

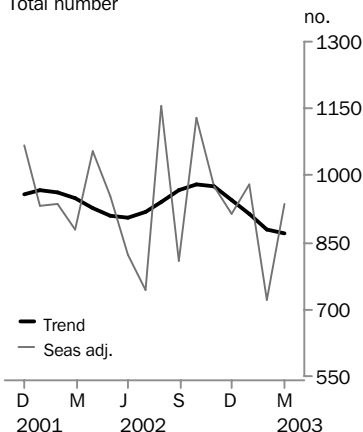
BUILDING APPROVALS

SOUTH
AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) MON 12 MAY 2003

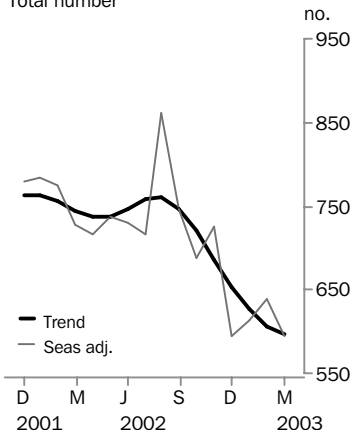
Dwelling units approved

Total number



Private sector houses approved

Total number



MARCH KEY FIGURES

	Jan 2003	Feb 2003	Mar 2003
Dwelling units approved			
Original	783	745	1 051
Seasonally adjusted	982	719	938
Trend	912	880	869

	% change Dec 2002 to Jan 2003	% change Jan 2003 to Feb 2003	% change Feb 2003 to Mar 2003
Dwelling units approved			
Original	-11.2	-4.9	41.1
Seasonally adjusted	7.5	-26.8	30.4
Trend	-3.5	-3.6	-1.2

MARCH KEY POINTS

TREND ESTIMATES

- The trend estimate for total dwelling units approved has fallen for the last five months, following four months of growth. The trend estimate for total dwelling units approved fell by 1.2% in March 2003, following falls of 3.5% in January 2003 and 3.6% in February 2003.
- The trend estimate for private sector houses has fallen for the last seven months, following four months of growth.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units approved in March 2003 was 7.0% higher than the estimate for March 2002.
- The seasonally adjusted estimates for private sector houses rose in January 2003 (3.3%) and February 2003 (4.1%) before falling by 7.6% in March 2003. These estimates were all more than 17% lower than the same months of the previous year.

ORIGINAL ESTIMATES

- For further information about these and related statistics, contact Andrea Woods on Adelaide 08 8237 7350 or the National Information and Referral Service on 1300 135 070.

- During the March 2003 quarter 2,579 dwelling units were approved, a decrease of 12.2% from the December 2002 quarter. The number of private sector houses approved fell by 11.2% to 1,793. The number of other dwellings approved also decreased, by 7.9% to 736.
- The total value of building approved in the March 2003 quarter was \$548.5 million, a decrease of 28.9%. The value of residential building fell from \$486.6 million in the December 2002 quarter to \$397.5 million. The value of non-residential building also fell, from \$283.5 million in the December 2002 quarter to \$151.0 million in the March 2003 quarter.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
June 2003	6 August 2003
September 2003	7 November 2003
December 2003	10 February 2004

CHANGES IN THIS ISSUE

There are no changes in this issue.

DATA NOTES

A special article 'Work Done on Housing Jobs Each Quarter' was included in the March 2003 issue of *Building Approvals, Australia* (ABS Cat. no. 8731.0). This and other articles are available from the ABS website at www.abs.gov.au. Go to the 'Feature Articles' link on the home page, then select Industry/Construction.

REVISIONS THIS QUARTER

The following is a summary of revisions made to total dwelling units since the last issue of this publication.

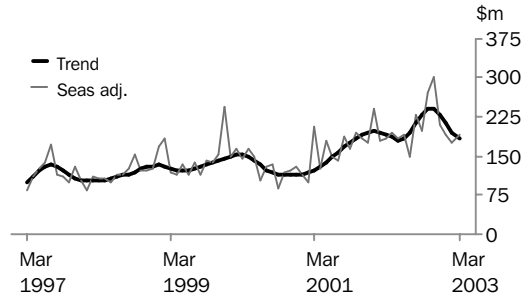
2001-02	2002-03
+22	-13

Ian Crettenden
Regional Director, South Australia

VALUE OF BUILDING APPROVED

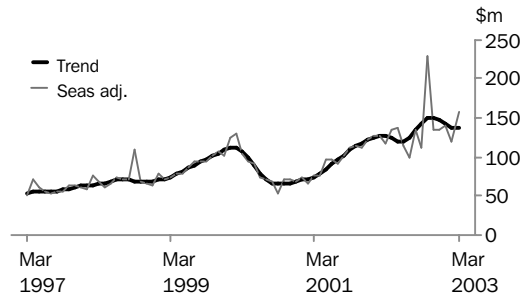
VALUE OF TOTAL BUILDING

The trend estimate for the total value of building approved has fallen for the past five months, following five months of growth.



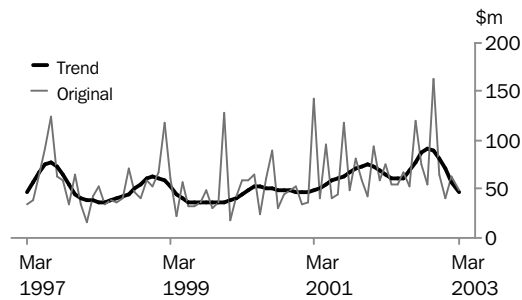
VALUE OF RESIDENTIAL BUILDING

The trend estimate for the value of residential building has fallen for the last four months, following five months of growth.



VALUE OF NON-RESIDENTIAL BUILDING

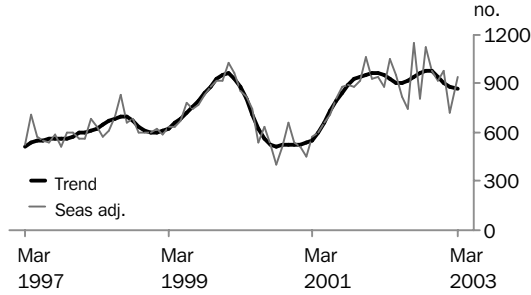
The trend estimate for the value of non-residential building has fallen for the past five months, following five months of growth.



DWELLINGS APPROVED

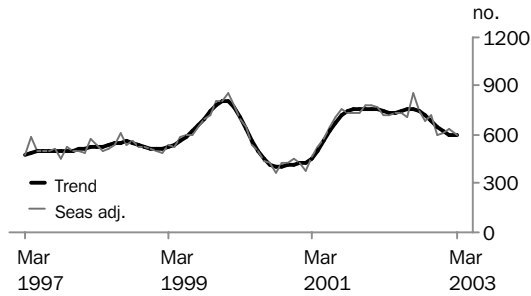
TOTAL DWELLING UNITS

The trend estimate for total dwelling units approved has fallen for the last five months, following four months of growth.



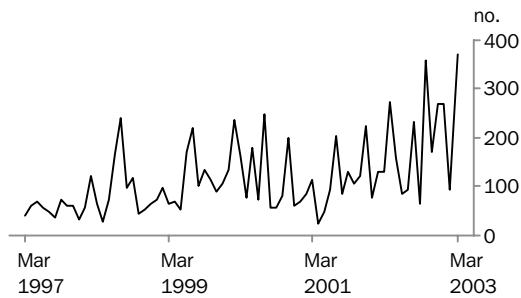
PRIVATE SECTOR HOUSES

The trend estimate for private sector houses has fallen for the last seven months.



OTHER DWELLING (ORIGINAL)

There has been considerable movement in other dwellings, in original terms, in the March 2003 quarter.



WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

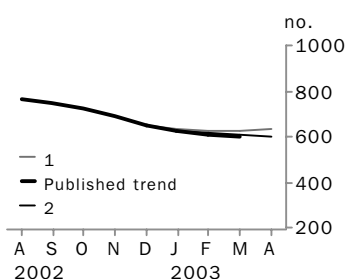
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

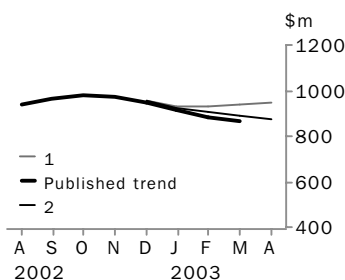
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the April seasonally adjusted estimate is higher than the March estimate by 7% for the number of private sector houses approved and 11% for total dwelling units approved; and that the April seasonally adjusted estimate is lower than the March estimate by 7% for the number of private sector houses approved and 11% for total dwelling units approved. These percentages were chosen because they represent the average absolute monthly percentage change for these series over the last ten years.

