

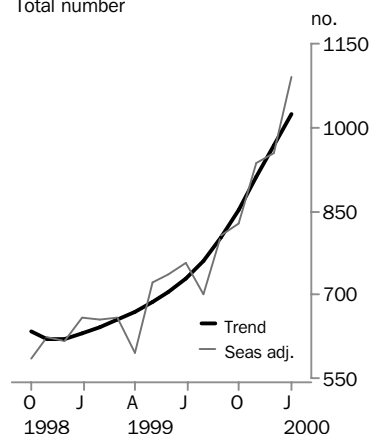
BUILDING APPROVALS

**SOUTH
AUSTRALIA**

EMBARGO: 11:30AM (CANBERRA TIME) WED 1 MAR 2000

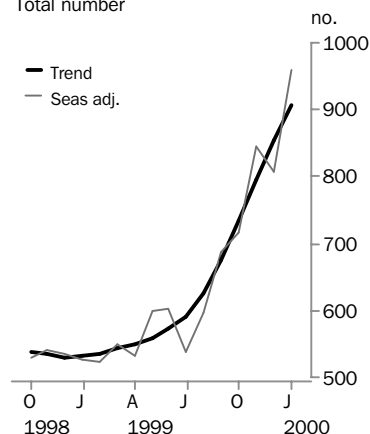
Dwelling units approved

Total number



Private sector houses approved

Total number



JANUARY KEY FIGURES

TREND ESTIMATES

	Jan 2000	% change Dec 1999 to Jan 2000	% change Jan 1999 to Jan 2000
Dwelling units approved			
Private sector houses	905	6.2	70.4
Total dwelling units	1 022	5.5	62.5

SEASONALLY ADJUSTED

	Jan 2000	% change Dec 1999 to Jan 2000	% change Jan 1999 to Jan 2000
Dwelling units approved			
Private sector houses	960	19.0	82.8
Total dwelling units	1 090	14.5	65.4

JANUARY KEY POINTS

TREND ESTIMATES

- The trend estimate for private sector houses has continued to grow strongly, increasing 6.2% in January and is now 70.8% above the last low in December 1998.
- The trend estimate for total dwelling units increased 5.5%. Increases totalling 64.8% have now been recorded since December 1998.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector houses increased 19.0% in January, following a 4.4% decrease in December 1999.
- The seasonally adjusted estimate for total dwelling units has increased by 55.5% over the last five months.

ORIGINAL ESTIMATES

- There were 712 dwelling units approved in January (down 15.4%), comprising 649 houses and 63 other dwellings. This is the lowest figure recorded since May 1999 (683 dwellings).
- The value of total building approved was \$99.6 million, the lowest amount since April 1999. Residential building was valued at \$81.1 million (down from \$99.2 million) and non-residential building recorded only \$18.5 after the high of \$129.5 million in December 1999.

- For further information about these and related statistics, contact Roger Mables on Adelaide 08 8237 7494 or Client Services in any ABS office as shown on the back cover of this publication.

NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
February 2000	3 April 2000
March 2000	5 May 2000
April 2000	31 May 2000
May 2000	3 July 2000
June 2000	1 August 2000
July 2000	6 September 2000

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CHANGES IN THIS ISSUE

There are no changes in this issue.

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DATA NOTES

There are no data notes in this issue.

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REVISIONS THIS MONTH

There are no revisions this month.

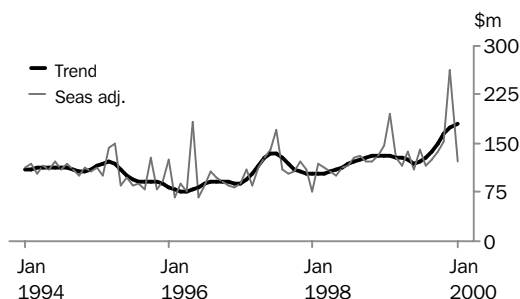
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Ian Crettenden
Regional Director, South Australia

VALUE OF BUILDING APPROVED

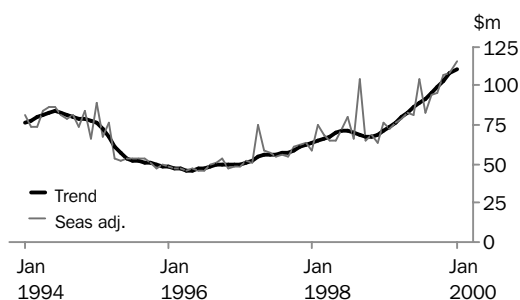
VALUE OF TOTAL BUILDING

The trend has continued to grow over the last seven months and is now 49.8% higher than the last low in June 1999.



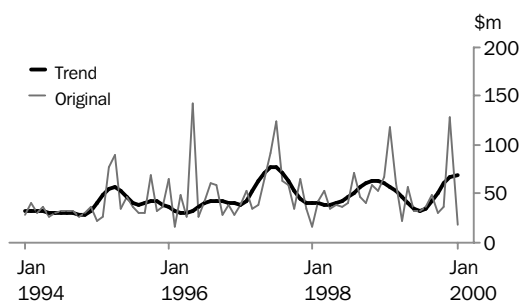
VALUE OF RESIDENTIAL BUILDING

The growth in the trend has continued since November 1999, increasing 3.1% in January.



VALUE OF NON-RESIDENTIAL BUILDING

The trend has recorded the lowest increase (4.5%) for six months.



VALUE OF BUILDING APPROVED

CHAIN VOLUME MEASURES

DECEMBER QUARTER 1999

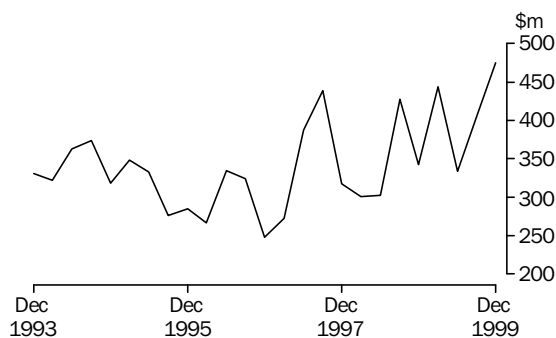
Changes in the original series of value of building approvals in the December Quarter 1999 in chain volume measures are summarised below.

