



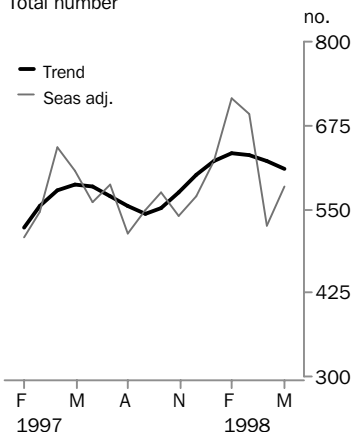
BUILDING APPROVALS

SOUTH
AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) WED 1 JULY 1998

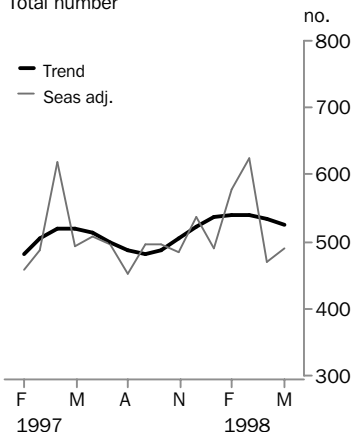
Dwelling units approved

Total number



Private sector houses approved

Total number



MAY KEY FIGURES

TREND ESTIMATES

	May 1998	% change Apr 1998 to May 1998	% change May 1997 to May 1998
Dwelling units approved			
Private sector houses	524	-1.8	0.7
Total dwelling units	610	-1.9	3.7

SEASONALLY ADJUSTED

	May 1998	% change Apr 1998 to May 1998	% change May 1997 to May 1998
Dwelling units approved			
Private sector houses	491	4.6	-0.6
Total dwelling units	583	11.1	-3.7

MAY KEY POINTS

TREND ESTIMATES

- The trend for total dwelling units fell by 1.9% in May, but is still 3.7% higher than the level of a year ago.
- The trend for private sector houses has fallen for the third month and is 3.2% below the February level.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units increased by 11.1% in May following a decrease of 26.4% in the previous two months.
- The seasonally adjusted estimate for private sector houses increased by 4.6% in May following a decrease of 24.8% in April.

ORIGINAL ESTIMATES

- There were 602 dwelling units approved in May. Private sector houses accounted for 515 of this total. Noarlunga (48), and Munno Para (34) recorded the most dwelling units in the Adelaide Statistical Division (ASD), while Mt Barker (19) and the City of Mt. Gambier (16) were the highest outside the ASD.
- The value of non-residential building approved in May was \$38.2 million. There were two non-residential jobs valued at over \$5 million approved this month.

- For further information about these and related statistics, contact Merv Leaker on 08 8237 7585, or any ABS Office.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
June 1998	30 July 1998
July 1998	1 September 1998
August 1998	1 October 1998



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

Geographic coding - Dwelling approvals are geographically coded to the Collector District (CD) level and will generally be available three months after the end of a quarter. CD information for the five mainland states for the period July 1996 to December 1997 is expected to be released early July 1998. In preparing for this release of information, checking has revealed unexpected differences between the CD code and the Statistical Local Area (SLA) code and has consequently meant a revision to about 2% of SLA codes. Most of the changes have been in Victoria and Queensland and in the main to adjoining Statistical Local Areas. For further information please contact Tamra Nitschke on 08 82377655.



REVISIONS THIS MONTH

Seasonally adjusted and trend estimates have been revised as a result of the annual reanalysis of seasonal factors.



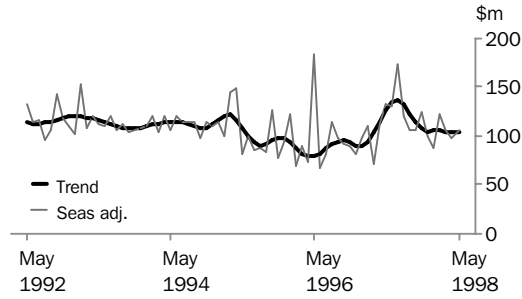
P. M. GARDNER
Regional Director, South Australia



VALUE OF BUILDING APPROVED

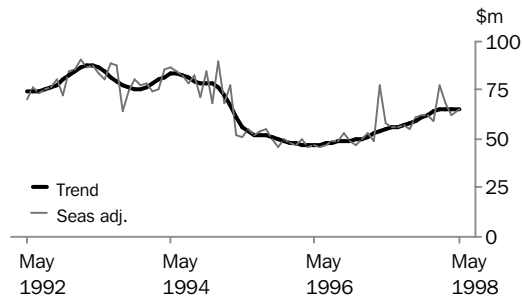
VALUE OF TOTAL BUILDING

The trend has remained relatively flat since the beginning of 1998.



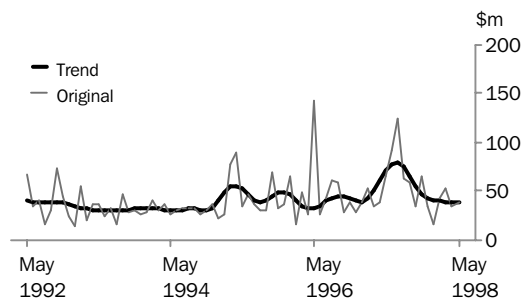
VALUE OF RESIDENTIAL BUILDING

The trend has flattened in recent months following growth for most of the previous two years.



VALUE OF NON-RESIDENTIAL BUILDING

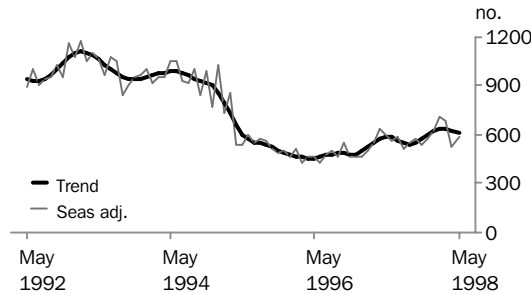
The trend has fallen by 19.1% (\$9.0 million) over the last six months.



DWELLINGS APPROVED

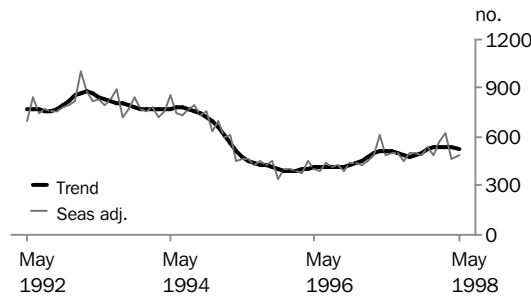
TOTAL DWELLING UNITS

The trend in total dwellings has generally been moving upward since mid 1996. It has increased by more than 32.0% over this period.



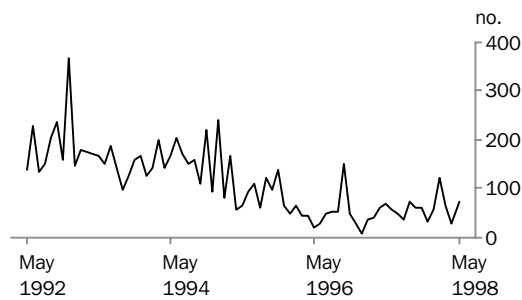
PRIVATE SECTOR HOUSES

Since early 1996 the trend has risen by 33.0%.



OTHER DWELLING(a) (ORIGINAL)

The number of other dwellings approved can fluctuate markedly. It has averaged 60 dwellings per month over the past twelve months.



