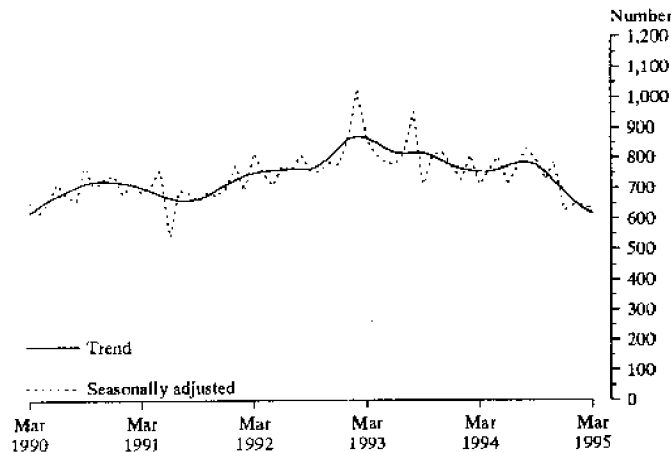


## BUILDING APPROVALS, SOUTH AUSTRALIA, MARCH 1995

### SUMMARY OF FINDINGS

#### PRIVATE HOUSES APPROVED



#### Residential building

- The trend estimate series for private sector house approvals registered its seventh consecutive monthly decrease in March 1995. The estimate of 618 houses approved represents a drop of 21.5% from the high point reached in August last year. There would need to be an 8.9% rise in the seasonally adjusted number of private houses approved in April for the downward movement in the trend to be halted.
- There has been similar movement in the trend series for the total number of dwellings approved in South Australia since the middle of 1994. The March 1995 estimate of 797 was 20.4% below the series peak reached in July 1994 (1,001).
- In original terms, there were 913 dwellings approved in March 1995 throughout South Australia. This comprised 747 new houses (up from 598 in the previous month), 161 new other residential dwellings (compared with 80 in February 1995) and 5 dwellings created from conversions of existing structures or the construction of non-residential buildings.
- There were 642 dwelling approvals in the Adelaide Statistical Division (ASD) in March, up 40.5% from the relatively low level of 457 in the previous month. The

statistical local areas that recorded most dwelling approvals in March were the traditional growth areas of Salisbury (77), Tea Tree Gully (72), Munno Para (59) and Noarlunga (54). Enfield followed closely with 52 dwellings. Outside the ASD Barmera reported most dwelling approvals (29), followed by Light (25) and Victor Harbor (19).

- The value of new residential building approved in March 1995 was \$70.2 million, an increase of 24.7% on the February value. There was also a large rise of 68.0% in the value of alterations and additions to residential building in March, with \$12.6 million approved.

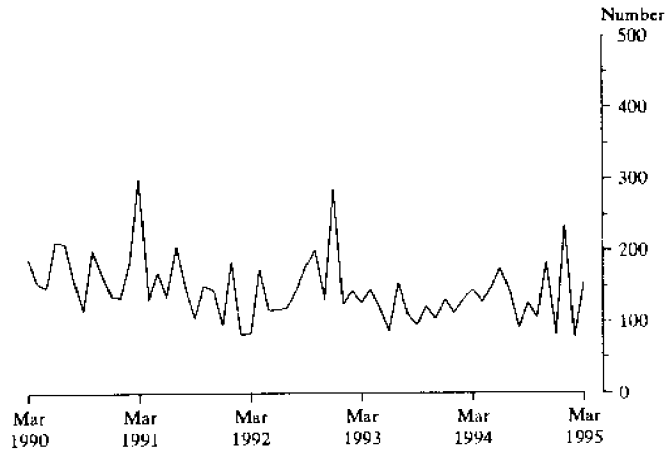
#### Non-Residential Building

- Non residential building work valued at \$78.1 million was approved in March 1995. The private sector accounted for \$19.5 million and the public sector \$58.6 million. The majority of this work was allocated to Offices (\$55.5 million), with \$7.4 million to Educational and both Shops and Other business premises having \$5.7 million approved.
- The total amount is the largest value approved since March 1992 and is dominated by one project in the public sector that is valued at \$48.0 million and classified as Offices. There were four projects valued in the \$1 million to \$5 million range, with a total value of \$10.6 million.

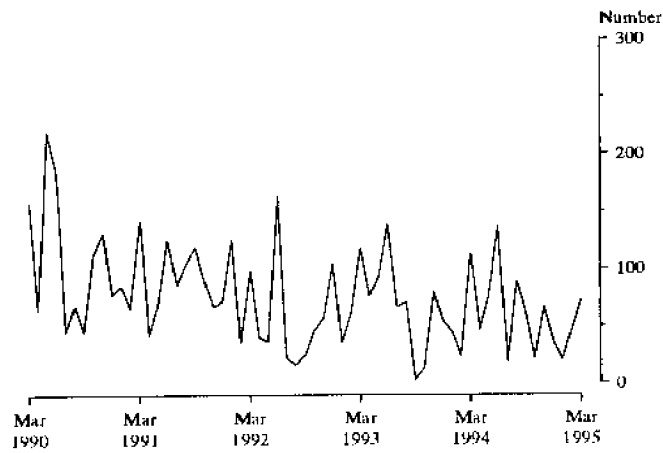
#### INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.
- for information about other ABS statistics and services please contact Information Services on Adelaide (08) 237 7100, call at 55 Currie Street, Adelaide, or write to Information Services, ABS, GPO Box 2272, Adelaide SA 5001.

