



BUILDING APPROVALS

SOUTH AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) FRI 30 JULY 1999

JUNE KEY FIGURES

TREND ESTIMATES

	Jun 1999	% change May 1999 to Jun 1999	% change Jun 1998 to Jun 1999
Dwelling units approved			
Private sector houses	588	2.5	9.9
Total dwelling units	702	2.3	4.3

SEASONALLY ADJUSTED

	Jun 1999	% change May 1999 to Jun 1999	% change Jun 1998 to Jun 1999
Dwelling units approved			
Private sector houses	603	0.5	10.2
Total dwelling units	735	1.9	2.8

JUNE KEY POINTS

TREND ESTIMATES

- The trend for private sector houses is 10.9% above the most recent low of December 1998. It will continue to grow unless the seasonally adjusted estimate for July falls by more than 16% (the average monthly movement is 7%).
- The trend for total dwellings has increased 13.2% since November 1998 and is at its highest level since March 1995. The upward movement will continue unless there is a fall of 16% in the seasonally adjusted estimate next month (the average monthly movement is 9%).

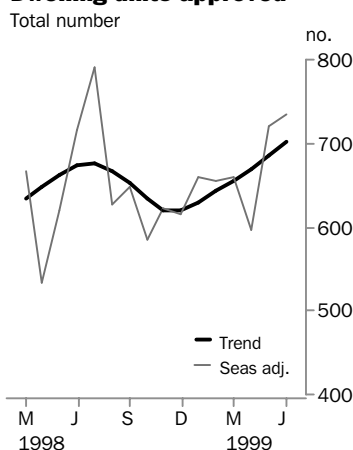
SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector houses has increased by 13.6% over the past two months, following a fall of 3.6% in April.
- The seasonally adjusted estimate for total dwellings has increased by 23.3% over the past two months, after falling 9.7% in April.

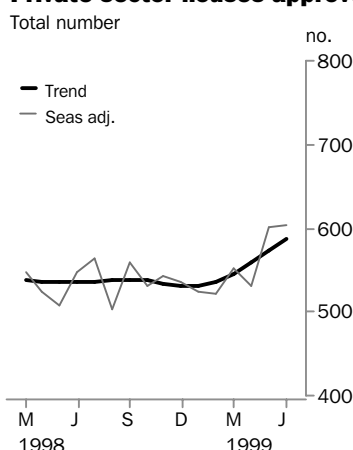
ORIGINAL ESTIMATES

- There were 845 dwellings approved in June, the second largest monthly figure for the financial year. The total comprised 673 houses and 172 other dwellings (105 from the conversion of an existing non-residential building).
- The value of total building approved in June was \$115.3 million, with non-residential building contributing \$26.5 million (down from \$53.3 million in May).

Dwelling units approved



Private sector houses approved



- For further information about these and related statistics, contact Merv Leaker 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>
July 1999	31 August 1999
August 1999	30 September 1999
September 1999	2 November 1999
October 1999	30 November 1999
November 1999	6 January 2000
December 1999	3 February 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.



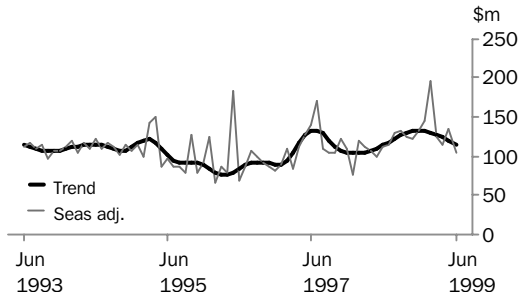
Ian Crettenden
Regional Director, South Australia



VALUE OF BUILDING APPROVED

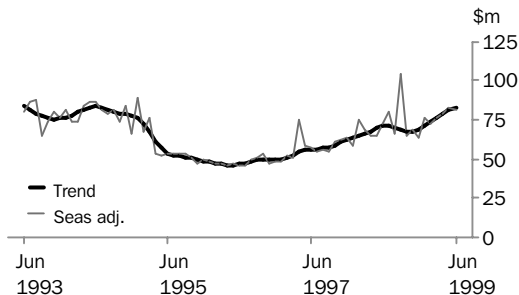
VALUE OF TOTAL BUILDING

The trend has been falling since December 1998, with an increase in the rate of decline from -0.2% in January to -3.5% in June.



