



BUILDING APPROVALS

SOUTH AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) THURS 6 JAN 2000

NOVEMBER KEY FIGURES

TREND ESTIMATES

	Nov 1999	% change Oct 1999 to Nov 1999	% change Nov 1998 to Nov 1999
Dwelling units approved			
Private sector houses	764	5.9	43.1
Total dwelling units	867	3.5	39.8

SEASONALLY ADJUSTED

	Nov 1999	% change Oct 1999 to Nov 1999	% change Nov 1998 to Nov 1999
Dwelling units approved			
Private sector houses	844	17.9	55.8
Total dwelling units	937	13.4	50.6

NOVEMBER KEY POINTS

TREND ESTIMATES

- For the eleventh consecutive month the trend for private sector houses has increased (5.9%) and it is now 44.2% above the level of December 1998.
- The trend for total dwelling units continues to grow strongly and is now 39.8% higher than the last low in November 1998.

SEASONALLY ADJUSTED ESTIMATES

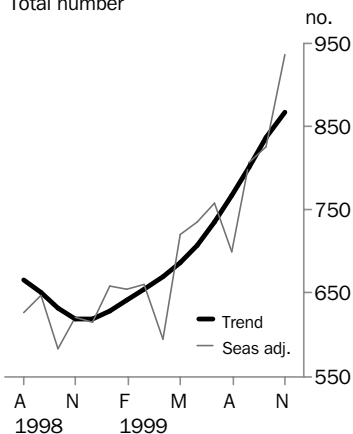
- The seasonally adjusted estimate for private sector houses has increased by 56.9% over the last four months.
- The seasonally adjusted estimate for total dwelling units rose 13.4% in November following increases of 15.1% and 2.4% in September and October respectively.

ORIGINAL ESTIMATES

- There were 993 dwelling units approved in November (up 25.1%), eclipsing the previous high in September of this year. Private sector houses accounted for the increase rising 225 to 892. Conversely, total other dwellings fell by 24 to 89.
- The value of total building approved in November increased \$27.9 million (22.2%) to \$153.1 million. The value of residential and non-residential building approved increased \$23.2 million and \$4.6 million respectively.

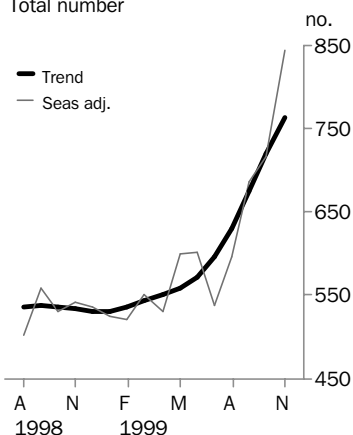
Dwelling units approved

Total number



Private sector houses approved

Total number



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

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
December 1999	3 February 2000
January 2000	1 March 2000
February 2000	30 March 2000
March 2000	5 May 2000
April 2000	31 May 2000
May 2000	3 July 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.

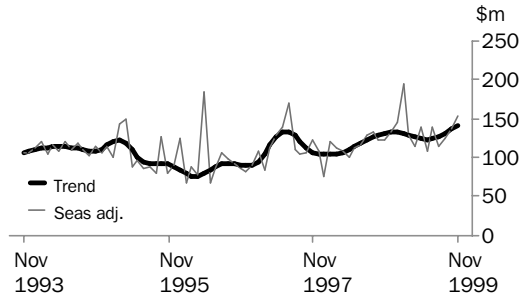


Gary Niedorfer
A/g Regional Director, South Australia

VALUE OF BUILDING APPROVED

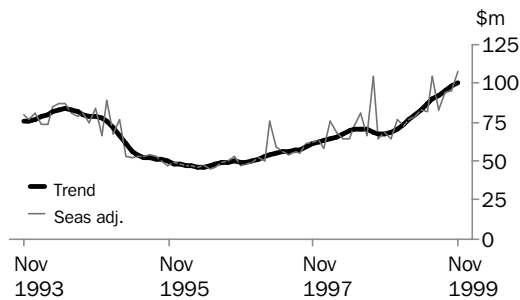
VALUE OF TOTAL BUILDING

Following a 6 month period of decline in the first half of 1999, the trend has grown 13.9% since June and is now 5.9% above the last high in December 1998.



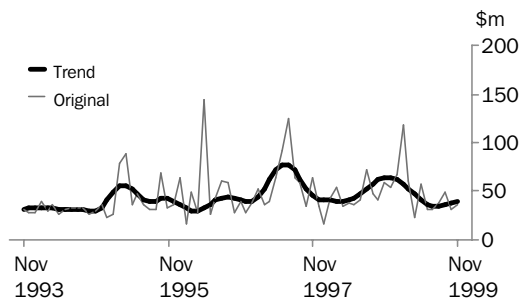
VALUE OF RESIDENTIAL BUILDING

The trend for this series has been growing since early 1996 (with the exception of the period August - November 1998). The rate of growth throughout 1999 has been strong with the November 1999 estimate being 49% higher than the level of a year ago.



