

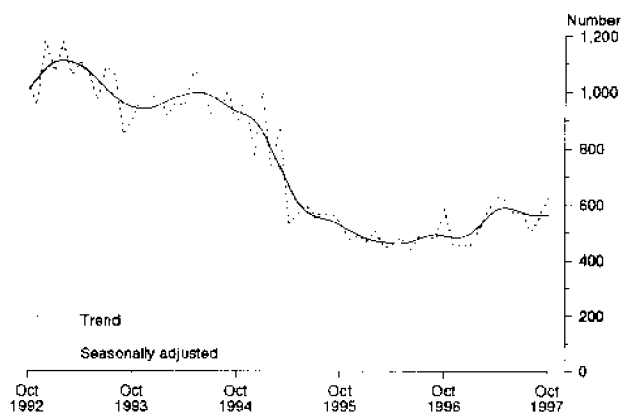
## BUILDING APPROVALS, SOUTH AUSTRALIA, OCTOBER 1997

### MAIN FEATURES

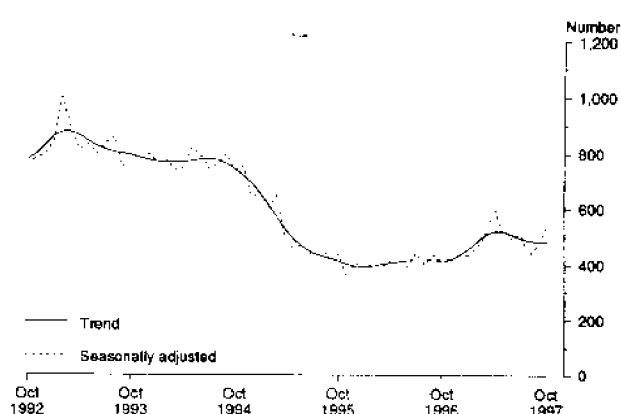
#### NUMBER OF DWELLING UNITS APPROVED

	October 1996	September 1997	October 1997	October 1996 to October 1997 change	September 1997 to October 1997 change
Original series	566	600	599	5.8%	-0.2%
Seasonally adjusted	584	549	623	6.7%	13.5%
Trend estimate	489	561	561	14.7%	0.0%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



#### Residential building

- The trend for total dwelling units approved was unchanged in October, following successive falls since May 1997. However, it will require a fall of more than 16% in the seasonally adjusted estimate for November for the trend to fall next month.
- The trend for the number of private sector houses approved has fallen for the sixth consecutive month and is 7.9% below April 1997.
- The total number of dwelling units approved, in original terms was 599, with Tea Tree Gully (50) recording the highest number in the Adelaide Statistical Division.
- The value of new residential building approved was \$51.2 million and the value of alterations and additions to residential buildings was \$12.0 million.

#### Non-residential building

- The value of non-residential building approved in October was \$34.1 million. Of the total, the Factories category accounted for \$12.3 million followed by Shops with \$7.8 million.
- There was one job valued at more than \$5 million and one building job valued between \$1 million and \$5 million in October.

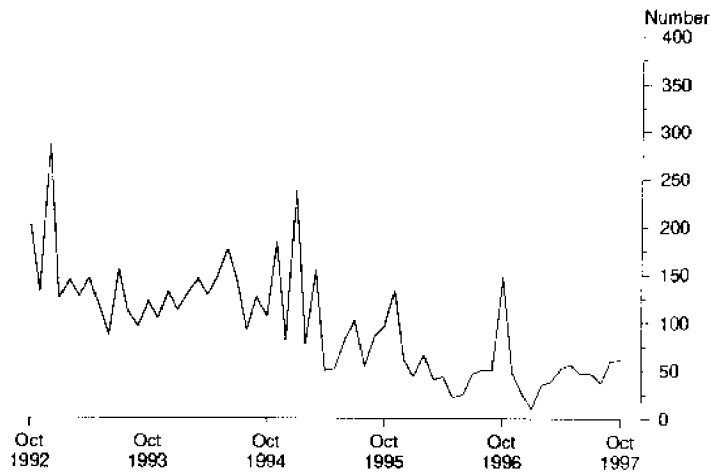
#### Total building

- In terms of average 1989-90 prices the value of building work approved in the September quarter 1997 was \$389.0 million, 13.2% above the level of the previous quarter.

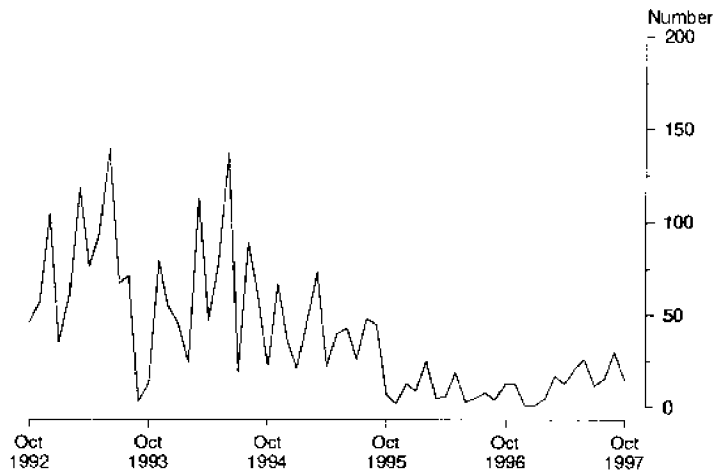
#### INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7585 or any ABS State Office.
- for information about other ABS statistics and services please refer to the back of this publication.