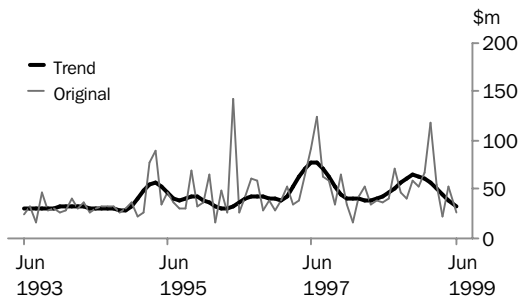
VALUE OF RESIDENTIAL BUILDING

The trend, which has increased strongly since November 1998 (+22.3%), is showing signs of slowing in its rate of growth.



VALUE OF NON-RESIDENTIAL BUILDING

The trend fell by 15.3% in June to be 48.7% lower than the peak established in November 1998. The June 1999 level is the lowest since April 1996.



SUMMARY OF 1998-1999 BUILDINGS APPROVED

DWELLING UNITS APPROVED

The number of dwelling units approved in 1998-1999 and the percentage movements between 1997-98 and 1998-1999 for South Australia are summarised below:

DWELLING UNITS APPROVED

	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversions</i>	<i>Non-residential building</i>	<i>Total dwelling units</i>
No. of dwelling units					
1998-1999	7 795	14	118	1	7 928
1997-98 to 1998-1999					
% change	9.5	27.3	57.3	-90.0	9.9

The number of dwellings approved in 1998-99 increased by 9.9% on the previous year, which, in turn, was 15.2% higher than 1996-97. The most notable movement was within the other residential buildings component (+38.1%), see page 10.

VALUE OF BUILDING APPROVED

Percentage movements for the value of building approved between 1997-98 and 1998-1999 for South Australia are summarised below:

VALUE OF BUILDING APPROVED

	<i>New residential building</i>	<i>Alterations and additions to residential buildings creating dwellings</i>	<i>Alterations and additions to residential buildings not creating dwellings</i>	<i>Conversions</i>	<i>Non-residential building</i>	<i>Total building</i>
Value (\$m)						
1998-1999	775.6	0.6	138.9	4.4	656.5	1 576.1
1997-98 & 1998-1999						
% change	23.1	0.0	16.3	-43.6	9.0	15.9

The value of total building approved in 1998-99 was 15.9% higher than 1997-98, which was 12.1% greater than 1996-97. The value of new residential (23.1%) and non-residential (9.0%) have both contributed substantially to the increase of the last 12 months.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

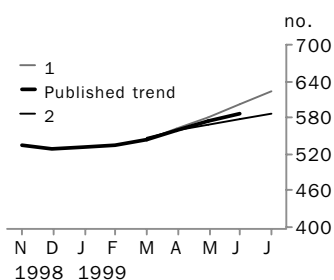
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

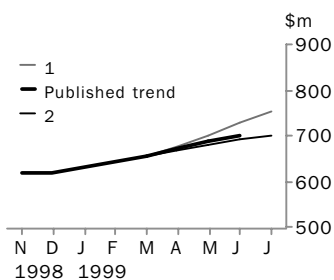
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the July seasonally adjusted estimate is higher than the June estimate by 7% for the number of private sector houses approved and 9% for total dwelling units approved; and that the July seasonally adjusted estimate is lower than the June 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	1 <i>rises by 7% on Jun 1999</i>		2 <i>falls by 7% on Jun 1999</i>	
	no.	% change	no.	% change	no.	% change
February 1999	535	0.9	533	0.7	536	1.0
March 1999	545	1.9	544	2.1	546	1.8
April 1999	559	2.5	562	3.2	558	2.2
May 1999	573	2.6	582	3.6	569	2.1
June 1999	588	2.5	603	3.6	579	1.7
July 1999	n.y.a.	n.y.a.	622	3.2	586	1.3

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 9% on Jun 1999</i>		2 <i>falls by 9% on Jun 1999</i>	
	no.	% change	no.	% change	no.	% change
February 1999	643	2.1	640	1.9	644	2.2
March 1999	656	2.0	654	2.2	656	1.9
April 1999	670	2.1	674	3.1	668	1.8
May 1999	686	2.4	699	3.7	680	1.8
June 1999	702	2.3	727	4.0	691	1.6
July 1999	n.y.a.	n.y.a.	753	3.6	698	1.0