PRIVATE SECTOR HOUSES



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 7% on Mar 2003</i>		2 <i>falls by 7% on Mar 2003</i>	
	no.	% change	no.	% change	no.	% change
November 2002	686	-4.8	676	-4.8	679	-4.6
December 2002	653	-4.8	647	-4.3	648	-4.5
January 2003	627	-4.0	630	-2.7	626	-3.4
February 2003	606	-3.3	625	-0.8	613	-2.2
March 2003	597	-1.4	627	0.4	605	-1.3
April 2003	n.y.a	n.y.a	633	1.0	599	-0.9

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 11% on Mar 2003</i>		2 <i>falls by 11% on Mar 2003</i>	
	no.	% change	no.	% change	no.	% change
November 2002	975	-0.7	975	-0.5	981	-0.2
December 2002	946	-3.0	953	-2.3	956	-2.6
January 2003	912	-3.5	933	-2.1	925	-3.2
February 2003	880	-3.6	929	-0.4	903	-2.3
March 2003	869	-1.2	941	1.3	892	-1.2
April 2003	n.y.a	n.y.a	943	0.3	870	-2.5

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						
2002						
January	667	688	74	76	741	764
February	769	839	129	132	898	971
March	756	774	130	130	886	904
April	701	714	269	273	970	987
May	795	823	158	158	953	981
June	716	742	82	84	798	826
July	795	843	82	92	877	935
August	807	838	230	234	1 037	1 072
September	762	795	63	65	825	860
October	729	767	354	358	1 083	1 125
November	720	757	161	173	881	930
December	570	614	252	268	822	882
2003						
January	493	514	263	269	756	783
February	633	651	82	94	715	745
March	667	678	373	373	1 040	1 051
SEASONALLY ADJUSTED						
2002						
January	783	804	n.a.	n.a.	908	931
February	775	845	n.a.	n.a.	865	938
March	728	746	n.a.	n.a.	859	877
April	717	730	n.a.	n.a.	1 039	1 056
May	738	766	n.a.	n.a.	925	953
June	729	755	n.a.	n.a.	796	824
July	716	764	n.a.	n.a.	686	744
August	861	892	n.a.	n.a.	1 121	1 156
September	747	780	n.a.	n.a.	774	809
October	689	727	n.a.	n.a.	1 088	1 130
November	726	763	n.a.	n.a.	928	977
December	595	639	n.a.	n.a.	854	914
2003						
January	614	635	n.a.	n.a.	955	982
February	640	658	n.a.	n.a.	689	719
March	595	606	n.a.	n.a.	927	938
TREND ESTIMATES						
2002						
January	763	802	n.a.	n.a.	926	967
February	755	791	n.a.	n.a.	926	963
March	744	776	n.a.	n.a.	917	950
April	737	765	n.a.	n.a.	898	928
May	738	765	n.a.	n.a.	880	910
June	747	776	n.a.	n.a.	874	906
July	758	790	n.a.	n.a.	881	917
August	760	796	n.a.	n.a.	900	941
September	747	785	n.a.	n.a.	923	967
October	720	758	n.a.	n.a.	936	982
November	686	721	n.a.	n.a.	931	975
December	653	684	n.a.	n.a.	906	946
2003						
January	627	654	n.a.	n.a.	876	912
February	606	628	n.a.	n.a.	849	880
March	597	614	n.a.	n.a.	845	869

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)						
2002						
January	-4.6	-7.7	-67.1	-66.2	-19.8	-21.2
February	15.3	21.9	74.3	73.7	21.2	27.1
March	-1.7	-7.7	0.8	-1.5	-1.3	-6.9
April	-7.3	-7.8	106.9	110.0	9.5	9.2
May	13.4	15.3	-41.3	-42.1	-1.8	-0.6
June	-9.9	-9.8	-48.1	-46.8	-16.3	-15.8
July	11.0	13.6	0.0	9.5	9.9	13.2
August	1.5	-0.6	180.5	154.3	18.2	14.7
September	-5.6	-5.1	-72.6	-72.2	-20.4	-19.8
October	-4.3	-3.5	461.9	450.8	31.3	30.8
November	-1.2	-1.3	-54.5	-51.7	-18.7	-17.3
December	-20.8	-18.9	56.5	54.9	-6.7	-5.2
2003						
January	-13.5	-16.3	4.4	0.4	-8.0	-11.2
February	28.4	26.7	-68.8	-65.1	-5.4	-4.9
March	5.4	4.1	354.9	296.8	45.5	41.1
SEASONALLY ADJUSTED (% change from preceding month)						
2002						
January	0.5	-2.7	n.a.	n.a.	-11.2	-12.9
February	-1.1	5.1	n.a.	n.a.	-4.7	0.8
March	-6.1	-11.7	n.a.	n.a.	-0.7	-6.5
April	-1.5	-2.1	n.a.	n.a.	21.0	20.5
May	2.8	4.9	n.a.	n.a.	-11.0	-9.7
June	-1.1	-1.4	n.a.	n.a.	-13.9	-13.6
July	-1.9	1.2	n.a.	n.a.	-13.8	-9.8
August	20.3	16.8	n.a.	n.a.	63.4	55.4
September	-13.2	-12.6	n.a.	n.a.	-31.0	-30.0
October	-7.8	-6.8	n.a.	n.a.	40.6	39.7
November	5.4	5.0	n.a.	n.a.	-14.7	-13.5
December	-18.1	-16.3	n.a.	n.a.	-8.0	-6.5
2003						
January	3.3	-0.6	n.a.	n.a.	11.8	7.5
February	4.1	3.6	n.a.	n.a.	-27.9	-26.8
March	-7.0	-7.9	n.a.	n.a.	34.5	30.4
TREND ESTIMATES (% change from preceding month)						
2002						
January	-0.1	-0.1	n.a.	n.a.	1.1	1.0
February	-1.0	-1.4	n.a.	n.a.	0.0	-0.4
March	-1.4	-1.9	n.a.	n.a.	-1.0	-1.4
April	-0.9	-1.4	n.a.	n.a.	-2.1	-2.3
May	0.1	0.0	n.a.	n.a.	-2.0	-2.0
June	1.3	1.4	n.a.	n.a.	-0.7	-0.4
July	1.5	1.8	n.a.	n.a.	0.8	1.2
August	0.3	0.8	n.a.	n.a.	2.2	2.6
September	-1.7	-1.4	n.a.	n.a.	2.6	2.8
October	-3.7	-3.4	n.a.	n.a.	1.4	1.5
November	-4.8	-4.9	n.a.	n.a.	-0.5	-0.7
December	-4.8	-5.1	n.a.	n.a.	-2.7	-3.0
2003						
January	-4.0	-4.4	n.a.	n.a.	-3.3	-3.5
February	-3.3	-4.0	n.a.	n.a.	-3.1	-3.6
March	-1.4	-2.2	n.a.	n.a.	-0.5	-1.2

