



BUILDING APPROVALS

SOUTH AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) WED 1 DEC 1999

OCTOBER KEY FIGURES

TREND ESTIMATES

	Oct 1999	% change Sep 1999 to Oct 1999	% change Oct 1998 to Oct 1999
Dwelling units approved			
Private sector houses	678	4.1	26.1
Total dwelling units	807	2.8	27.5

SEASONALLY ADJUSTED

	Oct 1999	% change Sep 1999 to Oct 1999	% change Oct 1998 to Oct 1999
Dwelling units approved			
Private sector houses	716	4.2	35.0
Total dwelling units	826	2.4	41.4

OCTOBER KEY POINTS

TREND ESTIMATES

- The trend for private sector houses rose 4.1% in October which is the tenth consecutive increase. The series is now 27.9% higher than the last low experienced in December 1998.
- The trend for total dwelling units has shown steady growth since December 1998 rising 30.2% in that time.

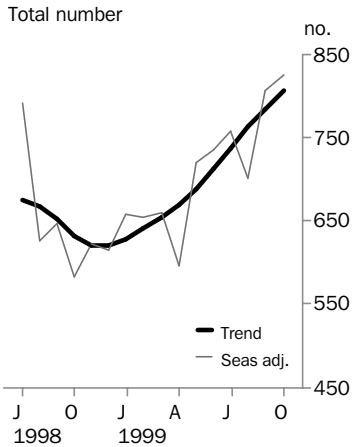
SEASONALLY ADJUSTED ESTIMATES

- The rate of growth in the seasonally adjusted estimate for private sector houses has risen for the third consecutive month.
- The seasonally adjusted estimate for total dwelling units rose 2.4% in October after an increase of 15.1% in September.

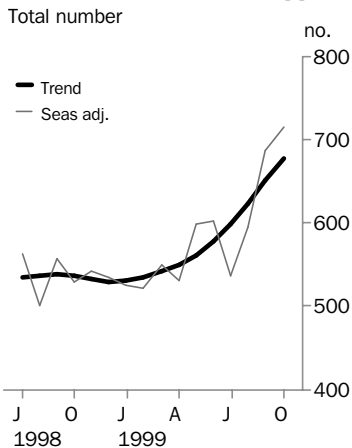
ORIGINAL ESTIMATES

- Of the 794 dwelling units approved in October, 681 were houses and 113 other dwellings.
- The value of total building approved in October was \$125.2 million with non-residential building contributing \$31.6 million (down from \$49.2 million in September).

Dwelling units approved



Private sector houses approved



- 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>
November 1999	6 January 2000
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



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

There are no data notes in this issue.



REVISIONS THIS MONTH

There are no revisions this month.

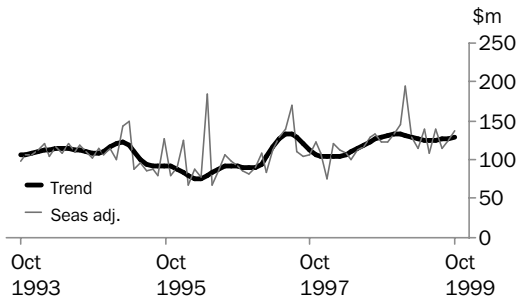


Ian Crettenden
Regional Director, South Australia

VALUE OF BUILDING APPROVED

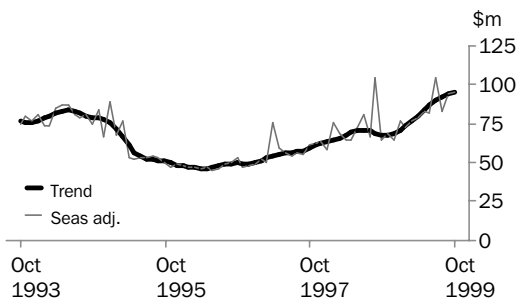
VALUE OF TOTAL BUILDING

The trend has grown in the last 4 months to be 2.3% below the level of December 1998.



