<b>1996-1997</b>	42.4	106.2	26.1	93.2	93.3	61.0	2.2	66.0	37.7	52.6	580.7
<b>1997-1998</b>	9.1	85.6	129.3	79.5	88.7	82.1	5.3	46.5	58.4	17.6	602.2
<b>1998-1999</b>	25.2	128.1	35.4	59.9	136.3	132.1	1.8	61.6	46.2	30.1	656.6
<b>1998</b>											
July	13.4	2.5	0.9	3.1	16.0	1.3	0.1	0.1	0.8	1.9	40.2
August	0.3	6.8	8.8	9.5	26.6	10.1	0.1	1.7	7.4	1.0	72.1
September	5.0	7.3	3.6	6.1	9.4	3.4	0.0	10.6	0.2	1.4	46.9
October	0.2	4.1	2.0	8.0	7.1	6.1	0.0	7.2	1.4	4.5	40.5
November	0.3	3.5	13.2	4.4	15.7	7.3	0.2	9.8	3.9	0.0	58.3
December	0.0	8.7	1.1	5.4	3.9	23.2	0.0	2.8	2.3	6.2	53.5
<b>1999</b>											
January	1.0	1.2	0.4	3.9	4.9	45.3	0.4	0.0	0.5	10.5	68.0
February	0.2	66.9	0.7	3.8	8.0	15.8	0.3	7.0	15.7	0.1	118.4
March	0.6	9.6	0.4	10.1	17.7	11.6	0.1	2.4	3.2	0.4	56.1
April	3.6	2.2	0.7	2.5	8.7	1.6	0.2	0.4	1.6	1.3	22.7
May	0.2	10.2	2.5	1.2	9.5	4.2	0.2	18.4	6.3	0.7	53.3
June	0.4	5.2	1.2	2.0	8.9	2.4	0.1	1.3	3.1	2.0	26.5
July	0.3	2.7	1.3	2.7	4.6	5.1	0.0	4.5	0.5	2.4	24.1



## 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>1997-1998</b>	4 004	536	4 627	371 235	49 293	99 543	520 071	379 003	899 074
<b>1998-1999</b>	4 325	905	5 350	424 304	122 063	109 238	655 605	318 667	974 272
<b>1998</b>									
July	442	223	667	39 639	18 685	8 831	67 155	15 898	83 053
August	331	77	408	31 534	7 571	6 973	46 078	30 273	76 351
September	401	113	514	40 010	42 799	9 734	92 543	19 318	111 861
October	361	37	398	35 633	4 039	8 564	48 236	29 710	77 946
November	343	31	378	34 834	2 883	9 617	47 334	36 566	83 900
December	321	54	377	31 050	3 915	7 765	42 730	19 914	62 643
<b>1999</b>									
January	229	65	294	23 123	7 474	7 150	37 747	7 559	45 306
February	329	95	426	31 153	11 327	9 421	51 900	89 279	141 179
March	442	59	502	42 587	4 741	10 353	57 680	23 255	80 935
April	311	50	361	31 172	5 241	7 903	44 316	10 343	54 660
May	381	48	431	38 923	8 052	9 240	56 215	24 083	80 298
June	434	53	594	44 647	5 336	13 688	63 671	12 468	76 139
July	392	201	597	41 487	37 549	10 962	89 998	12 444	102 442
PUBLIC SECTOR									
<b>1997-1998</b>	161	17	180	12 101	995	306	13 401	89 596	102 998
<b>1998-1999</b>	137	14	151	10 385	1 140	2 084	13 610	170 399	184 008
<b>1998</b>									
July	2	0	2	152	0	715	867	1 618	2 485
August	1	4	5	69	220	0	289	18 242	18 531
September	9	0	9	639	0	219	858	13 373	14 232
October	22	0	22	1 538	0	15	1 553	4 581	6 133
November	10	6	16	798	642	0	1 440	11 072	12 512
December	7	0	7	473	0	60	533	19 759	20 292
<b>1999</b>									
January	9	0	9	657	0	0	657	54 107	54 764
February	10	0	10	647	0	125	772	19 913	20 686
March	21	0	21	1 918	0	405	2 323	11 851	14 174
April	5	0	5	544	0	500	1 044	2 950	3 994
May	24	0	24	1 732	0	20	1 752	11 716	13 468
June	17	4	21	1 219	278	25	1 522	1 216	2 738
July	5	0	5	452	0	0	452	1 974	2 426
TOTAL									
<b>1997-1998</b>	4 165	553	4 807	383 336	50 287	99 849	533 472	468 599	1 002 071
<b>1998-1999</b>	4 462	919	5 501	434 689	123 203	111 322	669 214	489 066	1 158 280
<b>1998</b>									
July	444	223	669	39 791	18 685	9 546	68 022	17 517	85 539
August	332	81	413	31 603	7 791	6 973	46 367	48 515	94 882
September	410	113	523	40 649	42 799	9 953	93 401	32 691	126 092
October	383	37	420	37 170	4 039	8 579	49 788	34 291	84 079
November	353	37	394	35 632	3 525	9 617	48 774	47 638	96 412
December	328	54	384	31 523	3 915	7 825	43 262	39 673	82 935
<b>1999</b>									
January	238	65	303	23 780	7 474	7 150	38 404	61 667	100 071
February	339	95	436	31 800	11 327	9 546	52 673	109 192	161 865
March	463	59	523	44 505	4 741	10 757	60 003	35 106	95 109
April	316	50	366	31 716	5 241	8 403	45 360	13 294	58 653
May	405	48	455	40 654	8 052	9 260	57 967	35 799	93 766
June	451	57	615	45 866	5 614	13 713	65 193	13 684	78 878
July	397	201	602	41 938	37 549	10 962	90 450	14 417	104 867

