



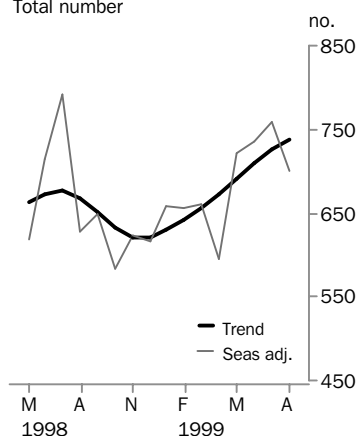
# BUILDING APPROVALS

SOUTH  
AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) FRI 1 OCT 1999

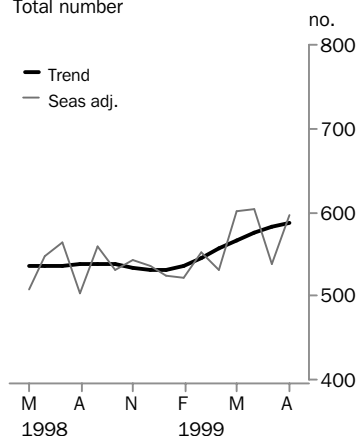
## Dwelling units approved

Total number



## Private sector houses approved

Total number



## AUGUST KEY FIGURES

### TREND ESTIMATES

	Aug 1999	% change Jul 1999 to Aug 1999	% change Aug 1998 to Aug 1999
Dwelling units approved			
Private sector houses	586	0.7	9.1
Total dwelling units	738	1.8	10.6

### SEASONALLY ADJUSTED

	Aug 1999	% change Jul 1999 to Aug 1999	% change Aug 1998 to Aug 1999
Dwelling units approved			
Private sector houses	596	10.8	18.8
Total dwelling units	701	-7.5	11.8

## AUGUST KEY POINTS

### TREND ESTIMATES

- The trend for private sector houses continued to grow in August and is now 10.6% higher than the last low experienced in December 1998.
- The trend for total dwelling units has increased each month since November 1998, rising 19% over that time. However, the rate of increase has eased from 2.7% in June to 1.8% in August.

### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector houses increased 10.8% in August balancing out the 10.7% decrease recorded in July.
- The seasonally adjusted estimate for total dwelling units decreased 7.5% after an increase of 27.2% over the previous three months.

### ORIGINAL ESTIMATES

- There were 771 dwellings approved in August (down from 842 in July), comprising of 669 houses and 102 other dwellings.
- The value of total building approved in August decreased \$10.0 million (-7.1%) to \$130.0 million compared with July. The value of residential buildings approved decreased by \$24.0 million over this period but was partly offset by a rise of \$14.0 million in the value of non-residential buildings.

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

# NOTES

## FORTHCOMING ISSUES

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



## CHANGES IN THIS ISSUE

There are no changes in this issue.



## DATA NOTES

There are no data notes in this issue.



## REVISIONS THIS MONTH

There are no revisions this month.

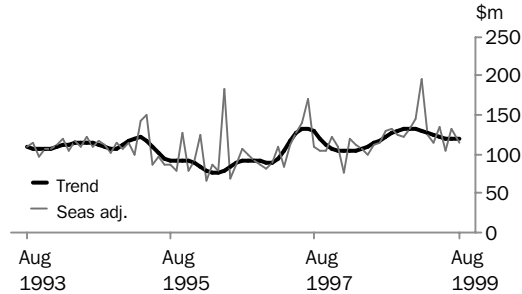


Ian Crettenden  
Regional Director, South Australia

# VALUE OF BUILDING APPROVED

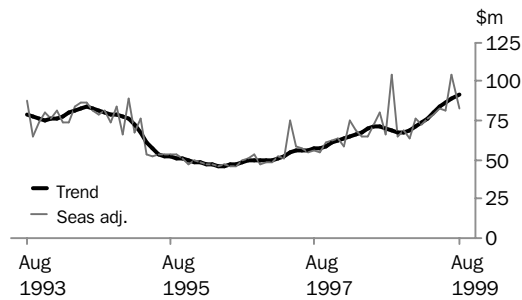
## VALUE OF TOTAL BUILDING

The trend has recorded a small increase (0.1%) in August after seven months of decline (-9.5%).



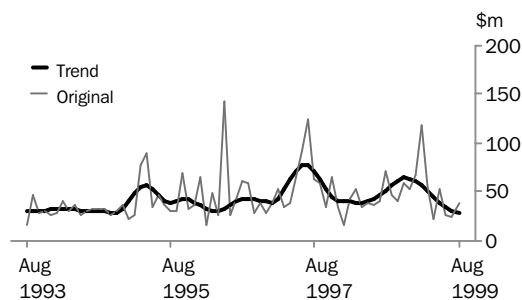
## VALUE OF RESIDENTIAL BUILDING

The rate of growth in the trend has eased slightly after a 21% fall in the seasonally adjusted estimate. The series has now increased 35.8% since the last low in November 1998.



## VALUE OF NON-RESIDENTIAL BUILDING

The decline in the trend continued in August falling a further 7.1% but the rate of decrease has begun to ease.



# D W E L L I N G S   A P P R O V E D : 1 9 9 8 – 1 9 9 9

## TYPE OF DWELLING

The number of dwelling units approved in South Australia during 1998–1999 is shown in the table below, for each type of dwelling category, together with the distribution of each dwelling category as a percentage of total dwelling units approved for 1998–1999 and 1997–1998.

<i>Type of dwelling</i>	DWELLING UNITS BY TYPE		
	<i>1998–1999 Number of units</i>	<i>1998–1999 % of total dwellings</i>	<i>1997–1998 % of total dwellings</i>
<b>New residential</b>			
Houses	6 761	85.3	88.3
Other residential building			
Semi-detached, row or terrace houses, townhouses etc of:			
1 storey	381	4.8	6.5
2 or more storeys	309	3.9	2.1
<i>Total</i>	690	8.7	8.6
Flats, units, apartments in a building of:			
1 or 2 storeys	53	0.7	0.7
3 storeys	105	1.3	0.2
4 or more storeys	186	2.3	0.8
<i>Total</i>	344	4.3	1.8
<i>Total other residential building</i>	1 034	13.0	10.4
<b>Other</b>			
Alterations and additions to residential building	14	0.2	0.2
Conversions	118	1.5	1.0
Non-residential building	1	0.0	0.1
<b>Total building</b>	<b>7 928</b>	<b>100.0</b>	<b>100.0</b>

## SUMMARY COMMENT

The total number of dwelling units has increased by 713 (9.9%) from 1997–98 to 7 928 dwellings. In terms of the distribution of dwelling types over this period, there was a decrease of 3% in the number of houses approved which was compensated with a 2.6% increase in other residential buildings. There has been a movement within other residential buildings to move towards structures of more storeys.

# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

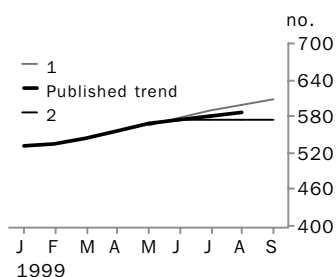
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

### 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.

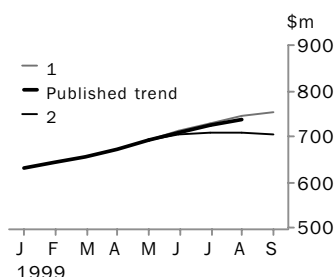
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the September seasonally adjusted estimate is higher than the August estimate by 7% for the number of private sector houses approved and 9% for total dwelling units approved; and that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

### PRIVATE SECTOR HOUSES



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> rises by 7% on Aug 1999		<b>2</b> falls by 7% on Aug 1999	
	no.	% change	no.	% change	no.	% change
April 1999	556	2.1	555	2.0	558	2.2
May 1999	567	1.9	566	2.1	568	1.8
June 1999	576	1.5	578	2.0	574	1.1
July 1999	582	1.1	589	1.9	576	0.4
August 1999	586	0.7	599	1.8	576	-0.1
September 1999	n.y.a.	n.y.a.	608	1.5	573	-0.5

### TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> rises by 9% on Aug 1999		<b>2</b> falls by 9% on Aug 1999	
	no.	% change	no.	% change	no.	% change
April 1999	673	2.6	672	2.6	676	2.7
May 1999	691	2.7	691	2.8	693	2.5
June 1999	710	2.7	711	2.9	705	1.7
July 1999	725	2.1	729	2.5	710	0.7
August 1999	738	1.8	744	2.1	709	-0.1
September 1999	n.y.a.	n.y.a.	755	1.5	703	-0.8

## DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS.....		TOTAL DWELLING UNITS..	
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL						
<b>1998</b>						
June	610	641	161	169	771	810
July	654	660	239	241	893	901
August	528	536	94	98	622	634
September	600	625	117	117	717	742
October	518	542	43	43	561	585
November	540	553	47	53	587	606
December	489	496	67	67	556	563
<b>1999</b>						
January	361	371	73	73	434	444
February	494	510	97	97	591	607
March	644	683	67	67	711	750
April	487	497	71	71	558	568
May	601	631	52	52	653	683
June	652	673	162	172	814	845
July	615	620	222	222	837	842
August	663	669	102	102	765	771
SEASONALLY ADJUSTED						
<b>1998</b>						
June	547	565	n.a.	n.a.	692	715
July	564	575	n.a.	n.a.	781	791
August	502	516	n.a.	n.a.	616	627
September	558	576	n.a.	n.a.	631	648
October	530	554	n.a.	n.a.	547	584
November	542	565	n.a.	n.a.	596	622
December	536	546	n.a.	n.a.	602	615
<b>1999</b>						
January	525	545	n.a.	n.a.	639	659
February	522	541	n.a.	n.a.	630	655
March	551	568	n.a.	n.a.	635	660
April	531	542	n.a.	n.a.	583	596
May	600	637	n.a.	n.a.	699	721
June	603	611	n.a.	n.a.	717	735
July	538	549	n.a.	n.a.	752	758
August	596	597	n.a.	n.a.	696	701
TREND ESTIMATES						
<b>1998</b>						
June	535	550	n.a.	n.a.	658	673
July	535	551	n.a.	n.a.	660	676
August	537	554	n.a.	n.a.	650	667
September	539	557	n.a.	n.a.	632	652
October	537	556	n.a.	n.a.	611	633
November	534	553	n.a.	n.a.	597	620
December	530	548	n.a.	n.a.	597	620
<b>1999</b>						
January	531	549	n.a.	n.a.	606	629
February	536	555	n.a.	n.a.	620	642
March	545	564	n.a.	n.a.	635	656
April	556	575	n.a.	n.a.	653	673
May	567	584	n.a.	n.a.	674	691
June	576	591	n.a.	n.a.	696	710
July	582	593	n.a.	n.a.	714	725
August	586	594	n.a.	n.a.	730	738

## DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS.....		TOTAL DWELLING UNITS...	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
<b>1998</b>						
June	18.4	21.6	120.5	125.3	31.1	34.6
July	7.2	3.0	48.4	42.6	15.8	11.2
August	-19.3	-18.8	-60.7	-59.3	-30.3	-29.6
September	13.6	16.6	24.5	19.4	15.3	17.0
October	-13.7	-13.3	-63.2	-63.2	-21.8	-21.2
November	4.2	2.0	9.3	23.3	4.6	3.6
December	-9.4	-10.3	42.6	26.4	-5.3	-7.1
<b>1999</b>						
January	-26.2	-25.2	9.0	9.0	-21.9	-21.1
February	36.8	37.5	32.9	32.9	36.2	36.7
March	30.4	33.9	-30.9	-30.9	20.3	23.6
April	-24.4	-27.2	6.0	6.0	-21.5	-24.3
May	23.4	27.0	-26.8	-26.8	17.0	20.2
June	8.5	6.7	211.5	230.8	24.7	23.7
July	-5.7	-7.9	37.0	29.1	2.8	-0.4
August	7.8	7.9	-54.1	-54.1	-8.6	-8.4
SEASONALLY ADJUSTED (% change from preceding month)						
<b>1998</b>						
June	7.8	8.9	n.a.	n.a.	13.7	15.5
July	3.2	1.8	n.a.	n.a.	12.9	10.6
August	-11.0	-10.3	n.a.	n.a.	-21.1	-20.7
September	11.1	11.6	n.a.	n.a.	2.4	3.3
October	-4.9	-3.8	n.a.	n.a.	-13.4	-9.9
November	2.2	2.0	n.a.	n.a.	9.0	6.5
December	-1.1	-3.4	n.a.	n.a.	1.0	-1.1
<b>1999</b>						
January	-1.9	-0.2	n.a.	n.a.	6.2	7.2
February	-0.6	-0.7	n.a.	n.a.	-1.4	-0.6
March	5.5	5.0	n.a.	n.a.	0.8	0.8
April	-3.6	-4.6	n.a.	n.a.	-8.2	-9.7
May	12.8	17.5	n.a.	n.a.	20.0	21.0
June	0.5	-4.1	n.a.	n.a.	2.6	1.9
July	-10.7	-10.1	n.a.	n.a.	4.8	3.1
August	10.8	8.7	n.a.	n.a.	-7.4	-7.5
TREND ESTIMATES (% change from preceding month)						
<b>1998</b>						
June	-0.2	-0.2	n.a.	n.a.	1.7	1.5
July	0.1	0.2	n.a.	n.a.	0.2	0.4
August	0.4	0.5	n.a.	n.a.	-1.5	-1.3
September	0.2	0.5	n.a.	n.a.	-2.9	-2.2
October	-0.2	-0.2	n.a.	n.a.	-3.3	-2.9
November	-0.7	-0.5	n.a.	n.a.	-2.2	-2.1
December	-0.6	-0.9	n.a.	n.a.	0.0	0.0
<b>1999</b>						
January	0.2	0.2	n.a.	n.a.	1.5	1.5
February	0.9	1.1	n.a.	n.a.	2.3	2.1
March	1.6	1.6	n.a.	n.a.	2.5	2.2
April	2.1	2.0	n.a.	n.a.	2.9	2.6
May	1.9	1.6	n.a.	n.a.	3.2	2.7
June	1.5	1.2	n.a.	n.a.	3.2	2.7
July	1.1	0.3	n.a.	n.a.	2.7	2.1
August	0.7	0.2	n.a.	n.a.	2.2	1.8

## VALUE OF BUILDING APPROVED

Month	New residential building \$m	Alterations and additions to residential buildings(a) \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL					
<b>1998</b>					
June	70.0	10.2	80.3	36.5	116.8
July	78.6	11.8	90.4	40.2	130.6
August	58.5	10.6	69.1	72.1	141.2
September	103.4	13.1	116.5	46.9	163.5
October	55.5	10.8	66.3	40.5	106.9
November	58.0	12.4	70.4	58.3	128.7
December	50.3	10.0	60.3	53.5	113.7
<b>1999</b>					
January	45.6	9.5	55.1	68.0	123.1
February	58.2	12.4	70.6	118.4	189.0
March	69.1	14.6	83.7	56.1	139.8
April	56.6	10.8	67.4	22.7	90.1
May	69.5	11.4	80.9	53.3	134.2
June	72.3	16.5	88.8	26.5	115.3
July	101.8	14.1	115.9	24.1	140.0
August	76.4	15.5	91.9	38.1	130.0
SEASONALLY ADJUSTED					
<b>1998</b>					
June	62.5	10.5	73.0	n.a.	112.7
July	70.1	10.9	80.9	n.a.	116.0
August	55.9	10.7	66.6	n.a.	130.1
September	94.0	10.9	104.9	n.a.	133.1
October	54.1	10.4	64.5	n.a.	123.8
November	56.8	11.9	68.7	n.a.	123.5
December	54.3	10.2	64.4	n.a.	132.5
<b>1999</b>					
January	64.6	12.2	76.7	n.a.	145.6
February	59.2	13.4	72.7	n.a.	195.6
March	63.7	12.8	76.5	n.a.	124.7
April	66.8	12.1	79.0	n.a.	115.2
May	70.1	12.6	82.7	n.a.	135.0
June	66.8	15.4	82.2	n.a.	104.7
July	90.5	14.4	104.9	n.a.	133.1
August	67.9	15.1	82.9	n.a.	116.0
TREND ESTIMATES					
<b>1998</b>					
June	60.6	10.3	71.0	43.3	114.3
July	60.6	10.6	71.1	46.9	118.0
August	59.6	10.7	70.2	51.8	122.0
September	58.2	10.7	68.9	57.5	126.5
October	56.9	10.9	67.8	62.2	130.0
November	56.4	11.2	67.6	64.3	131.8
December	57.3	11.5	68.8	63.8	132.6
<b>1999</b>					
January	59.0	11.9	70.8	61.3	132.2
February	61.3	12.3	73.6	56.9	130.5
March	64.1	12.7	76.7	51.1	127.9
April	67.1	13.1	80.2	44.6	124.7
May	70.1	13.5	83.6	38.5	122.1
June	72.8	14.0	86.8	33.7	120.6
July	75.0	14.5	89.5	30.1	119.6
August	76.9	14.9	91.8	28.0	119.7