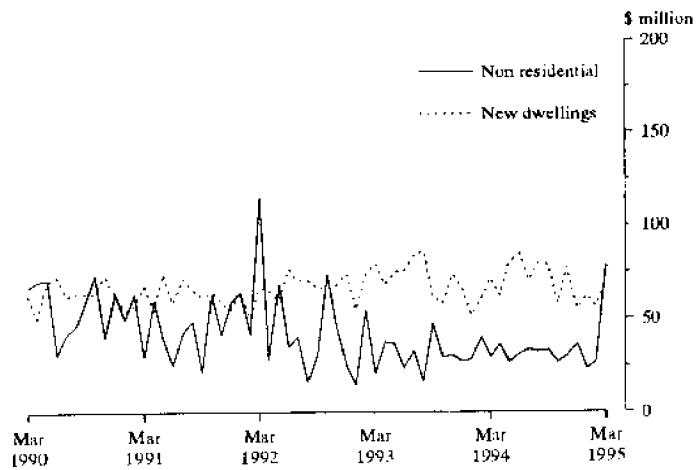
**OTHER RESIDENTIAL BUILDINGS APPROVED  
PRIVATE SECTOR**



**DWELLING UNITS APPROVED  
PUBLIC SECTOR**



**VALUE OF BUILDING WORK APPROVED**



## RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months October 1994 to March 1995.

Analysis of building approvals series has shown that the original series can be volatile and that the initial estimates of a month's trend value can be revised substantially. In particular, some months can elapse before a turning point in the trend series is identified reliably. Generally, the size of revisions to the trend estimates tends to be larger the greater the volatility of the original series. Revisions to trend estimates will also occur with revisions to original data and re-estimation of seasonal adjustment factors. See paragraphs 18 to 21 of the Explanatory Notes for more information.

To illustrate the possible impact of future months observations on the trend estimates for the latest months, the tables below show the revisions to the trend estimates which would result if the movements in the seasonally adjusted estimates for next month (April 1995) were to equal the average absolute monthly percentage change in the series over the last ten years.

For example, if the seasonally adjusted estimate for the number of private sector houses approved (the first table below) were to increase by 10% in April 1995, the trend estimate for that month would be 642, a movement of 0.1%. The movements in the trend estimates for January, February and March which are currently estimated to be -4.4%, -3.7%, and -2.5% respectively, would be revised to -3.7%, -2.2% and -1.0%. On the other hand, a 10% seasonally adjusted decline in the number of private sector houses approved in April 1995 would produce a trend estimate for April of 591, a movement of -2.7%, with the movements in the trend estimates for January, February and March being revised to -4.8%, -4.1% and -3.5% respectively.

### NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if April 1995 seasonally adjusted estimate			
			is up 10% on March 1995		is down 10% on March 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
<i>1994—</i>						
October	755	-3.0	754	-3.1	757	-2.8
November	724	-4.2	722	-4.3	726	-4.1
December	689	-4.8	688	-4.7	690	-4.9
<i>1995—</i>						
January	658	-4.4	662	-3.7	657	-4.8
February	634	-3.7	648	-2.2	630	-4.1
March	618	-2.5	642	-1.0	608	-3.5
April	n.y.a.	n.y.a.	642	0.1	591	-2.7

### TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if April 1995 seasonally adjusted estimate			
			is up 12% on March 1995		is down 12% on March 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
<i>1994—</i>						
October	957	-2.6	955	-2.8	959	-2.4
November	925	-3.4	921	-3.6	927	-3.3
December	888	-3.9	886	-3.7	890	-4.1
<i>1995—</i>						
January	854	-3.8	860	-3.0	851	-4.3
February	825	-3.4	845	-1.7	817	-4.0
March	797	-3.4	837	-0.9	784	-4.0
April	n.y.a.	n.y.a.	850	1.5	770	-1.8

TABLE 1. NUMBER OF DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
ADELAIDE STATISTICAL DIVISION										
1991-92	6,188	290	6,478	1,415	668	2,083	23	7,626	958	8,584
1992-93	6,843	352	7,195	1,647	386	2,033	20	8,510	738	9,248
1993-94	6,587	401	6,988	1,342	286	1,628	15	7,944	687	8,631
1993-94 July-March	4,902	225	5,127	930	225	1,155	15	5,847	450	6,297
1994-95 July-March	4,333	293	4,626	1,056	112	1,168	51	5,427	418	5,845
1994—										
January	402	31	433	80	14	94	2	484	45	529
February	480	7	487	117	13	130	1	598	20	618
March	540	59	599	93	52	145	4	637	111	748
April	464	18	482	121	14	135	—	585	32	617
May	617	52	669	125	20	145	—	742	72	814
June	604	106	710	166	27	193	—	770	133	903
July	559	4	563	130	15	145	14	690	32	722
August	669	30	699	82	37	119	3	754	67	821
September	604	50	654	108	12	120	20	732	62	794
October	467	20	487	99	2	101	3	569	22	591
November	525	37	562	155	30	185	7	687	67	754
December	386	28	414	61	8	69	1	448	36	484
1995—										
January	332	17	349	227	4	231	—	559	21	580
February	347	41	388	68	—	68	1	416	41	457
March	444	66	510	126	4	130	2	572	70	642
SOUTH AUSTRALIA										
1991-92	8,613	318	8,931	1,609	718	2,327	32	10,254	1,036	11,290
1992-93	9,710	377	10,087	1,809	416	2,225	29	11,548	793	12,341
1993-94	9,470	431	9,901	1,559	299	1,858	18	11,046	731	11,777
1993-94 July-March	7,054	233	7,287	1,107	236	1,343	17	8,177	470	8,647
1994-95 July-March	6,348	297	6,645	1,202	139	1,341	60	7,597	449	8,046
1994—										
January	574	31	605	113	14	127	2	689	45	734
February	696	11	707	131	13	144	1	828	24	852
March	773	61	834	145	52	197	5	922	114	1,036
April	671	33	704	129	14	143	1	801	47	848
May	879	57	936	147	20	167	—	1,026	77	1,103
June	866	108	974	176	29	205	—	1,042	137	1,179
July	794	4	798	142	15	157	14	937	32	969
August	897	30	927	92	59	151	3	992	89	1,081
September	863	50	913	127	12	139	21	1,011	62	1,073
October	671	20	691	106	2	108	5	782	22	804
November	796	37	833	184	30	214	8	988	67	1,055
December	578	28	606	82	8	90	2	662	36	698
1995—										
January	515	17	532	237	4	241	1	753	21	774
February	553	45	598	78	2	80	1	632	47	679
March	681	66	747	154	7	161	5	840	73	913

(a) Includes Conversions, etc. See paragraphs 9-11 of the Explanatory Notes.