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						
April	461	472	30	30	491	502
May	515	527	73	75	588	602
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
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
SEASONALLY ADJUSTED						
1998						
April	523	541	n.a.	n.a.	520	534
May	507	519	n.a.	n.a.	609	619
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
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
TREND ESTIMATES						
1998						
April	536	551	n.a.	n.a.	632	649
May	536	551	n.a.	n.a.	647	663
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
1999						
January	531	549	n.a.	n.a.	608	630
February	535	553	n.a.	n.a.	622	643
March	545	563	n.a.	n.a.	636	656
April	559	578	n.a.	n.a.	650	670
May	573	592	n.a.	n.a.	666	686
June	588	607	n.a.	n.a.	682	702

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						
April	-26.0	-29.7	-52.4	-55.2	-28.4	-32.0
May	11.7	11.7	143.3	150.0	19.8	19.9
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
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
SEASONALLY ADJUSTED (% change from preceding month)						
1998						
April	-4.3	-5.1	n.a.	n.a.	-17.7	-19.8
May	-3.1	-4.1	n.a.	n.a.	17.1	15.9
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
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
TREND ESTIMATES (% change from preceding month)						
1998						
April	-0.1	-0.2	n.a.	n.a.	2.2	2.2
May	-0.1	0.0	n.a.	n.a.	2.5	2.2
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
1999						
January	0.1	0.2	n.a.	n.a.	1.9	1.6
February	0.9	0.7	n.a.	n.a.	2.3	2.1
March	1.9	1.8	n.a.	n.a.	2.2	2.0
April	2.5	2.7	n.a.	n.a.	2.3	2.1
May	2.6	2.4	n.a.	n.a.	2.4	2.4
June	2.5	2.5	n.a.	n.a.	2.4	2.3

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					
1998					
April	44.0	9.6	53.6	34.6	88.3
May	55.3	9.2	64.4	38.2	102.6
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
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	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
SEASONALLY ADJUSTED					
1998					
April	54.5	10.1	64.5	n.a.	108.2
May	55.0	9.6	64.6	n.a.	99.5
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
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.	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
TREND ESTIMATES					
1998					
April	58.0	9.9	67.8	39.0	106.9
May	59.6	10.1	69.7	40.4	110.1
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
1999					
January	59.4	11.9	71.3	61.0	132.4
February	61.9	12.3	74.2	56.6	130.8
March	64.1	12.7	76.8	51.1	127.9
April	66.0	13.1	79.1	44.9	124.0
May	67.5	13.5	81.0	38.9	119.9
June	68.8	13.9	82.7	33.0	115.7

(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)					
1998					
April	-30.7	-10.8	-27.8	-35.7	-31.1
May	25.5	-4.3	20.2	10.2	16.3
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
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	-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
SEASONALLY ADJUSTED (% change from preceding month)					
1998					
April	-7.2	1.4	-5.9	n.a.	-4.1
May	1.0	-4.5	0.1	n.a.	-8.0
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
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.	-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
TREND ESTIMATES (% change from preceding month)					
1998					
April	3.1	0.8	2.8	-0.7	1.5
May	2.9	2.0	2.7	3.7	3.1
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
1999					
January	3.8	3.3	3.7	-4.4	-0.2
February	4.1	3.3	4.0	-7.2	-1.2
March	3.5	3.2	3.5	-9.7	-2.2
April	3.0	3.1	3.0	-12.1	-3.1
May	2.4	3.0	2.5	-13.3	-3.3
June	1.9	3.4	2.1	-15.3	-3.5

(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
1998						
June	609	160	0	1	1	771
July	652	239	0	2	0	893
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
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
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
1998						
June	31	6	2	0	0	39
July	6	2	0	0	0	8
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
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
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
1998						
June	640	166	2	1	1	810
July	658	241	0	2	0	901
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
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

(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	432.8	1 331.7
1998								
June	57.5	9.9	0.0	10.1	0.0	77.4	17.0	94.4
July	57.9	20.4	0.0	10.9	0.1	89.3	31.6	120.9
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
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	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
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	223.8	244.4
1998								
June	2.3	0.4	0.1	0.1	0.0	2.9	19.5	22.4
July	0.3	0.1	0.0	0.8	0.0	1.1	8.5	9.7
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
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	20.5	23.3
June	1.4	0.8	0.1	0.0	0.0	2.3	4.3	6.6
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	656.6	1 576.2
1998								
June	59.8	10.2	0.1	10.2	0.0	80.3	36.5	116.8
July	58.1	20.5	0.0	11.7	0.1	90.4	40.2	130.6
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
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	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