(a) Refer to Explanatory Notes paragraph 12.



## VALUE OF BUILDING APPROVED, Percentage Change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non-residential building	Total building
ORIGINAL (% change from preceding month)					
<b>1998</b>					
June	26.7	11.8	24.6	-4.4	13.8
July	12.3	15.2	12.6	10.1	11.9
August	-25.6	-10.5	-23.6	79.5	8.1
September	76.6	24.6	68.7	-34.9	15.8
October	-46.3	-17.8	-43.1	-13.7	-34.6
November	4.5	14.4	6.1	43.9	20.5
December	-13.4	-19.0	-14.4	-8.3	-11.6
<b>1999</b>					
January	-9.3	-5.2	-8.6	27.3	8.2
February	27.6	30.4	28.1	74.1	53.5
March	18.8	18.0	18.6	-52.6	-26.0
April	-18.1	-25.9	-19.5	-59.5	-35.6
May	22.8	5.5	20.0	134.6	48.9
June	4.1	44.5	9.8	-50.2	-14.0
July	40.8	-14.7	30.5	-9.1	21.4
August	-24.9	10.0	-20.7	58.1	-7.1
SEASONALLY ADJUSTED (% change from preceding month)					
<b>1998</b>					
June	13.6	9.5	13.0	n.a.	13.3
July	12.1	3.1	10.8	n.a.	2.9
August	-20.2	-1.7	-17.8	n.a.	12.1
September	68.2	1.9	57.5	n.a.	2.3
October	-42.4	-4.5	-38.5	n.a.	-7.0
November	5.0	14.8	6.6	n.a.	-0.2
December	-4.4	-14.8	-6.2	n.a.	7.2
<b>1999</b>					
January	19.0	19.7	19.1	n.a.	9.9
February	-8.3	10.6	-5.3	n.a.	34.3
March	7.6	-5.0	5.2	n.a.	-36.2
April	4.9	-5.2	3.2	n.a.	-7.7
May	4.8	4.2	4.7	n.a.	17.2
June	-4.6	21.7	-0.6	n.a.	-22.4
July	35.4	-6.2	27.7	n.a.	27.1
August	-25.0	4.6	-21.0	n.a.	-12.8
TREND ESTIMATES (% change from preceding month)					
<b>1998</b>					
June	1.7	2.5	1.8	7.0	3.8
July	-0.2	2.0	0.2	8.4	3.3
August	-1.6	1.0	-1.2	10.4	3.4
September	-2.3	0.8	-1.8	11.1	3.6
October	-2.2	1.5	-1.7	8.1	2.8
November	-0.9	2.5	-0.4	3.4	1.4
December	1.6	2.9	1.8	-0.7	0.6
<b>1999</b>					
January	3.0	3.2	3.0	-4.0	-0.4
February	4.0	3.2	3.9	-7.2	-1.3
March	4.5	3.2	4.3	-10.1	-2.0
April	4.7	3.3	4.5	-12.9	-2.5
May	4.5	3.5	4.3	-13.7	-2.1
June	3.9	3.5	3.8	-12.3	-1.2
July	3.0	3.2	3.0	-10.7	-0.8
August	2.5	2.7	2.6	-7.1	0.1

(a) Refer to Explanatory Notes paragraph 12.

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

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
<b>1996-1997</b>	5 508	613	11	8	8	6 148
<b>1997-1998</b>	6 177	726	9	75	10	6 997
<b>1998-1999</b>	6 555	1 012	11	118	1	7 697
<b>1998</b>						
August	527	93	1	1	0	622
September	600	117	0	0	0	717
October	518	43	0	0	0	561
November	539	44	3	1	0	587
December	486	62	4	3	1	556
<b>1999</b>						
January	361	73	0	0	0	434
February	493	95	0	3	0	591
March	643	66	1	1	0	711
April	487	71	0	0	0	558
May	599	52	0	2	0	653
June	650	57	2	105	0	814
July	614	219	0	3	1	837
August	663	100	1	0	1	765
PUBLIC SECTOR (Number)						
<b>1996-1997</b>	96	17	0	3	0	116
<b>1997-1998</b>	193	23	2	0	0	218
<b>1998-1999</b>	206	22	3	0	0	231
<b>1998</b>						
August	8	4	0	0	0	12
September	25	0	0	0	0	25
October	24	0	0	0	0	24
November	13	6	0	0	0	19
December	7	0	0	0	0	7
<b>1999</b>						
January	10	0	0	0	0	10
February	16	0	0	0	0	16
March	39	0	0	0	0	39
April	10	0	0	0	0	10
May	30	0	0	0	0	30
June	18	10	3	0	0	31
July	5	0	0	0	0	5
August	6	0	0	0	0	6
TOTAL (Number)						
<b>1996-1997</b>	5 604	630	11	11	8	6 264
<b>1997-1998</b>	6 370	749	11	75	10	7 215
<b>1998-1999</b>	6 761	1 034	14	118	1	7 928
<b>1998</b>						
August	535	97	1	1	0	634
September	625	117	0	0	0	742
October	542	43	0	0	0	585
November	552	50	3	1	0	606
December	493	62	4	3	1	563
<b>1999</b>						
January	371	73	0	0	0	444
February	509	95	0	3	0	607
March	682	66	1	1	0	750
April	497	71	0	0	0	568
May	629	52	0	2	0	683
June	668	67	5	105	0	845
July	619	219	0	3	1	842
August	669	100	1	0	1	771