TABLE 2. VALUE OF BUILDING APPROVED  
(\$ million)

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
ADELAIDE STATISTICAL DIVISION														
1991-92	450.8	13.7	464.5	86.5	30.3	116.9	537.3	44.0	581.3	104.0	317.8	579.4	959.1	1,264.8
1992-93	508.9	20.6	521.6	98.0	19.1	117.1	598.9	39.7	638.6	111.4	132.8	345.9	840.8	1,096.0
1993-94	494.3	25.7	520.0	86.3	17.0	103.3	580.6	42.7	623.3	98.7	167.2	314.2	846.0	1,036.2
1993-94														
July-March	365.7	14.6	380.3	57.6	13.5	71.1	423.2	28.1	451.4	73.5	132.8	234.0	629.2	758.8
1994-95														
July-March	343.0	20.1	363.1	77.6	6.4	84.0	420.6	26.5	447.2	76.3	118.8	252.8	614.7	776.2
1994—														
January	30.1	1.6	31.6	5.6	0.7	6.2	35.6	2.2	37.9	8.3	13.1	24.0	57.0	70.1
February	36.1	0.6	36.8	7.0	0.7	7.7	43.2	1.4	44.5	5.7	16.9	38.1	65.7	88.3
March	40.8	3.9	44.7	4.7	2.5	7.2	45.5	6.4	51.9	8.1	20.7	26.9	74.3	87.0
April	35.8	1.3	37.1	7.8	0.8	8.6	43.6	2.1	45.7	8.8	13.8	31.0	66.2	85.5
May	47.1	3.1	50.3	9.2	1.3	10.5	56.3	4.4	60.8	8.1	11.2	21.9	75.4	90.7
June	45.8	6.7	52.4	11.7	1.4	13.1	57.5	8.1	65.5	8.3	9.4	27.4	75.2	101.2
July	41.8	0.4	42.2	8.5	1.1	9.6	50.4	1.4	51.8	9.3	19.9	27.9	78.8	89.0
August	51.5	1.8	53.3	5.5	1.9	7.4	57.0	3.7	60.7	8.8	20.7	26.7	86.4	96.2
September	47.2	3.4	50.6	6.9	0.8	7.7	54.1	4.2	58.3	10.9	8.0	27.2	73.0	96.4
October	35.4	1.2	36.6	5.8	0.1	5.9	41.2	1.3	42.5	8.7	10.8	18.2	60.7	69.4
November	42.4	2.2	44.6	10.0	1.7	11.6	52.3	3.8	56.2	8.7	14.8	22.7	75.8	87.6
December	31.2	1.9	33.1	5.1	0.4	5.5	36.3	2.3	38.6	7.6	13.9	25.3	57.8	71.5
1995—														
January	28.1	1.3	29.4	18.3	0.2	18.5	46.4	1.5	47.9	6.4	5.8	14.9	58.6	69.3
February	29.2	3.5	32.7	7.7	—	7.7	36.9	3.5	40.4	5.8	11.8	21.2	54.5	67.4
March	36.2	4.5	40.6	9.9	0.3	10.1	46.0	4.7	50.8	10.1	13.1	68.6	69.2	129.5
SOUTH AUSTRALIA														
1991-92	609.9	15.8	625.7	97.0	32.9	129.9	706.8	48.8	755.6	123.8	349.2	626.6	1,178.9	1,506.0
1992-93	691.4	22.3	713.7	106.4	20.8	127.3	797.8	43.1	840.9	132.6	174.0	418.4	1,101.8	1,391.9
1993-94	695.1	27.5	722.6	98.5	17.8	116.3	793.6	45.3	838.9	122.2	208.4	375.2	1,122.8	1,336.3
1993-94														
July-March	515.3	15.1	530.4	67.5	14.2	81.7	582.9	29.3	612.1	90.4	166.8	281.1	839.3	983.6
1994-95														
July-March	492.0	20.3	512.3	86.8	7.8	94.6	578.8	28.1	606.9	94.9	163.2	320.6	834.2	1,022.4
1994—														
January	42.0	1.6	43.6	7.3	0.7	8.0	49.3	2.2	51.5	9.7	16.7	28.0	75.6	89.2
February	51.0	0.8	51.9	7.8	0.7	8.5	58.8	1.5	60.4	7.9	18.7	40.0	85.3	108.2
March	57.3	4.1	61.3	7.6	2.5	10.1	64.9	6.5	71.5	10.4	22.8	29.6	98.1	111.5
April	50.7	2.1	52.8	8.3	0.8	9.1	59.0	2.9	61.9	10.6	15.3	36.1	84.8	108.6
May	65.0	3.4	68.4	10.4	1.3	11.7	75.3	4.7	80.0	10.7	14.6	26.7	99.9	117.4
June	64.1	6.9	71.0	12.3	1.5	13.8	76.4	8.4	84.8	10.6	11.7	31.3	98.7	126.7
July	59.5	0.4	59.8	9.2	1.1	10.3	68.7	1.4	70.1	12.0	22.6	33.4	102.0	115.5
August	68.8	1.8	70.6	6.1	3.0	9.1	74.8	4.8	79.7	10.9	26.5	32.6	112.1	123.2
September	65.9	3.4	69.3	8.2	0.8	9.0	74.1	4.2	78.3	13.6	12.5	33.1	100.3	125.0
October	50.3	1.2	51.5	6.2	0.1	6.3	56.5	1.3	57.8	10.3	15.3	26.7	82.1	94.9
November	62.1	2.2	64.3	11.7	1.7	13.3	73.7	3.8	77.6	10.5	19.7	30.2	103.9	118.3
December	45.7	1.9	47.6	6.9	0.4	7.3	52.6	2.3	54.9	9.4	22.9	36.2	84.8	100.6
1995—														
January	41.6	1.3	42.9	18.8	0.2	19.0	60.4	1.5	61.9	8.0	7.2	23.4	75.5	93.4
February	44.1	3.7	47.8	8.5	0.1	8.6	52.6	3.7	56.3	7.5	16.8	26.8	76.9	90.6
March	54.1	4.5	58.5	11.2	0.5	11.7	65.3	5.0	70.2	12.6	19.5	78.1	96.5	160.9