VALUE OF NON-RESIDENTIAL BUILDING

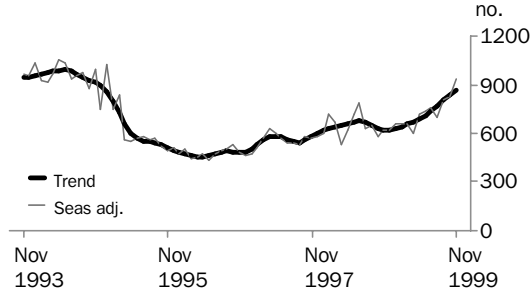
Following nine months of decline (December 1998 to August 1999), the trend has shown positive growth over the last three months however, it is still 38.2% lower than the peak established in November 1998.



DWELLINGS APPROVED

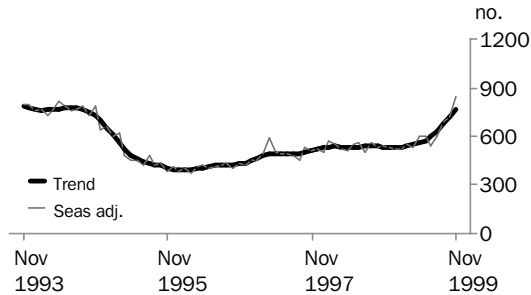
TOTAL DWELLING UNITS

After a short period of decline towards the end of 1998 the trend has grown constantly throughout 1999 to be 39.8% above the low established in November 1998.



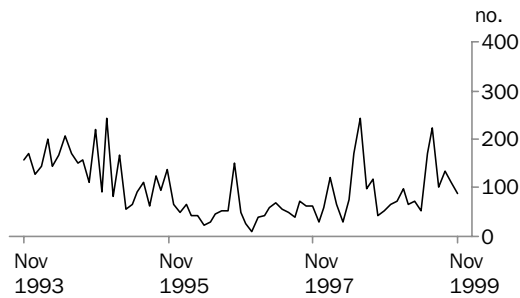
PRIVATE SECTOR HOUSES

The rate of growth in the trend has been rising throughout 1999 with increases of 6.9%, 6.9% and 5.9% being recorded in September, October and November 1999 respectively.



OTHER DWELLING (ORIGINAL)

Movements in this series continue to be quite erratic with the November estimate being 60% lower than the last high in July 1999.



WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

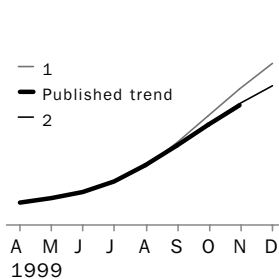
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

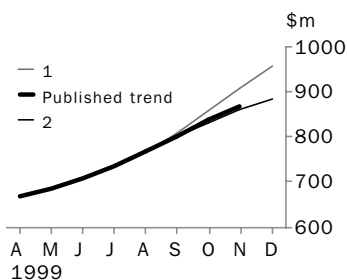
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the December seasonally adjusted estimate is higher than the November estimate by 7% for the number of private sector houses approved and 9% for total dwelling units approved; and that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

PRIVATE SECTOR HOUSES



	WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:					
	TREND AS PUBLISHED		1 rises by 7% on Nov 1999		2 falls by 7% on Nov 1999	
	no.	% change	no.	% change	no.	% change
July 1999	597	4.2	591	3.8	596	4.1
August 1999	631	5.8	629	6.3	631	6.0
September 1999	675	6.9	681	8.3	676	7.1
October 1999	721	6.9	741	8.8	723	7.0
November 1999	764	5.9	800	8.0	767	6.1
December 1999	n.y.a.	n.y.a.	856	7.0	806	5.1

TOTAL DWELLING UNITS



	WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:					
	TREND AS PUBLISHED		1 rises by 9% on Nov 1999		2 falls by 9% on Nov 1999	
	no.	% change	no.	% change	no.	% change
July 1999	735	3.8	730	3.5	736	4.0
August 1999	768	4.5	766	4.9	768	4.3
September 1999	802	4.4	809	5.6	801	4.3
October 1999	838	4.5	857	5.9	833	4.0
November 1999	867	3.5	907	5.8	861	3.4
December 1999	n.y.a.	n.y.a.	956	5.4	885	2.8

DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS.....		TOTAL DWELLING UNITS..	
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL						
1998						
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
July	615	620	222	222	837	842
August	663	669	102	102	765	771
September	731	772	135	135	866	907
October	667	681	110	113	777	794
November	892	904	89	89	981	993
SEASONALLY ADJUSTED						
1998						
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
July	538	549	n.a.	n.a.	752	758
August	596	597	n.a.	n.a.	696	701
September	687	726	n.a.	n.a.	781	807
October	716	733	n.a.	n.a.	797	826
November	844	857	n.a.	n.a.	921	937
TREND ESTIMATES						
1998						
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.	606	629
February	536	555	n.a.	n.a.	620	642
March	543	561	n.a.	n.a.	634	655
April	551	569	n.a.	n.a.	651	670
May	559	576	n.a.	n.a.	670	687
June	573	589	n.a.	n.a.	693	708
July	597	613	n.a.	n.a.	721	735
August	631	647	n.a.	n.a.	752	768
September	675	692	n.a.	n.a.	785	802
October	721	739	n.a.	n.a.	819	838
November	764	781	n.a.	n.a.	846	867