	ORIGINAL	
	<i>Sep Qtr 1999 to Dec Qtr 1999</i>	<i>Dec Qtr 1998 to Dec Qtr 1999</i>
	<i>% change</i>	<i>% change</i>
New residential building	-1.9	53.6
Alterations and additions to residential buildings	-6.9	21.4
Non-residential building	65.8	26.8
Total building	16.8	38.8

The total value of building work approved in the December 1999 quarter was \$475.3 million and is the highest value recorded since the March 1990 quarter.

This represents a 16.8% rise from September and is 38.8% higher than the December 1998 quarter.

QUARTERLY VALUE OF BUILDING APPROVED (chain volume measures)



WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

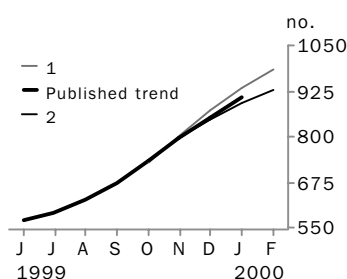
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

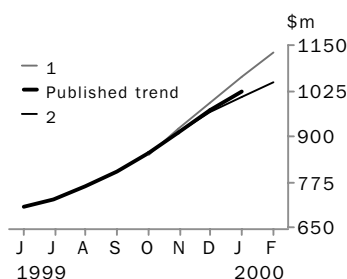
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the February seasonally adjusted estimate is higher than the January estimate by 7% for the number of private sector houses approved and 9% for total dwelling units approved; and that the February seasonally adjusted estimate is lower than the January 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



		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:					
		TREND AS PUBLISHED		1 rises by 7% on Jan 2000		2 falls by 7% on Jan 2000	
		no.	% change	no.	% change	no.	% change
September 1999	674	7.8	669	7.5	674	7.8	
October 1999	733	8.7	731	9.2	733	8.8	
November 1999	795	8.4	800	9.5	794	8.3	
December 1999	853	7.3	869	8.6	848	6.9	
January 2000	905	6.2	932	7.3	894	5.4	
February 2000	n.y.a.	n.y.a.	984	5.6	927	3.6	

TOTAL DWELLING UNITS



		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:					
		TREND AS PUBLISHED		1 rises by 9% on Jan 2000		2 falls by 9% on Jan 2000	
		no.	% change	no.	% change	no.	% change
September 1999	803	5.5	797	5.1	804	5.5	
October 1999	853	6.2	851	6.8	854	6.2	
November 1999	911	6.8	919	8.0	910	6.6	
December 1999	969	6.4	992	7.9	964	5.9	
January 2000	1 022	5.5	1 063	7.2	1 009	4.7	
February 2000	n.y.a.	n.y.a.	1 128	6.1	1 046	3.7	

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						
1998						
November	540	553	47	53	587	606
December	489	496	67	67	556	563
1999						
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
September	731	772	135	135	866	907
October	667	681	110	113	777	794
November	892	904	89	89	981	993
December	736	736	106	106	842	842
2000						
January	649	649	63	63	712	712
SEASONALLY ADJUSTED						
1998						
November	542	565	n.a.	n.a.	596	622
December	536	546	n.a.	n.a.	602	615
1999						
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
September	687	726	n.a.	n.a.	781	807
October	716	733	n.a.	n.a.	797	826
November	844	857	n.a.	n.a.	921	937
December	807	815	n.a.	n.a.	950	952
2000						
January	960	977	n.a.	n.a.	1 088	1 090
TREND ESTIMATES						
1998						
November	534	553	n.a.	n.a.	597	620
December	530	548	n.a.	n.a.	597	620
1999						
January	531	549	n.a.	n.a.	606	629
February	536	555	n.a.	n.a.	620	642
March	543	561	n.a.	n.a.	634	655
April	551	569	n.a.	n.a.	651	670
May	559	576	n.a.	n.a.	670	687
June	572	588	n.a.	n.a.	691	706
July	592	608	n.a.	n.a.	714	729
August	625	641	n.a.	n.a.	745	761
September	674	690	n.a.	n.a.	786	803
October	733	749	n.a.	n.a.	837	853
November	795	811	n.a.	n.a.	897	911
December	853	869	n.a.	n.a.	958	969
2000						
January	905	920	n.a.	n.a.	1 014	1 022

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)						
1998						
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
1999						
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
September	10.3	15.4	32.4	32.4	13.2	17.6
October	-8.8	-11.8	-18.5	-16.3	-10.3	-12.5
November	33.7	32.7	-19.1	-21.2	26.3	25.1
December	-17.5	-18.6	19.1	19.1	-14.2	-15.2
2000						
January	-11.8	-11.8	-40.6	-40.6	-15.4	-15.4
SEASONALLY ADJUSTED (% change from preceding month)						
1998						
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
1999						
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
September	15.3	21.6	n.a.	n.a.	12.1	15.1
October	4.2	1.0	n.a.	n.a.	2.1	2.4
November	17.9	16.9	n.a.	n.a.	15.6	13.4
December	-4.4	-4.9	n.a.	n.a.	3.2	1.6
2000						
January	19.0	19.9	n.a.	n.a.	14.4	14.5
TREND ESTIMATES (% change from preceding month)						
1998						
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
1999						
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	1.2	1.1	n.a.	n.a.	2.3	2.0
April	1.5	1.4	n.a.	n.a.	2.7	2.3
May	1.4	1.2	n.a.	n.a.	2.8	2.5
June	2.2	2.1	n.a.	n.a.	3.2	2.8
July	3.5	3.4	n.a.	n.a.	3.4	3.3
August	5.7	5.4	n.a.	n.a.	4.3	4.4
September	7.8	7.6	n.a.	n.a.	5.5	5.5
October	8.7	8.6	n.a.	n.a.	6.5	6.2
November	8.4	8.3	n.a.	n.a.	7.1	6.8
December	7.3	7.2	n.a.	n.a.	6.8	6.4
2000						
January	6.2	5.9	n.a.	n.a.	5.8	5.5