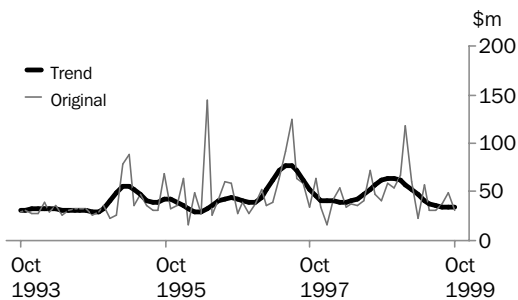
VALUE OF RESIDENTIAL BUILDING

The trend has been growing since December 1998 however the rate of growth has been easing since May 1999.



VALUE OF NON-RESIDENTIAL BUILDING

After ten months of decline the trend grew 1.9% in October but remains 46.4% below the high of November 1998.



VALUE OF BUILDING APPROVED

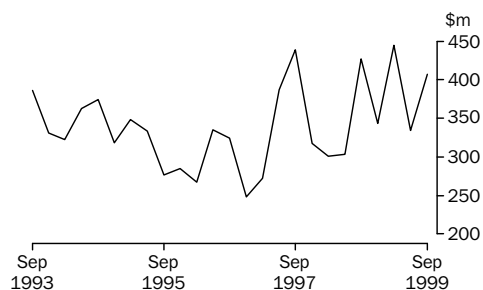
CHAIN VOLUME MEASURES

SEPTEMBER QUARTER 1999

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

	ORIGINAL	
	<i>Jun Qtr 1999 to Sep Qtr 1999</i>	<i>Sep Qtr 1998 to Sep Qtr 1999</i>
	% change	% change
New residential building	33.0	6.3
Alterations and additions to residential buildings	15.3	22.2
Non-residential building	5.4	-26.6
Total building	22.0	-4.6

QUARTERLY VALUE OF
BUILDING APPROVED
(chain volume measures)



WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

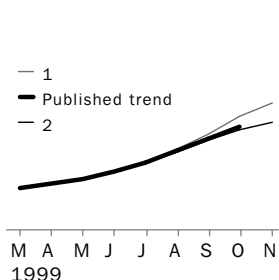
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

TREND REVISIONS

Generally, the greater the volatility of the original series, the larger the size of the revisions to trend estimates. Analysis of the building approval original series has shown that they can be revised substantially. As a result, some months can elapse before turning points in the trend series are reliably identified.

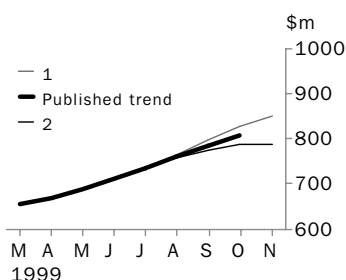
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the November seasonally adjusted estimate is higher than the October estimate by 7% for the number of private sector houses approved and 9% for total dwelling units approved; and that the November seasonally adjusted estimate is lower than the October 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 Oct 1999		2 falls by 7% on Oct 1999	
	no.	% change	no.	% change	no.	% change
June 1999	579	2.9	575	2.7	579	2.9
July 1999	599	3.6	598	3.9	600	3.6
August 1999	624	4.1	628	5.0	623	4.0
September 1999	651	4.3	663	5.6	648	4.0
October 1999	678	4.1	700	5.5	671	3.6
November 1999	n.y.a.	n.y.a.	731	4.5	688	2.5

TOTAL DWELLING UNITS



	WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:					
	TREND AS PUBLISHED		1 rises by 9% on Oct 1999		2 falls by 9% on Oct 1999	
	no.	% change	no.	% change	no.	% change
June 1999	712	3.3	709	3.2	714	3.6
July 1999	737	3.5	736	3.8	739	3.5
August 1999	763	3.5	766	4.1	760	2.8
September 1999	785	2.9	797	4.0	775	2.0
October 1999	807	2.8	828	3.9	787	1.5
November 1999	n.y.a.	n.y.a.	851	2.8	790	0.4