(a) See Glossary for definition.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

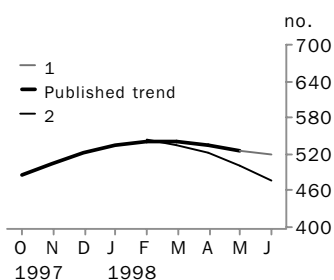
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

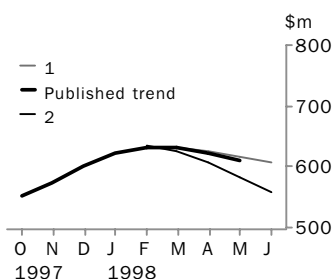
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the June seasonally adjusted estimate is higher than the May estimate by 9% for the number of private sector houses approved and 10% for total dwelling units approved; and that the June seasonally adjusted estimate is lower than the May estimate by 9% for the number of private sector houses approved and 10% 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 9% on May 1998</i>		2 <i>falls by 9% on May 1998</i>	
	no.	% change	no.	% change	no.	% change
January 1998	536	2.6	536	2.7	539	2.9
February 1998	541	1.1	542	1.1	543	0.8
March 1998	540	-0.2	540	-0.2	536	-1.3
April 1998	534	-1.2	535	-1.1	521	-2.9
May 1998	524	-1.8	527	-1.4	501	-3.8
June 1998	n.y.a.	n.y.a.	518	-1.7	478	-4.5

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 10% on May 1998</i>		2 <i>falls by 10% on May 1998</i>	
	no.	% change	no.	% change	no.	% change
January 1998	622	3.5	622	3.5	626	3.7
February 1998	632	1.5	632	1.6	634	1.2
March 1998	631	-0.2	631	-0.1	626	-1.2
April 1998	622	-1.4	625	-1.0	607	-3.0
May 1998	610	-1.9	617	-1.3	584	-3.8
June 1998	n.y.a.	n.y.a.	607	-1.5	558	-4.4

DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS(a).....		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						
1997						
March	486	501	40	42	526	543
April	559	568	56	60	615	628
May	538	552	61	68	599	620
June	519	541	52	56	571	597
July	572	584	50	50	622	634
August	514	530	38	38	552	568
September	505	527	65	73	570	600
October	523	538	61	61	584	599
November	482	490	62	62	544	552
December	475	482	31	31	506	513
1998						
January	365	373	55	58	420	431
February	542	545	121	121	663	666
March	623	671	63	67	686	738
April	461	472	30	30	491	502
May	515	527	73	75	588	602
SEASONALLY ADJUSTED						
1997						
March	488	489	n.a.	n.a.	536	547
April	618	630	n.a.	n.a.	624	641
May	494	501	n.a.	n.a.	591	606
June	507	524	n.a.	n.a.	543	560
July	496	505	n.a.	n.a.	571	586
August	452	471	n.a.	n.a.	503	514
September	496	509	n.a.	n.a.	528	548
October	496	517	n.a.	n.a.	544	575
November	484	505	n.a.	n.a.	528	541
December	538	551	n.a.	n.a.	559	570
1998						
January	490	508	n.a.	n.a.	594	621
February	578	582	n.a.	n.a.	710	714
March	624	649	n.a.	n.a.	662	691
April	469	484	n.a.	n.a.	510	525
May	491	503	n.a.	n.a.	573	583
TREND ESTIMATES						
1997						
March	504	510	n.a.	n.a.	543	553
April	518	526	n.a.	n.a.	564	577
May	520	530	n.a.	n.a.	573	588
June	512	523	n.a.	n.a.	568	584
July	498	512	n.a.	n.a.	553	569
August	486	502	n.a.	n.a.	535	553
September	480	498	n.a.	n.a.	525	543
October	487	505	n.a.	n.a.	533	551
November	504	522	n.a.	n.a.	556	575
December	522	538	n.a.	n.a.	583	601
1998						
January	536	551	n.a.	n.a.	605	622
February	541	556	n.a.	n.a.	615	632
March	540	555	n.a.	n.a.	614	631
April	534	548	n.a.	n.a.	606	622
May	524	539	n.a.	n.a.	594	610

(a) See Glossary for definition.

DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS(a)....		TOTAL DWELLING UNITS..	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
1997						
March	13.3	15.4	5.3	10.5	12.6	15.0
April	15.0	13.4	40.0	42.9	16.9	15.7
May	-3.8	-2.8	8.9	13.3	-2.6	-1.3
June	-3.5	-2.0	-14.8	-17.6	-4.7	-3.7
July	10.2	7.9	-3.8	-10.7	8.9	6.2
August	-10.1	-9.2	-24.0	-24.0	-11.3	-10.4
September	-1.8	-0.6	71.1	92.1	3.3	5.6
October	3.6	2.1	-6.2	-16.4	2.5	-0.2
November	-7.8	-8.9	1.6	1.6	-6.8	-7.8
December	-1.5	-1.6	-50.0	-50.0	-7.0	-7.1
1998						
January	-23.2	-22.6	77.4	87.1	-17.0	-16.0
February	48.5	46.1	120.0	108.6	57.9	54.5
March	14.9	23.1	-47.9	-44.6	3.5	10.8
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
SEASONALLY ADJUSTED (% change from preceding month)						
1997						
March	6.3	5.4	n.a.	n.a.	7.0	7.5
April	26.6	28.7	n.a.	n.a.	16.3	17.2
May	-20.1	-20.5	n.a.	n.a.	-5.3	-5.4
June	2.8	4.7	n.a.	n.a.	-8.2	-7.6
July	-2.3	-3.7	n.a.	n.a.	5.3	4.8
August	-8.8	-6.7	n.a.	n.a.	-11.9	-12.3
September	9.6	8.1	n.a.	n.a.	5.1	6.5
October	0.2	1.6	n.a.	n.a.	3.0	5.0
November	-2.5	-2.3	n.a.	n.a.	-2.9	-5.9
December	11.2	9.0	n.a.	n.a.	5.7	5.5
1998						
January	-8.9	-7.8	n.a.	n.a.	6.4	8.9
February	18.0	14.5	n.a.	n.a.	19.4	15.0
March	7.9	11.5	n.a.	n.a.	-6.7	-3.2
April	-24.8	-25.3	n.a.	n.a.	-22.9	-24.0
May	4.6	3.9	n.a.	n.a.	12.4	11.1
TREND ESTIMATES (% change from preceding month)						
1997						
March	4.8	4.8	n.a.	n.a.	5.3	5.9
April	2.8	3.0	n.a.	n.a.	4.0	4.3
May	0.4	0.8	n.a.	n.a.	1.6	1.9
June	-1.7	-1.2	n.a.	n.a.	-1.0	-0.7
July	-2.7	-2.2	n.a.	n.a.	-2.7	-2.5
August	-2.5	-2.0	n.a.	n.a.	-3.2	-3.0
September	-1.1	-0.8	n.a.	n.a.	-1.8	-1.7
October	1.5	1.5	n.a.	n.a.	1.5	1.5
November	3.5	3.3	n.a.	n.a.	4.3	4.2
December	3.5	3.2	n.a.	n.a.	4.9	4.7
1998						
January	2.6	2.4	n.a.	n.a.	3.7	3.5
February	1.1	0.9	n.a.	n.a.	1.7	1.5
March	-0.2	-0.3	n.a.	n.a.	-0.1	-0.2
April	-1.2	-1.2	n.a.	n.a.	-1.3	-1.4
May	-1.8	-1.8	n.a.	n.a.	-1.9	-1.9