VALUE OF BUILDING APPROVED

	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non- residential building	Total building
Month	\$m	\$m	\$m	\$m	\$m
ORIGINAL					
1998					
November	58.0	12.4	70.4	58.3	128.7
December	50.3	10.0	60.3	53.5	113.7
1999					
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	61.1	144.9
April	56.6	10.8	67.4	22.7	90.1
May	69.5	11.4	80.9	57.4	138.3
June	72.3	16.5	88.8	31.7	120.5
July	101.8	14.1	115.9	31.7	147.6
August	76.4	15.5	91.9	37.5	129.4
September	88.5	15.9	104.3	49.2	153.5
October	79.6	14.0	93.7	31.6	125.2
November	101.4	15.5	116.9	36.2	153.1
December	85.8	13.4	99.2	129.5	228.8
2000					
January	69.7	11.4	81.1	18.5	99.6
SEASONALLY ADJUSTED					
1998					
November	56.8	11.9	68.7	n.a.	123.5
December	54.3	10.2	64.4	n.a.	132.5
1999					
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.	129.2
April	66.8	12.1	79.0	n.a.	115.2
May	70.1	12.6	82.7	n.a.	139.1
June	66.8	15.4	82.2	n.a.	109.4
July	90.5	14.4	104.9	n.a.	140.3
August	67.9	15.1	82.9	n.a.	115.5
September	80.6	13.7	94.2	n.a.	125.2
October	82.7	13.0	95.7	n.a.	137.3
November	92.3	14.9	107.2	n.a.	154.5
December	95.1	13.5	108.7	n.a.	263.7
2000					
January	100.5	15.4	115.9	n.a.	123.2
TREND ESTIMATES					
1998					
November	56.4	11.2	67.6	64.2	131.7
December	57.3	11.5	68.8	63.9	132.7
1999					
January	59.0	11.9	70.8	61.7	132.6
February	61.3	12.3	73.6	57.9	131.5
March	64.0	12.7	76.7	53.1	129.8
April	67.0	13.2	80.1	47.1	127.2
May	69.8	13.6	83.4	41.0	124.4
June	72.5	14.0	86.5	34.3	120.8
July	75.1	14.2	89.3	31.9	121.2
August	78.0	14.3	92.3	35.1	127.4
September	81.3	14.2	95.5	42.6	138.1
October	85.3	14.1	99.4	51.8	151.1
November	89.6	14.1	103.7	60.3	164.0
December	93.9	14.2	108.1	66.6	174.7
2000					
January	97.0	14.4	111.4	69.6	181.0

(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)					
1998					
November	4.5	14.4	6.1	43.9	20.5
December	-13.4	-19.0	-14.4	-8.3	-11.6
1999					
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	-48.4	-23.4
April	-18.1	-25.9	-19.5	-62.9	-37.8
May	22.8	5.5	20.0	152.7	53.5
June	4.1	44.5	9.8	-44.8	-12.9
July	40.8	-14.7	30.5	0.1	22.5
August	-24.9	10.0	-20.7	18.3	-12.3
September	15.8	2.4	13.5	31.1	18.6
October	-10.0	-11.7	-10.2	-35.8	-18.4
November	27.3	10.6	24.8	14.6	22.2
December	-15.4	-13.3	-15.1	257.9	49.5
2000					
January	-18.8	-15.0	-18.2	-85.7	-56.4
SEASONALLY ADJUSTED (% change from preceding month)					
1998					
November	5.0	14.8	6.6	n.a.	-0.2
December	-4.4	-14.8	-6.2	n.a.	7.2
1999					
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.	-33.9
April	4.9	-5.2	3.2	n.a.	-10.9
May	4.8	4.2	4.7	n.a.	20.8
June	-4.6	21.7	-0.6	n.a.	-21.3
July	35.4	-6.2	27.7	n.a.	28.3
August	-25.0	4.6	-21.0	n.a.	-17.7
September	18.7	-9.3	13.6	n.a.	8.4
October	2.6	-5.0	1.5	n.a.	9.7
November	11.6	14.8	12.1	n.a.	12.5
December	3.1	-9.3	1.4	n.a.	70.7
2000					
January	5.6	13.8	6.6	n.a.	-53.3
TREND ESTIMATES (% change from preceding month)					
1998					
November	-0.9	2.5	-0.4	3.4	1.5
December	1.6	2.9	1.8	-0.4	0.7
1999					
January	3.0	3.2	3.0	-3.5	-0.1
February	4.0	3.2	3.9	-6.1	-0.8
March	4.4	3.5	4.2	-8.4	-1.3
April	4.6	3.8	4.5	-11.3	-2.0
May	4.3	3.5	4.1	-12.9	-2.2
June	3.8	2.8	3.7	-16.4	-3.0
July	3.6	1.5	3.2	-7.0	0.3
August	3.8	0.5	3.3	10.1	5.1
September	4.3	-0.5	3.5	21.3	8.4
October	4.9	-0.7	4.0	21.6	9.5
November	5.1	0.0	4.4	16.4	8.5
December	4.8	0.6	4.2	10.6	6.6
2000					
January	3.3	1.5	3.1	4.5	3.6

(a) Refer to Explanatory Notes paragraph 12.

DWELLING UNITS APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
1996-1997	5 508	613	11	8	8	6 148
1997-1998	6 177	726	9	75	10	6 997
1998-1999	6 555	1 012	11	118	1	7 697
1999						
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
September	730	130	0	5	1	866
October	667	109	0	0	1	777
November	892	88	0	0	1	981
December	736	104	0	0	2	842
2000						
January	649	62	1	0	0	712
PUBLIC SECTOR (Number)						
1996-1997	96	17	0	3	0	116
1997-1998	193	23	2	0	0	218
1998-1999	206	22	3	0	0	231
1999						
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
September	41	0	0	0	0	41
October	14	3	0	0	0	17
November	12	0	0	0	0	12
December	0	0	0	0	0	0
2000						
January	0	0	0	0	0	0
TOTAL (Number)						
1996-1997	5 604	630	11	11	8	6 264
1997-1998	6 370	749	11	75	10	7 215
1998-1999	6 761	1 034	14	118	1	7 928
1999						
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
September	771	130	0	5	1	907
October	681	112	0	0	1	794
November	904	88	0	0	1	993
December	736	104	0	0	2	842
2000						
January	649	62	1	0	0	712