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						
August	528	536	94	98	622	634
September	600	625	117	117	717	742
October	518	542	43	43	561	585
November	540	553	47	53	587	606
December	489	496	67	67	556	563
1999						
January	361	371	73	73	434	444
February	494	510	97	97	591	607
March	644	683	67	67	711	750
April	487	497	71	71	558	568
May	601	631	52	52	653	683
June	652	673	162	172	814	845
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
SEASONALLY ADJUSTED						
1998						
August	502	516	n.a.	n.a.	616	627
September	558	576	n.a.	n.a.	631	648
October	530	554	n.a.	n.a.	547	584
November	542	565	n.a.	n.a.	596	622
December	536	546	n.a.	n.a.	602	615
1999						
January	525	545	n.a.	n.a.	639	659
February	522	541	n.a.	n.a.	630	655
March	551	568	n.a.	n.a.	635	660
April	531	542	n.a.	n.a.	583	596
May	600	637	n.a.	n.a.	699	721
June	603	611	n.a.	n.a.	717	735
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
TREND ESTIMATES						
1998						
August	537	554	n.a.	n.a.	650	667
September	539	557	n.a.	n.a.	632	652
October	537	556	n.a.	n.a.	611	633
November	534	553	n.a.	n.a.	597	620
December	530	548	n.a.	n.a.	597	620
1999						
January	531	549	n.a.	n.a.	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	562	579	n.a.	n.a.	672	689
June	579	595	n.a.	n.a.	697	712
July	599	615	n.a.	n.a.	723	737
August	624	640	n.a.	n.a.	747	763
September	651	669	n.a.	n.a.	767	785
October	678	697	n.a.	n.a.	786	807

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						
August	-19.3	-18.8	-60.7	-59.3	-30.3	-29.6
September	13.6	16.6	24.5	19.4	15.3	17.0
October	-13.7	-13.3	-63.2	-63.2	-21.8	-21.2
November	4.2	2.0	9.3	23.3	4.6	3.6
December	-9.4	-10.3	42.6	26.4	-5.3	-7.1
1999						
January	-26.2	-25.2	9.0	9.0	-21.9	-21.1
February	36.8	37.5	32.9	32.9	36.2	36.7
March	30.4	33.9	-30.9	-30.9	20.3	23.6
April	-24.4	-27.2	6.0	6.0	-21.5	-24.3
May	23.4	27.0	-26.8	-26.8	17.0	20.2
June	8.5	6.7	211.5	230.8	24.7	23.7
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
SEASONALLY ADJUSTED (% change from preceding month)						
1998						
August	-11.0	-10.3	n.a.	n.a.	-21.1	-20.7
September	11.1	11.6	n.a.	n.a.	2.4	3.3
October	-4.9	-3.8	n.a.	n.a.	-13.4	-9.9
November	2.2	2.0	n.a.	n.a.	9.0	6.5
December	-1.1	-3.4	n.a.	n.a.	1.0	-1.1
1999						
January	-1.9	-0.2	n.a.	n.a.	6.2	7.2
February	-0.6	-0.7	n.a.	n.a.	-1.4	-0.6
March	5.5	5.0	n.a.	n.a.	0.8	0.8
April	-3.6	-4.6	n.a.	n.a.	-8.2	-9.7
May	12.8	17.5	n.a.	n.a.	20.0	21.0
June	0.5	-4.1	n.a.	n.a.	2.6	1.9
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
TREND ESTIMATES (% change from preceding month)						
1998						
August	0.4	0.5	n.a.	n.a.	-1.5	-1.3
September	0.2	0.5	n.a.	n.a.	-2.9	-2.2
October	-0.2	-0.2	n.a.	n.a.	-3.3	-2.9
November	-0.7	-0.5	n.a.	n.a.	-2.2	-2.1
December	-0.6	-0.9	n.a.	n.a.	0.0	0.0
1999						
January	0.2	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	2.0	1.8	n.a.	n.a.	3.2	2.8
June	2.9	2.8	n.a.	n.a.	3.8	3.3
July	3.6	3.4	n.a.	n.a.	3.7	3.5
August	4.1	4.1	n.a.	n.a.	3.3	3.5
September	4.3	4.5	n.a.	n.a.	2.7	2.9
October	4.1	4.2	n.a.	n.a.	2.4	2.8