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED

<i>Month</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
ORIGINAL					
1997					
March	41.8	8.9	50.7	35.4	86.1
April	52.6	10.9	63.6	39.2	102.8
May	52.5	9.9	62.4	64.7	127.1
June	49.5	9.2	58.7	92.0	150.7
July	51.1	10.8	61.9	125.1	187.0
August	49.3	10.1	59.4	63.8	123.2
September	51.9	10.6	62.5	58.6	121.1
October	51.2	12.0	63.3	34.1	97.4
November	51.2	11.1	62.3	64.5	126.7
December	48.1	10.6	58.6	35.1	93.7
1998					
January	37.4	7.3	44.7	16.1	60.8
February	57.0	15.6	72.6	41.9	114.5
March	63.6	10.7	74.3	53.8	128.1
April	44.0	9.6	53.6	34.6	88.3
May	55.3	9.2	64.4	38.2	102.6
SEASONALLY ADJUSTED					
1997					
March	40.1	9.1	49.2	n.a.	72.1
April	67.0	10.9	78.0	n.a.	112.4
May	48.2	9.9	58.2	n.a.	133.6
June	46.5	9.6	56.1	n.a.	131.5
July	46.2	9.5	55.7	n.a.	174.2
August	46.6	10.4	56.9	n.a.	121.2
September	46.1	8.7	54.7	n.a.	106.2
October	50.4	10.9	61.3	n.a.	106.3
November	50.8	11.3	62.1	n.a.	124.7
December	51.9	10.7	62.7	n.a.	99.3
1998					
January	50.4	8.9	59.3	n.a.	88.5
February	58.2	18.9	77.1	n.a.	123.1
March	58.9	9.8	68.7	n.a.	105.6
April	52.4	9.8	62.2	n.a.	97.4
May	55.2	10.0	65.3	n.a.	106.6
TREND ESTIMATES					
1997					
March	42.4	10.5	52.9	50.2	103.1
April	44.2	10.3	54.5	60.7	115.2
May	45.6	10.0	55.6	70.8	126.4
June	46.4	9.8	56.2	77.8	134.0
July	46.9	9.7	56.6	79.6	136.2
August	47.3	9.9	57.1	75.0	132.2
September	47.8	10.1	57.8	65.6	123.4
October	48.8	10.3	59.1	54.9	114.0
November	50.4	10.4	60.8	46.9	107.7
December	52.2	10.3	62.5	42.5	105.0
1998					
January	53.6	10.2	63.8	41.3	105.2
February	54.7	10.0	64.8	40.5	105.3
March	55.4	9.9	65.3	39.5	104.8
April	55.8	9.8	65.6	38.8	104.4
May	56.0	9.8	65.8	37.9	103.6

(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)					
1997					
March	5.4	-9.8	2.4	-33.2	-16.0
April	25.9	23.1	25.4	10.6	19.3
May	-0.3	-8.9	-1.8	64.9	23.6
June	-5.7	-7.7	-6.0	42.3	18.6
July	3.3	17.6	5.6	36.0	24.1
August	-3.5	-6.5	-4.1	-49.0	-34.1
September	5.2	5.4	5.2	-8.2	-1.7
October	-1.2	13.3	1.2	-41.8	-19.6
November	-0.1	-8.1	-1.6	89.1	30.1
December	-6.1	-4.7	-5.9	-45.6	-26.1
1998					
January	-22.1	-31.3	-23.8	-54.0	-35.1
February	52.3	115.3	62.5	159.6	88.3
March	11.5	-31.3	2.3	28.5	11.9
April	-30.7	-10.8	-27.8	-35.7	-31.1
May	25.5	-4.3	20.2	10.2	16.3
SEASONALLY ADJUSTED (% change from preceding month)					
1997					
March	-1.7	-24.0	-6.8	n.a.	-34.6
April	67.3	20.3	58.6	n.a.	55.8
May	-28.0	-9.2	-25.4	n.a.	18.9
June	-3.7	-3.2	-3.6	n.a.	-1.5
July	-0.5	-1.5	-0.7	n.a.	32.4
August	0.8	9.3	2.2	n.a.	-30.4
September	-1.1	-16.2	-3.9	n.a.	-12.4
October	9.4	26.1	12.1	n.a.	0.1
November	0.8	3.3	1.2	n.a.	17.2
December	2.2	-4.9	0.9	n.a.	-20.3
1998					
January	-3.0	-16.7	-5.4	n.a.	-10.9
February	15.5	111.5	30.0	n.a.	39.1
March	1.2	-48.1	-10.9	n.a.	-14.2
April	-10.9	-0.6	-9.4	n.a.	-7.8
May	5.3	2.5	4.9	n.a.	9.4
TREND ESTIMATES (% change from preceding month)					
1997					
March	4.1	-0.1	3.2	18.1	10.0
April	4.2	-1.6	3.0	20.9	11.7
May	3.2	-2.8	2.1	16.7	9.8
June	1.8	-2.5	1.0	9.9	6.0
July	1.1	-0.5	0.8	2.3	1.7
August	0.8	1.4	0.9	-5.7	-3.0
September	1.0	2.2	1.2	-12.6	-6.6
October	2.2	1.9	2.1	-16.3	-7.6
November	3.3	1.2	2.9	-14.7	-5.5
December	3.5	-0.4	2.8	-9.2	-2.4
1998					
January	2.8	-1.4	2.1	-2.8	0.1
February	2.0	-1.7	1.4	-2.0	0.1
March	1.3	-1.4	0.9	-2.6	-0.4
April	0.7	-1.0	0.4	-1.8	-0.4
May	0.3	-0.3	0.2	-2.4	-0.7

(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)						
1994-95	7 757	1 387	(b) 47	(b) 0	17	9 208
1995-96	4 930	773	(b) 56	(b) 0	1	5 760
1996-97	5 508	613	11	8	8	6 148
1997						
May	537	56	4	1	1	599
June	518	47	0	6	0	571
July	571	47	2	1	1	622
August	513	37	0	1	1	552
September	505	60	2	0	3	570
October	523	61	0	0	0	584
November	482	60	2	0	0	544
December	475	30	1	0	0	506
1998						
January	364	55	1	0	0	420
February	541	53	0	67	2	663
March	621	61	0	2	2	686
April	459	29	1	2	0	491
May	514	73	0	1	0	588
PUBLIC SECTOR (Number)						
1994-95	390	151	(b) 13	(b) 0	0	554
1995-96	179	29	(b) 0	(b) 0	0	208
1996-97	96	17	0	3	0	116
1997						
May	14	7	0	0	0	21
June	22	4	0	0	0	26
July	12	0	0	0	0	12
August	16	0	0	0	0	16
September	22	8	0	0	0	30
October	15	0	0	0	0	15
November	8	0	0	0	0	8
December	7	0	0	0	0	7
1998						
January	8	3	0	0	0	11
February	3	0	0	0	0	3
March	48	4	0	0	0	52
April	11	0	0	0	0	11
May	12	2	0	0	0	14
TOTAL (Number)						
1994-95	8 147	1 538	(b) 60	(b) 0	17	9 762
1995-96	5 109	802	(b) 56	(b) 0	1	5 968
1996-97	5 604	630	11	11	8	6 264
1997						
May	551	63	4	1	1	620
June	540	51	0	6	0	597
July	583	47	2	1	1	634
August	529	37	0	1	1	568
September	527	68	2	0	3	600
October	538	61	0	0	0	599
November	490	60	2	0	0	552
December	482	30	1	0	0	513
1998						
January	372	58	1	0	0	431
February	544	53	0	67	2	666
March	669	65	0	2	2	738
April	470	29	1	2	0	502
May	526	75	0	1	0	602

(a) See Glossary for definition.