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					
2002					
January	86.7	13.2	99.8	94.0	193.9
February	104.8	17.7	122.6	59.6	182.2
March	97.0	14.3	111.3	74.9	186.2
April	111.3	16.2	127.5	55.8	183.3
May	119.3	16.5	135.9	55.5	191.4
June	96.2	17.6	113.9	68.3	182.1
July	113.7	20.1	133.8	53.3	187.2
August	110.2	22.0	132.2	121.0	253.2
September	99.7	20.3	120.0	75.1	195.1
October	198.0	20.5	218.5	56.1	274.6
November	116.8	20.1	136.9	162.8	299.8
December	111.7	19.5	131.2	64.6	195.8
2003					
January	93.7	16.7	110.3	39.8	150.2
February	96.4	20.3	116.6	62.8	179.4
March	120.8	49.8	170.6	48.4	218.9
SEASONALLY ADJUSTED					
2002					
January	113.6	14.5	128.1	n.a.	242.1
February	109.4	17.1	126.5	n.a.	179.1
March	101.0	15.3	116.3	n.a.	183.9
April	117.7	17.6	135.2	n.a.	195.7
May	120.7	16.1	136.8	n.a.	182.1
June	95.8	18.1	113.9	n.a.	192.5
July	82.6	16.2	98.9	n.a.	149.8
August	112.9	22.0	134.9	n.a.	229.0
September	91.6	21.9	113.5	n.a.	198.6
October	210.5	17.9	228.4	n.a.	273.4
November	115.4	19.4	134.8	n.a.	301.0
December	113.0	21.9	134.9	n.a.	212.1
2003					
January	120.1	19.5	139.6	n.a.	191.0
February	100.6	19.4	120.0	n.a.	175.7
March	106.4	50.7	157.1	n.a.	189.7
TREND ESTIMATES					
2002					
January	108.9	15.8	124.7	73.3	198.0
February	110.8	15.9	126.7	69.8	196.4
March	111.2	16.0	127.2	65.2	192.4
April	107.6	16.4	124.0	62.1	186.1
May	103.4	17.1	120.5	60.4	180.9
June	102.5	17.9	120.4	61.9	182.3
July	106.6	18.7	125.3	68.5	193.8
August	114.8	19.4	134.2	78.4	212.6
September	124.1	19.4	143.4	87.3	230.7
October	130.6	19.2	149.7	91.9	241.7
November	131.6	19.7	151.2	89.9	241.1
December	126.4	21.4	147.9	82.2	230.0
2003					
January	118.5	24.5	143.0	70.9	213.8
February	110.6	28.4	138.9	57.9	196.9
March	103.9	32.7	136.7	46.7	183.4

(a) Refer to Explanatory Notes paragraph 16.

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)					
2002					
January	-19.6	1.2	-17.4	119.4	18.4
February	20.9	34.8	22.7	-36.6	-6.0
March	-7.4	-19.5	-9.2	25.6	2.2
April	14.7	13.3	14.5	-25.5	-1.5
May	7.2	2.1	6.5	-0.6	4.4
June	-19.4	6.7	-16.2	23.0	-4.8
July	18.2	14.2	17.6	-21.9	2.8
August	-3.1	9.2	-1.2	127.0	35.3
September	-9.5	-7.7	-9.2	-37.9	-22.9
October	98.7	1.1	82.2	-25.4	40.8
November	-41.0	-2.1	-37.3	190.4	9.2
December	-4.4	-3.1	-4.2	-60.3	-34.7
2003					
January	-16.2	-14.4	-15.9	-38.4	-23.3
February	2.9	21.6	5.7	57.6	19.5
March	25.4	145.6	46.3	-22.9	22.0
SEASONALLY ADJUSTED (% change from preceding month)					
2002					
January	5.7	-4.4	4.4	n.a.	36.7
February	-3.7	17.6	-1.3	n.a.	-26.0
March	-7.7	-10.3	-8.0	n.a.	2.7
April	16.5	14.5	16.3	n.a.	6.4
May	2.6	-8.4	1.2	n.a.	-7.0
June	-20.7	12.6	-16.8	n.a.	5.7
July	-13.7	-10.4	-13.2	n.a.	-22.2
August	36.6	35.5	36.4	n.a.	52.9
September	-18.9	-0.4	-15.8	n.a.	-13.3
October	129.8	-18.3	101.2	n.a.	37.7
November	-45.2	8.3	-41.0	n.a.	10.1
December	-2.0	12.9	0.1	n.a.	-29.5
2003					
January	6.3	-10.9	3.5	n.a.	-10.0
February	-16.2	-0.6	-14.0	n.a.	-8.0
March	5.7	161.2	30.9	n.a.	7.9
TREND ESTIMATES (% change from preceding month)					
2002					
January	3.2	0.3	2.8	-1.9	1.0
February	1.8	0.5	1.6	-4.8	-0.8
March	0.4	1.0	0.4	-6.6	-2.0
April	-3.2	2.6	-2.5	-4.8	-3.3
May	-3.9	4.2	-2.9	-2.8	-2.8
June	-0.8	4.5	-0.1	2.5	0.8
July	4.0	4.4	4.1	10.7	6.3
August	7.7	3.9	7.1	14.4	9.7
September	8.1	-0.2	6.9	11.3	8.5
October	5.2	-1.1	4.4	5.4	4.8
November	0.8	2.6	1.0	-2.3	-0.2
December	-3.9	8.9	-2.2	-8.5	-4.6
2003					
January	-6.3	14.3	-3.3	-13.8	-7.0
February	-6.7	15.9	-2.8	-18.2	-7.9
March	-6.0	15.4	-1.6	-19.3	-6.8

(a) Refer to Explanatory Notes paragraph 16.

DWELLING UNITS APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion	Non-residential building	Total dwelling units
PRIVATE SECTOR (Number)						
1999-2000	8 287	1 457	18	145	8	9 915
2000-01	5 544	1 075	7	29	4	6 659
2001-02	8 845	1 642	11	24	22	10 544
2002						
March	756	130	0	0	0	886
April	701	266	2	0	1	970
May	795	156	0	0	2	953
June	714	78	2	1	3	798
July	793	79	1	2	2	877
August	806	178	0	53	0	1 037
September	761	55	0	9	0	825
October	729	347	0	2	5	1 083
November	718	159	3	1	0	881
December	570	249	0	0	3	822
2003						
January	492	263	0	1	0	756
February	633	82	0	0	0	715
March	667	231	1	141	0	1 040
PUBLIC SECTOR (Number)						
1999-2000	102	7	0	0	0	109
2000-01	89	23	1	3	0	116
2001-02	319	40	0	0	0	359
2002						
March	18	0	0	0	0	18
April	13	4	0	0	0	17
May	28	0	0	0	0	28
June	26	2	0	0	0	28
July	48	10	0	0	0	58
August	31	4	0	0	0	35
September	33	2	0	0	0	35
October	38	4	0	0	0	42
November	37	12	0	0	0	49
December	44	16	0	0	0	60
2003						
January	21	6	0	0	0	27
February	18	12	0	0	0	30
March	11	0	0	0	0	11
TOTAL (Number)						
1999-2000	8 389	1 464	18	145	8	10 024
2000-01	5 633	1 098	8	32	4	6 775
2001-02	9 164	1 682	11	24	22	10 903
2002						
March	774	130	0	0	0	904
April	714	270	2	0	1	987
May	823	156	0	0	2	981
June	740	80	2	1	3	826
July	841	89	1	2	2	935
August	837	182	0	53	0	1 072
September	794	57	0	9	0	860
October	767	351	0	2	5	1 125
November	755	171	3	1	0	930
December	614	265	0	0	3	882
2003						
January	513	269	0	1	0	783
February	651	94	0	0	0	745
March	678	231	1	141	0	1 051