VALUE OF BUILDING APPROVED

Month	New residential building \$m	Alterations and additions to residential buildings(a) \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL					
1998					
August	58.5	10.6	69.1	72.1	141.2
September	103.4	13.1	116.5	46.9	163.5
October	55.5	10.8	66.3	40.5	106.9
November	58.0	12.4	70.4	58.3	128.7
December	50.3	10.0	60.3	53.5	113.7
1999					
January	45.6	9.5	55.1	68.0	123.1
February	58.2	12.4	70.6	118.4	189.0
March	69.1	14.6	83.7	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
SEASONALLY ADJUSTED					
1998					
August	55.9	10.7	66.6	n.a.	130.1
September	94.0	10.9	104.9	n.a.	133.1
October	54.1	10.4	64.5	n.a.	123.8
November	56.8	11.9	68.7	n.a.	123.5
December	54.3	10.2	64.4	n.a.	132.5
1999					
January	64.6	12.2	76.7	n.a.	145.6
February	59.2	13.4	72.7	n.a.	195.6
March	63.7	12.8	76.5	n.a.	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
TREND ESTIMATES					
1998					
August	59.6	10.7	70.2	51.8	122.0
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	70.0	13.6	83.6	41.4	125.0
June	72.9	14.0	86.9	37.4	124.3
July	75.6	14.2	89.8	35.3	125.1
August	77.9	14.3	92.2	34.1	126.3
September	79.8	14.2	94.0	33.7	127.7
October	81.3	14.0	95.3	34.4	129.7

(a) Refer to Explanatory Notes paragraph 12.

VALUE OF BUILDING APPROVED, Percentage Change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non-residential building	Total building
ORIGINAL (% change from preceding month)					
1998					
August	-25.6	-10.5	-23.6	79.5	8.1
September	76.6	24.6	68.7	-34.9	15.8
October	-46.3	-17.8	-43.1	-13.7	-34.6
November	4.5	14.4	6.1	43.9	20.5
December	-13.4	-19.0	-14.4	-8.3	-11.6
1999					
January	-9.3	-5.2	-8.6	27.3	8.2
February	27.6	30.4	28.1	74.1	53.5
March	18.8	18.0	18.6	-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
SEASONALLY ADJUSTED (% change from preceding month)					
1998					
August	-20.2	-1.7	-17.8	n.a.	12.1
September	68.2	1.9	57.5	n.a.	2.3
October	-42.4	-4.5	-38.5	n.a.	-7.0
November	5.0	14.8	6.6	n.a.	-0.2
December	-4.4	-14.8	-6.2	n.a.	7.2
1999					
January	19.0	19.7	19.1	n.a.	9.9
February	-8.3	10.6	-5.3	n.a.	34.3
March	7.6	-5.0	5.2	n.a.	-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
TREND ESTIMATES (% change from preceding month)					
1998					
August	-1.6	1.0	-1.2	10.4	3.4
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	4.5	3.5	4.3	-12.1	-1.8
June	4.2	2.6	3.9	-9.6	-0.6
July	3.7	1.6	3.4	-5.8	0.6
August	3.1	0.5	2.6	-3.3	1.0
September	2.4	-0.5	2.0	-1.1	1.1
October	1.8	-1.1	1.4	1.9	1.5

(a) Refer to Explanatory Notes paragraph 12.