(b) Conversions are included in alterations and additions to residential buildings.

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	Total building
PRIVATE SECTOR (\$ million)								
1994-95	605.8	98.4	(b) 1.7	114.9	(b) 0.0	820.7	244.7	1 065.4
1995-96	399.4	54.6	(b) 2.5	114.7	(b) 0.0	571.3	393.0	964.3
1996-97	462.9	44.0	0.6	113.8	0.6	621.8	422.4	1 044.2
1997								
May	46.6	4.4	0.2	9.0	0.0	60.3	56.9	117.2
June	43.6	3.5	0.0	8.6	0.6	56.3	79.2	135.5
July	46.8	3.3	0.1	10.6	0.1	60.8	114.9	175.7
August	44.3	3.6	0.0	9.8	0.2	57.9	51.6	109.4
September	44.8	5.2	0.0	9.8	0.0	59.9	26.8	86.7
October	45.4	4.6	0.0	12.0	0.0	62.0	30.8	92.7
November	46.8	3.8	0.3	10.7	0.1	61.6	57.0	118.6
December	44.5	3.0	0.0	10.5	0.0	58.1	27.8	85.9
1998								
January	32.6	4.2	0.1	7.1	0.0	44.1	7.9	51.9
February	48.7	8.0	0.0	8.4	7.1	72.2	31.0	103.2
March	55.5	4.8	0.0	10.7	0.1	71.0	47.8	118.8
April	40.4	2.6	0.0	9.5	0.1	52.6	23.8	76.3
May	46.0	8.1	0.0	9.1	0.1	63.2	35.6	98.8
PUBLIC SECTOR (\$ million)								
1994-95	27.0	8.5	(b) 0.7	2.6	(b) 0.0	38.8	248.6	287.4
1995-96	13.3	1.9	(b) 0.0	1.6	(b) 0.0	17.1	173.2	190.4
1996-97	7.4	1.3	0.0	1.3	0.3	10.3	158.4	168.7
1997								
May	1.0	0.5	0.0	0.6	0.0	2.1	7.7	9.9
June	2.0	0.4	0.0	0.0	0.0	2.4	12.8	15.2
July	1.1	0.0	0.0	0.0	0.0	1.1	10.2	11.3
August	1.4	0.0	0.0	0.1	0.0	1.6	12.2	13.8
September	1.4	0.5	0.0	0.8	0.0	2.6	31.7	34.4
October	1.3	0.0	0.0	0.0	0.0	1.3	3.3	4.6
November	0.6	0.0	0.0	0.0	0.0	0.6	7.5	8.1
December	0.5	0.0	0.0	0.0	0.0	0.5	7.2	7.7
1998								
January	0.4	0.2	0.0	0.0	0.0	0.6	8.3	8.9
February	0.3	0.0	0.0	0.1	0.0	0.4	10.9	11.3
March	3.0	0.3	0.0	0.0	0.0	3.3	6.0	9.3
April	1.1	0.0	0.0	0.0	0.0	1.1	10.9	11.9
May	1.1	0.1	0.0	0.0	0.0	1.2	2.5	3.8
TOTAL (\$ million)								
1994-95	632.8	106.9	(b) 2.4	117.5	(b) 0.0	859.6	493.2	1 352.8
1995-96	412.7	56.6	(b) 2.5	116.3	(b) 0.0	588.4	566.2	1 154.6
1996-97	470.2	45.3	0.6	115.1	0.9	632.1	580.7	1 212.8
1997								
May	47.6	4.8	0.2	9.7	0.0	62.4	64.7	127.1
June	45.7	3.8	0.0	8.6	0.6	58.7	92.0	150.7
July	47.9	3.3	0.1	10.6	0.1	61.9	125.1	187.0
August	45.7	3.6	0.0	9.9	0.2	59.4	63.8	123.2
September	46.2	5.7	0.0	10.6	0.0	62.5	58.6	121.1
October	46.7	4.6	0.0	12.0	0.0	63.3	34.1	97.4
November	47.4	3.8	0.3	10.7	0.1	62.3	64.5	126.7
December	45.1	3.0	0.0	10.5	0.0	58.6	35.1	93.7
1998								
January	33.0	4.4	0.1	7.1	0.0	44.7	16.1	60.8
February	49.0	8.0	0.0	8.5	7.1	72.6	41.9	114.5
March	58.4	5.1	0.0	10.7	0.1	74.3	53.8	128.1
April	41.4	2.6	0.0	9.5	0.1	53.6	34.6	88.3
May	47.1	8.2	0.0	9.1	0.1	64.4	38.2	102.6

(a) See Glossary for definition.

(b) Conversions are included in alterations and additions creating dwellings.

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			
		One storey		Two or more storeys	One or two storeys	Three storeys		Four or more storeys		
NUMBER OF DWELLING UNITS										
1994-95	8 147	1 050	337	1 387	8	11	132	151	1 538	9 685
1995-96	5 109	518	179	697	14	66	25	105	802	5 911
1996-97	5 604	492	86	578	20	30	2	52	630	6 234
1997										
March	501	39	2	41	0	0	0	0	41	542
April	568	55	2	57	0	0	0	0	57	625
May	551	44	7	51	6	6	0	12	63	614
June	540	41	2	43	8	0	0	8	51	591
July	583	45	2	47	0	0	0	0	47	630
August	529	28	9	37	0	0	0	0	37	566
September	527	24	44	68	0	0	0	0	68	595
October	538	52	9	61	0	0	0	0	61	599
November	490	11	0	11	49	0	0	49	60	550
December	482	21	9	30	0	0	0	0	30	512
1998										
January	372	54	4	58	0	0	0	0	58	430
February	544	22	2	24	0	0	29	29	53	597
March	669	41	14	55	0	10	0	10	65	734
April	470	16	8	24	0	5	0	5	29	499
May	526	27	13	40	0	3	32	35	75	601
VALUE (\$ million)										
1994-95	632.8	63.2	26.2	89.5	0.4	0.5	16.5	17.4	106.9	739.6
1995-96	412.8	30.8	18.3	49.2	1.0	3.8	2.5	7.3	56.7	469.3
1996-97	470.1	30.9	9.5	40.3	1.9	3.1	0.0	5.1	45.1	515.5
1997										
March	39.2	2.4	0.2	2.6	0.0	0.0	0.0	0.0	2.6	41.8
April	48.5	4.0	0.1	4.1	0.0	0.0	0.0	0.0	4.1	52.6
May	47.6	3.0	0.5	3.5	0.5	0.9	0.0	1.4	4.8	52.5
June	45.7	2.7	0.2	2.9	1.0	0.0	0.0	1.0	3.8	49.5
July	47.9	3.2	0.1	3.3	0.0	0.0	0.0	0.0	3.3	51.1
August	45.7	3.0	0.6	3.6	0.0	0.0	0.0	0.0	3.6	49.3
September	46.2	1.7	4.0	5.7	0.0	0.0	0.0	0.0	5.7	51.9
October	46.7	3.7	0.8	4.6	0.0	0.0	0.0	0.0	4.6	51.2
November	47.4	0.8	0.0	0.8	3.0	0.0	0.0	3.0	3.8	51.2
December	45.1	1.7	1.3	3.0	0.0	0.0	0.0	0.0	3.0	48.1
1998										
January	33.0	3.9	0.5	4.4	0.0	0.0	0.0	0.0	4.4	37.4
February	49.0	1.5	0.3	1.8	0.0	0.0	6.2	6.2	8.0	57.0
March	58.4	3.2	1.1	4.3	0.0	0.8	0.0	0.8	5.1	63.6
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