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						
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
July	-5.7	-7.9	37.0	29.1	2.8	-0.4
August	7.8	7.9	-54.1	-54.1	-8.6	-8.4
September	10.3	15.4	32.4	32.4	13.2	17.6
October	-8.8	-11.8	-18.5	-16.3	-10.3	-12.5
November	33.7	32.7	-19.1	-21.2	26.3	25.1
SEASONALLY ADJUSTED (% change from preceding month)						
1998						
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
July	-10.7	-10.1	n.a.	n.a.	4.8	3.1
August	10.8	8.7	n.a.	n.a.	-7.4	-7.5
September	15.3	21.6	n.a.	n.a.	12.1	15.1
October	4.2	1.0	n.a.	n.a.	2.1	2.4
November	17.9	16.9	n.a.	n.a.	15.6	13.4
TREND ESTIMATES (% change from preceding month)						
1998						
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	0.2	0.2	n.a.	n.a.	1.5	1.5
February	0.9	1.1	n.a.	n.a.	2.3	2.1
March	1.2	1.1	n.a.	n.a.	2.3	2.0
April	1.5	1.4	n.a.	n.a.	2.7	2.3
May	1.4	1.2	n.a.	n.a.	2.8	2.5
June	2.5	2.3	n.a.	n.a.	3.5	3.1
July	4.2	4.1	n.a.	n.a.	4.1	3.8
August	5.8	5.5	n.a.	n.a.	4.3	4.5
September	6.9	7.0	n.a.	n.a.	4.3	4.4
October	6.9	6.8	n.a.	n.a.	4.3	4.5
November	5.9	5.7	n.a.	n.a.	3.3	3.5

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					
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	61.1	144.9
April	56.6	10.8	67.4	22.7	90.1
May	69.5	11.4	80.9	57.4	138.3
June	72.3	16.5	88.8	31.7	120.5
July	101.8	14.1	115.9	31.7	147.6
August	76.4	15.5	91.9	37.5	129.4
September	88.5	15.9	104.3	49.2	153.5
October	79.6	14.0	93.7	31.6	125.2
November	101.4	15.5	116.9	36.2	153.1
SEASONALLY ADJUSTED					
1998					
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.	129.2
April	66.8	12.1	79.0	n.a.	115.2
May	70.1	12.6	82.7	n.a.	139.1
June	66.8	15.4	82.2	n.a.	109.4
July	90.5	14.4	104.9	n.a.	140.3
August	67.9	15.1	82.9	n.a.	115.5
September	80.6	13.7	94.2	n.a.	125.2
October	82.7	13.0	95.7	n.a.	137.3
November	92.3	14.9	107.2	n.a.	154.5
TREND ESTIMATES					
1998					
September	58.2	10.7	68.9	57.4	126.4
October	56.9	10.9	67.8	62.1	129.9
November	56.4	11.2	67.6	64.2	131.7
December	57.3	11.5	68.8	63.9	132.7
1999					
January	59.0	11.9	70.8	61.7	132.6
February	61.3	12.3	73.6	57.9	131.5
March	64.0	12.7	76.7	53.1	129.8
April	67.0	13.2	80.1	47.1	127.2
May	69.8	13.6	83.4	41.0	124.4
June	72.6	14.0	86.6	36.7	123.3
July	75.5	14.2	89.7	34.9	124.6
August	78.3	14.3	92.6	34.9	127.5
September	81.2	14.3	95.4	36.0	131.5
October	84.0	14.2	98.2	38.1	136.3
November	86.6	14.1	100.7	39.7	140.5

(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					
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	-48.4	-23.4
April	-18.1	-25.9	-19.5	-62.9	-37.8
May	22.8	5.5	20.0	152.7	53.5
June	4.1	44.5	9.8	-44.8	-12.9
July	40.8	-14.7	30.5	0.1	22.5
August	-24.9	10.0	-20.7	18.3	-12.3
September	15.8	2.4	13.5	31.1	18.6
October	-10.0	-11.7	-10.2	-35.8	-18.4
November	27.3	10.6	24.8	14.6	22.2
SEASONALLY ADJUSTED (% change from preceding month)					
1998					
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.	-33.9
April	4.9	-5.2	3.2	n.a.	-10.9
May	4.8	4.2	4.7	n.a.	20.8
June	-4.6	21.7	-0.6	n.a.	-21.3
July	35.4	-6.2	27.7	n.a.	28.3
August	-25.0	4.6	-21.0	n.a.	-17.7
September	18.7	-9.3	13.6	n.a.	8.4
October	2.6	-5.0	1.5	n.a.	9.7
November	11.6	14.8	12.1	n.a.	12.5
TREND ESTIMATES (% change from preceding month)					
1998					
September	-2.3	0.8	-1.8	10.9	3.6
October	-2.2	1.5	-1.7	8.0	2.7
November	-0.9	2.5	-0.4	3.4	1.5
December	1.6	2.9	1.8	-0.4	0.7
1999					
January	3.0	3.2	3.0	-3.5	-0.1
February	4.0	3.2	3.9	-6.1	-0.8
March	4.4	3.5	4.2	-8.4	-1.3
April	4.6	3.8	4.5	-11.3	-2.0
May	4.3	3.5	4.1	-12.9	-2.2
June	4.0	2.6	3.8	-10.5	-0.9
July	3.9	1.5	3.5	-4.9	1.0
August	3.8	0.8	3.3	-0.1	2.3
September	3.6	-0.1	3.1	3.3	3.1
October	3.5	-0.4	2.9	5.7	3.7
November	3.1	-0.7	2.5	4.4	3.1

(a) Refer to Explanatory Notes paragraph 12.