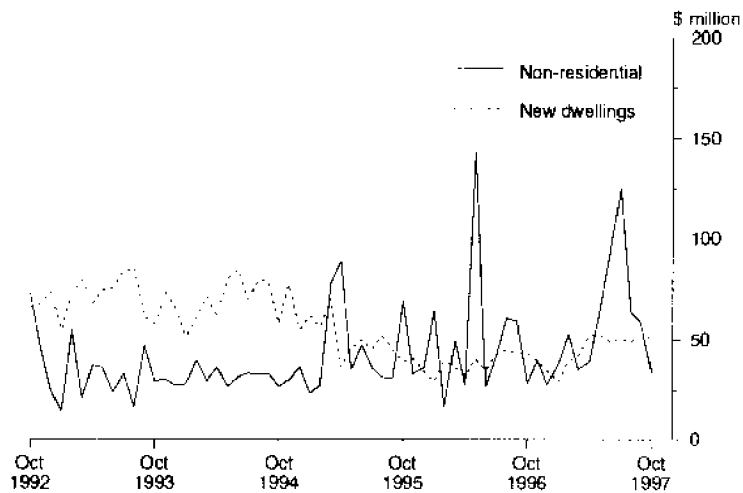
**NEW OTHER RESIDENTIAL BUILDINGS APPROVED  
PRIVATE SECTOR**



**TOTAL 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 May 1997 to October 1997.

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 21 to 23 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 (November 1997) 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 9% in November 1997, the trend estimate for that month would be 533, a movement of 4.2%. The movements in the trend estimates for August, September and October which are currently estimated to be -1.8%, -0.8% and -0.5% respectively, would be revised to -0.8%, 1.5% and 2.7%. On the other hand, a 9% seasonally adjusted decline in the number of private sector houses approved in November 1997 would produce a trend estimate for November of 493, a movement of 1.7%, with the movements in the trend estimates for August, September and October being revised to -1.9%, -0.5% and 0.2% respectively.

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

	Trend estimate		Revised trend estimate if November 1997 seasonally adjusted estimate			
			is up 9% on October 1997		is down 9% on October 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
May	521	-0.2	519	-0.4	521	-0.1
June	510	-2.1	507	2.4	510	-2.1
July	497	2.6	495	-2.5	496	-2.8
August	487	1.8	491	-0.8	487	-1.9
September	483	-0.8	498	1.5	484	-0.5
October	481	0.5	512	2.7	485	0.2
November	n.y.a.	n.y.a.	533	4.2	493	1.7

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

	Trend estimate		Revised trend estimate if November 1997 seasonally adjusted estimate			
			is up 10% on October 1997		is down 10% on October 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1997—						
May	590	1.6	589	1.3	591	1.8
June	583	-1.3	580	1.5	585	-1.2
July	571	-2.1	569	-1.9	571	-2.2
August	563	-1.4	568	-0.2	562	1.6
September	561	0.4	579	2.0	560	-0.4
October	561	0.1	598	3.2	562	0.3
November	n.y.a.	n.y.a.	621	3.9	567	0.9

TABLE 1. 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
<b>ADELAIDE STATISTICAL DIVISION</b>										
1994-95	5,256	384	5,640	1,213	120	1,333	59	6,515	517	7,032
1995-96	3,029	177	3,206	646	29	675	46	3,721	206	3,927
1996-97	3,506	84	3,590	489	17	506	21	4,016	101	4,117
1996-97										
July-October	1,169	27	1,196	256	—	256	4	1,429	27	1,456
1997-98										
July-October	1,394	57	1,451	171	8	179	8	1,573	65	1,638
<i>1996—</i>										
August	301	8	309	19	—	19	1	321	8	329
September	287	4	291	49	—	49	—	336	4	340
October	264	13	277	143	—	143	3	410	13	423
November	276	—	276	42	—	42	1	319	—	319
December	221	1	222	23	—	23	—	244	1	245
<i>1997—</i>										
January	216	—	216	6	—	6	1	223	—	223
February	313	2	315	23	—	23	2	338	2	340
March	314	13	327	23	2	25	—	337	15	352
April	306	9	315	34	4	38	3	343	13	356
May	333	10	343	39	7	46	5	377	17	394
June	358	22	380	43	4	47	5	406	26	432
July	378	10	388	37	—	37	4	419	10	429
August	377	10	387	29	—	29	1	407	10	417
September	310	22	332	56	8	64	3	369	30	399
October	329	15	344	49	—	49	—	378	15	393
<b>SOUTH AUSTRALIA</b>										
1994-95	7,757	390	8,147	1,387	151	1,538	77	9,208	554	9,762
1995-96	4,930	179	5,109	773	29	802	57	5,760	208	5,968
1996-97	5,508	96	5,604	613	17	630	30	6,148	116	6,264
1996-97										
July-October	1,819	30	1,849	297	—	297	9	2,122	33	2,155
1997-98										
July-October	2,112	65	2,177	205	8	213	11	2,328	73	2,401
<i>1996</i>										
August	484	8	492	51	—	51	4	536	11	547
September	458	4	462	51	—	51	1	510	4	514
October	401	13	414	148	—	148	4	553	13	566
November	438	—	438	49	—	49	1	488	—	488
December	382	1	383	27	—	27	—	409	1	410
<i>1997—</i>										
January	340	—	340	10	—	10	1	351	—	351
February	429	5	434	35	—	35	3	467	5	472
March	486	15	501	39	2	41	1	526	17	543
April	559	9	568	53	4	57	3	615	13	628
May	537	14	551	56	7	63	6	599	21	620
June	518	22	540	47	4	51	6	571	26	597
July	571	12	583	47	—	47	4	622	12	634
August	513	16	529	37	—	37	2	552	16	568
September	505	22	527	60	8	68	5	570	30	600
October	523	15	538	61	—	61	—	584	15	599