**TABLE 3. NUMBER OF DWELLING UNITS (a) APPROVED  
SEASONALLY ADJUSTED AND TREND ESTIMATES (b)**

Period	Houses				Total			
	Private sector		Total		Private sector		Total	
	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate	Seasonally adjusted	Trend estimate
<i>1994—</i>								
January	729	766	764	793	891	886	940	934
February	809	760	831	794	879	887	929	944
March	715	756	758	793	861	890	934	953
April	761	756	798	795	898	897	959	963
May	803	763	850	802	958	907	1,040	978
June	718	773	778	813	893	919	967	994
July	769	783	795	824	900	924	964	1,001
August	832	787	791	827	926	925	956	998
September r	796	779	954	819	984	917	1,163	983
October r	730	755	740	797	815	899	828	957
November r	790	724	799	766	990	873	999	925
December r	627	689	693	732	703	843	765	888
<i>1995—</i>								
January r	642	658	667	702	952	812	988	854
February r	640	634	701	678	670	784	740	825
March	632	618	676	657	790	760	822	797

(a) Includes Conversions, etc. See paragraphs 9-11 of the Explanatory Notes. (b) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average. Trend estimates for the most recent months are provisional and can be revised as data for additional months become available. See Explanatory Notes for a more detailed explanation.

**TABLE 4. VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES (a)  
(\$ million)**

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1991-92	573.1	588.0	121.7	709.6	116.4	329.9	592.0	1,109.5	1,418.0
1992-93	652.8	673.8	119.1	792.9	125.2	163.6	393.3	1,038.5	1,311.3
1993-94	628.9	653.6	107.5	761.1	110.5	193.9	349.1	1,024.0	1,220.7
<i>1993—</i>									
Sept. qtr.	185.2	189.9	26.0	216.0	29.9	50.4	89.8	287.1	335.6
Dec. qtr.	151.2	154.4	25.1	179.5	27.5	50.9	81.2	249.2	288.2
<i>1994—</i>									
Mar. qtr.	134.3	140.1	24.6	164.7	25.0	54.0	90.7	234.6	280.4
June qtr.	158.2	169.1	31.8	201.0	28.0	38.6	87.4	253.1	316.4
Sept. qtr.	171.3	176.3	26.1	202.3	32.2	57.2	91.8	281.5	326.3
Dec. qtr.	137.1	141.7	24.6	166.3	26.2	53.6	86.3	240.1	278.8

(a) See paragraphs 25 to 27 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP  
(\$ million)

Class of building	1992-93		July-March		1995		
	1992-93	1993-94	1993-94	1994-95	January	February	March
<b>PRIVATE SECTOR</b>							
New houses	691.4	695.1	515.3	492.0	41.6	44.1	54.1
New other residential buildings	106.4	98.5	67.5	86.8	18.8	8.5	11.2
<i>Total new residential building</i>	<i>797.8</i>	<i>793.6</i>	<i>582.9</i>	<i>578.8</i>	<i>60.4</i>	<i>52.6</i>	<i>65.3</i>
Alterations and additions to residential buildings	129.9	120.7	89.6	92.2	8.0	7.4	11.8
Hotels, etc.	5.4	5.0	3.4	2.9	0.3	0.4	0.3
Shops	35.9	40.8	34.0	34.8	1.5	5.0	5.5
Factories	17.9	18.2	11.3	18.3	0.8	3.3	—
Offices	27.7	39.1	33.8	23.1	1.8	2.2	3.5
Other business premises	32.0	24.8	19.9	40.7	1.0	2.8	5.0
Educational	14.3	18.2	13.5	12.7	0.6	—	2.3
Religious	5.8	1.9	0.9	2.5	—	—	0.1
Health	19.7	26.9	25.7	13.4	0.6	1.5	0.4
Entertainment and recreational	4.4	15.9	7.4	8.2	0.3	0.3	1.7
Miscellaneous	10.9	17.6	16.9	6.5	0.3	1.3	0.7
<i>Total non-residential building</i>	<i>174.0</i>	<i>208.4</i>	<i>166.8</i>	<i>163.2</i>	<i>7.2</i>	<i>16.8</i>	<i>19.5</i>
<b>Total</b>	<b>1,101.8</b>	<b>1,122.8</b>	<b>839.3</b>	<b>834.2</b>	<b>75.5</b>	<b>76.9</b>	<b>96.5</b>
<b>PUBLIC SECTOR</b>							
New houses	22.3	27.5	15.1	20.3	1.3	3.7	4.5
New other residential buildings	20.8	17.8	14.2	7.8	0.2	0.1	0.5
<i>Total new residential building</i>	<i>43.1</i>	<i>45.3</i>	<i>29.3</i>	<i>28.1</i>	<i>1.5</i>	<i>3.7</i>	<i>5.0</i>
Alterations and additions to residential buildings	2.6	1.5	0.8	2.7	0.1	—	0.9
Hotels, etc.	1.0	0.9	0.7	0.2	—	—	0.1
Shops	3.9	3.0	1.7	3.0	0.2	1.9	0.2
Factories	3.5	3.2	3.2	5.5	—	—	—
Offices	64.9	25.0	18.1	89.9	6.2	2.7	52.1
Other business premises	7.8	7.0	6.1	4.8	0.6	0.1	0.7
Educational	99.2	100.2	64.1	25.9	4.1	0.7	5.0
Religious	—	—	—	—	—	—	—
Health	29.0	9.5	7.3	8.7	0.3	4.2	0.3
Entertainment and recreational	7.1	4.4	2.9	5.9	0.1	0.4	—
Miscellaneous	28.0	13.6	10.1	13.7	4.8	—	0.2
<i>Total non-residential building</i>	<i>244.4</i>	<i>166.8</i>	<i>114.2</i>	<i>157.4</i>	<i>16.3</i>	<i>10.0</i>	<i>58.6</i>
<b>Total</b>	<b>290.1</b>	<b>213.5</b>	<b>144.3</b>	<b>188.2</b>	<b>17.8</b>	<b>13.7</b>	<b>64.4</b>
<b>TOTAL</b>							
New houses	713.7	722.6	530.4	512.3	42.9	47.8	58.5
New other residential buildings	127.3	116.3	81.7	94.6	19.0	8.6	11.7
<i>Total new residential building</i>	<i>840.9</i>	<i>838.9</i>	<i>612.1</i>	<i>606.9</i>	<i>61.9</i>	<i>56.3</i>	<i>70.2</i>
Alterations and additions to residential buildings	132.6	122.2	90.4	94.9	8.0	7.5	12.6
Hotels, etc.	6.4	5.9	4.1	3.1	0.3	0.4	0.4
Shops	39.8	43.8	35.7	37.8	1.7	6.9	5.7
Factories	21.4	21.3	14.4	23.8	0.8	3.3	—
Offices	92.6	64.1	51.9	113.0	8.0	5.0	55.5
Other business premises	39.8	31.8	25.9	45.5	1.5	2.8	5.7
Educational	113.5	118.4	77.6	38.6	4.7	0.7	7.4
Religious	5.8	1.9	0.9	2.5	—	—	0.1
Health	48.7	36.4	33.1	22.0	0.9	5.7	0.7
Entertainment and recreational	11.5	20.4	10.3	14.2	0.4	0.7	1.7
Miscellaneous	38.9	31.2	27.0	20.2	5.1	1.3	1.0
<i>Total non-residential building</i>	<i>418.4</i>	<i>375.2</i>	<i>281.1</i>	<i>320.6</i>	<i>23.4</i>	<i>26.8</i>	<i>78.1</i>
<b>Total</b>	<b>1,391.9</b>	<b>1,336.3</b>	<b>983.6</b>	<b>1,022.4</b>	<b>93.4</b>	<b>90.6</b>	<b>160.9</b>