DWELLING UNITS APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
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						
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
July	614	219	0	3	1	837
August	663	100	1	0	1	765
September	730	130	0	5	1	866
October	667	109	0	0	1	777
November	892	88	0	0	1	981
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						
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
July	5	0	0	0	0	5
August	6	0	0	0	0	6
September	41	0	0	0	0	41
October	14	3	0	0	0	17
November	12	0	0	0	0	12
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						
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
July	619	219	0	3	1	842
August	669	100	1	0	1	771
September	771	130	0	5	1	907
October	681	112	0	0	1	794
November	904	88	0	0	1	993

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Private and Public Sector: **Original**

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building (a)	Total building
PRIVATE SECTOR (\$ million)								
1996-1997	462.9	44.0	0.6	113.8	0.6	621.8	422.4	1 044.2
1997-1998	553.2	61.1	0.6	118.3	7.6	740.7	471.9	1 212.7
1998-1999	624.9	132.6	0.4	136.5	4.5	898.9	443.0	1 341.9
1998								
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	48.1	128.0
April	47.8	7.4	0.0	10.3	0.0	65.5	12.9	78.4
May	58.4	8.3	0.0	11.2	0.2	78.1	32.8	110.9
June	64.4	5.8	0.1	12.3	4.0	86.5	27.4	113.9
July	62.3	39.0	0.0	13.2	0.2	114.8	27.2	141.9
August	63.0	12.9	0.0	15.3	0.0	91.3	28.0	119.3
September	73.8	11.4	0.0	15.3	0.4	100.9	29.0	129.9
October	68.1	10.0	0.0	13.8	0.0	91.9	20.9	112.8
November	91.6	8.8	0.0	14.8	0.0	115.3	19.3	134.6
PUBLIC SECTOR (\$ million)								
1996-1997	7.4	1.3	0.0	1.3	0.3	10.3	158.4	168.7
1997-1998	14.5	1.4	0.1	1.2	0.0	17.2	130.3	147.5
1998-1999	16.4	1.7	0.1	2.4	0.0	20.7	227.9	248.5
1998								
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	24.6	27.4
June	1.4	0.8	0.1	0.0	0.0	2.3	4.3	6.6
July	0.5	0.0	0.0	0.6	0.0	1.1	4.6	5.6
August	0.5	0.0	0.0	0.1	0.0	0.6	9.5	10.1
September	3.3	0.0	0.0	0.1	0.0	3.4	20.2	23.6
October	1.4	0.2	0.0	0.2	0.0	1.8	10.7	12.5
November	0.9	0.0	0.0	0.7	0.0	1.6	16.9	18.4
TOTAL (\$ million)								
1996-1997	470.2	45.3	0.6	115.1	0.9	632.1	580.7	1 212.8
1997-1998	567.7	62.5	0.7	119.5	7.6	758.0	602.2	1 360.1
1998-1999	641.3	134.3	0.5	138.9	4.5	919.6	670.9	1 590.5
1998								
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	61.1	144.9
April	49.2	7.4	0.0	10.8	0.0	67.4	22.7	90.1
May	61.2	8.3	0.0	11.3	0.2	80.9	57.4	138.3
June	65.7	6.6	0.2	12.3	4.0	88.8	31.7	120.5
July	62.8	39.0	0.0	13.8	0.2	115.9	31.7	147.6
August	63.5	12.9	0.0	15.5	0.0	91.9	37.5	129.4
September	77.1	11.4	0.0	15.4	0.4	104.3	49.2	153.5
October	69.4	10.2	0.0	14.0	0.0	93.7	31.6	125.2
November	92.5	8.8	0.0	15.5	0.0	116.9	36.2	153.1

(a) See Glossary for definition.

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

NEW OTHER RESIDENTIAL BUILDING

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc of			Flats, units or apartments in a building of			Total	Total new residential building	
	One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total			
NUMBER OF DWELLING UNITS										
1996-1997	5 604	492	86	578	20	30	2	52	630	6 234
1997-1998	6 370	467	154	621	49	18	61	128	749	7 119
1998-1999	6 761	381	309	690	53	105	186	344	1 034	7 795
1998										
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
July	619	86	20	106	2	31	80	113	219	838
August	669	65	13	78	4	0	18	22	100	769
September	771	82	48	130	0	0	0	0	130	901
October	681	73	25	98	10	4	0	14	112	793
November	904	48	36	84	4	0	0	4	88	992
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										
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
July	62.8	6.3	1.9	8.3	0.2	2.8	27.8	30.7	39.0	101.8
August	63.5	5.2	2.4	7.6	0.3	0.0	5.0	5.3	12.9	76.4
September	77.1	5.9	5.5	11.4	0.0	0.0	0.0	0.0	11.4	88.5
October	69.4	5.6	3.1	8.7	0.9	0.6	0.0	1.5	10.2	79.6
November	92.5	3.8	4.5	8.3	0.6	0.0	0.0	0.6	8.8	101.4