(a) Includes Conversions, etc. See paragraphs 10-12 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					
<b>ADELAIDE STATISTICAL DIVISION</b>														
1994-95	420.2	26.7	446.9	87.7	6.9	94.6	508.0	33.5	541.5	95.0	181.2	393.1	782.5	1,029.5
1995-96	254.6	13.2	267.7	46.3	1.9	48.2	300.9	15.1	315.9	93.3	303.4	445.7	696.9	854.9
1996-97	301.6	6.4	308.0	36.1	1.3	37.4	337.7	7.7	345.4	91.3	307.0	436.8	735.8	873.6
1996-97														
July-October	100.6	2.0	102.5	18.2	—	18.2	118.8	2.0	120.8	31.1	94.5	135.8	244.3	287.6
1997-98														
July-October	122.9	4.4	127.4	14.4	0.5	14.9	137.3	4.9	142.2	33.0	195.4	225.3	365.7	400.6
1996—														
August	25.9	0.5	26.4	2.9	—	2.9	28.8	0.5	29.4	7.0	20.6	34.4	56.4	70.8
September	25.2	0.4	25.6	3.7	—	3.7	28.9	0.4	29.2	8.6	35.4	46.3	72.8	84.2
October	23.2	0.9	24.1	8.4	—	8.4	31.6	0.9	32.5	9.8	16.1	18.9	57.5	61.2
November	23.7	—	23.7	3.2	—	3.2	26.9	—	26.9	6.6	14.8	35.3	48.3	68.9
December	18.6	0.1	18.7	2.0	—	2.0	20.7	0.1	20.8	8.1	21.5	23.9	50.3	52.7
1997—														
January	18.7	—	18.7	0.5	—	0.5	19.2	—	19.2	6.7	9.9	34.4	35.7	60.2
February	26.7	0.1	26.8	1.8	—	1.8	28.5	0.1	28.6	8.2	18.5	23.9	55.2	60.8
March	25.5	0.8	26.3	1.5	0.1	1.6	27.0	0.9	27.9	6.7	17.4	24.6	51.1	59.2
April	26.8	0.7	27.5	2.5	0.4	2.8	29.2	1.1	30.3	9.2	15.3	25.5	53.7	65.0
May	29.9	0.8	30.6	3.1	0.5	3.6	33.0	1.2	34.3	7.6	42.4	49.5	83.0	91.4
June	31.1	2.0	33.1	3.2	0.4	3.6	34.3	2.4	36.7	7.1	72.7	84.0	114.2	127.8
July	31.7	0.9	32.7	2.5	—	2.5	34.2	0.9	35.2	8.0	110.7	116.6	153.0	159.8
August	32.9	0.8	33.8	3.1	—	3.1	36.0	0.8	36.8	8.3	37.3	44.9	81.5	90.0
September	28.7	1.4	30.1	5.0	0.5	5.5	33.7	1.8	35.6	7.8	20.4	34.9	61.9	78.3
October	29.6	1.3	30.8	3.8	—	3.8	33.4	1.3	34.7	8.8	27.0	29.0	69.2	72.5
<b>SOUTH AUSTRALIA</b>														
1994-95	605.8	27.0	632.8	98.4	8.5	106.9	704.2	35.5	739.7	119.9	244.7	493.2	1,065.4	1,352.8
1995-96	399.4	13.3	412.7	54.6	1.9	56.6	454.1	15.3	469.3	119.1	193.0	566.2	964.3	1,154.6
1996-97	462.9	7.4	470.2	44.0	1.3	45.3	506.8	8.7	515.5	116.6	422.4	580.7	1,044.2	1,212.8
1996-97														
July-October	152.7	2.2	154.8	20.2	—	20.2	172.9	2.2	175.1	40.7	139.8	190.5	352.4	406.2
1997-98														
July-October	181.3	5.2	186.4	16.6	0.5	17.1	197.9	5.7	203.6	43.6	224.1	281.6	464.6	528.7
1996														
August	40.2	0.5	40.7	4.5	—	4.5	44.7	0.5	45.2	10.3	42.2	60.9	96.4	116.4
September	39.2	0.4	39.5	3.8	—	3.8	43.0	0.4	43.4	10.7	45.8	59.1	99.5	113.2
October	34.2	0.9	35.1	8.6	—	8.6	42.7	0.9	43.7	12.0	25.0	28.5	79.7	84.2
November	35.7	—	35.7	4.2	—	4.2	39.9	—	39.9	8.8	18.7	39.7	67.5	88.5
December	32.4	0.1	32.5	2.3	—	2.3	34.7	0.1	34.8	9.7	25.3	28.0	69.6	72.5
1997														
January	28.9	—	28.9	0.7	—	0.7	29.6	—	29.6	8.6	11.3	38.1	49.6	76.3
February	36.8	0.4	37.2	2.4	—	2.4	39.3	0.4	39.7	9.8	45.1	53.1	94.2	102.6
March	38.3	0.9	39.2	2.5	0.1	2.6	40.8	1.0	41.8	8.9	20.5	35.4	70.1	86.1
April	47.8	0.7	48.5	3.8	0.4	4.1	51.6	1.1	52.6	10.9	25.5	39.2	88.0	102.8
May	46.6	1.0	47.6	4.4	0.5	4.8	51.0	1.5	52.5	9.9	56.9	64.7	117.2	127.1
June	43.6	2.0	45.7	3.5	0.4	3.8	47.1	2.4	49.5	9.2	79.2	92.0	135.5	150.7
July	46.8	1.1	47.9	3.3	—	3.3	50.0	1.1	51.1	10.8	114.9	125.1	175.7	187.0
August	44.3	1.4	45.7	3.6	—	3.6	47.9	1.4	49.3	10.1	51.6	63.8	109.4	123.2
September	44.8	1.4	46.2	5.2	0.5	5.7	50.0	1.8	51.9	10.7	26.8	58.6	86.7	121.1
October	45.4	1.3	46.7	4.6	—	4.6	50.0	1.3	51.2	12.0	30.8	34.1	92.7	97.4