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions creating dwellings</i>	<i>Alterations and additions not creating dwellings</i>	<i>Conversion</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
PRIVATE SECTOR (\$ million)								
1999-2000	838.7	175.3	1.3	162.3	18.8	1 196.5	361.8	1 558.3
2000-01	599.6	125.9	0.3	147.4	2.4	875.6	450.3	1 325.9
2001-02	1 002.0	166.2	1.0	186.6	1.1	1 356.9	559.6	1 916.5
2002								
March	84.7	10.7	0.0	13.8	0.0	109.2	43.0	152.2
April	81.8	28.0	0.2	16.0	0.0	125.9	39.3	165.2
May	96.5	20.1	0.0	16.5	0.0	133.2	48.5	181.7
June	86.7	6.9	0.5	16.7	0.1	110.8	59.5	170.3
July	97.4	10.5	0.0	19.6	0.3	127.7	46.6	174.3
August	92.8	13.7	0.0	20.6	1.3	128.4	66.7	195.1
September	90.8	5.3	0.0	18.7	1.2	116.0	49.2	165.2
October	92.3	101.6	0.0	20.3	0.2	214.4	51.8	266.3
November	89.3	23.0	0.4	19.2	0.0	131.9	52.6	184.5
December	73.4	32.7	0.0	19.4	0.0	125.6	54.4	179.9
2003								
January	62.2	28.9	0.0	16.4	0.0	107.5	25.0	132.6
February	83.9	8.6	0.0	20.1	0.0	112.6	59.9	172.5
March	85.5	34.3	0.2	23.5	26.0	169.5	40.1	209.5
PUBLIC SECTOR (\$ million)								
1999-2000	8.5	0.5	0.0	6.4	0.0	15.4	223.9	239.2
2000-01	8.0	2.2	0.1	7.0	0.1	17.3	267.8	285.2
2001-02	31.1	3.0	0.0	2.9	0.0	37.0	245.2	282.1
2002								
March	1.7	0.0	0.0	0.5	0.0	2.1	31.9	34.0
April	1.2	0.4	0.0	0.0	0.0	1.6	16.5	18.1
May	2.6	0.0	0.0	0.1	0.0	2.7	7.0	9.7
June	2.5	0.1	0.0	0.4	0.0	3.0	8.7	11.8
July	5.0	0.9	0.0	0.3	0.0	6.1	6.7	12.9
August	3.2	0.5	0.0	0.1	0.0	3.8	54.3	58.1
September	3.5	0.1	0.0	0.4	0.0	4.0	25.9	29.9
October	3.8	0.3	0.0	0.0	0.0	4.1	4.3	8.3
November	3.4	1.2	0.0	0.5	0.0	5.0	110.2	115.2
December	4.0	1.6	0.0	0.0	0.0	5.6	10.3	15.9
2003								
January	2.1	0.5	0.0	0.2	0.0	2.8	14.8	17.6
February	2.3	1.5	0.0	0.2	0.0	4.0	2.9	6.9
March	1.0	0.0	0.0	0.1	0.0	1.1	8.3	9.4
TOTAL (\$ million)								
1999-2000	847.2	175.8	1.3	168.8	18.8	1 211.8	585.7	1 797.5
2000-01	607.6	128.0	0.5	154.4	2.5	892.9	718.2	1 611.1
2001-02	1 033.1	169.2	1.0	189.5	1.1	1 393.9	804.8	2 198.7
2002								
March	86.3	10.7	0.0	14.3	0.0	111.3	74.9	186.2
April	83.0	28.3	0.2	16.0	0.0	127.5	55.8	183.3
May	99.2	20.1	0.0	16.5	0.0	135.9	55.5	191.4
June	89.2	7.0	0.5	17.1	0.1	113.9	68.3	182.1
July	102.4	11.3	0.0	19.8	0.3	133.8	53.3	187.2
August	96.0	14.2	0.0	20.7	1.3	132.2	121.0	253.2
September	94.3	5.4	0.0	19.1	1.2	120.0	75.1	195.1
October	96.1	101.9	0.0	20.3	0.2	218.5	56.1	274.6
November	92.7	24.2	0.4	19.7	0.0	136.9	162.8	299.8
December	77.4	34.3	0.0	19.5	0.0	131.2	64.6	195.8
2003								
January	64.2	29.5	0.0	16.6	0.0	110.3	39.8	150.2
February	86.3	10.1	0.0	20.3	0.0	116.6	62.8	179.4
March	86.5	34.3	0.2	23.6	26.0	170.6	48.4	218.9

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									
1999-2000	8 389	650	396	1 046	36	166	216	418	1 464	9 853
2000-01	5 633	419	286	705	46	65	282	393	1 098	6 731
2001-02	9 164	1 009	376	1 385	117	91	89	297	1 682	10 846
2002										
January	687	43	17	60	16	0	0	16	76	763
February	836	96	21	117	0	14	0	14	131	967
March	774	92	17	109	0	21	0	21	130	904
April	714	130	56	186	4	0	80	84	270	984
May	823	67	49	116	0	40	0	40	156	979
June	740	50	26	76	0	4	0	4	80	820
July	841	38	33	71	8	10	0	18	89	930
August	837	141	36	177	5	0	0	5	182	1 019
September	794	28	10	38	19	0	0	19	57	851
October	767	29	60	89	4	0	258	262	351	1 118
November	755	53	29	82	6	0	83	89	171	926
December	614	171	66	237	2	26	0	28	265	879
2003										
January	513	58	107	165	4	0	100	104	269	782
February	651	59	31	90	4	0	0	4	94	745
March	678	36	34	70	14	77	70	161	231	909

VALUE (\$ million)

1999-2000	847.2	48.8	47.2	96.2	2.7	20.0	57.1	79.7	175.7	1 023.0
2000-01	607.5	34.9	36.8	71.4	3.8	8.8	44.0	56.6	127.9	735.7
2001-02	1 033.1	88.8	51.2	140.0	10.5	8.3	10.4	29.1	168.9	1 202.1
2002										
January	78.8	4.1	2.0	6.1	1.8	0.0	0.0	1.8	7.8	86.7
February	92.6	8.3	2.7	11.0	0.0	1.2	0.0	1.2	12.2	104.8
March	86.3	6.9	1.7	8.6	0.0	2.1	0.0	2.1	10.7	97.0
April	83.0	12.0	7.2	19.1	0.2	0.0	9.0	9.2	28.3	111.3
May	99.2	9.2	7.7	16.9	0.0	3.2	0.0	3.2	20.1	119.3
June	89.2	3.8	3.0	6.7	0.0	0.3	0.0	0.3	7.0	96.2
July	102.4	3.3	6.1	9.4	0.9	1.1	0.0	2.0	11.3	113.7
August	96.0	8.8	4.9	13.8	0.4	0.0	0.0	0.4	14.2	110.2
September	94.3	2.8	2.0	4.8	0.6	0.0	0.0	0.6	5.4	99.7
October	96.1	3.1	7.7	10.8	0.5	0.0	90.6	91.1	101.9	198.0
November	92.7	5.2	4.1	9.3	0.4	0.0	14.5	14.9	24.2	116.8
December	77.4	24.5	8.2	32.7	0.1	1.5	0.0	1.6	34.3	111.7
2003										
January	64.2	4.7	15.3	20.0	0.5	0.0	9.0	9.5	29.5	93.7
February	86.3	5.9	3.9	9.8	0.3	0.0	0.0	0.3	10.1	96.4
March	86.5	3.8	4.8	8.5	0.9	11.3	13.5	25.7	34.3	120.8

(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)							
1999-2000	963.1	192.4	1 155.1	214.5	1 369.8	599.5	1 941.5
2000-01	607.6	128.0	735.6	157.3	892.9	718.2	1 611.1
2001-02	988.6	160.9	1 149.5	183.4	1 332.9	767.2	2 100.1
2001							
September	238.3	36.5	274.8	46.3	321.1	207.6	528.7
December	250.9	43.9	294.8	46.9	341.7	175.9	517.6
2002							
March	244.9	29.2	274.2	43.0	317.1	219.2	536.4
June	254.5	51.3	305.8	47.2	353.0	164.5	517.5
September	270.8	29.1	299.9	57.7	357.6	230.5	588.1
December	243.8	150.8	394.6	54.7	449.4	257.6	706.9
ORIGINAL (% change from preceding quarter)							
2001							
September	19.8	94.2	26.6	11.6	24.2	18.8	22.4
December	5.3	20.5	7.3	1.2	6.4	-15.3	-2.1
2002							
March	-2.4	-33.5	-7.0	-8.4	-7.2	24.6	3.6
June	3.9	75.4	11.5	9.9	11.3	-25.0	-3.5
September	6.4	-43.2	-1.9	22.2	1.3	40.1	13.6
December	-9.9	417.4	31.6	-5.1	25.7	11.8	20.2

(a) Reference year for chain volume measures is 2000-2001. Refer to Explanatory Notes paragraph 24-25.

(b) Refer to Explanatory Notes paragraph 16.