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Average 1989–90 Prices

<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(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1994-95	551.1	97.4	648.5	104.4	752.9	452.4	1 205.3
1995-96	360.6	50.4	411.1	104.1	515.2	512.5	1 027.7
1996-97	425.9	39.8	465.7	105.5	571.2	518.1	1 089.3
1996							
December	92.0	13.3	105.4	27.2	132.6	86.2	218.8
1997							
March	97.4	5.0	102.4	25.2	127.6	112.8	240.4
June	130.5	11.2	141.7	27.7	169.4	173.4	342.7
September	129.7	10.9	140.5	29.2	169.7	217.7	387.4
December	123.3	9.8	133.1	29.8	162.9	117.0	279.9
1998							
March	123.8	15.1	138.9	29.6	168.5	97.6	266.0
ORIGINAL (% change from preceding quarter)							
1996							
December	-13.1	29.2	-9.3	7.2	-6.4	-40.8	-23.9
1997							
March	5.8	-62.3	-2.8	-7.2	-3.7	30.8	9.9
June	34.0	122.3	38.4	9.6	32.7	53.7	42.6
September	-0.7	-2.7	-0.8	5.7	0.2	25.6	13.0
December	-4.9	-9.5	-5.3	2.1	-4.0	-46.3	-27.7
1998							
March	0.4	53.6	4.3	-0.8	3.4	-16.6	-5.0

(a) 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												
1998												
March	2	0.2	36	3.2	7	0.6	13	1.2	11	1.0	3	0.3
April	0	0.0	15	1.3	7	0.6	10	0.8	9	0.9	2	0.3
May	2	0.2	13	1.1	4	0.4	10	1.1	15	1.2	2	0.3
Value—\$200,000—\$499,999												
1998												
March	2	0.7	6	1.5	1	0.2	6	1.8	4	1.0	4	1.1
April	0	0.0	5	1.6	1	0.5	3	0.9	0	0.0	1	0.2
May	0	0.0	2	0.5	1	0.3	3	0.7	5	1.4	0	0.0
Value—\$500,000—\$999,999												
1998												
March	0	0.0	1	0.5	2	1.5	0	0.0	1	0.7	0	0.0
April	0	0.0	2	1.0	2	1.4	1	0.8	1	0.5	0	0.0
May	1	0.7	3	1.9	0	0.0	2	1.4	1	0.9	1	0.5
Value—\$1,000,000—\$4,999,999												
1998												
March	0	0.0	1	4.5	0	0.0	0	0.0	0	0.0	1	1.0
April	0	0.0	2	2.0	0	0.0	3	5.8	1	1.4	0	0.0
May	1	1.9	1	1.5	1	1.2	0	0.0	0	0.0	0	0.0
Value—\$5,000,000 and over												
1998												
March	0	0.0	0	0.0	0	0.0	0	0.0	2	26.1	0	0.0
April	0	0.0	0	0.0	0	0.0	0	0.0	1	8.0	0	0.0
May	0	0.0	1	6.0	0	0.0	0	0.0	0	0.0	0	0.0
Value—Total												
1994-95	32	4.7	188	54.4	91	30.6	239	126.8	200	72.4	120	109.7
1995-96	33	18.2	198	129.9	95	32.9	237	96.8	222	95.5	111	59.7
1996-97	43	42.4	239	106.2	93	26.1	212	93.2	193	93.3	112	61.0
1998												
March	4	0.8	44	9.7	10	2.3	19	3.0	18	28.8	8	2.4
April	0	0.0	24	5.9	10	2.4	17	8.3	12	10.8	3	0.5
May	4	2.8	20	10.9	6	1.8	15	3.2	21	3.5	3	0.8

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										
1998										
March	1	0.1	3	0.4	4	0.4	5	0.5	85	7.9
April	0	0.0	1	0.1	1	0.1	2	0.3	47	4.3
May	0	0.0	2	0.2	2	0.2	3	0.2	53	4.9
Value—\$200,000—\$499,999										
1998										
March	0	0.0	3	0.9	0	0.0	4	1.2	30	8.4
April	0	0.0	0	0.0	1	0.3	0	0.0	11	3.5
May	1	0.5	0	0.0	0	0.0	0	0.0	12	3.3
Value—\$500,000—\$999,999										
1998										
March	0	0.0	1	0.5	2	1.2	2	1.5	9	5.9
April	0	0.0	0	0.0	0	0.0	0	0.0	6	3.7
May	0	0.0	0	0.0	0	0.0	1	0.5	9	5.9
Value—\$1,000,000—\$4,999,999										
1998										
March	0	0.0	0	0.0	0	0.0	0	0.0	2	5.5
April	0	0.0	0	0.0	3	5.9	0	0.0	9	15.2
May	0	0.0	2	3.0	0	0.0	0	0.0	5	7.6
Value—\$5,000,000 and over										
1998										
March	0	0.0	0	0.0	0	0.0	0	0.0	2	26.1
April	0	0.0	0	0.0	0	0.0	0	0.0	1	8.0
May	0	0.0	0	0.0	1	10.5	0	0.0	2	16.5
Value—Total										
1994-95	13	3.0	76	42.6	55	19.4	74	29.6	1 088	493.2
1995-96	16	4.7	49	52.1	62	26.8	88	49.6	1 111	566.2
1996-97	11	2.2	51	66.0	68	37.7	95	52.6	1 117	580.7
1998										
March	1	0.1	7	1.8	6	1.6	11	3.2	128	53.8
April	0	0.0	1	0.1	5	6.3	2	0.3	74	34.6
May	1	0.5	4	3.2	3	10.7	4	0.7	81	38.2