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

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>1996</i>							
August	403	418	409	427	476	479	483	488
September	434	417	438	427	473	482	476	493
October	410	416	442	425	549	479	584	489
November	419	420	419	428	454	474	454	482
December	431	433	433	439	451	476	453	483
<i>1997—</i>								
January	434	455	434	460	452	490	452	495
February	466	483	472	488	503	516	509	523
March	503	508	512	514	561	547	572	556
April	604	522	614	530	613	570	630	581
May	503	521	511	531	605	577	618	590
June	498	510	511	522	552	567	569	583
July	513	496	530	511	561	553	578	571
August	436	487	448	506	492	542	502	563
September	470	483	490	506	523	535	549	561
October	536	481	574	508	580	531	623	561

(a) Includes Conversions, etc. See paragraphs 10-12 of the Explanatory Notes. (b) See paragraphs 16-23 of the Explanatory Notes. (c) Series have been revised due to annual re-analysis of seasonal adjustment factors.

**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							
<i>1994-95</i>	527.6	551.1	97.4	648.5	104.4	224.5	452.5	945.4	1,205.4
<i>1995-96</i>	349.0	360.6	50.4	410.9	104.1	355.6	512.5	857.4	1,027.6
<i>1996-97</i>	419.2	425.8	39.8	465.7	105.4	377.7	519.4	938.9	1,090.5
<i>1996</i>									
June qtr.	87.2	89.0	4.9	93.8	25.3	154.9	178.7	271.7	297.9
Sept. qtr.	104.8	105.9	10.3	116.2	25.4	103.3	145.7	243.3	287.3
Dec. qtr.	91.1	92.0	13.3	105.3	27.2	61.9	86.4	193.5	218.9
<i>1997—</i>									
Mar. qtr.	96.1	97.4	5.0	102.4	25.2	68.8	113.1	194.6	240.7
June qtr.	127.1	130.5	11.2	141.7	27.6	143.7	174.2	307.5	343.6
Sept. qtr.	126.0	129.7	10.9	140.5	29.2	171.2	219.3	335.3	389.0

(a) See paragraphs 24 to 26 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  
(S million)