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building (a)	Total building
PRIVATE SECTOR (\$ million)								
<b>1996-1997</b>	462.9	44.0	0.6	113.8	0.6	621.8	422.4	1 044.2
<b>1997-1998</b>	553.2	61.1	0.6	118.3	7.6	740.7	471.9	1 212.7
<b>1998-1999</b>	624.9	132.6	0.4	136.5	4.5	898.9	432.8	1 331.7
<b>1998</b>								
August	48.7	9.0	0.1	10.4	0.0	68.3	52.5	120.8
September	58.7	43.0	0.0	12.9	0.0	114.7	30.5	145.2
October	49.2	4.7	0.0	10.8	0.0	64.7	34.3	99.0
November	52.3	4.1	0.2	12.2	0.0	68.8	43.3	112.1
December	45.3	4.5	0.1	9.8	0.0	59.8	24.7	84.5
<b>1999</b>								
January	36.2	8.7	0.0	9.5	0.0	54.4	12.3	66.7
February	45.5	11.3	0.0	12.1	0.1	69.1	92.6	161.6
March	60.6	5.2	0.0	14.0	0.0	79.8	43.1	122.9
April	47.8	7.4	0.0	10.3	0.0	65.5	12.9	78.4
May	58.4	8.3	0.0	11.2	0.2	78.1	32.8	110.9
June	64.4	5.8	0.1	12.3	4.0	86.5	22.2	108.7
July	62.3	39.0	0.0	13.2	0.2	114.8	19.6	134.3
August	63.0	12.9	0.0	15.3	0.0	91.3	28.6	119.9
PUBLIC SECTOR (\$ million)								
<b>1996-1997</b>	7.4	1.3	0.0	1.3	0.3	10.3	158.4	168.7
<b>1997-1998</b>	14.5	1.4	0.1	1.2	0.0	17.2	130.3	147.5
<b>1998-1999</b>	16.4	1.7	0.1	2.4	0.0	20.7	223.8	244.4
<b>1998</b>								
August	0.6	0.2	0.0	0.0	0.0	0.8	19.6	20.4
September	1.6	0.0	0.0	0.2	0.0	1.9	16.4	18.3
October	1.6	0.0	0.0	0.0	0.0	1.6	6.2	7.9
November	1.0	0.6	0.0	0.0	0.0	1.6	15.1	16.7
December	0.5	0.0	0.0	0.1	0.0	0.5	28.7	29.2
<b>1999</b>								
January	0.7	0.0	0.0	0.0	0.0	0.7	55.7	56.4
February	1.4	0.0	0.0	0.1	0.0	1.5	25.9	27.4
March	3.3	0.0	0.0	0.6	0.0	3.9	13.0	16.9
April	1.4	0.0	0.0	0.6	0.0	1.9	9.8	11.7
May	2.8	0.0	0.0	0.0	0.0	2.8	20.5	23.3
June	1.4	0.8	0.1	0.0	0.0	2.3	4.3	6.6
July	0.5	0.0	0.0	0.6	0.0	1.1	4.6	5.6
August	0.5	0.0	0.0	0.1	0.0	0.6	9.5	10.1
TOTAL (\$ million)								
<b>1996-1997</b>	470.2	45.3	0.6	115.1	0.9	632.1	580.7	1 212.8
<b>1997-1998</b>	567.7	62.5	0.7	119.5	7.6	758.0	602.2	1 360.1
<b>1998-1999</b>	641.3	134.3	0.5	138.9	4.5	919.6	656.6	1 576.2
<b>1998</b>								
August	49.3	9.2	0.1	10.5	0.0	69.1	72.1	141.2
September	60.3	43.0	0.0	13.1	0.0	116.5	46.9	163.5
October	50.8	4.7	0.0	10.8	0.0	66.3	40.5	106.9
November	53.3	4.8	0.2	12.2	0.0	70.4	58.3	128.7
December	45.8	4.5	0.1	9.9	0.0	60.3	53.5	113.7
<b>1999</b>								
January	36.9	8.7	0.0	9.5	0.0	55.1	68.0	123.1
February	46.9	11.3	0.0	12.2	0.1	70.6	118.4	189.0
March	63.9	5.2	0.0	14.6	0.0	83.7	56.1	139.8
April	49.2	7.4	0.0	10.8	0.0	67.4	22.7	90.1
May	61.2	8.3	0.0	11.3	0.2	80.9	53.3	134.2
June	65.7	6.6	0.2	12.3	4.0	88.8	26.5	115.3
July	62.8	39.0	0.0	13.8	0.2	115.9	24.1	140.0
August	63.5	12.9	0.0	15.5	0.0	91.9	38.1	130.0

(a) See Glossary for definition.

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

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

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc of .....						Total	Total new residential building	
		Flats, units or apartments in a building of .....			Total					
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys			Total
NUMBER OF DWELLING UNITS										
<b>1996-1997</b>	5 604	492	86	578	20	30	2	52	630	6 234
<b>1997-1998</b>	6 370	467	154	621	49	18	61	128	749	7 119
<b>1998-1999</b>	6 761	381	309	690	53	105	186	344	1 034	7 795
<b>1998</b>										
June	640	126	40	166	0	0	0	0	166	806
July	658	47	65	112	49	53	27	129	241	899
August	535	36	57	93	4	0	0	4	97	632
September	625	29	8	37	0	0	80	80	117	742
October	542	19	24	43	0	0	0	0	43	585
November	552	34	16	50	0	0	0	0	50	602
December	493	48	14	62	0	0	0	0	62	555
<b>1999</b>										
January	371	16	13	29	0	44	0	44	73	444
February	509	24	10	34	0	0	61	61	95	604
March	682	36	22	58	0	8	0	8	66	748
April	497	38	33	71	0	0	0	0	71	568
May	629	24	10	34	0	0	18	18	52	681
June	668	30	37	67	0	0	0	0	67	735
July	619	86	20	106	2	31	80	113	219	838
August	669	65	13	78	4	0	18	22	100	769
VALUE (\$ million)										
<b>1996-1997</b>	470.1	30.9	9.5	40.3	1.9	3.1	0.0	5.1	45.1	515.5
<b>1997-1998</b>	567.7	32.8	14.2	47.2	3.0	1.8	10.6	15.4	62.5	630.1
<b>1998-1999</b>	641.4	29.4	33.7	63.0	5.5	9.2	56.5	71.2	134.2	775.6
<b>1998</b>										
June	59.8	7.0	3.2	10.2	0.0	0.0	0.0	0.0	10.2	70.0
July	58.1	3.4	6.1	9.5	5.3	2.7	3.0	11.0	20.5	78.6
August	49.3	2.8	6.3	9.0	0.2	0.0	0.0	0.2	9.2	58.5
September	60.3	2.2	0.8	3.0	0.0	0.0	40.0	40.0	43.0	103.4
October	50.8	1.7	3.0	4.7	0.0	0.0	0.0	0.0	4.7	55.5
November	53.3	3.1	1.7	4.8	0.0	0.0	0.0	0.0	4.8	58.0
December	45.8	3.2	1.3	4.5	0.0	0.0	0.0	0.0	4.5	50.3
<b>1999</b>										
January	36.9	1.1	1.9	3.0	0.0	5.7	0.0	5.7	8.7	45.6
February	46.9	2.2	0.8	3.0	0.0	0.0	8.3	8.3	11.3	58.2
March	63.9	2.4	2.0	4.4	0.0	0.8	0.0	0.8	5.2	69.1
April	49.2	3.1	4.3	7.4	0.0	0.0	0.0	0.0	7.4	56.6
May	61.2	1.8	1.4	3.1	0.0	0.0	5.2	5.2	8.3	69.5
June	65.7	2.4	4.1	6.6	0.0	0.0	0.0	0.0	6.6	72.3
July	62.8	6.3	1.9	8.3	0.2	2.8	27.8	30.7	39.0	101.8
August	63.5	5.2	2.4	7.6	0.3	0.0	5.0	5.3	12.9	76.4

(a) See Glossary for definition.

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

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

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

(b) Refer to Explanatory Notes paragraph 12.

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

Period	<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												
<b>1999</b>												
June	3	0.4	11	1.1	4	0.3	10	0.9	5	0.4	1	0.1
July	2	0.1	11	1.0	5	0.4	7	0.6	14	1.5	1	0.2
August	4	0.3	12	1.1	5	0.5	7	0.7	13	1.3	5	0.7
Value—\$200,000—\$499,999												
<b>1999</b>												
June	0	0.0	5	1.4	3	1.0	3	1.1	1	0.3	1	0.2
July	1	0.2	1	0.3	3	0.9	1	0.3	5	1.7	4	1.4
August	4	1.0	3	1.0	3	0.8	4	1.2	3	0.8	5	2.2
Value—\$500,000—\$999,999												
<b>1999</b>												
June	0	0.0	2	1.3	0	0.0	0	0.0	1	0.7	0	0.0
July	0	0.0	2	1.4	0	0.0	1	0.6	2	1.5	2	1.2
August	0	0.0	0	0.0	1	0.6	0	0.0	0	0.0	1	0.6
Value—\$1,000,000—\$4,999,999												
<b>1999</b>												
June	0	0.0	1	1.4	0	0.0	0	0.0	1	1.5	2	2.1
July	0	0.0	0	0.0	0	0.0	1	1.2	0	0.0	1	2.4
August	1	1.2	1	3.0	1	1.0	1	1.1	1	2.5	6	9.1
Value—\$5,000,000 and over												
<b>1999</b>												
June	0	0.0	0	0.0	0	0.0	0	0.0	1	5.9	0	0.0
July	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
August	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Value—Total												
<b>1996-1997</b>	43	42.4	239	106.2	93	26.1	212	93.2	193	93.3	112	61.0
<b>1997-1998</b>	46	9.1	340	85.6	98	129.3	194	79.5	204	88.7	113	82.1
<b>1998-1999</b>	36	25.2	231	128.1	69	35.4	172	59.9	240	136.3	120	132.1
<b>1999</b>												
June	3	0.4	19	5.2	7	1.2	13	2.0	9	8.9	4	2.4
July	3	0.3	14	2.7	8	1.3	10	2.7	21	4.6	8	5.1
August	9	2.4	16	5.1	10	2.8	12	2.9	17	4.6	17	12.6