(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)								
1996-1997	462.9	44.0	0.6	113.8	0.6	621.8	422.4	1 044.2
1997-1998	553.2	61.1	0.6	118.3	7.6	740.7	471.9	1 212.7
1998-1999	624.9	132.6	0.4	136.5	4.5	898.9	443.0	1 341.9
1999								
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	48.1	128.0
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	27.4	113.9
July	62.3	39.0	0.0	13.2	0.2	114.8	27.2	141.9
August	63.0	12.9	0.0	15.3	0.0	91.3	28.0	119.3
September	73.8	11.4	0.0	15.3	0.4	100.9	29.0	129.9
October	68.1	10.0	0.0	13.8	0.0	91.9	20.9	112.8
November	91.6	8.8	0.0	14.8	0.0	115.3	19.3	134.6
December	76.9	8.9	0.0	12.8	0.0	98.6	37.0	135.6
2000								
January	64.2	5.5	0.1	10.5	0.0	80.3	15.0	95.3
PUBLIC SECTOR (\$ million)								
1996-1997	7.4	1.3	0.0	1.3	0.3	10.3	158.4	168.7
1997-1998	14.5	1.4	0.1	1.2	0.0	17.2	130.3	147.5
1998-1999	16.4	1.7	0.1	2.4	0.0	20.7	227.9	248.5
1999								
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	24.6	27.4
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
September	3.3	0.0	0.0	0.1	0.0	3.4	20.2	23.6
October	1.4	0.2	0.0	0.2	0.0	1.8	10.7	12.5
November	0.9	0.0	0.0	0.7	0.0	1.6	16.9	18.4
December	0.0	0.0	0.0	0.6	0.0	0.6	92.6	93.2
2000								
January	0.0	0.0	0.0	0.9	0.0	0.9	3.5	4.4
TOTAL (\$ million)								
1996-1997	470.2	45.3	0.6	115.1	0.9	632.1	580.7	1 212.8
1997-1998	567.7	62.5	0.7	119.5	7.6	758.0	602.2	1 360.1
1998-1999	641.3	134.3	0.5	138.9	4.5	919.6	670.9	1 590.5
1999								
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	61.1	144.9
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	57.4	138.3
June	65.7	6.6	0.2	12.3	4.0	88.8	31.7	120.5
July	62.8	39.0	0.0	13.8	0.2	115.9	31.7	147.6
August	63.5	12.9	0.0	15.5	0.0	91.9	37.5	129.4
September	77.1	11.4	0.0	15.4	0.4	104.3	49.2	153.5
October	69.4	10.2	0.0	14.0	0.0	93.7	31.6	125.2
November	92.5	8.8	0.0	15.5	0.0	116.9	36.2	153.1
December	76.9	8.9	0.0	13.4	0.0	99.2	129.5	228.8
2000								
January	64.2	5.5	0.1	11.3	0.0	81.1	18.5	99.6

(a) See Glossary for definition.

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

NEW OTHER RESIDENTIAL BUILDING

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc of		Flats, units or apartments in a building of				Total	Total new residential building	
	One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total			
NUMBER OF DWELLING UNITS										
1996-1997	5 604	492	86	578	20	30	2	52	630	6 234
1997-1998	6 370	467	154	621	49	18	61	128	749	7 119
1998-1999	6 761	381	309	690	53	105	186	344	1 034	7 795
1998										
November	552	34	16	50	0	0	0	0	50	602
December	493	48	14	62	0	0	0	0	62	555
1999										
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
September	771	82	48	130	0	0	0	0	130	901
October	681	73	25	98	10	4	0	14	112	793
November	904	48	36	84	4	0	0	4	88	992
December	736	48	44	92	12	0	0	12	104	840
2000										
VALUE (\$ million)										
January	649	39	19	58	4	0	0	4	62	711
1996-1997	470.1	30.9	9.5	40.3	1.9	3.1	0.0	5.1	45.1	515.5
1997-1998	567.7	32.8	14.2	47.2	3.0	1.8	10.6	15.4	62.5	630.1
1998-1999	641.4	29.4	33.7	63.0	5.5	9.2	56.5	71.2	134.2	775.6
1998										
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
1999										
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
September	77.1	5.9	5.5	11.4	0.0	0.0	0.0	0.0	11.4	88.5
October	69.4	5.6	3.1	8.7	0.9	0.6	0.0	1.5	10.2	79.6
November	92.5	3.8	4.5	8.3	0.6	0.0	0.0	0.6	8.8	101.4
December	76.9	3.8	4.7	8.5	0.5	0.0	0.0	0.5	8.9	85.8
2000										
January	64.2	2.6	2.7	5.3	0.2	0.0	0.0	0.2	5.5	69.7

(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)							
1996-1997	477.2	46.6	523.8	118.3	642.1	587.8	1 230.1
1997-1998	567.7	62.5	630.2	127.7	758.0	602.2	1 360.1
1998-1999	616.6	131.0	747.6	138.4	886.0	661.5	1 547.5
1998							
September	163.2	71.3	234.5	34.5	269.0	158.0	427.0
December	146.0	13.7	159.6	32.3	192.0	150.5	342.5
1999							
March	141.4	24.5	165.9	34.9	200.8	243.6	444.4
June	166.1	21.5	187.6	36.6	224.2	109.4	333.7
September	188.8	61.0	249.8	42.2	291.9	115.1	407.1
December	218.3	26.9	245.1	39.3	284.4	190.9	475.3
ORIGINAL (% change from preceding quarter)							
1998							
September	12.4	242.6	41.3	21.8	38.5	45.4	41.0
December	-10.5	-80.8	-31.9	-6.3	-28.6	-4.7	-19.8
1999							
March	-3.1	79.1	3.9	8.1	4.6	61.8	29.8
June	17.5	-12.1	13.1	4.7	11.7	-55.1	-24.9
September	13.6	183.4	33.1	15.3	30.2	5.2	22.0
December	15.6	-56.0	-1.9	-6.9	-2.6	65.8	16.8