Class of building	1995-96	1996-97	July-October		1997		
			1996-97	1997-98	August	September	October
PRIVATE SECTOR							
New houses	399.4	462.9	152.7	181.3	44.3	44.8	45.4
New other residential buildings	54.6	44.0	20.2	16.6	3.6	5.2	4.6
<i>Total new residential building</i>	<i>454.1</i>	<i>506.8</i>	<i>172.9</i>	<i>197.9</i>	<i>47.9</i>	<i>50.0</i>	<i>50.0</i>
Alterations and additions to residential buildings	117.2	115.0	39.7	42.7	10.0	9.9	12.0
Hotels, etc.	18.2	38.9	3.3	3.1	0.9	1.4	0.4
Shops	122.0	102.6	26.5	35.6	3.4	11.1	7.6
Factories	26.2	23.9	6.1	110.1	23.0	3.1	12.3
Offices	53.3	56.8	26.6	8.4	2.2	2.7	2.1
Other business premises	77.8	84.8	52.6	21.0	13.8	1.7	2.3
Educational	17.2	16.6	2.9	5.2	0.8	2.5	1.6
Religious	3.7	2.2	0.3	1.4	—	0.6	0.4
Health	41.9	50.0	16.5	10.4	5.8	2.0	0.2
Entertainment and recreational	23.2	13.0	2.1	25.1	1.0	1.2	2.7
Miscellaneous	9.6	33.7	3.0	3.8	0.8	0.5	1.2
<i>Total non-residential building</i>	<i>393.0</i>	<i>422.4</i>	<i>139.8</i>	<i>224.1</i>	<i>51.6</i>	<i>26.8</i>	<i>30.8</i>
<b>Total</b>	<b>964.3</b>	<b>1,044.2</b>	<b>352.4</b>	<b>464.6</b>	<b>109.4</b>	<b>86.7</b>	<b>92.7</b>
PUBLIC SECTOR							
New houses	13.3	7.4	2.2	5.2	1.4	1.4	1.3
New other residential buildings	1.9	1.3	—	0.5	—	0.5	—
<i>Total new residential building</i>	<i>15.3</i>	<i>8.7</i>	<i>2.2</i>	<i>5.7</i>	<i>1.4</i>	<i>1.8</i>	<i>1.3</i>
Alterations and additions to residential buildings	1.9	1.6	0.9	0.9	0.1	0.8	—
Hotels, etc.	—	3.5	0.7	0.5	0.1	—	—
Shops	7.9	3.6	2.4	1.2	0.2	—	0.2
Factories	6.7	2.2	1.9	0.1	0.1	—	—
Offices	43.5	36.4	16.1	6.3	0.9	4.1	0.4
Other business premises	17.8	8.5	4.0	1.2	0.1	0.1	0.1
Educational	42.5	44.5	10.5	28.3	4.3	20.2	1.5
Religious	1.0	—	—	—	—	—	—
Health	10.2	16.0	0.9	18.1	6.5	7.1	0.5
Entertainment and recreational	3.6	24.7	8.3	1.5	—	0.2	0.6
Miscellaneous	40.0	18.9	5.9	0.4	0.1	—	0.1
<i>Total non-residential building</i>	<i>173.2</i>	<i>158.4</i>	<i>50.7</i>	<i>57.5</i>	<i>12.2</i>	<i>31.7</i>	<i>3.3</i>
<b>Total</b>	<b>190.4</b>	<b>168.7</b>	<b>53.8</b>	<b>64.1</b>	<b>13.8</b>	<b>34.4</b>	<b>4.6</b>
TOTAL							
New houses	412.7	470.2	154.8	186.4	45.7	46.2	46.7
New other residential buildings	56.6	45.3	20.2	17.1	3.6	5.7	4.6
<i>Total new residential building</i>	<i>469.3</i>	<i>515.5</i>	<i>175.1</i>	<i>203.6</i>	<i>49.3</i>	<i>51.9</i>	<i>51.2</i>
Alterations and additions to residential buildings	119.1	116.6	40.7	43.6	10.1	10.7	12.0
Hotels, etc.	18.2	42.4	3.9	3.6	1.0	1.4	0.4
Shops	129.9	106.2	28.9	36.7	3.5	11.1	7.8
Factories	32.9	26.1	8.0	110.2	23.0	3.1	12.3
Offices	96.8	93.2	42.7	14.7	3.2	6.8	2.4
Other business premises	95.5	93.3	56.6	22.2	13.8	1.8	2.4
Educational	59.7	61.0	13.3	33.5	5.2	22.7	3.1
Religious	4.7	2.2	0.3	1.4	—	0.6	0.4
Health	52.1	66.0	17.5	28.5	12.2	9.1	0.7
Entertainment and recreational	26.8	37.7	10.5	26.6	1.0	1.5	3.3
Miscellaneous	49.6	52.6	8.9	4.2	0.8	0.5	1.3
<i>Total non-residential building</i>	<i>566.2</i>	<i>580.7</i>	<i>190.5</i>	<i>281.6</i>	<i>63.8</i>	<i>58.6</i>	<i>34.1</i>
<b>Total</b>	<b>1,154.6</b>	<b>1,212.8</b>	<b>406.2</b>	<b>528.7</b>	<b>123.2</b>	<b>121.1</b>	<b>97.4</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>												
1997 August	4	0.3	3	0.7	—	—	—	—	—	—	7	1.0
September	6	0.5	3	0.9	—	—	—	—	—	—	9	1.4
October	3	0.4	—	—	—	—	—	—	—	—	3	0.4
<b>SHOPS</b>												
1997 August	31	2.7	3	0.9	—	—	—	—	—	—	34	3.5
September	29	2.6	3	1.0	3	2.1	—	—	1	5.5	36	11.1
October	33	2.9	5	1.6	5	3.2	—	—	—	—	43	7.8
<b>FACTORIES</b>												
1997 August	1	0.1	1	0.3	—	—	2	4.7	2	18.0	6	23.0
September	3	0.2	3	1.3	2	1.6	—	—	—	—	8	3.1
October	4	0.3	—	—	—	—	—	—	1	12.0	5	12.3
<b>OFFICES</b>												
1997 August	8	0.7	3	0.9	2	1.6	—	—	—	—	13	3.2
September	21	1.9	2	0.7	2	1.1	1	3.1	—	—	26	6.8
October	12	1.4	4	1.1	—	—	—	—	—	—	16	2.4
<b>OTHER BUSINESS PREMISES</b>												
1997 August	11	1.0	5	1.6	—	—	1	2.3	1	8.9	18	13.8
September	12	0.9	4	0.9	—	—	—	—	—	—	16	1.8
October	17	1.4	1	0.3	1	0.7	—	—	—	—	19	2.4
<b>EDUCATIONAL</b>												
1997 August	4	0.3	3	1.1	1	0.9	1	2.8	—	—	9	5.2
September	1	0.1	3	0.8	3	2.1	4	8.2	2	11.4	13	22.7
October	2	0.3	3	0.8	3	2.0	—	—	—	—	8	3.1
<b>RELIGIOUS</b>												
1997 August	—	—	—	—	—	—	—	—	—	—	—	—
September	1	0.1	1	0.5	—	—	—	—	—	—	2	0.6
October	—	—	1	0.4	—	—	—	—	—	—	1	0.4
<b>HEALTH</b>												
1997 August	2	0.2	—	—	—	—	—	—	2	12.0	4	12.2
September	1	0.2	3	0.7	2	1.3	—	—	1	6.8	7	9.1
October	2	0.2	—	—	1	0.5	—	—	—	—	3	0.7
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1997 August	—	—	1	0.3	1	0.7	—	—	—	—	2	1.0
September	4	0.5	—	—	1	1.0	—	—	—	—	5	1.5
October	2	0.1	1	0.4	2	1.1	1	1.8	—	—	6	3.3
<b>MISCELLANEOUS</b>												
1997 August	2	0.2	—	—	1	0.6	—	—	—	—	3	0.8
September	4	0.3	1	0.2	—	—	—	—	—	—	5	0.5
October	5	0.4	1	0.2	1	0.7	—	—	—	—	7	1.3
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1997 August	63	5.6	19	5.7	5	3.7	4	9.8	5	38.9	96	63.8
September	82	7.3	23	6.9	13	9.3	5	11.3	4	23.8	127	58.6
October	80	7.3	16	4.8	13	8.2	1	1.8	1	12.0	111	34.1