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

Period	<i>Hotels, motels and other short term accommodation.....</i>		<i>Shops</i>		<i>Factories</i>		<i>Offices</i>		<i>Other business premises</i>		<i>Educational</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999												
2003												
January	0	0.0	10	0.8	3	0.4	9	0.9	7	0.5	16	1.8
February	4	0.4	17	1.7	5	0.5	16	1.8	15	1.4	1	0.2
March	4	0.4	21	2.3	8	0.5	15	1.3	12	1.0	5	0.4
Value—\$200,000—\$499,999												
2003												
January	1	0.2	3	0.9	5	1.4	2	0.8	3	0.8	2	0.6
February	2	0.6	3	0.7	2	0.4	5	1.6	5	1.3	1	0.5
March	1	0.3	6	1.5	3	0.9	4	1.2	4	0.9	3	0.8
Value—\$500,000—\$999,999												
2003												
January	0	0.0	4	2.3	0	0.0	1	0.9	1	0.8	3	1.9
February	0	0.0	1	0.8	1	0.5	0	0.0	2	1.6	0	0.0
March	0	0.0	1	0.9	1	0.5	2	1.4	1	0.7	1	0.7
Value—\$1,000,000—\$4,999,999												
2003												
January	1	4.0	0	0.0	0	0.0	1	2.0	1	1.7	1	1.8
February	0	0.0	2	2.9	3	6.2	0	0.0	1	1.2	0	0.0
March	0	0.0	2	5.5	0	0.0	0	0.0	2	2.2	0	0.0
Value—\$5,000,000 and over												
2003												
January	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
February	0	0.0	1	13.0	1	5.0	0	0.0	0	0.0	0	0.0
March	0	0.0	1	9.8	0	0.0	0	0.0	0	0.0	1	5.8
Value—Total												
1999-2000	50	52.1	236	70.8	98	35.6	218	86.7	239	68.8	122	71.4
2000-01	34	32.8	264	93.0	87	60.3	218	88.8	222	67.6	115	135.4
2001-02	32	72.7	297	105.8	90	59.7	215	106.3	268	89.0	107	97.9
2003												
January	2	4.2	17	4.1	8	1.8	13	4.6	12	3.8	22	6.1
February	6	1.0	24	19.1	12	12.7	21	3.4	23	5.5	2	0.6
March	5	0.7	31	20.0	12	1.9	21	3.9	19	4.8	10	7.6

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										
2003										
January	1	0.1	0	0.0	0	0.0	7	0.7	53	5.1
February	0	0.0	2	0.2	1	0.1	5	0.5	66	6.8
March	1	0.1	1	0.1	1	0.1	3	0.2	71	6.5
Value—\$200,000—\$499,999										
2003										
January	0	0.0	0	0.0	2	0.5	4	0.9	22	6.1
February	0	0.0	1	0.3	5	1.2	1	0.5	25	7.1
March	0	0.0	1	0.5	1	0.2	2	0.8	25	7.1
Value—\$500,000—\$999,999										
2003										
January	0	0.0	0	0.0	0	0.0	0	0.0	9	5.9
February	0	0.0	0	0.0	2	1.3	0	0.0	6	4.2
March	0	0.0	1	0.8	1	0.7	0	0.0	8	5.7
Value—\$1,000,000—\$4,999,999										
2003										
January	0	0.0	1	4.5	0	0.0	4	8.7	9	22.7
February	0	0.0	1	1.0	0	0.0	0	0.0	7	11.3
March	0	0.0	1	1.2	0	0.0	4	4.7	9	13.6
Value—\$5,000,000 and over										
2003										
January	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
February	0	0.0	0	0.0	1	15.5	0	0.0	3	33.5
March	0	0.0	0	0.0	0	0.0	0	0.0	2	15.6
Value—Total										
1999-2000	24	11.8	63	46.3	47	118.8	79	23.4	1 176	585.7
2000-01	16	3.5	52	149.5	52	29.3	82	57.8	1 142	718.2
2001-02	19	4.6	75	183.1	58	51.5	96	34.3	1 257	804.8
2003										
January	1	0.1	1	4.5	2	0.5	15	10.3	93	39.8
February	0	0.0	4	1.5	9	18.0	6	1.0	107	62.8
March	1	0.1	4	2.6	3	1.0	9	5.7	115	48.4

VALUE OF NON-RESIDENTIAL BUILDING APPROVED: Original

Period	Hotels, motels and other short term accom- modation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
PRIVATE SECTOR (\$ million)											
1999-2000	51.7	70.8	35.5	52.5	66.3	31.9	11.8	16.1	15.5	9.7	361.8
2000-01	31.9	88.4	60.3	72.1	63.3	38.4	3.5	57.7	22.7	11.9	450.3
2001-02	72.5	104.7	59.7	69.5	79.0	49.4	4.6	70.6	26.0	23.6	559.6
2002											
March	0.1	5.5	10.4	3.1	9.0	8.2	0.1	1.1	1.7	3.7	43.0
April	0.4	7.0	0.4	11.5	4.5	2.8	0.1	11.2	0.4	1.0	39.3
May	0.6	5.1	5.5	3.8	9.3	3.9	2.2	8.6	5.3	4.3	48.5
June	28.1	6.0	1.3	4.7	6.2	3.7	0.4	5.5	2.4	1.1	59.5
July	0.6	12.7	4.1	2.0	6.8	0.5	0.0	8.5	0.9	10.4	46.6
August	1.7	16.4	5.4	1.9	12.8	9.2	0.3	9.3	5.4	4.4	66.7
September	0.4	7.7	3.5	1.3	8.8	2.0	0.1	18.0	2.4	5.0	49.2
October	0.4	25.2	4.4	5.1	6.6	1.8	0.7	5.5	0.1	2.0	51.8
November	6.9	6.3	6.4	3.1	3.3	11.2	0.1	12.0	2.3	1.2	52.6
December	15.5	10.2	3.4	11.5	3.7	3.5	0.5	0.5	1.9	3.5	54.4
2003											
January	4.2	4.1	1.8	2.5	3.7	2.3	0.1	4.5	0.0	2.0	25.0
February	1.0	19.1	12.1	2.3	5.5	0.2	0.0	1.2	17.7	0.8	59.9
March	0.7	20.0	1.9	3.7	4.5	1.0	0.1	2.6	1.0	4.5	40.1
PUBLIC SECTOR (\$ million)											
1999-2000	0.4	0.0	0.1	34.1	2.6	39.5	0.0	30.1	103.3	13.7	223.9
2000-01	0.8	4.6	0.0	16.7	4.3	97.0	0.0	91.8	6.6	45.9	267.8
2001-02	0.2	1.1	0.0	36.8	10.0	48.5	0.0	112.5	25.4	10.6	245.2
2002											
March	0.0	0.1	0.0	6.9	3.9	18.8	0.0	0.4	0.0	1.9	31.9
April	0.0	0.0	0.0	2.1	0.0	4.8	0.0	9.0	0.0	0.6	16.5
May	0.0	0.0	0.0	3.7	0.1	1.4	0.0	1.6	0.1	0.1	7.0
June	0.0	0.1	0.0	5.5	0.2	0.4	0.0	0.0	0.0	2.6	8.7
July	0.0	0.0	0.0	0.0	2.6	2.9	0.0	0.1	0.1	1.1	6.7
August	0.2	0.0	0.0	0.8	2.0	14.7	0.0	0.6	0.1	36.0	54.3
September	0.1	0.9	0.0	16.2	0.6	8.1	0.0	0.0	0.0	0.0	25.9
October	0.0	2.0	0.0	0.5	0.2	0.9	0.0	0.1	0.2	0.4	4.3
November	0.0	0.9	0.0	0.3	0.1	24.3	0.0	1.5	3.6	79.6	110.2
December	0.0	0.0	0.0	0.0	0.0	5.6	0.0	0.4	0.0	4.4	10.3
2003											
January	0.0	0.0	0.0	2.1	0.1	3.8	0.0	0.0	0.5	8.3	14.8
February	0.0	0.0	0.5	1.1	0.0	0.5	0.0	0.3	0.4	0.2	2.9
March	0.0	0.0	0.0	0.2	0.3	6.6	0.0	0.0	0.0	1.2	8.3
TOTAL (\$ million)											
1999-2000	52.1	70.8	35.6	86.7	68.8	71.4	11.8	46.3	118.8	23.4	585.7
2000-01	32.8	93.0	60.3	88.8	67.6	135.4	3.5	149.5	29.3	57.8	718.2
2001-02	72.7	105.8	59.7	106.3	89.0	97.9	4.6	183.1	51.5	34.3	804.8
2002											
March	0.1	5.6	10.4	10.0	12.9	27.0	0.1	1.5	1.7	5.6	74.9
April	0.4	7.0	0.4	13.6	4.5	7.6	0.1	20.2	0.4	1.7	55.8
May	0.6	5.1	5.5	7.5	9.4	5.3	2.2	10.3	5.3	4.4	55.5
June	28.1	6.1	1.3	10.2	6.4	4.1	0.4	5.5	2.4	3.7	68.3
July	0.6	12.7	4.1	2.0	9.4	3.4	0.0	8.6	1.0	11.5	53.3
August	1.9	16.4	5.4	2.7	14.8	23.8	0.3	9.8	5.5	40.4	121.0
September	0.4	8.6	3.5	17.5	9.5	10.1	0.1	18.0	2.4	5.0	75.1
October	0.4	27.2	4.4	5.6	6.8	2.7	0.7	5.5	0.3	2.4	56.1
November	6.9	7.2	6.4	3.3	3.3	35.5	0.1	13.5	5.9	80.8	162.8
December	15.5	10.2	3.4	11.5	3.7	9.1	0.5	0.8	1.9	7.9	64.6
2003											
January	4.2	4.1	1.8	4.6	3.8	6.1	0.1	4.5	0.5	10.3	39.8
February	1.0	19.1	12.7	3.4	5.5	0.6	0.0	1.5	18.0	1.0	62.8
March	0.7	20.0	1.9	3.9	4.8	7.6	0.1	2.6	1.0	5.7	48.4