(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 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										
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										
April	470	16	8	24	0	5	0	5	29	499
May	526	27	13	40	0	3	32	35	75	601
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
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
VALUE (\$ million)										
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										
April	41.4	1.1	0.9	2.1	0.0	0.6	0.0	0.6	2.6	44.0
May	47.1	2.0	1.4	3.4	0.0	0.4	4.4	4.8	8.2	55.3
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
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

(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)							
1995-1996	398.5	57.3	455.0	115.1	570.1	574.8	1 143.7
1996-1997	470.2	45.3	515.5	116.6	632.1	580.7	1 212.8
1997-1998	559.4	60.8	620.2	125.9	746.1	587.8	1 333.9
1997							
December	136.2	11.2	147.4	33.0	180.4	130.5	310.9
1998							
March	136.9	17.1	153.9	32.7	186.6	108.5	295.1
June	143.0	20.3	163.3	27.9	191.2	105.2	296.4
September	160.6	69.5	230.1	34.0	264.1	152.4	416.5
December	143.6	13.3	157.0	31.9	188.8	145.2	334.0
1999							
March	139.1	23.9	163.0	34.4	197.5	230.3	427.7
ORIGINAL (% change from preceding quarter)							
1997							
December	-4.9	-9.7	-5.3	2.1	-4.0	-46.4	-27.9
1998							
March	0.4	52.9	4.4	-0.8	3.5	-16.9	-5.1
June	4.5	18.8	6.1	-14.7	2.5	-3.0	0.4
September	12.3	243.1	40.9	21.8	38.1	44.9	40.5
December	-10.5	-80.8	-31.8	-6.3	-28.5	-4.8	-19.8
1999							
March	-3.1	79.3	3.9	8.0	4.6	58.6	28.1

(a) Reference year for chain volume measures is 1996-97. 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												
1999												
April	2	0.1	13	1.4	1	0.1	7	0.7	18	1.8	4	0.5
May	0	0.0	17	1.3	5	0.4	3	0.2	12	1.1	2	0.2
June	3	0.4	11	1.1	4	0.3	10	0.9	5	0.4	1	0.1
Value—\$200,000—\$499,999												
1999												
April	0	0.0	2	0.8	0	0.0	1	0.4	3	0.9	1	0.3
May	1	0.2	5	1.7	1	0.4	3	1.0	3	0.7	1	0.4
June	0	0.0	5	1.4	3	1.0	3	1.1	1	0.3	1	0.2
Value—\$500,000—\$999,999												
1999												
April	1	0.9	0	0.0	1	0.6	2	1.3	0	0.0	1	0.8
May	0	0.0	2	1.3	1	0.5	0	0.0	1	0.9	1	0.8
June	0	0.0	2	1.3	0	0.0	0	0.0	1	0.7	0	0.0
Value—\$1,000,000—\$4,999,999												
1999												
April	1	2.5	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
May	0	0.0	2	5.9	1	1.2	0	0.0	3	6.8	1	2.8
June	0	0.0	1	1.4	0	0.0	0	0.0	1	1.5	2	2.1
Value—\$5,000,000 and over												
1999												
April	0	0.0	0	0.0	0	0.0	0	0.0	1	6.1	0	0.0
May	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
June	0	0.0	0	0.0	0	0.0	0	0.0	1	5.9	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	172	59.9	240	136.3	120	132.1
1999												
April	4	3.6	15	2.2	2	0.7	10	2.5	22	8.7	6	1.6
May	1	0.2	26	10.2	8	2.5	6	1.2	19	9.5	5	4.2
June	3	0.4	19	5.2	7	1.2	13	2.0	9	8.9	4	2.4