**TABLE 7. NUMBER AND VALUE OF DWELLING UNITS (a) APPROVED  
BY MATERIAL OF OUTER WALLS  
OCTOBER 1997**

<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	12	1,096	—	—	12	1,096
Brick-veneer	223	19,606	4	440	227	20,046
Timber	4	196	—	—	4	196
Fibre cement	1	85	—	—	1	85
Steel, aluminium or other materials	2	150	—	—	2	150
Not stated	87	8,422	11	845	98	9,267
<i>Total houses</i>	<i>329</i>	<i>29,555</i>	<i>15</i>	<i>1,285</i>	<i>344</i>	<i>30,840</i>
<i>Other residential buildings</i>	<i>49</i>	<i>3,817</i>	<i>—</i>	<i>—</i>	<i>49</i>	<i>3,817</i>
<b>Total residential buildings</b>	<b>378</b>	<b>33,372</b>	<b>15</b>	<b>1,285</b>	<b>393</b>	<b>34,657</b>
<b>REST OF SOUTH AUSTRALIA</b>						
Houses ---						
Brick, stone or concrete	13	1,391	—	—	13	1,391
Brick-veneer	89	7,952	—	—	89	7,952
Timber	16	854	—	—	16	854
Fibre cement	13	687	—	—	13	687
Steel, aluminium or other materials	1	49	—	—	1	49
Not stated	62	4,888	—	—	62	4,888
<i>Total houses</i>	<i>194</i>	<i>15,820</i>	<i>—</i>	<i>—</i>	<i>194</i>	<i>15,820</i>
<i>Other residential buildings</i>	<i>12</i>	<i>758</i>	<i>—</i>	<i>—</i>	<i>12</i>	<i>758</i>
<b>Total residential buildings</b>	<b>206</b>	<b>16,579</b>	<b>—</b>	<b>—</b>	<b>206</b>	<b>16,579</b>
<b>TOTAL SOUTH AUSTRALIA</b>						
Houses ---						
Brick, stone or concrete	25	2,487	—	—	25	2,487
Brick-veneer	312	27,558	4	440	316	27,998
Timber	20	1,050	—	—	20	1,050
Fibre cement	14	772	—	—	14	772
Steel, aluminium or other materials	3	199	—	—	3	199
Not stated	149	13,310	11	845	160	14,155
<i>Total houses</i>	<i>523</i>	<i>45,375</i>	<i>15</i>	<i>1,285</i>	<i>538</i>	<i>46,660</i>
<i>Other residential buildings</i>	<i>61</i>	<i>4,576</i>	<i>—</i>	<i>—</i>	<i>61</i>	<i>4,576</i>
<b>Total residential buildings</b>	<b>584</b>	<b>49,951</b>	<b>15</b>	<b>1,285</b>	<b>599</b>	<b>51,236</b>