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										
<b>1999</b>										
June	1	0.1	1	0.1	1	0.1	5	0.5	42	4.0
July	0	0.0	2	0.2	3	0.2	8	0.7	53	5.1
August	1	0.1	1	0.2	0	0.0	8	0.8	56	5.8
Value—\$200,000—\$499,999										
<b>1999</b>										
June	0	0.0	1	0.3	0	0.0	1	0.2	15	4.4
July	0	0.0	3	1.0	1	0.3	1	0.3	20	6.2
August	1	0.3	3	0.9	0	0.0	1	0.4	27	8.4
Value—\$500,000—\$999,999										
<b>1999</b>										
June	0	0.0	1	0.9	0	0.0	0	0.0	4	2.9
July	0	0.0	1	0.5	0	0.0	2	1.4	10	6.5
August	0	0.0	3	2.1	0	0.0	1	0.6	6	3.8
Value—\$1,000,000—\$4,999,999										
<b>1999</b>										
June	0	0.0	0	0.0	1	3.0	1	1.3	6	9.3
July	0	0.0	2	2.8	0	0.0	0	0.0	4	6.4
August	0	0.0	2	2.4	0	0.0	0	0.0	13	20.1
Value—\$5,000,000 and over										
<b>1999</b>										
June	0	0.0	0	0.0	0	0.0	0	0.0	1	5.9
July	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
August	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Value—Total										
<b>1996-1997</b>	11	2.2	51	66.0	68	37.7	95	52.6	1 117	580.7
<b>1997-1998</b>	10	5.3	57	46.5	59	58.4	67	17.6	1 188	602.2
<b>1998-1999</b>	13	1.8	40	61.6	63	46.2	67	30.1	1 051	656.6
<b>1999</b>										
June	1	0.1	3	1.3	2	3.1	7	2.0	68	26.5
July	0	0.0	8	4.5	4	0.5	11	2.4	87	24.1
August	2	0.4	9	5.5	0	0.0	10	1.8	102	38.1

## VALUE OF NON-RESIDENTIAL BUILDING APPROVED: Original

Period	Hotels, motels and other short term accom- modation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
PRIVATE SECTOR (\$ million)											
<b>1996-1997</b>	38.9	102.6	23.9	56.8	84.8	16.6	2.2	50.0	13.0	33.7	<b>422.4</b>
<b>1997-1998</b>	8.6	82.7	128.9	59.9	85.9	19.0	5.3	20.0	50.6	10.9	<b>471.9</b>
<b>1998-1999</b>	24.2	126.3	34.8	43.2	114.9	24.2	1.8	23.7	27.5	12.2	<b>432.8</b>
<b>1998</b>											
August	0.3	6.8	8.8	7.3	24.3	1.6	0.1	1.7	1.6	0.2	<b>52.5</b>
September	4.8	6.1	3.6	4.9	9.3	0.0	0.0	0.3	0.2	1.4	<b>30.5</b>
October	0.1	4.1	2.0	7.6	7.1	1.9	0.0	5.9	1.3	4.3	<b>34.3</b>
November	0.1	3.5	13.2	3.1	10.7	1.4	0.2	8.5	2.6	0.0	<b>43.3</b>
December	0.0	8.3	0.7	1.3	3.8	6.5	0.0	2.8	0.1	1.2	<b>24.7</b>
<b>1999</b>											
January	1.0	1.1	0.4	1.1	4.9	2.2	0.4	0.0	0.5	0.7	<b>12.3</b>
February	0.2	66.8	0.5	1.1	7.6	1.3	0.3	2.0	12.8	0.1	<b>92.6</b>
March	0.6	9.6	0.4	9.1	17.3	1.8	0.1	2.0	2.0	0.2	<b>43.1</b>
April	3.4	2.2	0.7	2.5	2.7	0.5	0.2	0.0	0.1	0.7	<b>12.9</b>
May	0.2	10.2	2.5	1.1	7.8	4.0	0.2	0.1	6.1	0.6	<b>32.8</b>
June	0.4	5.2	1.2	1.8	8.9	2.2	0.1	0.4	0.1	1.8	<b>22.2</b>
July	0.3	2.7	1.2	2.7	4.6	1.5	0.0	3.8	0.4	2.2	<b>19.6</b>
August	2.2	5.1	2.8	2.9	4.5	6.5	0.4	2.4	0.0	1.7	<b>28.6</b>
PUBLIC SECTOR (\$ million)											
<b>1996-1997</b>	3.5	3.6	2.2	36.4	8.5	44.5	0.0	16.0	24.7	18.9	<b>158.4</b>
<b>1997-1998</b>	0.5	2.9	0.4	19.6	2.8	63.2	0.0	26.4	7.8	6.7	<b>130.3</b>
<b>1998-1999</b>	1.0	1.7	0.6	16.7	21.4	107.9	0.0	37.9	18.7	17.9	<b>223.8</b>
<b>1998</b>											
August	0.0	0.0	0.0	2.2	2.3	8.5	0.0	0.0	5.7	0.9	<b>19.6</b>
September	0.3	1.2	0.0	1.2	0.1	3.4	0.0	10.3	0.0	0.1	<b>16.4</b>
October	0.1	0.0	0.0	0.4	0.0	4.2	0.0	1.3	0.1	0.2	<b>6.2</b>
November	0.2	0.0	0.0	1.3	5.0	5.9	0.0	1.3	1.3	0.0	<b>15.1</b>
December	0.0	0.4	0.3	4.1	0.1	16.7	0.0	0.0	2.2	4.9	<b>28.7</b>
<b>1999</b>											
January	0.0	0.1	0.0	2.7	0.0	43.0	0.0	0.0	0.0	9.9	<b>55.7</b>
February	0.0	0.1	0.2	2.7	0.4	14.5	0.0	5.1	2.9	0.0	<b>25.9</b>
March	0.0	0.0	0.0	1.0	0.4	9.8	0.0	0.4	1.2	0.2	<b>13.0</b>
April	0.1	0.0	0.0	0.0	6.1	1.1	0.0	0.4	1.5	0.7	<b>9.8</b>
May	0.0	0.0	0.0	0.1	1.6	0.2	0.0	18.3	0.1	0.1	<b>20.5</b>
June	0.0	0.0	0.0	0.2	0.0	0.2	0.0	0.9	3.0	0.1	<b>4.3</b>
July	0.0	0.0	0.1	0.0	0.0	3.6	0.0	0.7	0.1	0.2	<b>4.6</b>
August	0.2	0.0	0.0	0.0	0.1	6.1	0.0	3.1	0.0	0.1	<b>9.5</b>
TOTAL (\$ million)											
<b>1996-1997</b>	42.4	106.2	26.1	93.2	93.3	61.0	2.2	66.0	37.7	52.6	<b>580.7</b>
<b>1997-1998</b>	9.1	85.6	129.3	79.5	88.7	82.1	5.3	46.5	58.4	17.6	<b>602.2</b>
<b>1998-1999</b>	25.2	128.1	35.4	59.9	136.3	132.1	1.8	61.6	46.2	30.1	<b>656.6</b>
<b>1998</b>											
August	0.3	6.8	8.8	9.5	26.6	10.1	0.1	1.7	7.4	1.0	<b>72.1</b>
September	5.0	7.3	3.6	6.1	9.4	3.4	0.0	10.6	0.2	1.4	<b>46.9</b>
October	0.2	4.1	2.0	8.0	7.1	6.1	0.0	7.2	1.4	4.5	<b>40.5</b>
November	0.3	3.5	13.2	4.4	15.7	7.3	0.2	9.8	3.9	0.0	<b>58.3</b>
December	0.0	8.7	1.1	5.4	3.9	23.2	0.0	2.8	2.3	6.2	<b>53.5</b>
<b>1999</b>											
January	1.0	1.2	0.4	3.9	4.9	45.3	0.4	0.0	0.5	10.5	<b>68.0</b>
February	0.2	66.9	0.7	3.8	8.0	15.8	0.3	7.0	15.7	0.1	<b>118.4</b>
March	0.6	9.6	0.4	10.1	17.7	11.6	0.1	2.4	3.2	0.4	<b>56.1</b>
April	3.6	2.2	0.7	2.5	8.7	1.6	0.2	0.4	1.6	1.3	<b>22.7</b>
May	0.2	10.2	2.5	1.2	9.5	4.2	0.2	18.4	6.3	0.7	<b>53.3</b>
June	0.4	5.2	1.2	2.0	8.9	2.4	0.1	1.3	3.1	2.0	<b>26.5</b>
July	0.3	2.7	1.3	2.7	4.6	5.1	0.0	4.5	0.5	2.4	<b>24.1</b>
August	2.4	5.1	2.8	2.9	4.6	12.6	0.4	5.5	0.0	1.8	<b>38.1</b>