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1996-1997	477.2	46.6	523.8	118.3	642.1	587.8	1 230.1
1997-1998	567.7	62.5	630.2	127.7	758.0	602.2	1 360.1
1998-1999	616.6	130.5	747.1	138.4	885.5	662.9	1 548.4
1998							
June	145.1	20.8	165.9	28.3	194.3	108.7	302.9
September	163.2	71.3	234.5	34.5	269.0	158.0	427.0
December	146.0	13.6	159.6	32.3	191.9	150.7	342.6
1999							
March	141.4	24.3	165.6	34.9	200.6	244.3	444.9
June	166.1	21.3	187.4	36.6	224.0	109.9	333.9
September	188.8	60.4	249.2	42.2	291.4	115.9	407.2
ORIGINAL (% change from preceding quarter)							
1998							
June	4.5	18.7	6.1	-14.7	2.5	-2.6	0.6
September	12.4	242.6	41.3	21.8	38.5	45.4	41.0
December	-10.5	-80.9	-32.0	-6.3	-28.7	-4.6	-19.8
1999							
March	-3.1	78.4	3.8	8.1	4.5	62.1	29.9
June	17.5	-12.4	13.1	4.7	11.7	-55.0	-24.9
September	13.6	184.0	33.0	15.3	30.1	5.4	22.0

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

(b) Refer to Explanatory Notes paragraph 12.

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

Period	<i>Hotels, motels and other short term accommodation....</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999												
1999												
September	0	0.0	19	1.7	2	0.2	11	0.8	27	2.5	4	0.4
October	2	0.2	11	1.1	2	0.3	8	0.8	16	1.5	3	0.4
November	1	0.1	16	1.8	9	1.1	15	1.6	12	1.0	6	0.5
Value—\$200,000—\$499,999												
1999												
September	2	0.6	8	2.3	1	0.4	6	1.7	3	0.9	3	1.1
October	0	0.0	4	1.1	2	0.7	3	0.8	5	1.6	5	1.4
November	1	0.2	4	1.0	3	0.9	7	2.1	3	0.7	5	1.4
Value—\$500,000—\$999,999												
1999												
September	0	0.0	0	0.0	2	1.1	1	0.8	1	0.6	2	1.1
October	0	0.0	1	1.0	1	0.8	1	0.7	2	1.3	1	0.8
November	0	0.0	0	0.0	0	0.0	1	0.7	2	1.3	4	2.9
Value—\$1,000,000—\$4,999,999												
1999												
September	1	1.2	4	6.5	0	0.0	3	8.6	1	1.3	0	0.0
October	0	0.0	0	0.0	2	2.5	4	8.1	1	3.0	0	0.0
November	0	0.0	1	1.2	0	0.0	1	1.0	0	0.0	2	3.7
Value—\$5,000,000 and over												
1999												
September	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
October	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
November	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	7.3
Value—Total												
1996-1997	43	42.4	239	106.2	93	26.1	212	93.2	193	93.3	112	61.0
1997-1998	46	9.1	340	85.6	98	129.3	194	79.5	204	88.7	113	82.1
1998-1999	36	25.2	231	128.1	69	35.4	173	65.0	241	141.3	121	136.2
1999												
September	3	1.8	31	10.5	5	1.6	21	11.9	32	5.2	9	2.6
October	2	0.2	16	3.1	7	4.2	16	10.4	24	7.4	9	2.5
November	2	0.3	21	4.0	12	1.9	24	5.4	17	3.1	18	15.7

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										
September	2	0.2	4	0.3	2	0.1	4	0.3	75	6.5
October	0	0.0	1	0.1	2	0.2	5	0.4	50	4.9
November	1	0.2	0	0.0	2	0.2	0	0.0	62	6.4
Value—\$200,000—\$499,999										
1999										
September	0	0.0	1	0.3	2	0.6	2	0.5	28	8.4
October	0	0.0	1	0.4	2	0.8	2	0.5	24	7.2
November	0	0.0	1	0.4	0	0.0	1	0.2	25	6.9
Value—\$500,000—\$999,999										
1999										
September	1	0.5	1	0.6	0	0.0	0	0.0	8	4.6
October	0	0.0	2	1.5	0	0.0	0	0.0	8	5.9
November	0	0.0	3	2.6	1	0.5	1	0.6	12	8.7
Value—\$1,000,000—\$4,999,999										
1999										
September	1	1.3	2	3.0	0	0.0	0	0.0	12	21.8
October	0	0.0	0	0.0	0	0.0	0	0.0	7	13.5
November	0	0.0	1	1.0	0	0.0	0	0.0	5	6.9
Value—\$5,000,000 and over										
1999										
September	0	0.0	1	7.9	0	0.0	0	0.0	1	7.9
October	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
November	0	0.0	0	0.0	0	0.0	0	0.0	1	7.3
Value—Total										
1996-1997	11	2.2	51	66.0	68	37.7	95	52.6	1 117	580.7
1997-1998	10	5.3	57	46.5	59	58.4	67	17.6	1 188	602.2
1998-1999	13	1.8	40	61.6	63	46.2	67	30.1	1 054	670.9
1999										
September	4	2.0	9	12.1	4	0.8	6	0.8	124	49.2
October	0	0.0	4	2.0	4	1.0	7	0.9	89	31.6
November	1	0.2	5	4.0	3	0.7	2	0.8	105	36.2