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

TABLE 8. SUMMARY OF BUILDING APPROVED BY STATISTICAL DIVISION, OCTOBER 1997

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	329	29,555	49	3,817	378	33,372	8,845	27,028	69,245
Outer Adelaide	77	6,047	4	250	81	6,297	1,159	2,057	9,513
Yorke and Lower North	35	2,662	—	—	35	2,662	495	123	3,280
Murray Lands	32	2,701	—	—	32	2,701	570	652	3,923
South East	21	1,817	—	—	21	1,817	431	210	2,458
Eyre	11	1,112	6	360	17	1,472	228	355	2,055
Northern	18	1,482	2	148	20	1,630	305	325	2,260
<b>South Australia</b>	<b>523</b>	<b>45,375</b>	<b>61</b>	<b>4,576</b>	<b>584</b>	<b>49,951</b>	<b>12,032</b>	<b>30,751</b>	<b>92,734</b>
<b>PUBLIC SECTOR</b>									
Adelaide	15	1,285	—	—	15	1,285	—	1,934	3,219
Outer Adelaide	—	—	—	—	—	—	—	—	—
Yorke and Lower North	—	—	—	—	—	—	—	—	—
Murray Lands	—	—	—	—	—	—	16	844	859
South East	—	—	—	—	—	—	—	510	510
Eyre	—	—	—	—	—	—	—	55	55
Northern	—	—	—	—	—	—	—	—	—
<b>South Australia</b>	<b>15</b>	<b>1,285</b>	<b>—</b>	<b>—</b>	<b>15</b>	<b>1,285</b>	<b>16</b>	<b>3,343</b>	<b>4,643</b>
<b>TOTAL</b>									
Adelaide	344	30,840	49	3,817	393	34,657	8,845	28,963	72,465
Outer Adelaide	77	6,047	4	250	81	6,297	1,159	2,057	9,513
Yorke and Lower North	35	2,662	—	—	35	2,662	495	123	3,280
Murray Lands	32	2,701	—	—	32	2,701	585	1,495	4,782
South East	21	1,817	—	—	21	1,817	431	720	2,968
Eyre	11	1,112	6	360	17	1,472	228	410	2,110
Northern	18	1,482	2	148	20	1,630	305	325	2,260
<b>South Australia</b>	<b>538</b>	<b>46,660</b>	<b>61</b>	<b>4,576</b>	<b>599</b>	<b>51,236</b>	<b>12,048</b>	<b>34,093</b>	<b>97,377</b>

(a) Excludes Conversions, etc.

TABLE 9. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION, OCTOBER 1997

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	Total		
NUMBER OF DWELLING UNITS										
Adelaide	344	40	9	49	—	—	—	—	49	393
Outer Adelaide	77	4	—	4	—	—	—	—	4	81
Yorke and Lower North	35	—	—	—	—	—	—	—	—	35
Murray Lands	32	—	—	—	—	—	—	—	—	32
South East	21	—	—	—	—	—	—	—	—	21
Eyre	11	6	—	6	—	—	—	—	6	17
Northern	18	2	—	2	—	—	—	—	2	20
<b>South Australia</b>	<b>538</b>	<b>52</b>	<b>9</b>	<b>61</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>61</b>	<b>599</b>
VALUE (\$'000)										
Adelaide	30,840	2,987	830	3,817	—	—	—	—	3,817	34,657
Outer Adelaide	6,047	250	—	250	—	—	—	—	250	6,297
Yorke and Lower North	2,662	—	—	—	—	—	—	—	—	2,662
Murray Lands	2,701	—	—	—	—	—	—	—	—	2,701
South East	1,817	—	—	—	—	—	—	—	—	1,817
Eyre	1,112	360	—	360	—	—	—	—	360	1,472
Northern	1,482	148	—	148	—	—	—	—	148	1,630
<b>South Australia</b>	<b>46,660</b>	<b>3,746</b>	<b>830</b>	<b>4,576</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>4,576</b>	<b>51,236</b>

(a) Excludes Conversions, etc.

TABLE 10. BUILDING APPROVED BY SELECTED STATISTICAL LOCAL AREA, OCTOBER 1997

Statistical local area	New residential buildings (a)						Non-residential building			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)		Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
<b>ADELAIDE STATISTICAL DIVISION</b>										
Adelaide (C)	1	—	150	3	—	300	230	4,389	5,196	5,876
Brighton (C)	6	—	528	2	—	160	107	80	80	875
Burnside (C)	34	—	3,816	10	—	905	1,156	65	648	6,525
Campbelltown (C)	19	—	1,918	2	—	100	328	—	—	2,346
East Torrens (DC)	—	—	—	—	—	—	—	—	—	—
Elizabeth (C)	11	—	613	10	—	550	—	—	—	1,163
Enfield (C) Pt A & Pt B	17	—	1,587	—	—	—	134	12,000	12,191	13,912
Gawler (M)	—	—	—	—	—	—	—	—	—	—
Glenelg (C)	—	—	—	—	—	—	173	80	80	253
Happy Valley (C)	15	—	1,389	—	—	—	234	75	75	1,697
Henley & Grange (C)	1	—	70	—	—	—	130	65	348	548
Hindmarsh and Woodville (C)	24	—	2,249	—	—	—	772	453	453	3,474
Kensington & Norwood (C)	4	—	393	4	—	300	341	605	605	1,639
Marion (C)	22	—	1,937	—	—	—	633	3,974	3,974	6,544
Mitcham (C)	14	—	1,382	2	—	160	908	180	180	2,630
Munno Para (C)	22	—	1,435	—	—	—	90	—	—	1,525
Noarlunga (C)	37	—	2,718	2	—	133	290	1,232	1,232	4,373
Payneham (C)	1	—	100	2	—	150	100	—	—	350
Port Adelaide (C)	12	—	852	2	—	230	187	969	1,039	2,307
Prospect (C)	3	—	190	—	—	—	45	—	—	235
St Peters (M)	2	—	270	—	—	—	240	—	—	510
Salisbury (C)	28	—	2,142	—	—	—	271	667	667	3,080
Stirling (DC)	6	6	994	—	—	—	122	—	—	1,115
Tea Tree Gully (C)	41	9	5,208	—	—	—	494	220	220	5,922
Thebarton (M)	—	—	—	—	—	—	114	290	290	404
Unley (C)	1	—	182	4	—	300	1,049	550	550	2,081
Walkerville (M)	1	—	90	2	—	249	365	180	180	884
West Torrens (C)	6	—	583	4	—	280	258	955	955	2,077
Willunga (DC)	1	—	45	—	—	—	76	—	—	121
Unincorporated	—	—	—	—	—	—	—	—	—	—
<b>Adelaide (SD)</b>	<b>329</b>	<b>15</b>	<b>30,840</b>	<b>49</b>	<b>—</b>	<b>3,817</b>	<b>8,845</b>	<b>27,028</b>	<b>28,963</b>	<b>72,465</b>
<b>REST OF STATE</b>										
Barossa (DC)	3	—	310	—	—	—	70	—	—	380
Light (DC)	4	—	268	—	—	—	—	1,168	1,168	1,436
Mallala (DC)	5	—	249	—	—	—	149	—	—	398
Mount Barker (DC)	7	—	602	—	—	—	159	278	278	1,040
Mount Gambier (C)	11	—	943	—	—	—	56	210	260	1,259
Murray Bridge (RC)	12	—	867	—	—	—	31	109	428	1,326
Northern Yorke Peninsula (DC)	4	—	298	—	—	—	—	—	—	298
Port Augusta (C)	2	—	68	—	—	—	60	125	125	253
Port Elliot & Goolwa (DC)	9	—	921	—	—	—	231	—	—	1,152
Port Lincoln (C)	7	—	752	6	—	360	87	235	235	1,434
Port Pirie (C)	4	—	402	—	—	—	31	200	200	633
Roxby Downs (M)	1	—	68	—	—	—	—	—	—	68
Strathalbyn (DC)	4	—	235	—	—	—	53	—	—	288
Victor Harbor (DC)	20	—	1,464	—	—	—	69	180	180	1,713
Whyalla (C)	6	—	455	—	—	—	97	—	—	552
Other	95	—	7,919	6	—	398	2,111	1,217	2,256	12,684
<b>Rest of State</b>	<b>194</b>	<b>—</b>	<b>15,820</b>	<b>12</b>	<b>—</b>	<b>758</b>	<b>3,203</b>	<b>3,722</b>	<b>5,131</b>	<b>24,912</b>
<b>SOUTH AUSTRALIA</b>										
<b>South Australia</b>	<b>523</b>	<b>15</b>	<b>46,660</b>	<b>61</b>	<b>—</b>	<b>4,576</b>	<b>12,048</b>	<b>30,751</b>	<b>34,093</b>	<b>97,377</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. 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.