(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**

	Hotels, motels and other short term accommodation....		Shops		Factories		Offices		Other business premises		Educational	
Period	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999												
1999												
November	1	0.1	16	1.8	9	1.1	15	1.6	12	1.0	6	0.5
December	1	0.1	9	1.0	5	0.4	13	1.0	11	1.0	7	0.7
2000												
January	5	0.7	8	0.6	6	0.8	10	0.8	8	0.6	2	0.2
Value—\$200,000–\$499,999												
1999												
November	1	0.2	4	1.0	3	0.9	7	2.1	3	0.7	5	1.4
December	0	0.0	1	0.2	2	0.7	2	0.8	2	0.7	5	1.6
2000												
January	0	0.0	4	1.2	1	0.2	2	0.4	1	0.3	2	0.6
Value—\$500,000–\$999,999												
1999												
November	0	0.0	0	0.0	0	0.0	1	0.7	2	1.3	4	2.9
December	1	0.7	3	2.0	0	0.0	4	2.1	1	0.8	1	0.7
2000												
January	0	0.0	2	1.4	1	0.5	0	0.0	2	1.2	2	1.5
Value—\$1,000,000–\$4,999,999												
1999												
November	0	0.0	1	1.2	0	0.0	1	1.0	0	0.0	2	3.7
December	0	0.0	1	1.0	1	1.4	1	2.8	2	6.3	3	7.1
2000												
January	0	0.0	0	0.0	1	1.2	1	1.1	1	2.9	0	0.0
Value—\$5,000,000 and over												
1999												
November	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	7.3
December	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
2000												
January	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Value—Total												
1996-1997	43	42.4	239	106.2	93	26.1	212	93.2	193	93.3	112	61.0
1997-1998	46	9.1	340	85.6	98	129.3	194	79.5	204	88.7	113	82.1
1998-1999	36	25.2	231	128.1	69	35.4	173	65.0	241	141.3	121	136.2
1999												
November	2	0.3	21	4.0	12	1.9	24	5.4	17	3.1	18	15.7
December	2	0.8	14	4.2	8	2.5	20	6.7	16	8.8	16	10.2
2000												
January	5	0.7	14	3.1	9	2.7	13	2.4	12	5.0	6	2.2

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										
1999										
November	1	0.2	0	0.0	2	0.2	0	0.0	62	6.4
December	1	0.1	1	0.1	4	0.3	4	0.2	56	5.0
2000										
January	0	0.0	0	0.0	2	0.1	1	0.1	42	3.7
Value—\$200,000—\$499,999										
1999										
November	0	0.0	1	0.4	0	0.0	1	0.2	25	6.9
December	2	0.6	0	0.0	0	0.0	0	0.0	14	4.5
2000										
January	0	0.0	3	0.8	1	0.4	0	0.0	14	3.9
Value—\$500,000—\$999,999										
1999										
November	0	0.0	3	2.6	1	0.5	1	0.6	12	8.7
December	0	0.0	1	1.0	1	0.6	0	0.0	12	7.9
2000										
January	0	0.0	0	0.0	0	0.0	0	0.0	7	4.6
Value—\$1,000,000—\$4,999,999										
1999										
November	0	0.0	1	1.0	0	0.0	0	0.0	5	6.9
December	0	0.0	1	1.2	0	0.0	1	1.0	10	20.7
2000										
January	0	0.0	0	0.0	0	0.0	1	1.1	4	6.3
Value—\$5,000,000 and over										
1999										
November	0	0.0	0	0.0	0	0.0	0	0.0	1	7.3
December	0	0.0	0	0.0	2	91.4	0	0.0	2	91.4
2000										
January	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Value—Total										
1996-1997	11	2.2	51	66.0	68	37.7	95	52.6	1 117	580.7
1997-1998	10	5.3	57	46.5	59	58.4	67	17.6	1 188	602.2
1998-1999	13	1.8	40	61.6	63	46.2	67	30.1	1 054	670.9
1999										
November	1	0.2	5	4.0	3	0.7	2	0.8	105	36.2
December	3	0.7	3	2.3	7	92.2	5	1.2	94	129.5
2000										
January	0	0.0	3	0.8	3	0.5	2	1.1	67	18.5