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)											
1994-95	4.2	51.3	25.0	34.3	59.2	17.3	3.0	26.5	9.7	14.0	244.7
1995-96	18.2	122.0	26.2	53.3	77.8	17.2	3.7	41.9	23.2	9.6	393.0
1996-97	38.9	102.6	23.9	56.8	84.8	16.6	2.2	50.0	13.0	33.7	422.4
1997											
May	0.1	4.3	6.9	2.8	13.7	1.6	0.0	27.0	0.3	0.4	56.9
June	26.7	35.9	1.6	9.0	1.2	1.6	1.0	0.8	0.6	0.9	79.2
July	0.4	13.5	71.8	1.4	3.2	0.3	0.4	2.4	20.1	1.3	114.9
August	0.9	3.4	23.0	2.2	13.8	0.8	0.0	5.8	1.0	0.8	51.6
September	1.4	11.1	3.1	2.7	1.7	2.5	0.6	2.0	1.2	0.5	26.8
October	0.4	7.6	12.3	2.1	2.3	1.6	0.4	0.2	2.7	1.2	30.8
November	0.3	5.8	3.4	38.2	3.7	2.2	0.0	2.2	0.3	0.8	57.0
December	0.7	2.7	1.9	3.2	6.8	4.5	3.2	1.1	1.1	2.6	27.8
1998											
January	0.1	1.6	1.3	0.3	1.7	0.5	0.0	0.9	1.3	0.3	7.9
February	0.5	8.0	4.4	1.1	5.9	2.5	0.0	0.2	7.9	0.5	31.0
March	0.8	9.7	2.3	2.6	28.8	0.9	0.1	0.3	0.6	1.6	47.8
April	0.0	5.9	2.4	2.0	10.8	0.4	0.0	0.1	1.9	0.3	23.8
May	2.8	10.8	1.8	2.7	2.5	0.2	0.5	3.1	10.7	0.6	35.6
PUBLIC SECTOR (\$ million)											
1994-95	0.4	3.1	5.5	92.5	13.2	92.5	0.0	16.0	9.7	15.5	248.6
1995-96	0.0	7.9	6.7	43.5	17.8	42.5	1.0	10.2	3.6	40.0	173.2
1996-97	3.5	3.6	2.2	36.4	8.5	44.5	0.0	16.0	24.7	18.9	158.4
1997											
May	0.0	0.6	0.1	0.5	0.0	0.5	0.0	0.0	0.6	5.5	7.7
June	0.0	0.0	0.3	7.1	1.0	1.2	0.0	0.0	2.2	1.0	12.8
July	0.4	0.8	0.0	0.9	1.0	2.2	0.0	4.0	0.6	0.3	10.2
August	0.1	0.2	0.1	0.9	0.1	4.3	0.0	6.5	0.0	0.1	12.2
September	0.0	0.0	0.0	4.1	0.1	20.2	0.0	7.1	0.2	0.0	31.7
October	0.0	0.2	0.0	0.4	0.1	1.5	0.0	0.5	0.6	0.1	3.3
November	0.0	0.2	0.0	1.6	0.3	3.2	0.0	1.5	0.3	0.4	7.5
December	0.0	0.1	0.0	0.5	0.0	4.9	0.0	1.3	0.3	0.1	7.2
1998											
January	0.0	0.0	0.1	0.9	0.3	6.0	0.0	0.8	0.0	0.2	8.3
February	0.0	1.4	0.0	1.4	0.0	1.8	0.0	2.3	0.3	3.8	10.9
March	0.0	0.0	0.0	0.4	0.0	1.5	0.0	1.5	1.0	1.6	6.0
April	0.0	0.0	0.0	6.3	0.0	0.1	0.0	0.0	4.4	0.0	10.9
May	0.0	0.1	0.1	0.5	1.0	0.6	0.0	0.1	0.0	0.2	2.5
TOTAL (\$ million)											
1994-95	4.7	54.4	30.6	126.8	72.4	109.7	3.0	42.6	19.4	29.6	493.2
1995-96	18.2	129.9	32.9	96.8	95.5	59.7	4.7	52.1	26.8	49.6	566.2
1996-97	42.4	106.2	26.1	93.2	93.3	61.0	2.2	66.0	37.7	52.6	580.7
1997											
May	0.1	4.8	6.9	3.4	13.7	2.1	0.0	27.0	0.8	5.8	64.7
June	26.7	35.9	1.9	16.1	2.2	2.8	1.0	0.8	2.8	1.9	92.0
July	0.8	14.3	71.8	2.3	4.2	2.5	0.4	6.4	20.8	1.6	125.1
August	1.0	3.5	23.0	3.2	13.8	5.2	0.0	12.2	1.0	0.8	63.8
September	1.4	11.1	3.1	6.8	1.8	22.7	0.6	9.1	1.5	0.5	58.6
October	0.4	7.8	12.3	2.5	2.4	3.1	0.4	0.7	3.3	1.3	34.1
November	0.3	6.0	3.4	39.8	4.0	5.4	0.0	3.8	0.5	1.3	64.5
December	0.7	2.8	1.9	3.8	6.8	9.4	3.2	2.4	1.3	2.8	35.1
1998											
January	0.1	1.6	1.4	1.3	1.9	6.5	0.0	1.6	1.3	0.4	16.1
February	0.5	9.4	4.4	2.5	5.9	4.3	0.0	2.5	8.2	4.3	41.9
March	0.8	9.7	2.3	3.0	28.8	2.4	0.1	1.8	1.6	3.2	53.8
April	0.0	5.9	2.4	8.3	10.8	0.5	0.0	0.1	6.3	0.3	34.6
May	2.8	10.9	1.8	3.2	3.5	0.8	0.5	3.2	10.7	0.7	38.2

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									
1995-96	3 029	646	3 721	254 581	46 273	92 638	393 491	303 403	696 894
1996-97	3 506	489	4 016	301 577	36 115	91 150	428 842	306 979	735 821
1997									
May	333	39	377	29 856	3 145	7 564	40 565	42 427	82 992
June	358	43	406	31 113	3 228	7 104	41 446	72 742	114 188
July	378	37	419	31 719	2 526	8 029	42 275	110 690	152 965
August	377	29	407	32 923	3 054	8 271	44 248	37 263	81 511
September	310	56	369	28 730	5 003	7 740	41 472	20 417	61 889
October	329	49	378	29 555	3 817	8 845	42 217	27 028	69 245
November	309	60	371	31 641	3 806	8 738	44 184	50 166	94 350
December	347	28	376	33 868	2 915	8 208	44 991	19 965	64 955
1998									
January	217	35	253	20 621	2 829	5 686	29 137	5 718	34 855
February	321	51	441	30 455	7 885	13 535	51 875	26 845	78 720
March	374	43	419	34 371	3 250	8 401	46 022	22 265	68 287
April	300	27	329	27 181	2 548	7 213	36 942	14 663	51 605
May	342	55	398	30 931	6 350	7 250	44 530	31 585	76 115
PUBLIC SECTOR									
1995-96	177	29	206	13 151	1 944	615	15 710	142 333	158 043
1996-97	84	17	101	6 433	1 305	171	7 910	129 838	137 748
1997									
May	10	7	17	760	490	81	1 331	7 060	8 391
June	22	4	26	2 004	360	0	2 364	11 249	13 613
July	10	0	10	939	0	0	939	5 908	6 848
August	10	0	10	837	0	46	883	7 600	8 482
September	22	8	30	1 369	469	58	1 895	14 457	16 352
October	15	0	15	1 285	0	0	1 285	1 934	3 219
November	8	0	8	641	0	0	641	6 883	7 524
December	7	0	7	515	0	12	526	2 350	2 877
1998									
January	8	3	11	443	166	15	624	7 101	7 726
February	1	0	1	86	0	0	86	8 124	8 210
March	36	0	36	2 395	0	0	2 395	3 983	6 377
April	10	0	10	1 016	0	0	1 016	10 728	11 743
May	3	0	3	234	0	10	244	2 142	2 385
TOTAL									
1995-96	3 206	675	3 927	267 732	48 217	93 252	409 201	445 736	854 937
1996-97	3 590	506	4 117	308 010	37 420	91 321	436 752	436 818	873 569
1997									
May	343	46	394	30 616	3 635	7 645	41 896	49 487	91 383
June	380	47	432	33 117	3 588	7 104	43 810	83 991	127 801
July	388	37	429	32 658	2 526	8 029	43 214	116 599	159 813
August	387	29	417	33 760	3 054	8 317	45 131	44 863	89 993
September	332	64	399	30 098	5 472	7 798	43 368	34 873	78 241
October	344	49	393	30 840	3 817	8 845	43 502	28 963	72 465
November	317	60	379	32 281	3 806	8 738	44 825	57 049	101 874
December	354	28	383	34 383	2 915	8 219	45 517	22 315	67 832
1998									
January	225	38	264	21 064	2 996	5 701	29 761	12 820	42 581
February	322	51	442	30 541	7 885	13 535	51 961	34 969	86 930
March	410	43	455	36 766	3 250	8 401	48 417	26 247	74 664
April	310	27	339	28 197	2 548	7 213	37 958	25 390	63 348
May	345	55	401	31 164	6 350	7 260	44 774	33 726	78 500