(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>619</b>	<b>219</b>	<b>842</b>	<b>62 784</b>	<b>38 995</b>	<b>14 082</b>	<b>115 861</b>	<b>24 124</b>	<b>139 985</b>
<b>Adelaide (SD)</b>	<b>397</b>	<b>201</b>	<b>602</b>	<b>41 938</b>	<b>37 549</b>	<b>10 962</b>	<b>90 450</b>	<b>14 417</b>	<b>104 867</b>
Northern Adelaide (SSD)	119	42	162	11 359	2 648	715	14 722	2 163	16 885
Gawler (M)	11	2	13	1 112	148	23	1 282	0	1 282
Playford (C)–East Central	26	0	27	2 344	0	109	2 453	0	2 453
Playford (C)–Elizabeth	0	0	0	0	0	21	21	362	383
Playford (C)–Hills	4	0	4	369	0	66	435	0	435
Playford (C)–West	4	0	4	334	0	15	349	0	349
Playford (C)–West Central	2	0	2	141	0	20	160	0	160
Port Adel. Enfield (C)–East	21	0	21	1 940	0	18	1 958	0	1 958
Port Adel. Enfield (C)–Inner	3	0	3	241	0	40	281	700	981
Salisbury (C)–Central	5	0	5	359	0	103	462	0	462
Salisbury (C)–Inner North	6	0	6	466	0	35	500	0	500
Salisbury (C)–North-East	5	0	5	355	0	44	399	50	449
Salisbury (C)–South-East	14	0	14	1 619	0	28	1 647	0	1 647
Salisbury (C) Bal	8	0	8	989	0	30	1 019	850	1 869
Tea Tree Gully (C)–Central	1	0	1	51	0	28	79	0	79
Tea Tree Gully (C)–Hills	0	0	0	0	0	58	58	0	58
Tea Tree Gully (C)–North	6	0	6	631	0	0	631	96	727
Tea Tree Gully (C)–South	3	40	43	408	2 500	80	2 988	105	3 093
Western Adelaide (SSD)	52	6	58	5 269	380	1 400	7 048	1 065	8 113
Charles Sturt (C)–Coastal	16	0	16	1 954	0	249	2 203	110	2 313
Charles Sturt (C)–Inner East	5	2	7	514	120	128	762	590	1 352
Charles Sturt (C)–Inner West	9	0	9	948	0	126	1 074	0	1 074
Charles Sturt (C)–North-East	7	0	7	626	0	255	881	0	881
Port Adel. Enfield (C)–Coast	1	0	1	118	0	230	348	0	348
Port Adel. Enfield (C)–Port	2	2	4	236	120	25	381	65	446
West Torrens (C)–East	6	2	8	462	140	86	688	300	988
West Torrens (C)–West	6	0	6	410	0	302	712	0	712
Unincorp. Western	0	0	0	0	0	0	0	0	0
Eastern Adelaide (SSD)	69	54	126	9 335	4 794	5 431	19 560	8 574	28 135
Adelaide (C)	0	34	34	0	2 760	88	2 848	5 547	8 395
Adelaide Hills (DC)–Central	5	0	5	689	0	220	909	80	989
Adelaide Hills (DC)–Ranges	2	0	2	388	0	258	647	0	647
Burnside (C)–North-East	8	4	12	1 150	688	849	2 687	0	2 687
Burnside (C)–South-West	4	2	6	758	300	883	1 941	250	2 191
Campbelltown (C)–East	14	0	14	1 869	0	154	2 023	60	2 083
Campbelltown (C)–West	10	2	12	1 111	149	281	1 540	1 600	3 140
Norw. Pham St Ptrs (C)–East	9	2	11	924	125	228	1 277	0	1 277
Norw. Pham St Ptrs (C)–West	8	6	14	1 060	499	836	2 396	898	3 293
Prospect (C)	3	4	7	285	274	307	866	0	866
Unley (C)–East	4	0	6	560	0	584	1 144	80	1 224
Unley (C)–West	1	0	1	320	0	624	944	0	944
Walkerville (M)	1	0	2	220	0	119	339	60	399
Southern Adelaide (SSD)	157	99	256	15 976	29 727	3 417	49 120	2 615	51 735
Holdfast Bay (C)–North	19	89	108	2 440	29 010	505	31 955	90	32 045
Holdfast Bay (C)–South	10	2	12	1 038	162	245	1 444	180	1 624
Marion (C)–Central	11	0	11	1 030	0	141	1 171	330	1 501
Marion (C)–North	0	8	8	0	555	394	949	0	949
Marion (C)–South	24	0	24	2 289	0	51	2 340	0	2 340
Mitcham (C)–Hills	9	0	9	1 107	0	177	1 284	0	1 284
Mitcham (C)–North-East	5	0	5	547	0	393	940	0	940
Mitcham (C)–West	2	0	2	219	0	455	674	280	954
Onkaparinga (C)–Hackham	3	0	3	250	0	30	280	0	280
Onkaparinga (C)–Hills	7	0	7	991	0	128	1 119	0	1 119
Onkaparinga (C)–Morphett	3	0	3	288	0	23	312	210	522
Onkaparinga (C)–North Coast	8	0	8	652	0	30	682	175	857
Onkaparinga (C)–Reservoir	16	0	16	1 605	0	276	1 881	0	1 881
Onkaparinga (C)–South Coast	17	0	17	1 504	0	395	1 899	1 350	3 249
Onkaparinga (C)–Woodcroft	23	0	23	2 015	0	175	2 190	0	2 190