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										
April	0	0.0	1	0.1	3	0.2	8	0.8	57	5.8
May	1	0.2	1	0.1	4	0.3	4	0.4	49	4.1
June	1	0.1	1	0.1	1	0.1	5	0.5	42	4.0
Value—\$200,000—\$499,999										
1999										
April	1	0.2	1	0.3	1	0.4	0	0.0	10	3.2
May	0	0.0	0	0.0	0	0.0	1	0.3	15	4.6
June	0	0.0	1	0.3	0	0.0	1	0.2	15	4.4
Value—\$500,000—\$999,999										
1999										
April	0	0.0	0	0.0	2	1.0	1	0.5	8	5.1
May	0	0.0	3	2.2	0	0.0	0	0.0	8	5.7
June	0	0.0	1	0.9	0	0.0	0	0.0	4	2.9
Value—\$1,000,000—\$4,999,999										
1999										
April	0	0.0	0	0.0	0	0.0	0	0.0	1	2.5
May	0	0.0	0	0.0	1	1.0	0	0.0	8	17.7
June	0	0.0	0	0.0	1	3.0	1	1.3	6	9.3
Value—\$5,000,000 and over										
1999										
April	0	0.0	0	0.0	0	0.0	0	0.0	1	6.1
May	0	0.0	2	16.2	1	5.0	0	0.0	3	21.2
June	0	0.0	0	0.0	0	0.0	0	0.0	1	5.9
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	1 051	656.6
1999										
April	1	0.2	2	0.4	6	1.6	9	1.3	77	22.7
May	1	0.2	6	18.4	6	6.3	5	0.7	83	53.3
June	1	0.1	3	1.3	2	3.1	7	2.0	68	26.5

VALUE OF NON-RESIDENTIAL BUILDING APPROVED: Original

Period	Hotels, motels and other short term accomm- odation	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	43.2	114.9	24.2	1.8	23.7	27.5	12.2	432.8
1998											
June	0.3	2.5	1.4	1.4	4.8	2.6	0.1	1.8	1.8	0.4	17.0
July	13.1	2.5	0.9	2.4	10.6	0.9	0.1	0.1	0.1	1.0	31.6
August	0.3	6.8	8.8	7.3	24.3	1.6	0.1	1.7	1.6	0.2	52.5
September	4.8	6.1	3.6	4.9	9.3	0.0	0.0	0.3	0.2	1.4	30.5
October	0.1	4.1	2.0	7.6	7.1	1.9	0.0	5.9	1.3	4.3	34.3
November	0.1	3.5	13.2	3.1	10.7	1.4	0.2	8.5	2.6	0.0	43.3
December	0.0	8.3	0.7	1.3	3.8	6.5	0.0	2.8	0.1	1.2	24.7
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	17.3	1.8	0.1	2.0	2.0	0.2	43.1
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	1.8	8.9	2.2	0.1	0.4	0.1	1.8	22.2
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	107.9	0.0	37.9	18.7	17.9	223.8
1998											
June	0.0	0.0	0.1	1.6	0.1	16.7	0.0	0.9	0.1	0.0	19.5
July	0.3	0.0	0.0	0.8	5.4	0.4	0.0	0.0	0.7	0.9	8.5
August	0.0	0.0	0.0	2.2	2.3	8.5	0.0	0.0	5.7	0.9	19.6
September	0.3	1.2	0.0	1.2	0.1	3.4	0.0	10.3	0.0	0.1	16.4
October	0.1	0.0	0.0	0.4	0.0	4.2	0.0	1.3	0.1	0.2	6.2
November	0.2	0.0	0.0	1.3	5.0	5.9	0.0	1.3	1.3	0.0	15.1
December	0.0	0.4	0.3	4.1	0.1	16.7	0.0	0.0	2.2	4.9	28.7
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	0.2	0.0	18.3	0.1	0.1	20.5
June	0.0	0.0	0.0	0.2	0.0	0.2	0.0	0.9	3.0	0.1	4.3
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	59.9	136.3	132.1	1.8	61.6	46.2	30.1	656.6
1998											
June	0.3	2.5	1.5	3.0	4.8	19.3	0.1	2.7	1.9	0.4	36.5
July	13.4	2.5	0.9	3.1	16.0	1.3	0.1	0.1	0.8	1.9	40.2
August	0.3	6.8	8.8	9.5	26.6	10.1	0.1	1.7	7.4	1.0	72.1
September	5.0	7.3	3.6	6.1	9.4	3.4	0.0	10.6	0.2	1.4	46.9
October	0.2	4.1	2.0	8.0	7.1	6.1	0.0	7.2	1.4	4.5	40.5
November	0.3	3.5	13.2	4.4	15.7	7.3	0.2	9.8	3.9	0.0	58.3
December	0.0	8.7	1.1	5.4	3.9	23.2	0.0	2.8	2.3	6.2	53.5
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	17.7	11.6	0.1	2.4	3.2	0.4	56.1
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	4.2	0.2	18.4	6.3	0.7	53.3
June	0.4	5.2	1.2	2.0	8.9	2.4	0.1	1.3	3.1	2.0	26.5