(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	526	75	602	47 088	8 200	9 159	64 446	38 157	102 603
Adelaide (SD)	345	55	401	31 164	6 350	7 260	44 774	33 727	78 500
Northern (SSD)	136	0	136	11 570	0	951	12 521	10 642	23 163
Elizabeth (C)	0	0	0	0	0	0	0	150	150
Enfield (C) - Pt A	30	0	30	2 376	0	269	2 645	100	2 745
Gawler (M)	8	0	8	693	0	52	746	0	746
Munno Para (C)	34	0	34	2 521	0	20	2 541	0	2 541
Salisbury (C)	33	0	33	2 753	0	222	2 975	8 885	11 860
Tea Tree Gully (C)	31	0	31	3 227	0	387	3 614	1 507	5 121
Western (SSD)	57	0	57	4 742	0	1 358	6 100	4 708	10 807
Enfield (C) - Pt B	1	0	1	45	0	14	59	100	159
Henley & Grange (C)	2	0	2	201	0	408	609	1 990	2 599
Hindmarsh and Woodville (C)	22	0	22	2 203	0	651	2 853	1 627	4 480
Port Adelaide (C)	7	0	7	552	0	65	617	0	617
Thebarton (M)	1	0	1	104	0	12	116	0	116
West Torrens (C)	24	0	24	1 637	0	208	1 845	991	2 836
Unincorp. Western	0	0	0	0	0	0	0	0	0
Eastern (SSD)	48	38	86	5 598	4 899	3 209	13 705	13 783	27 488
Adelaide (C)	1	32	33	250	4 395	10	4 655	2 393	7 048
Burnside (C)	14	2	16	1 700	120	810	2 631	90	2 721
Campelltown (C)	15	0	15	1 884	0	252	2 136	0	2 136
East Torrens (DC)	3	0	3	345	0	0	345	0	345
Kensington and Norwood (C)	0	0	0	0	0	144	144	10 500	10 644
Payneham (C)	6	2	8	382	133	102	617	100	717
Prospect (C)	0	0	0	0	0	414	414	0	414
St Peters (M)	0	0	0	0	0	94	94	0	94
Stirling (DC)	7	0	7	676	0	335	1 011	0	1 011
Unley (C)	2	2	4	360	250	623	1 233	200	1 433
Walkerville (M)	0	0	0	0	0	425	425	500	925
Southern (SSD)	104	17	122	9 255	1 451	1 742	12 448	4 594	17 042
Brighton (C)	3	5	8	232	603	311	1 147	120	1 267
Glenelg (C)	3	2	5	389	220	313	922	0	922
Happy Valley (C)	17	0	18	1 842	0	165	2 007	484	2 491
Marion (C)	21	4	25	1 961	209	306	2 475	1 580	4 055
Mitcham (C)	2	0	2	221	0	415	635	1 800	2 435
Noarlunga (C)	42	6	48	3 304	419	161	3 885	490	4 375
Willunga (DC)	16	0	16	1 305	0	72	1 377	120	1 497
Outer Adelaide (SD)	82	0	82	6 771	0	711	7 481	1 118	8 599
Barossa (SSD)	15	0	15	1 168	0	279	1 447	500	1 947
Angaston (DC)	2	0	2	175	0	0	175	0	175
Barossa (DC)	1	0	1	96	0	0	96	0	96
Gumeracha (DC)	1	0	1	75	0	80	155	0	155
Kapunda (DC)	0	0	0	0	0	0	0	0	0
Light (DC)	8	0	8	619	0	119	738	0	738
Mallala (DC)	1	0	1	82	0	60	142	500	642
Mount Pleasant (DC)	1	0	1	51	0	0	51	0	51
Tanunda (DC)	1	0	1	70	0	20	90	0	90
Kangaroo Island (SSD)	5	0	5	545	0	0	545	220	765
Dudley (DC)	4	0	4	345	0	0	345	0	345
Kingscote (DC)	1	0	1	200	0	0	200	220	420
Onkaparinga (SSD)	24	0	24	1 995	0	148	2 143	178	2 321
Mount Barker (DC)	19	0	19	1 583	0	148	1 731	68	1 799
Onkaparinga (DC)	5	0	5	412	0	0	412	110	522
Fleurieu (SSD)	38	0	38	3 063	0	284	3 347	220	3 567
Port Elliot and Goolwa (DC)	11	0	11	977	0	66	1 043	100	1 143
Strathalbyn (DC)	7	0	7	508	0	86	594	60	654
Victor Harbor (DC)	10	0	10	783	0	40	823	60	883
Yankalilla (DC)	10	0	10	795	0	92	887	0	887

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
Yorke and Lower North (SD)	22	0	22	2 114	0	43	2 157	53	2 210
Yorke (SSD)	14	0	14	1 295	0	43	1 338	0	1 338
Bute (DC)	1	0	1	70	0	0	70	0	70
Central Yorke Peninsula (DC)	2	0	2	180	0	0	180	0	180
Minlaton (DC)	1	0	1	38	0	22	60	0	60
Northern Yorke Peninsula (DC)	3	0	3	248	0	0	248	0	248
Port Broughton (DC)	1	0	1	98	0	0	98	0	98
Walleroo (DC)	4	0	4	403	0	0	403	0	403
Warooka (DC)	1	0	1	162	0	0	162	0	162
Yorke town (DC)	1	0	1	96	0	21	117	0	117
Unincorp. Yorke	0	0	0	0	0	0	0	0	0
Lower North (SSD)	8	0	8	819	0	0	819	53	872
Blyth-Snowtown (DC)	0	0	0	0	0	0	0	0	0
Burra Burra (DC)	0	0	0	0	0	0	0	0	0
Clare (DC)	5	0	5	510	0	0	510	0	510
Eudunda (DC)	1	0	1	82	0	0	82	0	82
Riverton (DC)	0	0	0	0	0	0	0	0	0
Robertstown (DC)	0	0	0	0	0	0	0	0	0
Saddleworth and Auburn (DC)	0	0	0	0	0	0	0	0	0
Spalding (DC)	0	0	0	0	0	0	0	53	53
Wakefield Plains (DC)	2	0	2	227	0	0	227	0	227
Murray Lands (SD)	18	0	18	1 446	0	114	1 560	2 122	3 682
Riverland (SSD)	12	0	12	1 011	0	38	1 049	1 630	2 679
Barmera (DC)	2	0	2	209	0	0	209	0	209
Berri (DC)	5	0	5	364	0	0	364	1 630	1 994
Browns Well (DC)	0	0	0	0	0	0	0	0	0
Loxton (DC)	4	0	4	395	0	38	432	0	432
Morgan (DC)	0	0	0	0	0	0	0	0	0
Paringa (DC)	0	0	0	0	0	0	0	0	0
Renmark (M)	0	0	0	0	0	0	0	0	0
Waikerie (DC)	1	0	1	44	0	0	44	0	44
Unincorp. Riverland	0	0	0	0	0	0	0	0	0
Murray Mallee (SSD)	6	0	6	435	0	76	511	492	1 003
Coonalpyn Downs (DC)	0	0	0	0	0	0	0	217	217
Karoonda East Murray (DC)	0	0	0	0	0	0	0	0	0
Lameroo (DC)	0	0	0	0	0	0	0	0	0
Mannum (DC)	2	0	2	108	0	25	133	0	133
Meningie (DC)	0	0	0	0	0	31	31	0	31
Murray Bridge (RC)	4	0	4	327	0	20	347	135	482
Peake (DC)	0	0	0	0	0	0	0	0	0
Pinnaroo (DC)	0	0	0	0	0	0	0	0	0
Ridley - Truro (DC)	0	0	0	0	0	0	0	140	140
Unincorp Murray Mallee	0	0	0	0	0	0	0	0	0
South East (SD)	19	3	22	2 222	250	467	2 939	896	3 835
Upper South East (SSD)	3	0	3	267	0	297	564	115	679
Lacepede (DC)	0	0	0	0	0	30	30	0	30
Lucindale (DC)	0	0	0	0	0	0	0	0	0
Naracoorte (M)	0	0	0	0	0	0	0	0	0
Naracoorte (DC)	0	0	0	0	0	0	0	115	115
Robe (DC)	0	0	0	0	0	54	54	0	54
Tatiara (DC)	3	0	3	267	0	213	480	0	480
Lower South East (SSD)	16	3	19	1 955	250	170	2 375	781	3 156
Beachport (DC)	0	0	0	0	0	0	0	0	0
Millicent (DC)	0	0	0	0	0	0	0	78	78
Mount Gambier (C)	13	3	16	1 684	250	70	2 004	703	2 706
Mount Gambier (DC)	0	0	0	0	0	80	80	0	80
Penola (DC)	1	0	1	108	0	0	108	0	108
Port MacDonnell (DC)	2	0	2	163	0	20	183	0	183