## BUILDING APPROVED IN THE ADELAIDE STATISTICAL DIVISION: Original

Period	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR									
<b>1997-1998</b>	4 004	536	4 627	371 235	49 293	99 543	520 071	379 003	899 074
<b>1998-1999</b>	4 325	905	5 350	424 304	122 063	109 238	655 605	318 667	974 272
<b>1998</b>									
August	331	77	408	31 534	7 571	6 973	46 078	30 273	76 351
September	401	113	514	40 010	42 799	9 734	92 543	19 318	111 861
October	361	37	398	35 633	4 039	8 564	48 236	29 710	77 946
November	343	31	378	34 834	2 883	9 617	47 334	36 566	83 900
December	321	54	377	31 050	3 915	7 765	42 730	19 914	62 643
<b>1999</b>									
January	229	65	294	23 123	7 474	7 150	37 747	7 559	45 306
February	329	95	426	31 153	11 327	9 421	51 900	89 279	141 179
March	442	59	502	42 587	4 741	10 353	57 680	23 255	80 935
April	311	50	361	31 172	5 241	7 903	44 316	10 343	54 660
May	381	48	431	38 923	8 052	9 240	56 215	24 083	80 298
June	434	53	594	44 647	5 336	13 688	63 671	12 468	76 139
July	392	201	597	41 487	37 549	10 962	89 998	12 444	102 442
August	415	72	489	41 663	11 375	12 027	65 065	18 623	83 688
PUBLIC SECTOR									
<b>1997-1998</b>	161	17	180	12 101	995	306	13 401	89 596	102 998
<b>1998-1999</b>	137	14	151	10 385	1 140	2 084	13 610	170 399	184 008
<b>1998</b>									
August	1	4	5	69	220	0	289	18 242	18 531
September	9	0	9	639	0	219	858	13 373	14 232
October	22	0	22	1 538	0	15	1 553	4 581	6 133
November	10	6	16	798	642	0	1 440	11 072	12 512
December	7	0	7	473	0	60	533	19 759	20 292
<b>1999</b>									
January	9	0	9	657	0	0	657	54 107	54 764
February	10	0	10	647	0	125	772	19 913	20 686
March	21	0	21	1 918	0	405	2 323	11 851	14 174
April	5	0	5	544	0	500	1 044	2 950	3 994
May	24	0	24	1 732	0	20	1 752	11 716	13 468
June	17	4	21	1 219	278	25	1 522	1 216	2 738
July	5	0	5	452	0	0	452	1 974	2 426
August	6	0	6	501	0	118	619	5 916	6 535
TOTAL									
<b>1997-1998</b>	4 165	553	4 807	383 336	50 287	99 849	533 472	468 599	1 002 071
<b>1998-1999</b>	4 462	919	5 501	434 689	123 203	111 322	669 214	489 066	1 158 280
<b>1998</b>									
August	332	81	413	31 603	7 791	6 973	46 367	48 515	94 882
September	410	113	523	40 649	42 799	9 953	93 401	32 691	126 092
October	383	37	420	37 170	4 039	8 579	49 788	34 291	84 079
November	353	37	394	35 632	3 525	9 617	48 774	47 638	96 412
December	328	54	384	31 523	3 915	7 825	43 262	39 673	82 935
<b>1999</b>									
January	238	65	303	23 780	7 474	7 150	38 404	61 667	100 071
February	339	95	436	31 800	11 327	9 546	52 673	109 192	161 865
March	463	59	523	44 505	4 741	10 757	60 003	35 106	95 109
April	316	50	366	31 716	5 241	8 403	45 360	13 294	58 653
May	405	48	455	40 654	8 052	9 260	57 967	35 799	93 766
June	451	57	615	45 866	5 614	13 713	65 193	13 684	78 878
July	397	201	602	41 938	37 549	10 962	90 450	14 417	104 867
August	421	72	495	42 164	11 375	12 146	65 684	24 539	90 223

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

(b) Refer to Explanatory Notes paragraph 12.