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									
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	318 667	974 272
1998									
June	400	66	467	39 241	5 309	7 628	52 178	12 398	64 576
July	442	223	667	39 639	18 685	8 831	67 155	15 898	83 053
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
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	12 468	76 139
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	170 399	184 008
1998									
June	31	6	39	2 343	360	165	2 868	18 387	21 256
July	2	0	2	152	0	715	867	1 618	2 485
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
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	11 716	13 468
June	17	4	21	1 219	278	25	1 522	1 216	2 738
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	489 066	1 158 280
1998									
June	431	72	506	41 585	5 669	7 793	55 047	30 785	85 832
July	444	223	669	39 791	18 685	9 546	68 022	17 517	85 539
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
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	35 799	93 766
June	451	57	615	45 866	5 614	13 713	65 193	13 684	78 878

(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
SOUTH AUSTRALIA	668	67	845	65 724	6 564	16 508	88 796	26 542	115 338
Adelaide (SD)	451	57	615	45 866	5 614	13 713	65 193	13 684	78 878
Northern Adelaide (SSD)	153	4	157	15 029	278	1 017	16 324	1 362	17 686
Gawler (M)	6	0	6	516	0	89	605	0	605
Playford (C)–East Central	30	0	30	2 673	0	12	2 684	0	2 684
Playford (C)–Elizabeth	0	0	0	0	0	11	11	0	11
Playford (C)–Hills	4	0	4	305	0	30	335	0	335
Playford (C)–West	10	0	10	1 106	0	0	1 106	0	1 106
Playford (C)–West Central	12	0	12	941	0	60	1 001	0	1 001
Port Adel. Enfield (C)–East	12	4	16	1 097	278	138	1 513	152	1 665
Port Adel. Enfield (C)–Inner	3	0	3	360	0	44	404	0	404
Salisbury (C)–Central	0	0	0	0	0	0	0	0	0
Salisbury (C)–Inner North	5	0	5	482	0	117	599	0	599
Salisbury (C)–North-East	1	0	1	142	0	31	172	0	172
Salisbury (C)–South-East	5	0	5	459	0	0	459	0	459
Salisbury (C) Bal	6	0	6	584	0	15	599	0	599
Tea Tree Gully (C)–Central	2	0	2	104	0	135	239	0	239
Tea Tree Gully (C)–Hills	1	0	1	50	0	133	183	0	183
Tea Tree Gully (C)–North	32	0	32	3 215	0	25	3 240	1 100	4 340
Tea Tree Gully (C)–South	24	0	24	2 995	0	179	3 174	110	3 284
Western Adelaide (SSD)	74	12	86	6 660	1 143	1 871	9 674	5 254	14 928
Charles Sturt (C)–Coastal	10	4	14	1 127	380	245	1 752	0	1 752
Charles Sturt (C)–Inner East	8	0	8	764	0	302	1 066	646	1 711
Charles Sturt (C)–Inner West	8	0	8	689	0	140	829	0	829
Charles Sturt (C)–North-East	19	0	19	1 720	0	293	2 013	756	2 769
Port Adel. Enfield (C)–Coast	6	2	8	461	260	156	878	0	878
Port Adel. Enfield (C)–Port	1	0	1	81	0	203	284	1 995	2 279
West Torrens (C)–East	10	2	12	764	143	348	1 255	628	1 883
West Torrens (C)–West	12	4	16	1 053	360	184	1 597	1 230	2 827
Unincorp. Western	0	0	0	0	0	0	0	0	0
Eastern Adelaide (SSD)	77	23	207	8 869	2 532	8 369	19 770	5 768	25 538
Adelaide (C)	2	0	107	230	0	4 292	4 522	1 392	5 914
Adelaide Hills (DC)–Central	7	0	7	1 239	0	188	1 427	0	1 427
Adelaide Hills (DC)–Ranges	4	0	4	448	0	226	674	0	674
Burnside (C)–North-East	5	2	7	665	225	95	985	0	985
Burnside (C)–South-West	8	2	12	1 115	375	504	1 994	0	1 994
Campbelltown (C)–East	16	0	16	1 674	0	43	1 717	0	1 717
Campbelltown (C)–West	10	0	10	948	0	187	1 135	275	1 410
Norw. Pham St Ptrs (C)–East	9	2	11	782	118	357	1 257	0	1 257
Norw. Pham St Ptrs (C)–West	1	9	10	126	714	430	1 270	100	1 370
Prospect (C)	1	0	1	109	0	564	673	1 300	1 973
Unley (C)–East	7	0	7	850	0	386	1 236	1 175	2 411
Unley (C)–West	4	8	12	345	1 100	899	2 344	126	2 471
Walkerville (M)	3	0	3	339	0	197	536	1 400	1 936
Southern Adelaide (SSD)	147	18	165	15 308	1 661	2 456	19 426	1 300	20 726
Holdfast Bay (C)–North	5	2	7	717	280	328	1 325	150	1 475
Holdfast Bay (C)–South	10	6	16	1 183	418	65	1 666	0	1 666
Marion (C)–Central	8	0	8	722	0	187	909	125	1 034
Marion (C)–North	4	0	4	416	0	48	463	55	518
Marion (C)–South	20	0	20	2 195	0	326	2 521	0	2 521
Mitcham (C)–Hills	13	0	13	1 815	0	267	2 082	310	2 392
Mitcham (C)–North-East	4	0	4	785	0	877	1 662	0	1 662
Mitcham (C)–West	0	0	0	0	0	0	0	150	150
Onkaparinga (C)–Hackham	2	0	2	154	0	40	194	0	194
Onkaparinga (C)–Hills	3	0	3	335	0	116	451	210	661
Onkaparinga (C)–Morphett	7	0	7	551	0	36	586	0	586
Onkaparinga (C)–North Coast	2	0	2	273	0	14	286	300	586
Onkaparinga (C)–Reservoir	19	0	19	1 642	0	121	1 763	0	1 763
Onkaparinga (C)–South Coast	23	0	23	2 011	0	17	2 028	0	2 028
Onkaparinga (C)–Woodcroft	27	10	37	2 511	963	16	3 489	0	3 489