DWELLING UNITS APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
1996-1997	5 508	613	11	8	8	6 148
1997-1998	6 177	726	9	75	10	6 997
1998-1999	6 555	1 012	11	118	1	7 697
1998						
October	518	43	0	0	0	561
November	539	44	3	1	0	587
December	486	62	4	3	1	556
1999						
January	361	73	0	0	0	434
February	493	95	0	3	0	591
March	643	66	1	1	0	711
April	487	71	0	0	0	558
May	599	52	0	2	0	653
June	650	57	2	105	0	814
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
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						
October	24	0	0	0	0	24
November	13	6	0	0	0	19
December	7	0	0	0	0	7
1999						
January	10	0	0	0	0	10
February	16	0	0	0	0	16
March	39	0	0	0	0	39
April	10	0	0	0	0	10
May	30	0	0	0	0	30
June	18	10	3	0	0	31
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
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						
October	542	43	0	0	0	585
November	552	50	3	1	0	606
December	493	62	4	3	1	563
1999						
January	371	73	0	0	0	444
February	509	95	0	3	0	607
March	682	66	1	1	0	750
April	497	71	0	0	0	568
May	629	52	0	2	0	683
June	668	67	5	105	0	845
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

(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								
October	49.2	4.7	0.0	10.8	0.0	64.7	34.3	99.0
November	52.3	4.1	0.2	12.2	0.0	68.8	43.3	112.1
December	45.3	4.5	0.1	9.8	0.0	59.8	24.7	84.5
1999								
January	36.2	8.7	0.0	9.5	0.0	54.4	12.3	66.7
February	45.5	11.3	0.0	12.1	0.1	69.1	92.6	161.6
March	60.6	5.2	0.0	14.0	0.0	79.8	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
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								
October	1.6	0.0	0.0	0.0	0.0	1.6	6.2	7.9
November	1.0	0.6	0.0	0.0	0.0	1.6	15.1	16.7
December	0.5	0.0	0.0	0.1	0.0	0.5	28.7	29.2
1999								
January	0.7	0.0	0.0	0.0	0.0	0.7	55.7	56.4
February	1.4	0.0	0.0	0.1	0.0	1.5	25.9	27.4
March	3.3	0.0	0.0	0.6	0.0	3.9	13.0	16.9
April	1.4	0.0	0.0	0.6	0.0	1.9	9.8	11.7
May	2.8	0.0	0.0	0.0	0.0	2.8	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
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								
October	50.8	4.7	0.0	10.8	0.0	66.3	40.5	106.9
November	53.3	4.8	0.2	12.2	0.0	70.4	58.3	128.7
December	45.8	4.5	0.1	9.9	0.0	60.3	53.5	113.7
1999								
January	36.9	8.7	0.0	9.5	0.0	55.1	68.0	123.1
February	46.9	11.3	0.0	12.2	0.1	70.6	118.4	189.0
March	63.9	5.2	0.0	14.6	0.0	83.7	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

(a) See Glossary for definition.