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
Eyre (SD)	16	13	29	1 100	1 326	203	2 629	160	2 789
Lincoln (SSD)	12	13	25	840	1 326	155	2 321	160	2 481
Cleve (DC)	1	0	1	112	0	0	112	0	112
Elliston (DC)	0	0	0	0	0	0	0	0	0
Franklin Harbor (DC)	2	2	4	115	152	0	267	0	267
Kimba (DC)	0	0	0	0	0	20	20	0	20
Le Hunte (DC)	0	0	0	0	0	35	35	0	35
Lower Eyre Peninsula (DC)	5	0	5	250	0	100	350	0	350
Port Lincoln (C)	4	11	15	363	1 174	0	1 537	160	1 697
Tumby Bay (DC)	0	0	0	0	0	0	0	0	0
Unincorp. Lincoln	0	0	0	0	0	0	0	0	0
West Coast (SSD)	4	0	4	260	0	48	308	0	308
Ceduna (DC)	0	0	0	0	0	48	48	0	48
Streaky Bay (DC)	0	0	0	0	0	0	0	0	0
Unincorp. West Coast	4	0	4	260	0	0	260	0	260
Northern (SD)	24	4	28	2 271	274	362	2 906	81	2 988
Whyalla (SSD)	1	0	1	43	0	122	165	0	165
Whyalla (C)	1	0	1	43	0	122	165	0	165
Unincorp. Whyalla	0	0	0	0	0	0	0	0	0
Pirie (SSD)	6	0	6	648	0	180	828	0	828
Crystal Brook-Redhill (DC)	1	0	1	109	0	0	109	0	109
Hallett (DC)	0	0	0	0	0	0	0	0	0
Jamestown (DC)	2	0	2	235	0	80	315	0	315
Orroroo (DC)	0	0	0	0	0	0	0	0	0
Peterborough (M)	0	0	0	0	0	0	0	0	0
Peterborough (DC)	1	0	1	129	0	0	129	0	129
Pirie (DC)	0	0	0	0	0	0	0	0	0
Port Pirie (C)	2	0	2	175	0	15	190	0	190
Rocky River (DC)	0	0	0	0	0	85	85	0	85
Unincorp. Pirie	0	0	0	0	0	0	0	0	0
Flinders Ranges (SSD)	4	0	4	335	0	32	367	0	367
Carrieton (DC)	0	0	0	0	0	0	0	0	0
Hawker (DC)	0	0	0	0	0	0	0	0	0
Kanyaka-Quorn (DC)	0	0	0	0	0	0	0	0	0
Mount Remarkable (DC)	1	0	1	110	0	22	132	0	132
Port Augusta (C)	3	0	3	225	0	10	235	0	235
Unicorp Flinders Ranges	0	0	0	0	0	0	0	0	0
Far North (SSD)	13	4	17	1 245	274	28	1 547	81	1 628
Coober Pedy (DC)	1	0	1	60	0	0	60	0	60
Roxby Downs (M)	7	2	9	617	126	28	771	0	771
Unincorp. Far North	5	2	7	568	148	0	716	81	797

(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;
- 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* (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* (1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6345.

EXPLANATORY NOTES

TREND ESTIMATES <i>continued</i>	<p>19 While the smoothing techniques described in paragraph 18 enables trend estimates to be produced for the latest few periods, it does 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.</p>																		
CONSTANT PRICE ESTIMATES	<p>20 Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.</p> <p>21 Estimates at constant prices are subject to a number of approximations and assumptions. For more information on the nature and concepts of constant price estimates, see Chapter 4 of <i>Australian National Accounts: Concepts, Sources and Methods</i> (5216.0). Monthly value data at constant prices are not available.</p>																		
AUSTRALIAN STANDARD GEOGRAPHIC CLASSIFICATION (ASGC)	<p>22 Area statistics are now being classified to the <i>Australian Standard Geographic Classification</i>, 1996 Edition (1216.0), effective from 1 July 1996, and ASGC terminology has been adopted in the presentation of building statistics.</p>																		
UNPUBLISHED DATA	<p>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.</p>																		
RELATED PUBLICATIONS	<p>24 Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none"> ▪ <i>Building Activity, Australia</i> (8752.0) ▪ <i>Building Activity, Australia: Dwelling Unit Commencements</i> (8750.0) ▪ <i>Building Activity, South Australia</i> (8752.4) ▪ <i>Building Approvals, Australia</i> (8731.0) ▪ <i>Engineering Construction Activity, Australia</i> (8762.0) ▪ <i>Housing Finance for Owner Occupation, Australia</i> (5609.0) ▪ <i>Price Index of Materials Used in House Building</i> (6408.0) ▪ <i>Price Index of Materials Used in Building Other than House Building</i> (6407.0) ▪ <i>House Price Indexes: Eight Capital Cities</i> (6416.0). 																		
ROUNDING	<p>When figures have been rounded, discrepancies may occur between sums of the component items and totals.</p>																		
SYMBOLS AND OTHER USAGES	<table border="0"> <tr> <td style="padding-right: 20px;">n.a.</td> <td>not available.</td> </tr> <tr> <td>n.y.a.</td> <td>not yet available</td> </tr> <tr> <td>C</td> <td>City</td> </tr> <tr> <td>DC</td> <td>District Council</td> </tr> <tr> <td>M</td> <td>Municipality</td> </tr> <tr> <td>RC</td> <td>Rural City</td> </tr> <tr> <td>SD</td> <td>Statistical Division</td> </tr> <tr> <td>SLA</td> <td>Statistical Local Area</td> </tr> <tr> <td>SSD</td> <td>Statistical Subdivision</td> </tr> </table>	n.a.	not available.	n.y.a.	not yet available	C	City	DC	District Council	M	Municipality	RC	Rural City	SD	Statistical Division	SLA	Statistical Local Area	SSD	Statistical Subdivision
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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.

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 (eg. 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 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.

GLOSSARY

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.
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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