Statistical area	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
Outer Adelaide (SD)	117	2	119	10 135	300	1 128	11 562	7 290	18 852
Barossa (SSD)	27	0	27	2 524	0	210	2 734	6 185	8 919
Barossa (DC)–Angaston	0	0	0	0	0	120	120	0	120
Barossa (DC)–Barossa	3	0	3	476	0	30	506	121	628
Barossa (DC)–Tanunda	2	0	2	171	0	0	171	0	171
Kapunda and Light (DC)	13	0	13	1 156	0	38	1 194	6 064	7 257
Mallala (DC)	9	0	9	720	0	22	742	0	742
Kangaroo Island (SSD)	6	0	6	428	0	0	428	0	428
Kangaroo Island (DC)	6	0	6	428	0	0	428	0	428
Mt Lofty Ranges (SSD)	40	0	40	3 039	0	323	3 362	645	4 007
Adelaide Hills (DC)–North	3	0	3	285	0	10	295	0	295
Adelaide Hills (DC) Bal	4	0	4	384	0	25	409	0	409
Mount Barker (DC)–Central	30	0	30	2 118	0	112	2 230	365	2 595
Mount Barker (DC) Bal	3	0	3	252	0	176	428	280	708
Fleurieu (SSD)	44	2	46	4 145	300	595	5 039	460	5 499
Alexandrina (DC)–Coastal	20	2	22	1 784	300	169	2 253	0	2 253
Alexandrina (DC)–Strathalbyn	6	0	6	797	0	290	1 087	400	1 487
Victor Harbor (DC)	17	0	17	1 444	0	136	1 580	60	1 640
Yankalilla (DC)	1	0	1	120	0	0	120	0	120
Yorke and Lower North (SD)	27	0	27	2 482	0	209	2 691	895	3 586
Yorke (SSD)	23	0	23	1 990	0	113	2 103	195	2 298
Barunga West (DC)	3	0	3	278	0	11	289	0	289
Copper Coast (DC)	14	0	14	1 356	0	20	1 376	195	1 571
Yorke Peninsula (DC)–North	4	0	4	257	0	67	324	0	324
Yorke Peninsula (DC)–South	2	0	2	99	0	15	114	0	114
Unincorp. Yorke	0	0	0	0	0	0	0	0	0
Lower North (SSD)	4	0	4	492	0	96	588	700	1 288
Clare and Gilbert Valleys (DC)	4	0	4	492	0	20	512	250	762
Goyder (DC)	0	0	0	0	0	0	0	0	0
Wakefield (DC)	0	0	0	0	0	76	76	450	526
Murray Lands (SD)	29	0	29	2 395	0	431	2 826	124	2 949
Riverland (SSD)	22	0	22	1 944	0	324	2 268	0	2 268
Berri & Barmera (DC)–Barmera	1	0	1	137	0	35	172	0	172
Berri & Barmera (DC)–Berri	5	0	5	452	0	0	452	0	452
Loxton Waikerie (DC)–East	9	0	9	776	0	216	992	0	992
Loxton Waikerie (DC)–West	2	0	2	200	0	22	222	0	222
Mid Murray (DC)	4	0	4	234	0	40	274	0	274
Renmark Paringa (DC)–Paringa	0	0	0	0	0	0	0	0	0
Renmark Paringa (DC)–Renmark	1	0	1	145	0	10	155	0	155
Unincorp. Riverland	0	0	0	0	0	0	0	0	0
Murray Mallee (SSD)	7	0	7	451	0	107	558	124	681
Karoonda East Murray (DC)	0	0	0	0	0	0	0	0	0
Murray Bridge (RC)	5	0	5	396	0	62	458	124	581
Southern Mallee (DC)	1	0	1	25	0	45	70	0	70
The Coorong (DC)	1	0	1	30	0	0	30	0	30
Unincorp. Murray Mallee	0	0	0	0	0	0	0	0	0
South East (SD)	29	2	34	3 337	130	502	3 969	388	4 358
Upper South East (SSD)	15	2	17	1 647	130	119	1 896	60	1 956
Lacepede (DC)	3	2	5	232	130	25	387	60	447
Lucindale (DC)	1	0	1	70	0	20	90	0	90
Naracoorte (DC)	4	0	4	359	0	12	371	0	371
Robe (DC)	5	0	5	665	0	40	705	0	705
Tatiara (DC)	2	0	2	321	0	22	343	0	343