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

NEW OTHER RESIDENTIAL BUILDING

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc of						Total	Total new residential building	
		Flats, units or apartments in a building of			Total					
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys			Total
NUMBER OF DWELLING UNITS										
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										
August	535	36	57	93	4	0	0	4	97	632
September	625	29	8	37	0	0	80	80	117	742
October	542	19	24	43	0	0	0	0	43	585
November	552	34	16	50	0	0	0	0	50	602
December	493	48	14	62	0	0	0	0	62	555
1999										
January	371	16	13	29	0	44	0	44	73	444
February	509	24	10	34	0	0	61	61	95	604
March	682	36	22	58	0	8	0	8	66	748
April	497	38	33	71	0	0	0	0	71	568
May	629	24	10	34	0	0	18	18	52	681
June	668	30	37	67	0	0	0	0	67	735
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
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										
August	49.3	2.8	6.3	9.0	0.2	0.0	0.0	0.2	9.2	58.5
September	60.3	2.2	0.8	3.0	0.0	0.0	40.0	40.0	43.0	103.4
October	50.8	1.7	3.0	4.7	0.0	0.0	0.0	0.0	4.7	55.5
November	53.3	3.1	1.7	4.8	0.0	0.0	0.0	0.0	4.8	58.0
December	45.8	3.2	1.3	4.5	0.0	0.0	0.0	0.0	4.5	50.3
1999										
January	36.9	1.1	1.9	3.0	0.0	5.7	0.0	5.7	8.7	45.6
February	46.9	2.2	0.8	3.0	0.0	0.0	8.3	8.3	11.3	58.2
March	63.9	2.4	2.0	4.4	0.0	0.8	0.0	0.8	5.2	69.1
April	49.2	3.1	4.3	7.4	0.0	0.0	0.0	0.0	7.4	56.6
May	61.2	1.8	1.4	3.1	0.0	0.0	5.2	5.2	8.3	69.5
June	65.7	2.4	4.1	6.6	0.0	0.0	0.0	0.0	6.6	72.3
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

(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	Hotels, motels and other short term accommodation.....		Shops		Factories		Offices		Other business premises		Educational	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999												
1999												
August	4	0.3	12	1.1	5	0.5	7	0.7	13	1.3	5	0.7
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
Value—\$200,000—\$499,999												
1999												
August	4	1.0	3	1.0	3	0.8	4	1.2	3	0.8	5	2.2
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
Value—\$500,000—\$999,999												
1999												
August	0	0.0	0	0.0	1	0.6	0	0.0	0	0.0	1	0.6
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
Value—\$1,000,000—\$4,999,999												
1999												
August	1	1.2	1	3.0	1	1.0	1	1.1	1	2.5	6	9.1
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
Value—\$5,000,000 and over												
1999												
August	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
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
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												
August	9	2.4	16	5.1	10	2.8	12	2.9	17	4.6	17	12.6
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

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										
August	1	0.1	1	0.2	0	0.0	8	0.8	56	5.8
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
Value—\$200,000—\$499,999										
1999										
August	1	0.3	3	0.9	0	0.0	1	0.4	27	8.4
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
Value—\$500,000—\$999,999										
1999										
August	0	0.0	3	2.1	0	0.0	0	0.0	5	3.2
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
Value—\$1,000,000—\$4,999,999										
1999										
August	0	0.0	2	2.4	0	0.0	0	0.0	13	20.1
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
Value—\$5,000,000 and over										
1999										
August	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
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
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										
August	2	0.4	9	5.5	0	0.0	9	1.2	101	37.5
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

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											
October	0.1	4.1	2.0	7.6	7.1	1.9	0.0	5.9	1.3	4.3	34.3
November	0.1	3.5	13.2	3.1	10.7	1.4	0.2	8.5	2.6	0.0	43.3
December	0.0	8.3	0.7	1.3	3.8	6.5	0.0	2.8	0.1	1.2	24.7
1999											
January	1.0	1.1	0.4	1.1	4.9	2.2	0.4	0.0	0.5	0.7	12.3
February	0.2	66.8	0.5	1.1	7.6	1.3	0.3	2.0	12.8	0.1	92.6
March	0.6	9.6	0.4	9.1	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
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											
October	0.1	0.0	0.0	0.4	0.0	4.2	0.0	1.3	0.1	0.2	6.2
November	0.2	0.0	0.0	1.3	5.0	5.9	0.0	1.3	1.3	0.0	15.1
December	0.0	0.4	0.3	4.1	0.1	16.7	0.0	0.0	2.2	4.9	28.7
1999											
January	0.0	0.1	0.0	2.7	0.0	43.0	0.0	0.0	0.0	9.9	55.7
February	0.0	0.1	0.2	2.7	0.4	14.5	0.0	5.1	2.9	0.0	25.9
March	0.0	0.0	0.0	1.0	0.4	9.8	0.0	0.4	1.2	0.2	13.0
April	0.1	0.0	0.0	0.0	6.1	1.1	0.0	0.4	1.5	0.7	9.8
May	0.0	0.0	0.0	0.1	1.6	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
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											
October	0.2	4.1	2.0	8.0	7.1	6.1	0.0	7.2	1.4	4.5	40.5
November	0.3	3.5	13.2	4.4	15.7	7.3	0.2	9.8	3.9	0.0	58.3
December	0.0	8.7	1.1	5.4	3.9	23.2	0.0	2.8	2.3	6.2	53.5
1999											
January	1.0	1.2	0.4	3.9	4.9	45.3	0.4	0.0	0.5	10.5	68.0
February	0.2	66.9	0.7	3.8	8.0	15.8	0.3	7.0	15.7	0.1	118.4
March	0.6	9.6	0.4	10.1	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