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)											
1996-1997	38.9	102.6	23.9	56.8	84.8	16.6	2.2	50.0	13.0	33.7	422.4
1997-1998	8.6	82.7	128.9	59.9	85.9	19.0	5.3	20.0	50.6	10.9	471.9
1998-1999	24.2	126.3	34.8	48.3	120.0	24.2	1.8	23.7	27.5	12.2	443.0
1999											
January	1.0	1.1	0.4	1.1	4.9	2.2	0.4	0.0	0.5	0.7	12.3
February	0.2	66.8	0.5	1.1	7.6	1.3	0.3	2.0	12.8	0.1	92.6
March	0.6	9.6	0.4	9.1	22.3	1.8	0.1	2.0	2.0	0.2	48.1
April	3.4	2.2	0.7	2.5	2.7	0.5	0.2	0.0	0.1	0.7	12.9
May	0.2	10.2	2.5	1.1	7.8	4.0	0.2	0.1	6.1	0.6	32.8
June	0.4	5.2	1.2	7.0	8.9	2.2	0.1	0.4	0.1	1.8	27.4
July	0.3	4.3	1.2	2.7	4.6	1.5	6.0	3.8	0.4	2.2	27.2
August	2.2	5.1	2.8	2.9	4.5	6.5	0.4	2.4	0.0	1.1	28.0
September	1.8	10.5	1.6	4.2	5.2	1.5	2.0	1.2	0.3	0.8	29.0
October	0.2	3.1	4.2	1.8	6.8	1.6	0.0	1.6	0.9	0.8	20.9
November	0.3	4.0	1.9	4.5	3.1	3.1	0.2	2.1	0.2	0.0	19.3
December	0.8	4.2	2.5	5.4	8.8	3.8	0.7	1.1	8.6	1.2	37.0
2000											
January	0.5	3.1	2.7	1.0	5.0	2.2	0.0	0.3	0.1	0.1	15.0
PUBLIC SECTOR (\$ million)											
1996-1997	3.5	3.6	2.2	36.4	8.5	44.5	0.0	16.0	24.7	18.9	158.4
1997-1998	0.5	2.9	0.4	19.6	2.8	63.2	0.0	26.4	7.8	6.7	130.3
1998-1999	1.0	1.7	0.6	16.7	21.4	112.0	0.0	37.9	18.7	17.9	227.9
1999											
January	0.0	0.1	0.0	2.7	0.0	43.0	0.0	0.0	0.0	9.9	55.7
February	0.0	0.1	0.2	2.7	0.4	14.5	0.0	5.1	2.9	0.0	25.9
March	0.0	0.0	0.0	1.0	0.4	9.8	0.0	0.4	1.2	0.2	13.0
April	0.1	0.0	0.0	0.0	6.1	1.1	0.0	0.4	1.5	0.7	9.8
May	0.0	0.0	0.0	0.1	1.6	4.3	0.0	18.3	0.1	0.1	24.6
June	0.0	0.0	0.0	0.2	0.0	0.2	0.0	0.9	3.0	0.1	4.3
July	0.0	0.0	0.1	0.0	0.0	3.6	0.0	0.7	0.1	0.2	4.6
August	0.2	0.0	0.0	0.0	0.1	6.1	0.0	3.1	0.0	0.1	9.5
September	0.0	0.0	0.0	7.7	0.0	1.1	0.0	10.9	0.4	0.0	20.2
October	0.0	0.0	0.0	8.6	0.6	0.9	0.0	0.4	0.1	0.1	10.7
November	0.0	0.0	0.0	0.9	0.0	12.7	0.0	1.9	0.5	0.8	16.9
December	0.0	0.0	0.0	1.3	0.0	6.4	0.0	1.2	83.7	0.0	92.6
2000											
January	0.2	0.0	0.0	1.4	0.0	0.0	0.0	0.5	0.4	1.1	3.5
TOTAL (\$ million)											
1996-1997	42.4	106.2	26.1	93.2	93.3	61.0	2.2	66.0	37.7	52.6	580.7
1997-1998	9.1	85.6	129.3	79.5	88.7	82.1	5.3	46.5	58.4	17.6	602.2
1998-1999	25.2	128.1	35.4	65.0	141.3	136.2	1.8	61.6	46.2	30.1	670.9
1999											
January	1.0	1.2	0.4	3.9	4.9	45.3	0.4	0.0	0.5	10.5	68.0
February	0.2	66.9	0.7	3.8	8.0	15.8	0.3	7.0	15.7	0.1	118.4
March	0.6	9.6	0.4	10.1	22.7	11.6	0.1	2.4	3.2	0.4	61.1
April	3.6	2.2	0.7	2.5	8.7	1.6	0.2	0.4	1.6	1.3	22.7
May	0.2	10.2	2.5	1.2	9.5	8.3	0.2	18.4	6.3	0.7	57.4
June	0.4	5.2	1.2	7.2	8.9	2.4	0.1	1.3	3.1	2.0	31.7
July	0.3	4.3	1.3	2.7	4.6	5.1	6.0	4.5	0.5	2.4	31.7
August	2.4	5.1	2.8	2.9	4.6	12.6	0.4	5.5	0.0	1.2	37.5
September	1.8	10.5	1.6	11.9	5.2	2.6	2.0	12.1	0.8	0.8	49.2
October	0.2	3.1	4.2	10.4	7.4	2.5	0.0	2.0	1.0	0.9	31.6
November	0.3	4.0	1.9	5.4	3.1	15.7	0.2	4.0	0.7	0.8	36.2
December	0.8	4.2	2.5	6.7	8.8	10.2	0.7	2.3	92.2	1.2	129.5
2000											
January	0.7	3.1	2.7	2.4	5.0	2.2	0.0	0.8	0.5	1.1	18.5

BUILDING APPROVED IN THE ADELAIDE STATISTICAL DIVISION: Original

DWELLINGS (no.).....

VALUE (\$'000).....

Period	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									
1997-1998	4 004	536	4 627	371 235	49 293	99 543	520 071	379 003	899 074
1998-1999	4 325	905	5 350	424 304	122 063	109 238	655 605	323 827	979 432
1999									
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	17 628	81 299
July	392	201	597	41 487	37 549	10 962	89 998	20 044	110 042
August	415	72	489	41 663	11 375	12 027	65 065	18 023	83 088
September	489	106	600	51 274	9 443	11 990	72 707	19 429	92 136
October	456	97	554	47 102	9 356	10 556	67 014	11 684	78 698
November	601	83	685	63 941	8 495	10 790	83 226	14 436	97 662
December	474	93	569	51 579	7 972	10 246	69 797	31 572	101 369
2000									
January	403	41	445	42 224	4 627	8 397	55 249	8 958	64 207
PUBLIC SECTOR									
1997-1998	161	17	180	12 101	995	306	13 401	89 596	102 998
1998-1999	137	14	151	10 385	1 140	2 084	13 610	174 499	188 108
1999									
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	15 816	17 568
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
September	29	0	29	2 603	0	108	2 711	14 138	16 849
October	14	3	17	1 360	210	12	1 582	9 786	11 369
November	12	0	12	884	0	33	916	12 981	13 897
December	0	0	0	0	0	443	443	92 259	92 701
2000									
January	0	0	0	0	0	34	34	1 515	1 549
TOTAL									
1997-1998	4 165	553	4 807	383 336	50 287	99 849	533 472	468 599	1 002 071
1998-1999	4 462	919	5 501	434 689	123 203	111 322	669 214	498 326	1 167 540
1999									
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	39 899	97 866
June	451	57	615	45 866	5 614	13 713	65 193	18 844	84 038
July	397	201	602	41 938	37 549	10 962	90 450	22 017	112 467
August	421	72	495	42 164	11 375	12 146	65 684	23 939	89 623
September	518	106	629	53 877	9 443	12 098	75 418	33 567	108 985
October	470	100	571	48 463	9 566	10 568	68 597	21 470	90 066
November	613	83	697	64 824	8 495	10 823	84 142	27 417	111 559
December	474	93	569	51 579	7 972	10 689	70 240	123 830	194 070
2000									
January	403	41	445	42 224	4 627	8 431	55 283	10 473	65 756

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

(b) Refer to Explanatory Notes paragraph 12.