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>	107	10	117	10 166	794	990	11 949	2 173	14 122
Barossa (SSD)	27	0	27	2 567	0	226	2 793	1 785	4 578
Barossa (DC)–Angaston	7	0	7	684	0	28	712	150	862
Barossa (DC)–Barossa	6	0	6	649	0	78	727	0	727
Barossa (DC)–Tanunda	3	0	3	244	0	90	334	760	1 094
Light (DC)	10	0	10	890	0	30	920	815	1 735
Mallala (DC)	1	0	1	100	0	0	100	60	160
Kangaroo Island (SSD)	4	2	6	286	186	40	512	65	577
Kangaroo Island (DC)	4	2	6	286	186	40	512	65	577
Mt Lofty Ranges (SSD)	35	2	37	3 399	120	452	3 971	55	4 026
Adelaide Hills (DC)–North	3	0	3	204	0	0	204	55	259
Adelaide Hills (DC) Bal	7	2	9	790	120	15	925	0	925
Mount Barker (DC)–Central	21	0	21	2 005	0	336	2 341	0	2 341
Mount Barker (DC) Bal	4	0	4	400	0	101	502	0	502
Fleurieu (SSD)	41	6	47	3 914	488	271	4 673	268	4 940
Alexandrina (DC)–Coastal	15	4	19	1 285	300	112	1 697	0	1 697
Alexandrina (DC)–Strathalbyn	4	2	6	339	188	32	559	168	727
Victor Harbor (DC)	14	0	14	1 394	0	127	1 521	0	1 521
Yankalilla (DC)	8	0	8	895	0	0	895	100	995
<b>Yorke and Lower North (SD)</b>	21	6	27	1 783	417	490	2 690	695	3 385
Yorke (SSD)	17	6	23	1 413	417	322	2 153	80	2 233
Barunga West (DC)	1	0	1	70	0	0	70	0	70
Copper Coast (DC)	7	6	13	707	417	198	1 322	0	1 322
Yorke Peninsula (DC)–North	4	0	4	303	0	92	395	80	476
Yorke Peninsula (DC)–South	5	0	5	333	0	32	365	0	365
Unincorp. Yorke	0	0	0	0	0	0	0	0	0
Lower North (SSD)	4	0	4	370	0	168	537	615	1 152
Clare and Gilbert Valleys (DC)	3	0	3	232	0	72	303	325	628
Goyder (DC)	0	0	0	0	0	0	0	0	0
Wakefield (DC)	1	0	1	138	0	96	234	290	524
<b>Murray Lands (SD)</b>	29	0	29	2 717	0	296	3 014	935	3 949
Riverland (SSD)	19	0	19	1 735	0	296	2 032	670	2 702
Berri & Barmera (DC)–Barmera	2	0	2	200	0	60	260	100	360
Berri & Barmera (DC)–Berri	9	0	9	863	0	0	863	460	1 323
Loxton Waikerie (DC)–East	2	0	2	122	0	18	140	0	140
Loxton Waikerie (DC)–West	0	0	0	0	0	0	0	0	0
Mid Murray (DC)	2	0	2	79	0	80	159	0	159
Renmark Paringa (DC)–Paringa	4	0	4	471	0	0	471	0	471
Renmark Paringa (DC)–Renmark	0	0	0	0	0	138	138	110	248
Unincorp. Riverland	0	0	0	0	0	0	0	0	0
Murray Mallee (SSD)	10	0	10	982	0	0	982	265	1 247
Karoonda East Murray (DC)	0	0	0	0	0	0	0	0	0
Murray Bridge (RC)	9	0	9	959	0	0	959	0	959
Southern Mallee (DC)	1	0	1	23	0	0	23	265	288
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	2 232	0	476	2 708	2 963	5 671
Upper South East (SSD)	5	0	5	574	0	73	647	0	647
Lacepede (DC)	1	0	1	120	0	25	145	0	145
Lucindale (DC)	1	0	1	110	0	0	110	0	110
Robe (DC)	2	0	2	190	0	48	238	0	238
Tatiara (DC)	1	0	1	154	0	0	154	0	154