## BUILDING APPROVED IN STATISTICAL AREAS

Statistical area	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
<b>SOUTH AUSTRALIA</b>	<b>669</b>	<b>100</b>	<b>771</b>	<b>63 490</b>	<b>12 907</b>	<b>15 495</b>	<b>91 892</b>	<b>38 132</b>	<b>130 024</b>
<b>Adelaide (SD)</b>	<b>421</b>	<b>72</b>	<b>495</b>	<b>42 164</b>	<b>11 375</b>	<b>12 146</b>	<b>65 684</b>	<b>24 539</b>	<b>90 223</b>
Northern Adelaide (SSD)	175	0	177	16 740	0	1 337	18 077	3 516	21 593
Gawler (M)	16	0	16	1 549	0	85	1 634	1 423	3 057
Playford (C)–East Central	24	0	24	2 111	0	16	2 127	810	2 937
Playford (C)–Elizabeth	0	0	0	0	0	0	0	0	0
Playford (C)–Hills	5	0	5	468	0	0	468	0	468
Playford (C)–West	5	0	5	571	0	41	611	0	611
Playford (C)–West Central	1	0	1	72	0	0	72	0	72
Port Adel. Enfield (C)–East	23	0	24	1 920	0	86	2 005	548	2 553
Port Adel. Enfield (C)–Inner	1	0	1	150	0	106	256	0	256
Salisbury (C)–Central	15	0	15	1 309	0	20	1 329	360	1 689
Salisbury (C)–Inner North	7	0	7	656	0	84	740	150	890
Salisbury (C)–North-East	17	0	17	1 159	0	27	1 186	0	1 186
Salisbury (C)–South-East	10	0	10	1 056	0	60	1 116	0	1 116
Salisbury (C) Bal	10	0	10	1 203	0	30	1 233	0	1 233
Tea Tree Gully (C)–Central	1	0	1	95	0	55	150	0	150
Tea Tree Gully (C)–Hills	2	0	2	260	0	45	304	0	304
Tea Tree Gully (C)–North	32	0	32	3 469	0	164	3 633	0	3 633
Tea Tree Gully (C)–South	6	0	7	693	0	519	1 212	226	1 438
Western Adelaide (SSD)	64	5	69	6 055	520	1 877	8 452	1 824	10 276
Charles Sturt (C)–Coastal	18	3	21	1 826	400	375	2 601	0	2 601
Charles Sturt (C)–Inner East	7	0	7	466	0	145	611	120	731
Charles Sturt (C)–Inner West	7	0	7	979	0	50	1 029	90	1 119
Charles Sturt (C)–North-East	8	0	8	760	0	313	1 073	100	1 173
Port Adel. Enfield (C)–Coast	8	2	10	599	120	205	924	368	1 292
Port Adel. Enfield (C)–Port	4	0	4	328	0	202	529	296	825
West Torrens (C)–East	9	0	9	826	0	162	988	720	1 708
West Torrens (C)–West	3	0	3	271	0	426	697	130	827
Unincorp. Western	0	0	0	0	0	0	0	0	0
Eastern Adelaide (SSD)	72	34	106	7 685	7 147	4 968	19 800	7 141	26 941
Adelaide (C)	0	18	18	0	4 980	176	5 156	5 254	10 410
Adelaide Hills (DC)–Central	6	0	6	637	0	302	940	150	1 090
Adelaide Hills (DC)–Ranges	3	0	3	300	0	30	330	50	380
Burnside (C)–North-East	11	6	17	1 151	740	329	2 220	0	2 220
Burnside (C)–South-West	8	6	14	1 306	760	537	2 603	200	2 803
Campbelltown (C)–East	19	0	19	1 763	0	111	1 874	0	1 874
Campbelltown (C)–West	10	2	12	699	167	280	1 146	560	1 706
Norw. Pham St Ptrs (C)–East	6	0	6	665	0	320	985	127	1 112
Norw. Pham St Ptrs (C)–West	4	0	4	603	0	355	958	150	1 108
Prospect (C)	2	0	2	170	0	667	837	650	1 487
Unley (C)–East	2	0	2	270	0	736	1 006	0	1 006
Unley (C)–West	0	0	0	0	0	1 054	1 054	0	1 054
Walkerville (M)	1	2	3	121	500	70	691	0	691
Southern Adelaide (SSD)	110	33	143	11 683	3 708	3 965	19 356	12 058	31 413
Holdfast Bay (C)–North	5	18	23	686	2 120	443	3 249	3 000	6 249
Holdfast Bay (C)–South	12	6	18	1 305	1 048	508	2 861	1 651	4 512
Marion (C)–Central	6	0	6	579	0	292	871	0	871
Marion (C)–North	2	4	6	153	260	322	735	300	1 035
Marion (C)–South	24	0	24	2 219	0	124	2 342	0	2 342
Mitcham (C)–Hills	7	0	7	784	0	347	1 131	2 585	3 716
Mitcham (C)–North-East	1	2	3	80	140	599	819	350	1 169
Mitcham (C)–West	6	0	6	912	0	396	1 308	0	1 308
Onkaparinga (C)–Hackham	3	0	3	352	0	37	389	400	789
Onkaparinga (C)–Hills	3	0	3	287	0	201	488	600	1 088
Onkaparinga (C)–Morphett	1	0	1	72	0	56	128	0	128
Onkaparinga (C)–North Coast	3	0	3	167	0	86	253	750	1 003
Onkaparinga (C)–Reservoir	12	0	12	1 529	0	157	1 686	155	1 841
Onkaparinga (C)–South Coast	15	3	18	1 517	140	282	1 939	1 687	3 627
Onkaparinga (C)–Woodcroft	10	0	10	1 041	0	114	1 155	580	1 735

BUILDING APPROVED IN STATISTICAL AREAS *continued*

Statistical area	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
<b>Outer Adelaide (SD)</b>	122	15	137	10 176	891	942	12 009	2 413	14 422
Barossa (SSD)	28	4	32	2 355	205	242	2 802	1 520	4 322
Barossa (DC)–Angaston	4	2	6	374	110	89	573	0	573
Barossa (DC)–Barossa	0	0	0	0	0	30	30	0	30
Barossa (DC)–Tanunda	9	2	11	620	95	0	715	0	715
Light (DC)	10	0	10	1 061	0	113	1 174	1 520	2 694
Mallala (DC)	5	0	5	300	0	10	310	0	310
Kangaroo Island (SSD)	9	9	18	686	566	0	1 252	549	1 801
Kangaroo Island (DC)	9	9	18	686	566	0	1 252	549	1 801
Mt Lofty Ranges (SSD)	29	2	31	2 651	120	315	3 087	174	3 260
Adelaide Hills (DC)–North	3	0	3	221	0	90	311	0	311
Adelaide Hills (DC) Bal	5	0	5	464	0	45	509	174	682
Mount Barker (DC)–Central	14	2	16	1 273	120	115	1 508	0	1 508
Mount Barker (DC) Bal	7	0	7	694	0	65	759	0	759
Fleurieu (SSD)	56	0	56	4 483	0	385	4 868	170	5 038
Alexandrina (DC)–Coastal	15	0	15	1 359	0	100	1 459	50	1 509
Alexandrina (DC)–Strathalbyn	6	0	6	609	0	23	632	0	632
Victor Harbor (DC)	29	0	29	2 074	0	40	2 114	120	2 234
Yankalilla (DC)	6	0	6	441	0	222	663	0	663
<b>Yorke and Lower North (SD)</b>	26	2	28	1 985	66	524	2 575	4 226	6 801
Yorke (SSD)	19	2	21	1 412	66	125	1 478	640	2 118
Barunga West (DC)	0	0	0	0	0	16	16	0	16
Copper Coast (DC)	8	0	8	551	0	32	584	145	729
Yorke Peninsula (DC)–North	4	2	6	363	66	47	476	0	476
Yorke Peninsula (DC)–South	7	0	7	498	0	30	528	545	1 073
Unincorp. Yorke	0	0	0	0	0	0	0	0	0
Lower North (SSD)	7	0	7	573	0	399	972	3 536	4 507
Clare and Gilbert Valleys (DC)	3	0	3	283	0	117	400	1 000	1 400
Goyder (DC)	4	0	4	289	0	283	572	0	572
Wakefield (DC)	0	0	0	0	0	0	0	2 536	2 536
<b>Murray Lands (SD)</b>	40	0	40	3 771	0	463	4 233	2 209	6 443
Riverland (SSD)	28	0	28	2 837	0	337	3 173	2 075	5 249
Berri & Barmera (DC)–Barmera	6	0	6	896	0	42	938	85	1 023
Berri & Barmera (DC)–Berri	6	0	6	626	0	140	766	1 669	2 435
Loxton Waikerie (DC)–East	3	0	3	242	0	50	292	161	453
Loxton Waikerie (DC)–West	2	0	2	256	0	35	291	0	291
Mid Murray (DC)	8	0	8	419	0	70	489	0	489
Renmark Paringa (DC)–Paringa	2	0	2	224	0	0	224	160	384
Renmark Paringa (DC)–Renmark	1	0	1	174	0	0	174	0	174
Unincorp. Riverland	0	0	0	0	0	0	0	0	0
Murray Mallee (SSD)	12	0	12	934	0	126	1 060	134	1 194
Karoonda East Murray (DC)	2	0	2	186	0	0	186	0	186
Murray Bridge (RC)	6	0	6	517	0	35	552	134	686
Southern Mallee (DC)	1	0	1	61	0	10	71	0	71
The Coorong (DC)	3	0	3	171	0	81	252	0	252
Unincorp. Murray Mallee	0	0	0	0	0	0	0	0	0
<b>South East (SD)</b>	21	7	28	2 163	270	811	3 243	1 921	5 165
Upper South East (SSD)	11	7	18	1 058	270	317	1 646	1 801	3 447
Lacepede (DC)	4	0	4	339	0	25	364	0	364
Lucindale (DC)	1	0	1	56	0	182	238	1 343	1 581
Robe (DC)	3	7	10	191	270	35	496	458	954
Tatiara (DC)	3	0	3	472	0	75	547	0	547