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									
2000-01	3 761	992	4 792	422 742	119 114	116 933	658 789	361 407	1 020 196
2001-02	5 531	1 341	6 920	651 772	142 012	151 139	944 923	413 761	1 358 684
2002									
March	444	68	512	53 606	7 384	10 587	71 576	30 002	101 578
April	455	241	697	55 876	26 133	12 863	94 871	27 053	121 925
May	494	140	636	62 028	16 449	13 738	92 215	35 240	127 456
June	407	65	477	51 552	5 751	13 234	70 537	54 458	124 995
July	493	75	571	62 622	10 237	17 080	89 940	38 316	128 256
August	523	167	693	61 739	12 379	16 421	90 539	45 317	135 856
September	455	43	507	56 925	3 434	15 500	75 859	38 483	114 342
October	442	334	783	56 614	100 037	16 323	172 974	38 261	211 235
November	454	140	597	58 272	21 103	15 604	94 979	36 789	131 769
December	372	240	615	50 121	31 872	15 577	97 570	43 427	140 998
2003									
January	298	256	555	38 085	28 596	12 464	79 145	21 199	100 345
February	382	75	457	52 242	7 352	15 715	75 308	45 932	121 240
March	428	194	764	57 299	27 752	45 607	130 658	29 301	159 959
PUBLIC SECTOR									
2000-01	55	17	75	4 894	1 450	3 513	9 858	253 955	263 813
2001-02	278	24	302	24 606	1 904	1 354	27 865	205 644	233 509
2002									
March	17	0	17	1 474	0	352	1 826	28 234	30 060
April	13	4	17	1 240	362	0	1 602	2 969	4 572
May	27	0	27	2 529	0	0	2 529	5 270	7 799
June	24	2	26	2 151	140	400	2 691	7 138	9 828
July	35	10	45	3 480	890	70	4 440	5 262	9 702
August	31	4	35	3 208	517	10	3 735	51 254	54 989
September	30	2	32	2 870	113	390	3 373	24 840	28 213
October	36	4	40	3 452	341	0	3 792	1 924	5 716
November	37	12	49	3 385	1 173	483	5 041	106 744	111 785
December	44	16	60	4 009	1 600	0	5 609	9 273	14 882
2003									
January	21	6	27	2 065	539	121	2 725	11 583	14 308
February	15	12	27	1 795	1 513	90	3 398	1 150	4 547
March	11	0	11	1 024	0	80	1 104	7 339	8 443
TOTAL									
2000-01	3 816	1 009	4 867	427 637	120 564	120 446	668 647	615 363	1 284 009
2001-02	5 809	1 365	7 222	676 378	143 916	152 493	972 787	619 405	1 592 193
2002									
March	461	68	529	55 079	7 384	10 938	73 402	58 236	131 638
April	468	245	714	57 117	26 495	12 863	96 474	30 023	126 496
May	521	140	663	64 557	16 449	13 738	94 744	40 510	135 255
June	431	67	503	53 702	5 891	13 634	73 228	61 596	134 823
July	528	85	616	66 102	11 127	17 150	94 379	43 579	137 958
August	554	171	728	64 947	12 896	16 431	94 274	96 571	190 845
September	485	45	539	59 794	3 548	15 890	79 232	63 322	142 554
October	478	338	823	60 066	100 378	16 323	176 767	40 184	216 951
November	491	152	646	61 657	22 276	16 087	100 020	143 534	243 554
December	416	256	675	54 130	33 472	15 577	103 179	52 700	155 879
2003									
January	319	262	582	40 150	29 135	12 585	81 870	32 783	114 652
February	397	87	484	54 037	8 865	15 805	78 706	47 081	125 787
March	439	194	775	58 323	27 752	45 687	131 762	36 640	168 402

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

(b) Refer to Explanatory Notes paragraph 16.

BUILDING APPROVED IN STATISTICAL AREAS—Mar Qtr 2003

Statistical area	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
SOUTH AUSTRALIA	1 842	594	2 579	237 044	73 802	86 704	397 550	150 958	548 508
Adelaide (SD)	1 155	543	1 841	152 510	65 752	74 077	292 338	116 503	408 842
Northern Adelaide (SSD)	440	14	454	54 758	1 000	5 128	60 886	46 244	107 130
Gawler (M)	60	8	68	5 925	589	227	6 740	395	7 135
Playford (C)—East Central	28	0	28	3 318	0	121	3 439	375	3 814
Playford (C)—Elizabeth	1	0	1	81	0	54	135	3 035	3 170
Playford (C)—Hills	11	0	11	1 312	0	240	1 552	0	1 552
Playford (C)—West	7	0	7	743	0	113	855	70	925
Playford (C)—West Central	11	0	11	1 148	0	35	1 183	150	1 333
Port Adel. Enfield (C)—East	100	6	106	13 023	412	347	13 782	2 103	15 885
Port Adel. Enfield (C)—Inner	19	0	19	2 172	0	293	2 464	838	3 302
Salisbury (C)—Central	11	0	11	971	0	268	1 239	4 610	5 849
Salisbury (C)—Inner North	31	0	31	3 656	0	284	3 939	107	4 047
Salisbury (C)—North-East	2	0	2	244	0	174	418	500	918
Salisbury (C)—South-East	36	0	36	4 852	0	542	5 394	1 481	6 876
Salisbury (C) Bal	74	0	74	9 898	0	50	9 948	30 153	40 101
Tea Tree Gully (C)—Central	6	0	6	582	0	665	1 247	0	1 247
Tea Tree Gully (C)—Hills	4	0	4	486	0	266	751	0	751
Tea Tree Gully (C)—North	33	0	33	5 155	0	674	5 828	747	6 575
Tea Tree Gully (C)—South	6	0	6	1 195	0	776	1 971	1 679	3 649
Western Adelaide (SSD)	212	68	281	24 432	6 484	7 693	38 609	26 937	65 546
Charles Sturt (C)—Coastal	27	8	35	4 080	1 150	1 095	6 325	3 980	10 305
Charles Sturt (C)—Inner East	20	0	20	1 796	0	1 052	2 849	1 070	3 919
Charles Sturt (C)—Inner West	37	20	57	3 775	1 588	511	5 874	115	5 989
Charles Sturt (C)—North-East	36	30	66	4 057	2 170	1 360	7 587	2 933	10 520
Port Adel. Enfield (C)—Coast	10	2	12	891	500	945	2 336	580	2 916
Port Adel. Enfield (C)—Port	38	0	38	4 409	0	439	4 848	5 626	10 474
West Torrens (C)—East	20	8	29	2 156	1 076	1 370	4 601	1 246	5 847
West Torrens (C)—West	24	0	24	3 268	0	921	4 189	11 386	15 576
Unincorp. Western	0	0	0	0	0	0	0	0	0
Eastern Adelaide (SSD)	149	357	648	25 532	46 557	49 293	121 382	31 778	153 160
Adelaide (C)	2	299	301	425	39 420	1 370	41 215	28 213	69 428
Adelaide Hills (DC)—Central	5	0	5	1 009	0	1 615	2 624	0	2 624
Adelaide Hills (DC)—Ranges	10	0	10	1 513	0	860	2 373	80	2 453
Burnside (C)—North-East	14	8	23	2 813	980	2 101	5 895	150	6 045
Burnside (C)—South-West	10	14	165	2 135	2 220	29 566	33 921	849	34 770
Campbelltown (C)—East	29	2	31	4 341	170	763	5 274	668	5 941
Campbelltown (C)—West	26	4	30	3 175	400	894	4 469	136	4 605
Norw. Pham St Ptrs (C)—East	15	2	17	2 343	250	976	3 569	115	3 684
Norw. Pham St Ptrs (C)—West	8	14	22	1 648	1 760	2 532	5 940	1 266	7 206
Prospect (C)	6	6	12	1 213	407	2 669	4 288	80	4 368
Unley (C)—East	9	2	11	2 130	350	3 221	5 702	222	5 924
Unley (C)—West	10	0	10	1 380	0	2 497	3 877	0	3 877
Walkerville (M)	5	6	11	1 407	600	229	2 235	0	2 235
Southern Adelaide (SSD)	354	104	458	47 789	11 710	11 962	71 461	11 545	83 006
Holdfast Bay (C)—North	11	4	15	2 591	726	1 694	5 010	170	5 180
Holdfast Bay (C)—South	11	5	16	1 485	1 246	688	3 419	0	3 419
Marion (C)—Central	34	44	78	4 318	4 368	1 322	10 008	3 036	13 045
Marion (C)—North	11	30	41	1 328	2 734	1 215	5 277	100	5 377
Marion (C)—South	60	0	60	7 199	0	805	8 004	100	8 104
Mitcham (C)—Hills	25	0	25	5 034	0	778	5 812	4 500	10 312
Mitcham (C)—North-East	5	2	7	1 287	305	1 189	2 781	405	3 186
Mitcham (C)—West	2	0	2	277	0	1 506	1 783	0	1 783
Onkaparinga (C)—Hackham	3	2	5	376	133	77	585	194	779
Onkaparinga (C)—Hills	29	7	36	4 090	840	133	5 064	830	5 894
Onkaparinga (C)—Morphett	8	0	8	594	0	384	978	802	1 780
Onkaparinga (C)—North Coast	30	2	32	3 334	250	218	3 802	562	4 364
Onkaparinga (C)—Reservoir	29	4	33	4 462	533	478	5 473	150	5 623
Onkaparinga (C)—South Coast	78	4	82	9 141	575	659	10 375	507	10 882
Onkaparinga (C)—Woodcroft	18	0	18	2 273	0	817	3 090	189	3 279