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									
October	361	37	398	35 633	4 039	8 564	48 236	29 710	77 946
November	343	31	378	34 834	2 883	9 617	47 334	36 566	83 900
December	321	54	377	31 050	3 915	7 765	42 730	19 914	62 643
1999									
January	229	65	294	23 123	7 474	7 150	37 747	7 559	45 306
February	329	95	426	31 153	11 327	9 421	51 900	89 279	141 179
March	442	59	502	42 587	4 741	10 353	57 680	23 255	80 935
April	311	50	361	31 172	5 241	7 903	44 316	10 343	54 660
May	381	48	431	38 923	8 052	9 240	56 215	24 083	80 298
June	434	53	594	44 647	5 336	13 688	63 671	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
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									
October	22	0	22	1 538	0	15	1 553	4 581	6 133
November	10	6	16	798	642	0	1 440	11 072	12 512
December	7	0	7	473	0	60	533	19 759	20 292
1999									
January	9	0	9	657	0	0	657	54 107	54 764
February	10	0	10	647	0	125	772	19 913	20 686
March	21	0	21	1 918	0	405	2 323	11 851	14 174
April	5	0	5	544	0	500	1 044	2 950	3 994
May	24	0	24	1 732	0	20	1 752	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
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									
October	383	37	420	37 170	4 039	8 579	49 788	34 291	84 079
November	353	37	394	35 632	3 525	9 617	48 774	47 638	96 412
December	328	54	384	31 523	3 915	7 825	43 262	39 673	82 935
1999									
January	238	65	303	23 780	7 474	7 150	38 404	61 667	100 071
February	339	95	436	31 800	11 327	9 546	52 673	109 192	161 865
March	463	59	523	44 505	4 741	10 757	60 003	35 106	95 109
April	316	50	366	31 716	5 241	8 403	45 360	13 294	58 653
May	405	48	455	40 654	8 052	9 260	57 967	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