BUILDING APPROVED IN STATISTICAL AREAS

DWELLINGS (no.).....			VALUE (\$'000).....						
Statistical area	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
SOUTH AUSTRALIA	649	62	712	64 165	5 534	11 430	81 129	18 517	99 645
Adelaide (SD)	403	41	445	42 224	4 627	8 431	55 283	10 473	65 756
Northern Adelaide (SSD)	166	0	166	16 783	0	1 032	17 815	5 728	23 543
Gawler (M)	30	0	30	2 753	0	151	2 903	100	3 003
Playford (C)–East Central	22	0	22	1 937	0	37	1 975	0	1 975
Playford (C)–Elizabeth	0	0	0	0	0	0	0	1 100	1 100
Playford (C)–Hills	3	0	3	281	0	25	306	0	306
Playford (C)–West	5	0	5	449	0	0	449	0	449
Playford (C)–West Central	1	0	1	65	0	27	93	0	93
Port Adel. Enfield (C)–East	22	0	22	2 566	0	0	2 566	58	2 624
Port Adel. Enfield (C)–Inner	1	0	1	150	0	30	180	0	180
Salisbury (C)–Central	6	0	6	586	0	24	610	0	610
Salisbury (C)–Inner North	10	0	10	712	0	60	772	0	772
Salisbury (C)–North-East	7	0	7	663	0	84	746	0	746
Salisbury (C)–South-East	17	0	17	1 518	0	186	1 704	3 700	5 404
Salisbury (C) Bal	17	0	17	2 233	0	0	2 233	670	2 903
Tea Tree Gully (C)–Central	3	0	3	294	0	210	504	0	504
Tea Tree Gully (C)–Hills	1	0	1	96	0	56	152	0	152
Tea Tree Gully (C)–North	20	0	20	2 335	0	40	2 375	50	2 425
Tea Tree Gully (C)–South	1	0	1	147	0	102	249	50	299
Western Adelaide (SSD)	58	6	64	5 274	940	1 792	8 006	560	8 566
Charles Sturt (C)–Coastal	5	2	7	443	475	385	1 303	0	1 303
Charles Sturt (C)–Inner East	5	2	7	468	165	299	932	0	932
Charles Sturt (C)–Inner West	7	0	7	712	0	40	752	0	752
Charles Sturt (C)–North-East	10	0	10	904	0	460	1 364	0	1 364
Port Adel. Enfield (C)–Coast	3	0	3	263	0	182	445	0	445
Port Adel. Enfield (C)–Port	4	0	4	349	0	30	379	190	569
West Torrens (C)–East	7	0	7	646	0	185	831	120	951
West Torrens (C)–West	17	2	19	1 489	300	211	2 001	250	2 251
Unincorp. Western	0	0	0	0	0	0	0	0	0
Eastern Adelaide (SSD)	78	12	91	9 179	1 612	3 507	14 299	1 865	16 164
Adelaide (C)	0	2	2	0	300	281	581	885	1 466
Adelaide Hills (DC)–Central	2	0	2	250	0	509	759	0	759
Adelaide Hills (DC)–Ranges	4	0	4	784	0	60	844	0	844
Burnside (C)–North-East	2	4	6	678	440	242	1 360	800	2 160
Burnside (C)–South-West	2	0	2	468	0	329	797	0	797
Campbelltown (C)–East	22	0	22	2 309	0	217	2 526	0	2 526
Campbelltown (C)–West	19	0	19	1 891	0	212	2 103	0	2 103
Norw. Pham St Ptrs (C)–East	4	0	4	462	0	34	496	50	546
Norw. Pham St Ptrs (C)–West	6	4	10	667	572	239	1 479	50	1 529
Prospect (C)	11	0	11	855	0	201	1 056	0	1 056
Unley (C)–East	2	0	2	306	0	298	604	0	604
Unley (C)–West	1	0	2	80	0	886	966	0	966
Walkerville (M)	3	2	5	429	300	0	729	80	809
Southern Adelaide (SSD)	101	23	124	10 988	2 075	2 100	15 163	2 320	17 483
Holdfast Bay (C)–North	2	0	2	220	0	338	558	0	558
Holdfast Bay (C)–South	10	0	10	1 059	0	359	1 418	0	1 418
Marion (C)–Central	10	2	12	961	110	316	1 387	800	2 187
Marion (C)–North	4	16	20	496	1 165	155	1 816	600	2 416
Marion (C)–South	20	3	23	1 925	600	73	2 598	0	2 598
Mitcham (C)–Hills	8	0	8	1 060	0	181	1 241	0	1 241
Mitcham (C)–North-East	5	0	5	1 093	0	174	1 267	0	1 267
Mitcham (C)–West	9	0	9	822	0	390	1 212	0	1 212
Onkaparinga (C)–Hackham	0	0	0	0	0	0	0	0	0
Onkaparinga (C)–Hills	3	0	3	505	0	50	555	0	555
Onkaparinga (C)–Morphett	0	0	0	0	0	0	0	0	0
Onkaparinga (C)–North Coast	0	2	2	0	200	0	200	920	1 120
Onkaparinga (C)–Reservoir	6	0	6	768	0	27	794	0	794
Onkaparinga (C)–South Coast	13	0	13	1 099	0	12	1 110	0	1 110
Onkaparinga (C)–Woodcroft	11	0	11	980	0	25	1 005	0	1 005