Statistical area	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
Outer Adelaide (SD)	346	27	373	43 357	6 015	5 782	55 153	11 090	66 243
Barossa (SSD)	92	0	92	11 361	0	1 296	12 657	5 160	17 817
Barossa (DC)—Angaston	14	0	14	1 804	0	231	2 036	1 040	3 076
Barossa (DC)—Barossa	22	0	22	3 017	0	203	3 220	0	3 220
Barossa (DC)—Tanunda	8	0	8	1 080	0	332	1 412	350	1 762
Light (RegC)	35	0	35	4 060	0	370	4 430	3 770	8 200
Mallala (DC)	13	0	13	1 401	0	159	1 560	0	1 560
Kangaroo Island (SSD)	22	0	22	2 537	0	190	2 727	1 367	4 094
Kangaroo Island (DC)	22	0	22	2 537	0	190	2 727	1 367	4 094
Mt Lofty Ranges (SSD)	86	0	86	12 258	0	1 663	13 921	3 135	17 056
Adelaide Hills (DC)—North	8	0	8	1 668	0	302	1 970	70	2 040
Adelaide Hills (DC) Bal	11	0	11	1 443	0	282	1 725	1 450	3 175
Mount Barker (DC)—Central	54	0	54	7 460	0	752	8 212	1 615	9 827
Mount Barker (DC) Bal	13	0	13	1 687	0	327	2 014	0	2 014
Fleurieu (SSD)	146	27	173	17 201	6 015	2 633	25 848	1 428	27 276
Alexandrina (DC)—Coastal	56	5	61	6 677	945	1 106	8 727	350	9 077
Alexandrina (DC)—Strathalbyn	25	0	25	3 001	0	474	3 476	63	3 538
Victor Harbor (C)	43	22	65	4 945	5 070	697	10 712	1 015	11 727
Yankalilla (DC)	22	0	22	2 577	0	355	2 932	0	2 932
Yorke and Lower North (SD)	86	7	93	9 387	322	882	10 590	1 746	12 337
Yorke (SSD)	59	5	64	6 263	250	485	6 998	916	7 914
Barunga West (DC)	4	0	4	409	0	132	541	130	671
Copper Coast (DC)	21	5	26	2 562	250	217	3 029	0	3 029
Yorke Peninsula (DC)—North	9	0	9	928	0	49	977	453	1 430
Yorke Peninsula (DC)—South	25	0	25	2 365	0	87	2 452	333	2 784
Unincorp. Yorke	0	0	0	0	0	0	0	0	0
Lower North (SSD)	27	2	29	3 124	72	397	3 592	830	4 422
Clare and Gilbert Valleys (DC)	11	0	11	1 303	0	195	1 498	420	1 918
Goyder (DC)	7	0	7	726	0	22	747	0	747
Wakefield (DC)	9	2	11	1 095	72	180	1 347	410	1 757
Murray Lands (SD)	104	14	118	10 968	963	1 078	13 010	2 832	15 841
Riverland (SSD)	35	0	35	3 902	0	686	4 588	444	5 032
Berri & Baramera (DC)—Baramera	1	0	1	55	0	48	104	88	192
Berri & Baramera (DC)—Berri	3	0	3	615	0	71	686	131	817
Loxton Waikerie (DC)—East	5	0	5	812	0	337	1 149	0	1 149
Loxton Waikerie (DC)—West	2	0	2	170	0	71	241	110	351
Mid Murray (DC)	16	0	16	1 191	0	136	1 327	0	1 327
Renmark Paringa (DC)—Paringa	3	0	3	277	0	0	277	0	277
Renmark Paringa (DC)—Renmark	5	0	5	782	0	22	804	115	919
Unincorp. Riverland	0	0	0	0	0	0	0	0	0
Murray Mallee (SSD)	69	14	83	7 066	963	392	8 421	2 388	10 809
Karoonda East Murray (DC)	0	2	2	0	233	0	233	0	233
Murray Bridge (RC)	61	12	73	6 250	730	162	7 142	686	7 828
Southern Mallee (DC)	1	0	1	120	0	30	150	450	600
The Coorong (DC)	7	0	7	697	0	200	896	1 252	2 148
Unincorp. Murray Mallee	0	0	0	0	0	0	0	0	0
South East (SD)	81	0	81	11 979	0	2 021	14 000	10 602	24 602
Upper South East (SSD)	37	0	37	5 294	0	450	5 743	1 640	7 383
Lacepede (DC)	10	0	10	1 211	0	37	1 248	0	1 248
Naracoorte and Lucindale (DC)	20	0	20	2 855	0	298	3 153	620	3 773
Robe (DC)	3	0	3	690	0	82	772	1 020	1 792
Tatiara (DC)	4	0	4	538	0	32	570	0	570

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)	44	0	44	6 686	0	1 571	8 257	8 962	17 219
Grant (DC)	6	0	6	960	0	120	1 080	2 016	3 095
Mount Gambier (C)	26	0	26	4 271	0	1 231	5 502	750	6 252
Wattle Range (DC)—East	3	0	3	352	0	86	438	150	588
Wattle Range (DC)—West	9	0	9	1 104	0	134	1 238	6 046	7 284
Eyre (SD)	49	3	52	6 251	750	1 704	8 705	3 446	12 152
Lincoln (SSD)	43	3	46	5 746	750	1 677	8 173	3 335	11 508
Cleve (DC)	6	0	6	604	0	0	604	0	604
Elliston (DC)	1	0	1	84	0	157	242	80	322
Franklin Harbor (DC)	2	0	2	135	0	34	169	0	169
Kimba (DC)	2	0	2	240	0	62	302	0	302
Le Hunte (DC)	2	0	2	163	0	140	303	0	303
Lower Eyre Peninsula (DC)	12	3	15	1 504	750	295	2 548	100	2 648
Port Lincoln (C)	14	0	14	2 388	0	784	3 172	2 840	6 011
Tumby Bay (DC)	4	0	4	628	0	206	834	315	1 149
Unincorp. Lincoln	0	0	0	0	0	0	0	0	0
West Coast (SSD)	6	0	6	506	0	27	533	112	644
Ceduna (DC)	3	0	3	363	0	13	376	52	428
Streaky Bay (DC)	3	0	3	143	0	14	157	60	217
Unincorp. West Coast	0	0	0	0	0	0	0	0	0
Northern (SD)	21	0	21	2 592	0	1 161	3 753	4 739	8 492
Whyalla (SSD)	0	0	0	0	0	335	335	832	1 167
Whyalla (C)	0	0	0	0	0	335	335	832	1 167
Unincorp. Whyalla	0	0	0	0	0	0	0	0	0
Pirie (SSD)	10	0	10	1 235	0	438	1 673	960	2 633
Northern Areas (DC)	2	0	2	251	0	140	392	0	392
Orroroo/Carrieton (DC)	0	0	0	0	0	41	41	75	116
Peterborough (DC)	0	0	0	0	0	29	29	0	29
Port Pirie C, Dists (M)—City	4	0	4	481	0	228	709	885	1 593
Port Pirie C, Dists (M) Bal	3	0	3	426	0	0	426	0	426
Unincorp. Pirie	1	0	1	77	0	0	77	0	77
Flinders Ranges (SSD)	7	0	7	815	0	376	1 191	158	1 349
Flinders Ranges (DC)	0	0	0	0	0	0	0	0	0
Mount Remarkable (DC)	2	0	2	120	0	176	296	58	354
Port Augusta (C)	5	0	5	695	0	150	846	100	946
Unincorp. Flinders Ranges	0	0	0	0	0	50	50	0	50
Far North (SSD)	4	0	4	542	0	12	554	2 789	3 343
Coober Pedy (DC)	0	0	0	0	0	0	0	200	200
Roxby Downs (M)	2	0	2	201	0	12	213	0	213
Unincorp. Far North	2	0	2	341	0	0	341	2 589	2 930