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)	14	0	17	1 690	0	383	2 073	328	2 402
Grant (DC)	1	0	1	71	0	100	171	0	171
Mount Gambier (C)	12	0	15	1 483	0	132	1 614	328	1 942
Wattle Range (DC)–East	0	0	0	0	0	0	0	0	0
Wattle Range (DC)–West	1	0	1	137	0	152	289	0	289
Eyre (SD)	8	0	8	823	0	107	930	340	1 270
Lincoln (SSD)	5	0	5	697	0	107	804	340	1 144
Cleve (DC)	0	0	0	0	0	49	49	0	49
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)	0	0	0	0	0	0	0	150	150
Le Hunte (DC)	0	0	0	0	0	20	20	0	20
Lower Eyre Peninsula (DC)	2	0	2	147	0	0	147	0	147
Port Lincoln (C)	3	0	3	550	0	10	560	190	750
Tumby Bay (DC)	0	0	0	0	0	28	28	0	28
Unincorp. Lincoln	0	0	0	0	0	0	0	0	0
West Coast (SSD)	3	0	3	126	0	0	126	0	126
Ceduna (DC)	1	0	1	32	0	0	32	0	32
Streaky Bay (DC)	2	0	2	94	0	0	94	0	94
Unincorp. West Coast	0	0	0	0	0	0	0	0	0
Northern (SD)	7	6	13	687	520	418	1 625	3 820	5 445
Whyalla (SSD)	0	0	0	0	0	271	271	3 050	3 321
Whyalla (C)	0	0	0	0	0	271	271	3 050	3 321
Unincorp. Whyalla	0	0	0	0	0	0	0	0	0
Pirie (SSD)	2	0	2	167	0	61	228	70	298
Northern Areas (DC)	1	0	1	102	0	16	118	70	188
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	1	0	1	65	0	45	110	0	110
Port Pirie C, Dists (M) Bal	0	0	0	0	0	0	0	0	0
Unincorp. Pirie	0	0	0	0	0	0	0	0	0
Flinders Ranges (SSD)	0	0	0	0	0	70	70	700	770
Flinders Ranges (DC)	0	0	0	0	0	0	0	0	0
Mount Remarkable (DC)	0	0	0	0	0	70	70	0	70
Port Augusta (C)	0	0	0	0	0	0	0	700	700
Unincorp. Flinders Ranges	0	0	0	0	0	0	0	0	0
Far North (SSD)	5	6	11	520	520	15	1 055	0	1 055
Coober Pedy (DC)	0	0	0	0	0	0	0	0	0
Roxby Downs (M)	4	0	4	380	0	15	395	0	395
Unincorp. Far North	1	6	7	140	520	0	660	0	660

(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 1996–1997). 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

GLOSSARY

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.

GLOSSARY

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.

GLOSSARY

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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- INTERNET* www.abs.gov.au
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