BUILDING APPROVED IN STATISTICAL AREAS *continued*

Statistical area	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
Lower South East (SSD)	10	0	10	1 104	0	493	1 598	120	1 718
Grant (DC)	3	0	3	327	0	0	327	0	327
Mount Gambier (C)	5	0	5	585	0	143	728	120	848
Wattle Range (DC)–East	0	0	0	0	0	245	245	0	245
Wattle Range (DC)–West	2	0	2	192	0	106	298	0	298
<b>Eyre (SD)</b>	20	0	20	1 576	0	358	1 934	230	2 164
Lincoln (SSD)	18	0	18	1 427	0	314	1 741	80	1 821
Cleve (DC)	0	0	0	0	0	0	0	0	0
Elliston (DC)	4	0	4	206	0	126	332	0	332
Franklin Harbor (DC)	0	0	0	0	0	0	0	0	0
Kimba (DC)	0	0	0	0	0	0	0	0	0
Le Hunte (DC)	1	0	1	60	0	0	60	0	60
Lower Eyre Peninsula (DC)	7	0	7	627	0	110	737	0	737
Port Lincoln (C)	6	0	6	534	0	79	613	80	693
Tumby Bay (DC)	0	0	0	0	0	0	0	0	0
Unincorp. Lincoln	0	0	0	0	0	0	0	0	0
West Coast (SSD)	2	0	2	149	0	44	193	150	343
Ceduna (DC)	1	0	1	109	0	44	153	150	303
Streaky Bay (DC)	1	0	1	40	0	0	40	0	40
Unincorp. West Coast	0	0	0	0	0	0	0	0	0
<b>Northern (SD)</b>	19	4	23	1 656	305	252	2 213	2 594	4 807
Whyalla (SSD)	2	0	2	228	0	109	338	60	398
Whyalla (C)	2	0	2	228	0	109	338	60	398
Unincorp. Whyalla	0	0	0	0	0	0	0	0	0
Pirie (SSD)	6	4	10	416	305	15	736	56	792
Northern Areas (DC)	0	0	0	0	0	0	0	0	0
Orroroo/Carrieton (DC)	0	0	0	0	0	0	0	0	0
Peterborough (DC)	1	0	1	21	0	15	36	56	92
Port Pirie C, Dists (M)–City	3	4	7	205	305	0	510	0	510
Port Pirie C, Dists (M) Bal	2	0	2	190	0	0	190	0	190
Unincorp. Pirie	0	0	0	0	0	0	0	0	0
Flinders Ranges (SSD)	8	0	8	673	0	116	789	1 863	2 653
Flinders Ranges (DC)	0	0	0	0	0	0	0	73	73
Mount Remarkable (DC)	4	0	4	294	0	65	359	0	359
Port Augusta (C)	4	0	4	380	0	51	431	1 790	2 221
Unincorp. Flinders Ranges	0	0	0	0	0	0	0	0	0
Far North (SSD)	3	0	3	339	0	11	350	615	965
Coober Pedy (DC)	0	0	0	0	0	0	0	550	550
Roxby Downs (M)	3	0	3	339	0	11	350	65	415
Unincorp. Far North	0	0	0	0	0	0	0	0	0

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

(b) Refer to Explanatory Notes paragraph 12.

# EXPLANATORY NOTES

## INTRODUCTION

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

## SCOPE AND COVERAGE

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

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

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

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

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

## VALUE DATA

**4** Value data are derived by aggregation of the estimated value of building work when completed as reported on approval documents. Such value data excludes the value of land and landscaping but includes site preparation. These estimates are usually a reliable indicator of the completed value of 'houses'. However, for 'other residential buildings' and 'non-residential buildings', these estimates can differ significantly from the completed value of the building.

## OWNERSHIP

**5** Building ownership is classified as either public or private sector and is based on the sector of intended owner of the completed building at the time of approval. Residential buildings constructed by private sector builders under government housing authority schemes are classified as public sector when the authority has contracted, or intends to contract, to purchase the building on or before completion.

## BUILDING CLASSIFICATIONS

**6** Building approvals are classified both by the Type of Building (e.g. 'house', 'factory') and by the Type of Work involved (e.g. 'new', 'alterations and additions'). These classifications are often used in conjunction with each other to describe building approvals in this publication.

**7** The Type of Building classification refers to the intended major function of a building. A building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building, not to the function of the group as a whole.

**8** An example is the treatment of building work approved for a factory complex. For instance, a detached administration building would be classified to Offices, a detached cafeteria building to Shops, while the factory buildings would be classified to Factories.

## EXPLANATORY NOTES

### BUILDING CLASSIFICATIONS

*continued*

**9** An exception to this rule is the treatment of group accommodation buildings. For example, a student accommodation building on a university campus would be classified to Education.

**10** In the case of a large multi-function building, i.e. a single large physical building which, at the time of approval is intended to have more than one purpose (e.g. a hotel/shops/casino project), the ABS endeavours to split the approval details according to each main function.

**11** Where this is not possible because separate details cannot be obtained, the building is classified to the predominant function of the building on the basis of the function which represents the highest proportion of the total value of the project.

**12** The Type of Work classification refers to the building activity carried out: New; Alterations and additions; or Conversion. See the Glossary for definitions of these terms. Prior to the April 1998 issue of this publication, Conversions were published as part of a category called 'Conversions, etc.'. From the April 1998 issue onwards, Conversion jobs are shown separately in tables 5 and 6. However, in other tables they are included within existing categories, as follows: in tables 1 and 2 they are included in the appropriate Type of Building category, and in tables 3, 4, 11 and 12 they are included in the 'Alterations and additions to residential buildings' category.

### SEASONAL ADJUSTMENT

**13** Seasonal adjustment is a means of removing the estimated effects of seasonal variation from the series so that the effects of other influences can be more clearly recognised.

**14** In the seasonal adjustment of series, account has been taken of both normal seasonal factors and 'trading day' effects arising from the varying numbers of Sundays, Mondays, Tuesdays, etc. in the month. Adjustment has also been made for the influence of Easter which may affect the March and April estimates differently.

**15** Seasonal adjustment does not remove from the series the effect of irregular or non-seasonal influences (e.g. the approval of large projects or a change in the administrative arrangements of approving authorities).

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

**17** As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. The timing of this review may vary and when appropriate will be notified in the 'Data Notes' section of this publication.

### TREND ESTIMATES

**18** Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. For monthly series, these trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For further information, see *A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6345.

## EXPLANATORY NOTES

### TREND ESTIMATES

*continued*

**19** While the smoothing techniques described in paragraph 18 enable trend estimates to be produced for the latest few periods, they do result in revisions to the trend estimates as new data becomes available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

### CHAIN VOLUME MEASURES

**20** The chain volume measures appearing in this publication are annually re-weighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 1997–1998). The reference year will be updated annually in the July publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes

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

### AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)

**22** Area statistics are now being classified to the *Australian Standard Geographical Classification, 1998 Edition*, (Cat. no. 1216.0), effective from 1 July 1998, and ASGC terminology has been adopted in the presentation of building Statistics.

### UNPUBLISHED DATA

**23** The ABS can also make available certain building approvals data which are not published. Where the data cannot be provided by telephone, it can be provided via fax, photocopy, computer printout, floppy disk and email. A charge may be made for providing unpublished data in these forms.

### RELATED PUBLICATIONS

**24** Users may also wish to refer to the following publications:

- *Building Activity, Building Work Done, Australia* (Cat. no. 8755.0)
- *Building Activity, Australia* (Cat. no. 8752.0)
- *Building Activity, Australia: Dwelling Unit Commencements* (Cat. no. 8750.0)
- *Building Activity, South Australia* (Cat. no. 8752.4)
- *Building Approvals, Australia* (Cat. no. 8731.0)
- *Engineering Construction Activity, Australia* (Cat. no. 8762.0)
- *House Price Indexes: Eight Capital Cities* (Cat. no. 6416.0)
- *Housing Finance for Owner Occupation, Australia* (Cat. no. 5609.0)
- *Price Index of Materials Used in Building Other than House Building* (Cat. no. 6407.0)
- *Price Index of Materials Used in House Building* (Cat. no. 6408.0).

### ROUNDING

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

### SYMBOLS AND OTHER USAGES

n.a.	not available
n.y.a.	not yet available
C	City
DC	District Council
M	Municipality
RC	Rural City
SD	Statistical Division
SSD	Statistical Subdivision



## G L O S S A R Y

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



## G L O S S A R Y

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

## G L O S S A R Y

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

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



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