(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 16.

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 and other principal certifying authorities
- contracts let or day labour work authorised by Commonwealth, state, semi-government and local government authorities
- major building approvals in areas not subject to normal administrative approval e.g. building on remote mine sites.

3 The scope of the survey comprises the following:

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

4 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.

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

VALUE DATA

6 Statistics on the value of building work approved are derived by aggregating the estimated 'value of building work done when completed' as reported on building approval documents provided to local councils or other building approval authorities. Conceptually these value data should exclude the value of land and landscaping but include site preparation costs. These estimates are usually a reliable indicator of the completed value of 'houses'. However, for 'other residential buildings' and 'non-residential buildings', they can differ significantly from the completed value of the building as final costs and contracts have not been established before council approval is sought and gained.

7 The ABS generally accepts values provided by approving bodies. Every effort is made to ensure data are provided on a consistent basis, however, there may be instances where value reported does not reflect the building completion value. For example, the reported value for most project homes is the contract price, which may include the cost of site preparation and landscaping. In other cases where a builder is contracted to construct a dwelling based on the owner's plans, the value may only be the builder's costs. Some councils do not use the value on approval documents, instead deriving a value based on floor area and type of structure.

8 From July 2000, value data includes the Goods and Services Tax (GST) for residential and non-residential building approvals. The ABS has consulted with councils and other approving authorities to ensure that approval values are reported inclusive of the GST. Where it was identified by a council or other approving authority that approvals submitted from its jurisdiction were on a GST-exclusive basis, the ABS has made adjustments to the data to ensure that values were consistent with other data collected and were inclusive of GST.

EXPLANATORY NOTES

OWNERSHIP

9 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

10 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' and 'conversions'). These classifications are often used in conjunction with each other in this publication and are defined in the Glossary.

11 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 specific building, not to the function of the group as a whole.

12 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.

13 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.

14 In the case of a large multi-function 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.

15 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.

16 The Type of Work classification refers to the building activity carried out. 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, 2, 11 and 12 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

17 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.

18 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.

19 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).

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

EXPLANATORY NOTES

- SEASONAL ADJUSTMENT *continued* **21** 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 **22** 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 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 *Information Paper: A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on Canberra 02 6252 6076.
- 23** While the smoothing techniques described in paragraph 22 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 **24** 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. The reference year will be updated annually in the September 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. The direct impact of the GST is a price change, and hence is removed from the chain volume estimates.
- 25** 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) **26** Area statistics are now being classified to the Australian Standard Geographical Classification (ASGC), 2002 Edition (cat. no. 1216.0), effective from July 2002. Building work approved before July 2002 was classified according to the current editions of the ASGC at that time, and is presented in this publication unrevised, in the original geographical area that applied at the time of approval.
- ABS DATA AVAILABLE ON REQUEST **27** As well as the statistics included in this and related publications, the ABS may have other relevant data available on request. Inquiries should be made to the National Information and Referral Service on 1300 135 070.

EXPLANATORY NOTES

RELATED PUBLICATIONS

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

- *Building Activity, Australia*, cat. no. 8752.0
- *Building Activity, Australia: Dwelling Unit Commencements*, cat. no. 8750.0
- *Building Activity, South Australia*, cat. no. 8752.4
- *Building Approvals, Australia*, cat. no. 8731.0
- *Construction Work Done, Australia, Preliminary*, cat. no. 8755.0
- *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
- *Producer Price Indexes, Australia*, cat. no. 6427.0

29 While building approvals value series are shown inclusive of GST, this is different to the value series shown in the Building Activity publications (cat. nos 8752.0, 8752.4 and 8755.0), in which residential work will be published inclusive of GST and non-residential work exclusive of GST. In the *Engineering Construction Activity, Australia* (cat. no. 8762.0) all values will exclude GST.

ROUNDING

30 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

Alterations and additions	Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.
Alterations and additions to residential buildings	Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes paragraph 16.
Building	A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design is the provision for regular access by persons in order to satisfy its intended use.
Conversion	Building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration, and these jobs have been separately identified as such from the July 1996 reference month, though they have only appeared separately in this publication from the April 1998 issue. Prior to that issue, conversions were published as part of the 'Conversions, etc.' category or included elsewhere within a table. Prior to July 1996, Table 5 includes the number of Conversions in the 'Alterations and additions to residential buildings' category while Table 6 includes the value of Conversions in the 'Alterations and additions to residential buildings, creating dwellings' category. See also Explanatory Notes paragraph 16.
Dwelling unit	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals. Dwelling units can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building or through conversion of a non-residential building to a residential building.
Educational	Includes schools, colleges, kindergartens, libraries, museums and universities.
Entertainment and recreational	Includes clubs, cinemas, sport and recreation centres.
Factories	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
Flats, units or apartments	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
Health	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
Hotels, motels and other short term accommodation	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
House	A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (e.g. caretaker's residences) associated with a non-residential building are defined as houses.

G L O S S A R Y

Miscellaneous	Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.
New building work	Building activity which will result in the creation of a building which previously did not exist.
New other residential buildings	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
New residential	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
Non-residential building	A non-residential building is primarily intended for purposes other than long term residential purposes. Note that, on occasions, one or more dwelling units may be created through non-residential building activity. Prior to the April 1998 issue of this publication, they have been included in the 'Conversions, etc.' column in tables showing dwelling units approved. They are now identified separately (e.g. see table 5). However, the value of these dwelling units cannot be separated out from that of the non-residential building which they are part of, therefore the value associated with these remain in the appropriate Non-residential category.
Offices	Includes banks, post offices and council chambers.
Other business premises	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.
Other dwellings	Includes all dwellings other than houses. They can be created by: the creation of new other residential buildings (e.g. flats); alteration/addition work to an existing residential building; either new or alteration/addition work on a non-residential building; conversion of a non-residential building to a residential building creating more than one dwelling unit.
Other residential building	An other residential building is a building other than a house primarily used for long-term residential purposes. An other residential building contains more than one dwelling unit. Other residential buildings are coded to the following categories: semi-detached, row or terrace house or townhouse with one storey; semi-detached, row or terrace house or townhouse with two or more storeys; flat, unit or apartment in a building of one or two storeys; flat, unit or apartment in a building of three storeys; flat, unit or apartment in a building of four or more storeys; flat, unit or apartment attached to a house; other/number of storeys unknown. The latter two categories are included with the semi-detached, row or terrace house or townhouse with one storey category in table 7 of this publication.
Religious	Includes convents, churches, temples, mosques, monasteries and noviciates.
Residential building	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
Semi-detached, row or terrace houses, townhouses	Dwellings having their own private grounds with no other dwellings above or below.
Shops	Includes retail shops, restaurants, taverns and shopping arcades.

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- CPI INFOLINE* For current and historical Consumer Price Index data, call 1902 981 074 (call cost 77c per minute).
- DIAL-A-STATISTIC* For the latest figures for National Accounts, Balance of Payments, Labour Force, Average Weekly Earnings, Estimated Resident Population and the Consumer Price Index call 1900 986 400 (call cost 77c per minute).

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