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

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	323 827	979 432
1998									
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	17 628	81 299
July	392	201	597	41 487	37 549	10 962	89 998	20 044	110 042
August	415	72	489	41 663	11 375	12 027	65 065	18 023	83 088
September	489	106	600	51 274	9 443	11 990	72 707	19 429	92 136
October	456	97	554	47 102	9 356	10 556	67 014	11 684	78 698
November	601	83	685	63 941	8 495	10 790	83 226	14 436	97 662
PUBLIC SECTOR									
1997-1998	161	17	180	12 101	995	306	13 401	89 596	102 998
1998-1999	137	14	151	10 385	1 140	2 084	13 610	174 499	188 108
1998									
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	15 816	17 568
June	17	4	21	1 219	278	25	1 522	1 216	2 738
July	5	0	5	452	0	0	452	1 974	2 426
August	6	0	6	501	0	118	619	5 916	6 535
September	29	0	29	2 603	0	108	2 711	14 138	16 849
October	14	3	17	1 360	210	12	1 582	9 786	11 369
November	12	0	12	884	0	33	916	12 981	13 897
TOTAL									
1997-1998	4 165	553	4 807	383 336	50 287	99 849	533 472	468 599	1 002 071
1998-1999	4 462	919	5 501	434 689	123 203	111 322	669 214	498 326	1 167 540
1998									
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	39 899	97 866
June	451	57	615	45 866	5 614	13 713	65 193	18 844	84 038
July	397	201	602	41 938	37 549	10 962	90 450	22 017	112 467
August	421	72	495	42 164	11 375	12 146	65 684	23 939	89 623
September	518	106	629	53 877	9 443	12 098	75 418	33 567	108 985
October	470	100	571	48 463	9 566	10 568	68 597	21 470	90 066
November	613	83	697	64 824	8 495	10 823	84 142	27 417	111 559

(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	904	88	993	92 532	8 840	15 506	116 877	36 189	153 066
Adelaide (SD)	613	83	697	64 824	8 495	10 823	84 142	27 417	111 559
Northern Adelaide (SSD)	220	2	222	21 854	140	1 474	23 469	4 059	27 528
Gawler (M)	17	0	17	1 418	0	17	1 435	120	1 555
Playford (C)–East Central	27	0	27	2 391	0	113	2 505	0	2 505
Playford (C)–Elizabeth	1	0	1	75	0	32	107	260	367
Playford (C)–Hills	4	0	4	473	0	131	604	0	604
Playford (C)–West	7	0	7	616	0	31	647	0	647
Playford (C)–West Central	1	0	1	98	0	0	98	800	898
Port Adel. Enfield (C)–East	24	2	26	2 475	140	240	2 855	0	2 855
Port Adel. Enfield (C)–Inner	10	0	10	615	0	60	675	0	675
Salisbury (C)–Central	7	0	7	602	0	37	639	280	919
Salisbury (C)–Inner North	14	0	14	982	0	66	1 048	698	1 746
Salisbury (C)–North-East	7	0	7	682	0	57	738	0	738
Salisbury (C)–South-East	33	0	33	3 096	0	140	3 236	0	3 236
Salisbury (C) Bal	18	0	18	2 458	0	25	2 484	695	3 179
Tea Tree Gully (C)–Central	0	0	0	0	0	53	53	750	803
Tea Tree Gully (C)–Hills	2	0	2	316	0	116	432	0	432
Tea Tree Gully (C)–North	32	0	32	3 465	0	147	3 612	0	3 612
Tea Tree Gully (C)–South	16	0	16	2 092	0	209	2 301	456	2 758
Western Adelaide (SSD)	85	9	94	7 907	620	2 795	11 322	1 948	13 270
Charles Sturt (C)–Coastal	9	0	9	920	0	657	1 577	125	1 702
Charles Sturt (C)–Inner East	12	0	12	1 351	0	690	2 042	638	2 679
Charles Sturt (C)–Inner West	5	0	5	741	0	285	1 025	100	1 125
Charles Sturt (C)–North-East	17	5	22	1 289	300	465	2 054	470	2 524
Port Adel. Enfield (C)–Coast	9	0	9	875	0	269	1 144	0	1 144
Port Adel. Enfield (C)–Port	7	0	7	529	0	80	609	295	904
West Torrens (C)–East	8	0	8	612	0	130	742	150	892
West Torrens (C)–West	18	4	22	1 591	320	220	2 131	170	2 301
Unincorp. Western	0	0	0	0	0	0	0	0	0
Eastern Adelaide (SSD)	91	44	135	12 449	5 080	3 861	21 390	16 978	38 368
Adelaide (C)	0	2	2	0	300	251	551	5 040	5 591
Adelaide Hills (DC)–Central	8	0	8	1 112	0	315	1 427	220	1 647
Adelaide Hills (DC)–Ranges	5	0	5	696	0	20	716	1 600	2 316
Burnside (C)–North-East	8	8	16	1 394	840	186	2 420	150	2 570
Burnside (C)–South-West	4	7	11	700	650	545	1 895	7 350	9 245
Campbelltown (C)–East	31	0	31	4 193	0	37	4 230	190	4 420
Campbelltown (C)–West	13	0	13	1 107	0	304	1 411	0	1 411
Norw. Pham St Ptrs (C)–East	8	11	19	803	1 040	410	2 253	808	3 061
Norw. Pham St Ptrs (C)–West	3	4	7	447	830	276	1 553	0	1 553
Prospect (C)	1	0	1	206	0	533	739	1 200	1 939
Unley (C)–East	3	4	7	435	330	600	1 365	170	1 535
Unley (C)–West	1	2	3	200	250	95	545	150	695
Walkerville (M)	6	6	12	1 157	840	289	2 286	100	2 386
Southern Adelaide (SSD)	217	28	246	22 614	2 654	2 692	27 961	4 433	32 394
Holdfast Bay (C)–North	9	6	15	786	680	148	1 614	372	1 986
Holdfast Bay (C)–South	3	4	7	270	660	19	949	420	1 369
Marion (C)–Central	9	6	15	831	440	77	1 348	639	1 987
Marion (C)–North	21	4	25	2 721	318	157	3 197	0	3 197
Marion (C)–South	22	0	22	2 341	0	122	2 462	0	2 462
Mitcham (C)–Hills	21	0	21	2 570	0	264	2 834	1 022	3 856
Mitcham (C)–North-East	10	0	10	1 824	0	472	2 296	600	2 896
Mitcham (C)–West	13	2	15	1 103	130	787	2 019	100	2 119
Onkaparinga (C)–Hackham	1	0	1	112	0	22	134	0	134
Onkaparinga (C)–Hills	16	0	16	1 215	0	232	1 447	0	1 447
Onkaparinga (C)–Morphett	4	0	4	323	0	117	440	138	577
Onkaparinga (C)–North Coast	7	4	11	711	300	0	1 011	921	1 933
Onkaparinga (C)–Reservoir	14	0	14	1 859	0	116	1 976	0	1 976
Onkaparinga (C)–South Coast	27	2	30	2 277	126	122	2 524	170	2 694
Onkaparinga (C)–Woodcroft	40	0	40	3 672	0	38	3 710	50	3 760