**TABLE 6. NON-RESIDENTIAL BUILDING JOBS APPROVED, BY CLASS OF BUILDING AND VALUE SIZE GROUPS**

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
<b>HOTELS, ETC.</b>												
1995 January	2	0.3	—	—	—	—	—	—	—	—	2	0.3
February	1	0.1	1	0.3	—	—	—	—	—	—	2	0.4
March	3	0.4	—	—	—	—	—	—	—	—	3	0.4
<b>SHOPS</b>												
1995 January	11	0.8	4	0.9	—	—	—	—	—	—	15	1.7
February	13	1.1	2	0.5	—	—	3	5.4	—	—	18	6.9
March	10	0.8	4	1.2	1	0.6	1	3.2	—	—	16	5.7
<b>FACTORIES</b>												
1995 January	4	0.5	1	0.3	—	—	—	—	—	—	5	0.8
February	4	0.3	2	0.5	1	0.5	1	1.9	—	—	8	3.3
March	—	—	—	—	—	—	—	—	—	—	—	—
<b>OFFICES</b>												
1995 January	10	0.9	6	2.0	2	1.3	2	3.8	—	—	20	8.0
February	16	1.4	5	1.8	—	—	1	1.7	—	—	22	5.0
March	14	1.2	7	1.9	2	1.4	1	3.1	1	48.0	25	55.5
<b>OTHER BUSINESS PREMISES</b>												
1995 January	11	1.0	2	0.5	—	—	—	—	—	—	13	1.5
February	14	1.2	3	0.8	1	0.8	—	—	—	—	18	2.8
March	17	1.4	6	1.8	4	2.5	—	—	—	—	27	5.7
<b>EDUCATIONAL</b>												
1995 January	6	0.5	4	1.3	2	1.3	1	1.5	—	—	13	4.7
February	2	0.3	1	0.4	—	—	—	—	—	—	3	0.7
March	2	0.2	7	2.2	1	0.6	2	4.3	—	—	12	7.4
<b>RELIGIOUS</b>												
1995 January	—	—	—	—	—	—	—	—	—	—	—	—
February	—	—	—	—	—	—	—	—	—	—	—	—
March	1	0.1	—	—	—	—	—	—	—	—	1	0.1
<b>HEALTH</b>												
1995 January	7	0.7	1	0.3	—	—	—	—	—	—	8	0.9
February	4	0.3	2	0.5	1	0.9	1	4.0	—	—	8	5.7
March	1	0.1	2	0.6	—	—	—	—	—	—	3	0.7
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1995 January	5	0.4	—	—	—	—	—	—	—	—	5	0.4
February	2	0.2	2	0.6	—	—	—	—	—	—	4	0.7
March	3	0.3	2	0.5	1	0.9	—	—	—	—	6	1.7
<b>MISCELLANEOUS</b>												
1995 January	5	0.4	1	0.4	—	—	1	4.3	—	—	7	5.1
February	1	0.1	—	—	—	—	1	1.2	—	—	2	1.3
March	7	0.7	1	0.3	—	—	—	—	—	—	8	1.0
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1995 January	61	5.5	19	5.7	4	2.7	4	9.6	—	—	88	23.4
February	57	5.0	18	5.4	3	2.2	7	14.2	—	—	85	26.8
March	58	5.1	29	8.3	9	6.0	4	10.6	1	48.0	101	78.1