BUILDING APPROVED IN STATISTICAL AREAS *continued*

Statistical area	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
Lower South East (SSD)	15	0	15	1 658	0	403	2 061	2 963	5 024
Grant (DC)	1	0	1	147	0	95	242	374	615
Mount Gambier (C)	12	0	12	1 392	0	103	1 495	1 840	3 335
Wattle Range (DC)–East	1	0	1	58	0	0	58	0	58
Wattle Range (DC)–West	1	0	1	61	0	205	266	750	1 016
<b>Eyre (SD)</b>	16	2	18	1 555	235	99	1 889	410	2 299
Lincoln (SSD)	10	2	12	1 134	235	41	1 410	410	1 820
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)	4	0	4	316	0	0	316	0	316
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	293	0	30	323	0	323
Port Lincoln (C)	3	2	5	465	235	11	711	410	1 121
Tumby Bay (DC)	1	0	1	60	0	0	60	0	60
Unincorp. Lincoln	0	0	0	0	0	0	0	0	0
West Coast (SSD)	6	0	6	421	0	59	480	0	480
Ceduna (DC)	0	0	0	0	0	49	49	0	49
Streaky Bay (DC)	1	0	1	36	0	10	46	0	46
Unincorp. West Coast	5	0	5	385	0	0	385	0	385
<b>Northern (SD)</b>	29	0	29	2 392	0	768	3 160	2 531	5 691
Whyalla (SSD)	5	0	5	500	0	667	1 167	91	1 258
Whyalla (C)	5	0	5	500	0	667	1 167	91	1 258
Unincorp. Whyalla	0	0	0	0	0	0	0	0	0
Pirie (SSD)	3	0	3	153	0	0	153	2 359	2 512
Northern Areas (DC)	0	0	0	0	0	0	0	2 359	2 359
Orroroo/Carrieton (DC)	0	0	0	0	0	0	0	0	0
Peterborough (DC)	0	0	0	0	0	0	0	0	0
Port Pirie C, Dists (M)–City	3	0	3	153	0	0	153	0	153
Port Pirie C, Dists (M) Bal	0	0	0	0	0	0	0	0	0
Unincorp. Pirie	0	0	0	0	0	0	0	0	0
Flinders Ranges (SSD)	2	0	2	129	0	74	203	0	203
Flinders Ranges (DC)	2	0	2	129	0	0	129	0	129
Mount Remarkable (DC)	0	0	0	0	0	14	14	0	14
Port Augusta (C)	0	0	0	0	0	60	60	0	60
Unincorp. Flinders Ranges	0	0	0	0	0	0	0	0	0
Far North (SSD)	19	0	19	1 610	0	28	1 638	80	1 718
Coober Pedy (DC)	0	0	0	0	0	0	0	0	0
Roxby Downs (M)	0	0	0	0	0	28	28	80	108
Unincorp. Far North	19	0	19	1 610	0	0	1 610	0	1 610

(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 1997–1998). The reference year will be updated annually in the July publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes

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

### AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)

**22** Area statistics are now being classified to the *Australian Standard Geographical Classification, 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 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.



## G L O S S A R Y

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

## G L O S S A R Y

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**Semi-detached, row or terrace houses, townhouses** Dwellings having their own private grounds with no other dwellings above or below.

**Shops** Includes retail shops, restaurants, taverns and shopping arcades.

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