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)	128	0	128	12 856	0	1 447	14 302	3 616	17 918
Barossa (SSD)	25	0	25	2 670	0	395	3 065	2 629	5 694
Barossa (DC)–Angaston	2	0	2	156	0	26	183	0	183
Barossa (DC)–Barossa	1	0	1	41	0	58	98	400	498
Barossa (DC)–Tanunda	4	0	4	407	0	85	492	0	492
Light (DC)	13	0	13	1 519	0	95	1 614	2 229	3 843
Mallala (DC)	5	0	5	548	0	131	679	0	679
Kangaroo Island (SSD)	6	0	6	571	0	100	671	0	671
Kangaroo Island (DC)	6	0	6	571	0	100	671	0	671
Mt Lofty Ranges (SSD)	45	0	45	3 896	0	273	4 168	60	4 228
Adelaide Hills (DC)–North	7	0	7	727	0	97	824	0	824
Adelaide Hills (DC) Bal	2	0	2	230	0	12	242	0	242
Mount Barker (DC)–Central	30	0	30	2 530	0	81	2 611	0	2 611
Mount Barker (DC) Bal	6	0	6	408	0	83	492	60	552
Fleurieu (SSD)	52	0	52	5 719	0	679	6 398	927	7 325
Alexandrina (DC)–Coastal	26	0	26	3 368	0	433	3 801	55	3 856
Alexandrina (DC)–Strathalbyn	5	0	5	599	0	122	721	400	1 121
Victor Harbor (DC)	16	0	16	1 412	0	35	1 447	350	1 797
Yankalilla (DC)	5	0	5	340	0	89	429	122	551
Yorke and Lower North (SD)	44	3	47	3 665	195	631	4 491	1 325	5 816
Yorke (SSD)	33	0	33	2 505	0	122	2 627	1 175	3 802
Barunga West (DC)	4	0	4	336	0	25	361	975	1 336
Copper Coast (DC)	14	0	14	1 174	0	0	1 174	0	1 174
Yorke Peninsula (DC)–North	7	0	7	512	0	65	577	200	777
Yorke Peninsula (DC)–South	8	0	8	483	0	31	514	0	514
Unincorp. Yorke	0	0	0	0	0	0	0	0	0
Lower North (SSD)	11	3	14	1 160	195	509	1 864	150	2 014
Clare and Gilbert Valleys (DC)	9	0	9	1 032	0	444	1 476	150	1 626
Goyder (DC)	2	3	5	128	195	10	333	0	333
Wakefield (DC)	0	0	0	0	0	55	55	0	55
Murray Lands (SD)	32	0	32	2 732	0	149	2 881	1 063	3 944
Riverland (SSD)	20	0	20	1 843	0	67	1 910	345	2 255
Berri & Barmera (DC)–Barmera	2	0	2	306	0	14	320	0	320
Berri & Barmera (DC)–Berri	4	0	4	572	0	0	572	80	652
Loxton Waikerie (DC)–East	0	0	0	0	0	0	0	120	120
Loxton Waikerie (DC)–West	0	0	0	0	0	0	0	0	0
Mid Murray (DC)	8	0	8	542	0	15	557	0	557
Renmark Paringa (DC)–Paringa	0	0	0	0	0	0	0	0	0
Renmark Paringa (DC)–Renmark	6	0	6	423	0	38	461	145	606
Unincorp. Riverland	0	0	0	0	0	0	0	0	0
Murray Mallee (SSD)	12	0	12	888	0	82	970	718	1 689
Karoonda East Murray (DC)	0	0	0	0	0	0	0	0	0
Murray Bridge (RC)	11	0	11	811	0	44	855	0	855
Southern Mallee (DC)	0	0	0	0	0	0	0	180	180
The Coorong (DC)	1	0	1	77	0	38	115	538	653
Unincorp. Murray Mallee	0	0	0	0	0	0	0	0	0
South East (SD)	49	2	51	4 921	150	809	5 880	1 444	7 324
Upper South East (SSD)	14	0	14	1 349	0	201	1 550	440	1 990
Lacepede (DC)	3	0	3	247	0	0	247	0	247
Lucindale (DC)	8	0	8	781	0	156	937	0	937
Robe (DC)	1	0	1	91	0	45	136	0	136
Tatiara (DC)	2	0	2	230	0	0	230	440	670