**TABLE 7. NUMBER AND VALUE OF DWELLING UNITS (a) APPROVED  
BY MATERIAL OF OUTER WALLS  
MARCH 1995**

<i>Particulars</i>	<i>Private sector</i>		<i>Public sector</i>		<i>Total</i>	
	<i>Number</i>	<i>Value (\$'000)</i>	<i>Number</i>	<i>Value (\$'000)</i>	<i>Number</i>	<i>Value (\$'000)</i>
<b>ADELAIDE STATISTICAL DIVISION</b>						
Houses —						
Brick, stone or concrete	16	2,632	—	—	16	2,632
Brick-veneer	376	28,501	51	3,468	427	31,969
Timber	—	—	—	—	—	—
Fibre cement	4	168	—	—	4	168
Steel, aluminium or other materials	—	—	—	—	—	—
Not stated	48	4,865	15	1,007	63	5,872
<b>Total houses</b>	<b>444</b>	<b>36,167</b>	<b>66</b>	<b>4,475</b>	<b>510</b>	<b>40,642</b>
<i>Other residential buildings</i>	126	9,876	4	258	130	10,134
<b>Total residential buildings</b>	<b>570</b>	<b>46,043</b>	<b>70</b>	<b>4,733</b>	<b>640</b>	<b>50,776</b>
<b>REST OF SOUTH AUSTRALIA</b>						
Houses —						
Brick, stone or concrete	34	2,585	—	—	34	2,585
Brick-veneer	112	9,839	—	—	112	9,839
Timber	17	823	—	—	17	823
Fibre cement	33	1,690	—	—	33	1,690
Steel, aluminium or other materials	2	133	—	—	2	133
Not stated	39	2,822	—	—	39	2,822
<b>Total houses</b>	<b>237</b>	<b>17,891</b>	<b>—</b>	<b>—</b>	<b>237</b>	<b>17,891</b>
<i>Other residential buildings</i>	28	1,329	3	220	31	1,549
<b>Total residential buildings</b>	<b>265</b>	<b>19,220</b>	<b>3</b>	<b>220</b>	<b>268</b>	<b>19,440</b>
<b>TOTAL SOUTH AUSTRALIA</b>						
Houses —						
Brick, stone or concrete	50	5,217	—	—	50	5,217
Brick-veneer	488	38,340	51	3,468	539	41,808
Timber	17	823	—	—	17	823
Fibre cement	37	1,858	—	—	37	1,858
Steel, aluminium or other materials	2	133	—	—	2	133
Not stated	87	7,687	15	1,007	102	8,694
<b>Total houses</b>	<b>681</b>	<b>54,058</b>	<b>66</b>	<b>4,475</b>	<b>747</b>	<b>58,533</b>
<i>Other residential buildings</i>	154	11,205	7	478	161	11,683
<b>Total residential buildings</b>	<b>835</b>	<b>65,263</b>	<b>73</b>	<b>4,953</b>	<b>908</b>	<b>70,216</b>

(a) Comprises new houses and dwelling units in new other residential buildings.

TABLE 8. SUMMARY OF BUILDING APPROVED BY STATISTICAL DIVISION, MARCH 1995

Statistical division	Dwelling units in new residential buildings (a)						Alterations and additions to residential buildings (\$'000)	Non-residential building (\$'000)	Total (\$'000)
	Houses		Other residential buildings		Total				
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)			
<b>PRIVATE SECTOR</b>									
Adelaide	444	36,167	126	9,876	570	46,043	10,109	13,066	69,218
Outer Adelaide	106	8,114	—	—	106	8,114	535	1,847	10,496
Yorke and Lower North	38	2,969	—	—	38	2,969	309	54	3,331
Murray Lands	43	2,655	20	857	63	3,512	189	207	3,908
South East	23	2,058	4	290	27	2,348	157	160	2,665
Eyre	10	842	2	54	12	896	104	—	1,000
Northern	17	1,254	2	128	19	1,382	355	4,159	5,896
<b>South Australia</b>	<b>681</b>	<b>54,058</b>	<b>154</b>	<b>11,205</b>	<b>835</b>	<b>65,263</b>	<b>11,758</b>	<b>19,493</b>	<b>96,514</b>
<b>PUBLIC SECTOR</b>									
Adelaide	66	4,475	4	258	70	4,733	—	55,526	60,258
Outer Adelaide	—	—	—	—	—	—	47	2,448	2,495
Yorke and Lower North	—	—	—	—	—	—	—	—	—
Murray Lands	—	—	3	220	3	220	—	227	447
South East	—	—	—	—	—	—	—	—	—
Eyre	—	—	—	—	—	—	—	—	—
Northern	—	—	—	—	—	—	836	393	1,228
<b>South Australia</b>	<b>66</b>	<b>4,475</b>	<b>7</b>	<b>478</b>	<b>73</b>	<b>4,953</b>	<b>883</b>	<b>58,594</b>	<b>64,429</b>
<b>TOTAL</b>									
Adelaide	510	40,642	130	10,134	640	50,776	10,109	68,592	129,476
Outer Adelaide	106	8,114	—	—	106	8,114	582	4,295	12,991
Yorke and Lower North	38	2,969	—	—	38	2,969	309	54	3,331
Murray Lands	43	2,655	23	1,077	66	3,732	189	434	4,355
South East	23	2,058	4	290	27	2,348	157	160	2,665
Eyre	10	842	2	54	12	896	104	—	1,000
Northern	17	1,254	2	128	19	1,382	1,191	4,551	7,124
<b>South Australia</b>	<b>747</b>	<b>58,533</b>	<b>161</b>	<b>11,683</b>	<b>908</b>	<b>70,216</b>	<b>12,640</b>	<b>78,087</b>	<b>160,942</b>

(a) Excludes Conversions, etc.

TABLE 9. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, MARCH 1995

Statistical division	New other residential building									Total new residential building
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total		
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
NUMBER OF DWELLING UNITS										
Adelaide	510	84	46	130	—	—	—	—	130	640
Outer Adelaide	106	—	—	—	—	—	—	—	—	106
Yorke and Lower North	38	—	—	—	—	—	—	—	—	38
Murray Lands	43	23	—	23	—	—	—	—	23	66
South East	23	4	—	4	—	—	—	—	4	27
Eyre	10	2	—	2	—	—	—	—	2	12
Northern	17	2	—	2	—	—	—	—	2	19
<b>South Australia</b>	<b>747</b>	<b>115</b>	<b>46</b>	<b>161</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>161</b>	<b>908</b>
VALUE (\$'000)										
Adelaide	40,642	5,324	4,810	10,134	—	—	—	—	10,134	50,776
Outer Adelaide	8,114	—	—	—	—	—	—	—	—	8,114
Yorke and Lower North	2,969	—	—	—	—	—	—	—	—	2,969
Murray Lands	2,655	1,077	—	1,077	—	—	—	—	1,077	3,732
South East	2,058	290	—	290	—	—	—	—	290	2,348
Eyre	842	54	—	54	—	—	—	—	54	896
Northern	1,254	128	—	128	—	—	—	—	128	1,382
<b>South Australia</b>	<b>58,533</b>	<b>6,873</b>	<b>4,810</b>	<b>11,683</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>11,683</b>	<b>70,216</b>

(a) Excludes Conversions, etc.