BUILDING APPROVED IN STATISTICAL AREAS *continued*

DWELLINGS (no.).....			VALUE (\$'000).....						
Statistical area	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
Outer Adelaide (SD)	145	19	164	12 930	720	950	14 600	3 020	17 620
Barossa (SSD)	34	0	34	3 358	0	272	3 630	880	4 510
Barossa (DC)–Angaston	12	0	12	1 136	0	41	1 177	500	1 677
Barossa (DC)–Barossa	6	0	6	553	0	72	625	0	625
Barossa (DC)–Tanunda	6	0	6	739	0	106	845	240	1 085
Light (DC)	7	0	7	785	0	43	828	90	918
Mallala (DC)	3	0	3	144	0	10	154	50	204
Kangaroo Island (SSD)	7	0	7	493	0	0	493	180	673
Kangaroo Island (DC)	7	0	7	493	0	0	493	180	673
Mt Lofty Ranges (SSD)	39	0	39	3 332	0	364	3 696	648	4 344
Adelaide Hills (DC)–North	4	0	4	339	0	66	405	0	405
Adelaide Hills (DC) Bal	15	0	15	1 278	0	144	1 421	0	1 421
Mount Barker (DC)–Central	15	0	15	1 322	0	154	1 476	550	2 026
Mount Barker (DC) Bal	5	0	5	394	0	0	394	98	492
Fleurieu (SSD)	65	19	84	5 747	720	314	6 781	1 312	8 093
Alexandrina (DC)–Coastal	26	0	26	2 516	0	121	2 637	1 247	3 884
Alexandrina (DC)–Strathalbyn	2	0	2	194	0	52	246	65	311
Victor Harbor (DC)	30	19	49	2 456	720	75	3 251	0	3 251
Yankalilla (DC)	7	0	7	580	0	67	647	0	647
Yorke and Lower North (SD)	16	0	16	1 238	0	528	1 765	664	2 429
Yorke (SSD)	12	0	12	1 080	0	347	1 427	434	1 861
Barunga West (DC)	2	0	2	166	0	0	166	77	243
Copper Coast (DC)	5	0	5	587	0	123	710	0	710
Yorke Peninsula (DC)–North	4	0	4	277	0	224	501	357	858
Yorke Peninsula (DC)–South	1	0	1	50	0	0	50	0	50
Unincorp. Yorke	0	0	0	0	0	0	0	0	0
Lower North (SSD)	4	0	4	158	0	181	339	229	568
Clare and Gilbert Valleys (DC)	1	0	1	20	0	181	201	229	430
Goyder (DC)	0	0	0	0	0	0	0	0	0
Wakefield (DC)	3	0	3	138	0	0	138	0	138
Murray Lands (SD)	32	2	34	2 905	187	182	3 273	1 913	5 186
Riverland (SSD)	18	2	20	1 559	187	157	1 902	708	2 610
Berri & Barmera (DC)–Barmera	0	0	0	0	0	0	0	0	0
Berri & Barmera (DC)–Berri	3	0	3	242	0	22	263	120	383
Loxton Waikerie (DC)–East	5	0	5	532	0	50	582	588	1 170
Loxton Waikerie (DC)–West	2	0	2	245	0	0	245	0	245
Mid Murray (DC)	6	2	8	373	187	23	583	0	583
Renmark Paringa (DC)–Paringa	1	0	1	59	0	48	107	0	107
Renmark Paringa (DC)–Renmark	1	0	1	109	0	14	122	0	122
Unincorp. Riverland	0	0	0	0	0	0	0	0	0
Murray Mallee (SSD)	14	0	14	1 346	0	25	1 371	1 205	2 576
Karoonda East Murray (DC)	0	0	0	0	0	0	0	0	0
Murray Bridge (RC)	10	0	10	992	0	0	992	1205	2197
Southern Mallee (DC)	0	0	0	0	0	25	25	0	25
The Coorong (DC)	4	0	4	354	0	0	354	0	354
Unincorp. Murray Mallee	0	0	0	0	0	0	0	0	0
South East (SD)	24	0	24	2 412	0	254	2 666	1 410	4 076
Upper South East (SSD)	6	0	6	796	0	67	863	240	1 103
Lacepede (DC)	1	0	1	20	0	15	35	0	35
Lucindale (DC)	2	0	2	250	0	0	250	0	250
Robe (DC)	2	0	2	451	0	52	503	150	653
Tatiara (DC)	1	0	1	75	0	0	75	90	165

BUILDING APPROVED IN STATISTICAL AREAS *continued*

DWELLINGS (no.).....			VALUE (\$'000).....						
Statistical area	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)	18	0	18	1 616	0	187	1 803	1 170	2 973
Grant (DC)	5	0	5	510	0	72	582	0	582
Mount Gambier (C)	6	0	6	600	0	115	714	1 170	1 884
Wattle Range (DC)–East	2	0	2	174	0	0	174	0	174
Wattle Range (DC)–West	5	0	5	333	0	0	333	0	333
Eyre (SD)	23	0	23	1 937	0	198	2 135	540	2 675
Lincoln (SSD)	18	0	18	1 652	0	179	1 832	540	2 371
Cleve (DC)	0	0	0	0	0	0	0	0	0
Elliston (DC)	0	0	0	0	0	0	0	0	0
Franklin Harbor (DC)	0	0	0	0	0	0	0	0	0
Kimba (DC)	1	0	1	57	0	19	75	350	425
Le Hunte (DC)	0	0	0	0	0	0	0	0	0
Lower Eyre Peninsula (DC)	3	0	3	310	0	0	310	0	310
Port Lincoln (C)	11	0	11	1 054	0	161	1 215	190	1 405
Tumby Bay (DC)	3	0	3	232	0	0	232	0	232
Unincorp. Lincoln	0	0	0	0	0	0	0	0	0
West Coast (SSD)	5	0	5	285	0	19	304	0	304
Ceduna (DC)	5	0	5	285	0	0	285	0	285
Streaky Bay (DC)	0	0	0	0	0	19	19	0	19
Unincorp. West Coast	0	0	0	0	0	0	0	0	0
Northern (SD)	6	0	6	519	0	887	1 406	497	1 903
Whyalla (SSD)	1	0	1	125	0	50	175	152	327
Whyalla (C)	1	0	1	125	0	50	175	152	327
Unincorp. Whyalla	0	0	0	0	0	0	0	0	0
Pirie (SSD)	3	0	3	140	0	0	140	0	140
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)	0	0	0	0	0	0	0	0	0
Port Pirie C, Dists (M)–City	2	0	2	100	0	0	100	0	100
Port Pirie C, Dists (M) Bal	1	0	1	40	0	0	40	0	40
Unincorp. Pirie	0	0	0	0	0	0	0	0	0
Flinders Ranges (SSD)	2	0	2	254	0	0	254	0	254
Flinders Ranges (DC)	0	0	0	0	0	0	0	0	0
Mount Remarkable (DC)	1	0	1	100	0	0	100	0	100
Port Augusta (C)	1	0	1	154	0	0	154	0	154
Unincorp. Flinders Ranges	0	0	0	0	0	0	0	0	0
Far North (SSD)	0	0	0	0	0	837	837	345	1 182
Cooper Pedy (DC)	0	0	0	0	0	0	0	0	0
Roxby Downs (M)	0	0	0	0	0	20	20	195	215
Unincorp. Far North	0	0	0	0	0	817	817	150	967

(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 6076.

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, 1999 Edition*, (Cat. no. 1216.0), effective from 1 July 1999, 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

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

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

G L O S S A R Y

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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