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)	35	2	37	3 571	150	609	4 330	1 004	5 334
Grant (DC)	11	0	11	1 138	0	471	1 608	0	1 608
Mount Gambier (C)	17	2	19	1 779	150	138	2 067	504	2 571
Wattle Range (DC)–East	4	0	4	359	0	0	359	500	859
Wattle Range (DC)–West	3	0	3	295	0	0	295	0	295
Eyre (SD)	24	0	24	2 355	0	469	2 823	270	3 093
Lincoln (SSD)	22	0	22	2 115	0	469	2 583	270	2 853
Cleve (DC)	0	0	0	0	0	0	0	0	0
Elliston (DC)	0	0	0	0	0	0	0	0	0
Franklin Harbor (DC)	2	0	2	139	0	0	139	0	139
Kimba (DC)	0	0	0	0	0	0	0	0	0
Le Hunte (DC)	0	0	0	0	0	0	0	0	0
Lower Eyre Peninsula (DC)	3	0	3	273	0	235	508	0	508
Port Lincoln (C)	17	0	17	1 703	0	204	1 907	270	2 177
Tumby Bay (DC)	0	0	0	0	0	30	30	0	30
Unincorp. Lincoln	0	0	0	0	0	0	0	0	0
West Coast (SSD)	2	0	2	240	0	0	240	0	240
Ceduna (DC)	2	0	2	240	0	0	240	0	240
Streaky Bay (DC)	0	0	0	0	0	0	0	0	0
Unincorp. West Coast	0	0	0	0	0	0	0	0	0
Northern (SD)	14	0	14	1 180	0	1 178	2 357	1 054	3 411
Whyalla (SSD)	1	0	1	93	0	726	820	164	984
Whyalla (C)	1	0	1	93	0	726	820	164	984
Unincorp. Whyalla	0	0	0	0	0	0	0	0	0
Pirie (SSD)	5	0	5	407	0	341	748	890	1 638
Northern Areas (DC)	0	0	0	0	0	0	0	890	890
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	5	0	5	407	0	171	578	0	578
Port Pirie C, Dists (M) Bal	0	0	0	0	0	170	170	0	170
Unincorp. Pirie	0	0	0	0	0	0	0	0	0
Flinders Ranges (SSD)	3	0	3	253	0	98	351	0	351
Flinders Ranges (DC)	0	0	0	0	0	0	0	0	0
Mount Remarkable (DC)	0	0	0	0	0	0	0	0	0
Port Augusta (C)	3	0	3	253	0	98	351	0	351
Unincorp. Flinders Ranges	0	0	0	0	0	0	0	0	0
Far North (SSD)	5	0	5	426	0	12	438	0	438
Cooper Pedy (DC)	1	0	1	70	0	0	70	0	70
Roxby Downs (M)	1	0	1	86	0	12	98	0	98
Unincorp. Far North	3	0	3	270	0	0	270	0	270

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

(b) Refer to Explanatory Notes paragraph 12.

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following activities:

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

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

VALUE DATA

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

OWNERSHIP

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

BUILDING CLASSIFICATIONS

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

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

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

EXPLANATORY NOTES

BUILDING CLASSIFICATIONS

continued

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

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

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

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

SEASONAL ADJUSTMENT

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

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

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

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

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

TREND ESTIMATES

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

EXPLANATORY NOTES

TREND ESTIMATES

continued

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

CHAIN VOLUME MEASURES

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

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

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)

22 Area statistics are now being classified to the *Australian Standard Geographical Classification, 1999 Edition*, (Cat. no. 1216.0), effective from 1 July 1999, and ASGC terminology has been adopted in the presentation of building Statistics.

UNPUBLISHED DATA

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

RELATED PUBLICATIONS

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

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

ROUNDING

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

SYMBOLS AND OTHER USAGES

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

G L O S S A R Y

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

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

G L O S S A R Y

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

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

SELF-HELP ACCESS TO STATISTICS

- CPI INFOLINE* For current and historical Consumer Price Index data, call 1902 981 074 (call cost 75c per minute).
- DIAL-A-STATISTIC* For the latest figures for National Accounts, Balance of Payments, Labour Force, Average Weekly Earnings, Estimated Resident Population and the Consumer Price Index call 1900 986 400 (call cost 75c per minute).
- INTERNET* www.abs.gov.au
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