TABLE 10. BUILDING APPROVED BY SELECTED STATISTICAL LOCAL AREA, MARCH 1995

Statistical local area	New residential buildings (a)						Non-residential building			Total building (\$'000)
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Private sector (\$'000)	Total (\$'000)	
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
<b>ADELAIDE STATISTICAL DIVISION</b>										
Adelaide (C)	2		175	8		1,480	585	1,070	4,705	6,944
Brighton (C)	4		389	5		325	200			914
Burnside (C)	25		3,191	22		1,510	828	630	630	6,158
Campbelltown (C)	27		2,229				544			2,773
East Torrens (DC)	1		200				160			360
Elizabeth (C)		3	224							224
Enfield (C) Pt A & Pt B	34	7	2,918	11		628	115	560	790	4,450
Gawler (M)	8	2	856				170			1,026
Glenside (C)	1		100				500	150	150	750
Happy Valley (C)	30	1	2,482	4		300	121	70	70	2,973
Henley & Grange (C)	2		107	4		213	49			369
Hindmarsh and Woodville (C)	15		1,343	8		392	397	1,250	1,250	3,381
Kensington & Norwood (C)	3		509					904	959	1,468
Marion (C)	13	19	2,235	2	4	372	662	717	717	3,986
Mitcham (C)	8		764	2		114	1,089			1,967
Munno Para (C)	59		3,796				68	520	2,404	6,269
Noarlunga (C)	51		3,686	3		162	255	1,787	2,096	6,199
Payneham (C)	1		60				279	205	205	544
Port Adelaide (C)	11		739	10		1,073	162	1,450	1,547	3,521
Prospect (C)	3		223	8		500	201	319	319	1,243
St Peters (M)	7		599	19		1,750	140		110	2,599
Salisbury (C)	47	10	3,977	20		1,315	339	2,225	50,874	56,505
Stirling (DC)	5		618				578			1,196
Tea Tree Gully (C)	50	22	6,262				758	400	400	7,420
Thebarton (M)	1		36				72			108
Unley (C)	7		634				1,088	380	380	2,102
Walkerville (M)	2		283				161			445
West Torrens (C)	18		1,088				571	430	986	2,646
Willunga (DC)	9	2	920				17			937
Unincorporated										
<b>Adelaide (SD)</b>	<b>444</b>	<b>66</b>	<b>40,642</b>	<b>126</b>	<b>4</b>	<b>10,134</b>	<b>10,109</b>	<b>13,066</b>	<b>68,592</b>	<b>129,476</b>
<b>REST OF STATE</b>										
Barossa (DC)	4		330				10			340
Light (DC)	25		2,035				118	192	192	2,345
Mallala (DC)	2		117							117
Mount Barker (DC)	18		1,231				66	250	250	1,547
Mount Gambier (C)	8		753				35			788
Murray Bridge (RC)	6		295				24			318
Northern Yorke Peninsula (DC)	6		1,073							1,073
Port Augusta (C)	4		273				104	3,200	3,200	3,577
Port Elliot & Goolwa (DC)	14		927				98		2,448	3,473
Port Lincoln (C)	5		467				54			521
Port Pirie (C)	7		442						263	705
Roxby Downs (M)	4		336	2		128				464
Strathalbyn (DC)	3		322				49			371
Victor Harbor (DC)	19		1,382				25			1,407
Whyalla (C)	1		133				515	876	876	1,524
Other	111		7,775	26	3	1,421	1,435	1,908	2,265	12,896
<b>Rest of State</b>	<b>237</b>		<b>17,891</b>	<b>28</b>	<b>3</b>	<b>1,549</b>	<b>2,531</b>	<b>6,427</b>	<b>9,495</b>	<b>31,466</b>
<b>SOUTH AUSTRALIA</b>										
<b>South Australia</b>	<b>681</b>	<b>66</b>	<b>58,533</b>	<b>154</b>	<b>7</b>	<b>11,683</b>	<b>12,640</b>	<b>19,493</b>	<b>78,087</b>	<b>160,942</b>

(a) Excludes Conversions, etc. (C) Municipality with city status. (DC) District Council. (M) Municipality. (RC) Rural City. (SD) Statistical Division.

## EXPLANATORY NOTES

**Introduction**

This publication contains monthly details of building work approved.

2. Statistics of building work approved are compiled from:

- (a) permits issued by local authorities in areas subject to building control by those authorities; and
- (b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities.

Major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites) is also included.

**Scope and Coverage**

3. The statistics relate to *building* activity which includes construction of new buildings, and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks etc.) is excluded.

4. In relation to work carried out on existing buildings, the statistics include details of non-structural renovation and refurbishment work and the installation of integral building fixtures for which building approval was obtained.

5. From July 1990, the statistics cover:

- (a) all approved new residential building jobs valued at \$10,000 or more (previously \$5,000 or more)
- (b) approved alterations and additions to residential buildings valued at \$10,000 or more
- (c) all approved non-residential building jobs valued at \$50,000 or more (previously \$30,000 or more).

These changes mainly affect non-residential building data. In particular, care should be taken in interpreting data for specific classes of non-residential building.

**Definitions**

6. A *building* is defined as 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, to satisfy its intended use, is the provision for regular access by persons.

7. A *dwelling unit* is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for long term residential use. Units (whether self-contained or not) within buildings offering institutional care such as hospitals or temporary accommodation, such as motels, hostels and holiday apartments are not defined as dwelling units. The value of units of this type is included in the appropriate category of 'non-residential buildings' approved.