### Scope and Coverage

3. Statistics of building work approved are compiled from:

- (a) permits issued by local authorities in areas subject to building control by those authorities;
- (b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
- (c) major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites).

4. 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 from this publication, but can be found in the ABS publication *Engineering Construction Survey* (8762.0).

5. 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.

6. 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 in coverage do not have a statistically significant effect on broad building approvals aggregate data. However, care should be taken in interpreting data for specific classes of non-residential building.

### Definitions

7. 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.

8. 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.

9. 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 granny 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 town-houses, duplexes, apartment buildings etc.).

10. 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 Tables 1 and 10 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in these tables. Previously, such dwellings were only included as a footnote.

11. 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.

12. 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.

13. Value 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

14. *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.

15. *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.

### Seasonal Adjustment

16. 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.

17. 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.

18. 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. These irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal variation.

19. Most of the component series have been seasonally adjusted independently. Therefore, the adjusted components may not add to the adjusted totals. Further, the difference between independently seasonally adjusted series does not necessarily produce series which are optimum or even adequate adjustments of the similarly derived original series. Thus the figures which can be derived by subtracting seasonally adjusted private sector dwelling units from the seasonally adjusted total should not be used to represent seasonally adjusted public sector dwelling units.

20. As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. For Building Approvals, the results of the latest review are shown in the July issue each year, but have been brought forward this year and shown in this issue. Further information about seasonal adjustment can be obtained from the Assistant Director of Time Series Analysis, Canberra, on (02) 6252 6345.

### Trend Estimates

21. 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.

22. Table 3 shows trend estimates for both private and total dwellings. These are obtained by applying a 13-term Henderson weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted time series. For further information, see *A Guide to Interpreting Time Series - Monitoring 'Trends': an Overview* (1348.0).

23. While the smoothing technique described in paragraphs 21 and 22 enables trend estimates to be produced for the latest few months, it does result in revisions to the trend estimates as new data become 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.

### Estimates at Constant Prices

24. 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.)

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

26. 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).

### Australian Standard Geographical Classification (ASGC)

27. Area statistics are now being classified to the *Australian Standard Geographical Classification, 1996 Edition* (1216.0), effective from 1 July 1996, and ASGC terminology has been adopted in the presentation of building statistics.

### 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: photocopy, computer printout and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

Other ABS publications which may be of interest include:

- Building Approvals, Australia* (8731.0) - issued monthly
- Building Activity, Australia: Dwelling Unit Commencements, Preliminary* (8750.0) - issued quarterly
- Building Activity, South Australia* (8752.4) - issued quarterly
- Housing Finance for Owner Occupation, Australia* (5609.0) - issued monthly
- Price Index of Materials Used in House Building* (6408.0) - issued monthly

29. 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 *Release Advice* (1105.0) which lists publications to be released in the next few days. The Catalogue and Release Advice are available from any ABS office.

### Symbols and Other Usages

- nil or rounded to zero (including null cells)
- r figure or series revised since previous issue
- n.a. not available

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

**P.M. Gardner**  
Regional Director  
South Australia



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