8. A *residential building* is defined as a building predominantly consisting of one or more dwelling units. Residential buildings can be either *houses* or *other residential buildings*.

- (a) A *house* is defined as a detached building predominantly used for long term residential purposes and consisting of only one dwelling unit. Thus detached terraced flats and detached dwelling units such as

caretaker's residences associated with non-residential buildings are defined as houses for the purpose of these statistics.

- (b) An *other residential building* is defined as a building which is predominantly used for long term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes townhouses, duplexes, apartment buildings etc.).

9. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building is shown separately in Table 1 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in the table. Previously, such dwellings were only included as a footnote.

10. In addition, from the January 1995 issue, the seasonally adjusted and trend estimates for the number of dwelling units approved, shown in Table 3, include these conversions, etc. Previously, only dwelling units approved as part of the construction of new residential buildings were included in these estimates.

11. The value of new residential building approved continues to exclude the value of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building. Approved building work represented by these conversions, etc. jobs continues to be included in the value of alterations and additions to residential buildings or in the value of non-residential building as appropriate.

12. Values data are derived by aggregation of the estimated value (when completed) of building work (excluding value of land and landscaping but including site preparation) as reported on approval documents. For 'houses', these estimates are usually a reliable indicator of the completed value of the building. However, for 'other residential buildings' and 'non-residential buildings' these estimates can differ significantly from the completed value of the building.

**Building Classification**

13. *Ownership of a building* is classified as either Public Sector or Private Sector according to the sector of the intended owner of the completed building as evident at the time of approval. Residential buildings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

14. *Functional classification of buildings:* a building is classified according to its intended major function. Hence 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 and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to Offices, a detached cafeteria building to Shops, while factory buildings would be classified to Factories. An exception to this rule is the treatment of group accommodation buildings e.g. a student accommodation building on a university campus would be classified to Educational.

15. From July 1992, an expanded functional classification of buildings based on the *Dwelling Structure Classification*

(DSC) has been introduced by the ABS to provide more detailed information on residential building approvals.

16. The DSC has been developed by the ABS to provide a standard classification of the different types of dwelling structures (houses, flats, townhouses, etc.). The DSC will be implemented across all major collections of housing data in the ABS. The DSC has the same overall scope as the classification used in previous collections but provides more detail than previously available to reflect the current interest in medium to high density housing.

17. In particular, for Building Approvals, DSC allows new other residential building to be classified as follows:

- (a) *Semi-detached, row or terrace houses, townhouses, etc.* (dwellings having their own private grounds and no other dwellings above or below) with:
  - one storey;
  - two or more storeys.
- (b) *Flats, units or apartments, etc.* (dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell) in a building of:
  - one or two storeys;
  - three storeys;
  - four or more storeys.

18. More details on the DSC are contained in the ABS Information Paper, *Dwelling Structure Classification (DSC)* (1296.0).

### General

19. For purposes of comparison, it should be noted that statistics of building approvals are affected from month to month by large projects (e.g. blocks of flats, multi-storey office buildings) approved in particular months and also by the administrative arrangements of government authorities.

### Seasonal Adjustment and Trend Estimates

20. Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series may be more clearly recognised.

21. Table 3 shows seasonally adjusted estimates for both private and total dwellings. For the four series shown, account has been taken of normal seasonal factors and 'trading day' effects (arising from the varying numbers of Sundays, Mondays, Tuesdays etc. in the month) and the effect of movement in the date of Easter which may, in successive years, affect figures for different months. Seasonal adjustment procedures do not aim to remove the irregular or non-seasonal influences which may be present in any particular month, such as the effect of the approval of large projects or as a consequence of the administrative arrangements of approving authorities. Irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal variation. Details of the methods used in seasonally adjusting these statistics are given in *Seasonally Adjusted Indicators, Australia* (1308.0).

22. Seasonally adjusted series can be smoothed to reduce the impact of the irregular component in the adjusted series. This smoothed seasonally adjusted series is called a trend estimate.

23. Table 3 shows trend estimates for both private and total dwellings. These are obtained by applying a thirteen-term Henderson moving average to the seasonally adjusted series. Estimates for the six most recent months are subject to revision as additional observations become available. There may be

revisions because of changes in the original data, and as a result of re-estimation of the seasonal factors. Further information may be found in *A Guide to Smoothing Time Series - Estimates of 'Trend'* (1316.0).

### Australian Standard Geographical Classification (ASGC)

24. Area statistics are now being classified to the Australian Standard Geographical Classification, Edition 2.4 (1216.0) and ASGC terminology has been adopted in the presentation of building statistics.

### Estimates at Constant Prices

25. Estimates of the quarterly value of building approvals at average 1989-90 prices are presented in Table 4. (Note: monthly value data at constant prices are not available.)

26. Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates in this publication are derived from the same price data underlying the deflators compiled for the dwellings and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

27. Estimates at constant prices are subject to a number of approximations and assumptions. Further information on the nature and concepts of constant price estimates is contained in Chapter 4 of *Australian National Accounts : Concepts, Sources and Methods* (5216.0).

### Unpublished Data and Related Publications

28. The ABS can also make available certain building approvals data which are not published. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms: microfiche, photocopy, computer printout and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

29. Other ABS publications which may be of interest include:

- Building Approvals, Australia* (8731.0)
- Dwelling Unit Commencements Reported by Approving Authorities, South Australia* (8741.4)
- Building Activity, Australia: Dwelling Unit Commencements, Preliminary* (8750.0)
- Building Activity, South Australia* (8752.4)

30. Current publications produced by the ABS are listed in the *Catalogue of Publications and Products, Australia* (1101.0). The ABS also issues, on Tuesdays and Fridays, a *Publications Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Publications Advice are available from any ABS office.

### Symbols and Other Usages

- r figure or series revised since previous issue
- nil or rounded to zero
- n.a. not available

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

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## For more information ...

The ABS publishes a wide range of statistics and other information on Australia's economic and social conditions. Details of what is available in various publications and other products can be found in the *ABS Catalogue of Publications and Products* available at all ABS Offices (see below for contact details).

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