(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	681	112	794	69 419	10 226	14 014	93 660	31 584	125 244
Adelaide (SD)	470	100	571	48 463	9 566	10 568	68 597	21 470	90 066
Northern Adelaide (SSD)	210	12	222	21 373	999	1 203	23 575	4 323	27 898
Gawler (M)	7	0	7	726	0	17	743	0	743
Playford (C)–East Central	23	0	23	2 148	0	99	2 247	0	2 247
Playford (C)–Elizabeth	0	0	0	0	0	35	35	310	345
Playford (C)–Hills	3	0	3	355	0	0	355	0	355
Playford (C)–West	6	0	6	597	0	27	624	0	624
Playford (C)–West Central	4	0	4	319	0	0	319	0	319
Port Adel. Enfield (C)–East	28	3	31	2 873	210	59	3 142	0	3 142
Port Adel. Enfield (C)–Inner	9	0	9	721	0	196	917	0	917
Salisbury (C)–Central	16	0	16	1 406	0	12	1 418	50	1 468
Salisbury (C)–Inner North	16	0	16	1 248	0	151	1 399	150	1 549
Salisbury (C)–North-East	11	0	11	1 088	0	46	1 134	0	1 134
Salisbury (C)–South-East	30	0	30	3 142	0	97	3 239	50	3 289
Salisbury (C) Bal	18	0	18	2 075	0	21	2 096	2 896	4 992
Tea Tree Gully (C)–Central	5	0	5	602	0	80	683	0	683
Tea Tree Gully (C)–Hills	1	0	1	86	0	155	240	0	240
Tea Tree Gully (C)–North	23	0	23	2 779	0	90	2 869	749	3 618
Tea Tree Gully (C)–South	10	9	19	1 208	789	117	2 114	118	2 232
Western Adelaide (SSD)	55	13	68	5 458	1 000	2 057	8 515	2 543	11 058
Charles Sturt (C)–Coastal	10	2	12	1 369	160	509	2 038	0	2 038
Charles Sturt (C)–Inner East	4	3	7	362	120	338	819	60	879
Charles Sturt (C)–Inner West	10	0	10	1 080	0	136	1 216	0	1 216
Charles Sturt (C)–North-East	7	0	7	637	0	543	1 180	1 228	2 408
Port Adel. Enfield (C)–Coast	8	0	8	720	0	110	830	0	830
Port Adel. Enfield (C)–Port	5	0	5	370	0	39	409	0	409
West Torrens (C)–East	6	8	14	490	720	320	1 531	1 140	2 671
West Torrens (C)–West	5	0	5	430	0	62	491	115	606
Unincorp. Western	0	0	0	0	0	0	0	0	0
Eastern Adelaide (SSD)	68	38	107	8 267	4 406	4 435	17 107	9 506	26 614
Adelaide (C)	1	4	6	130	680	117	927	7 489	8 416
Adelaide Hills (DC)–Central	4	0	4	466	0	252	718	0	718
Adelaide Hills (DC)–Ranges	4	0	4	537	0	334	871	278	1 149
Burnside (C)–North-East	5	6	11	610	656	112	1 379	0	1 379
Burnside (C)–South-West	8	4	12	955	450	499	1 904	0	1 904
Campbelltown (C)–East	21	0	21	1 984	0	142	2 126	300	2 426
Campbelltown (C)–West	7	0	7	829	0	150	979	99	1 078
Norw. Pham St Ptrs (C)–East	6	5	11	787	410	318	1 515	90	1 605
Norw. Pham St Ptrs (C)–West	5	9	14	643	1 120	794	2 557	360	2 917
Prospect (C)	2	4	6	275	240	546	1 061	830	1 891
Unley (C)–East	2	4	6	367	550	195	1 112	60	1 172
Unley (C)–West	1	0	1	202	0	827	1 029	0	1 029
Walkerville (M)	2	2	4	480	300	150	930	0	930
Southern Adelaide (SSD)	137	37	174	13 365	3 161	2 874	19 400	5 098	24 497
Holdfast Bay (C)–North	5	2	7	577	168	165	910	0	910
Holdfast Bay (C)–South	3	4	7	248	600	101	948	70	1 018
Marion (C)–Central	10	6	16	803	483	225	1 511	170	1 681
Marion (C)–North	10	12	22	948	868	176	1 992	100	2 092
Marion (C)–South	18	0	18	1 887	0	97	1 984	0	1 984
Mitcham (C)–Hills	6	9	15	831	720	318	1 869	0	1 869
Mitcham (C)–North-East	7	4	11	819	322	429	1 570	2 750	4 320
Mitcham (C)–West	2	0	2	212	0	725	937	0	937
Onkaparinga (C)–Hackham	0	0	0	0	0	35	35	0	35
Onkaparinga (C)–Hills	9	0	9	781	0	188	969	300	1 269
Onkaparinga (C)–Morphett	8	0	8	676	0	86	762	0	762
Onkaparinga (C)–North Coast	4	0	4	264	0	12	276	428	703
Onkaparinga (C)–Reservoir	15	0	15	1 731	0	19	1 750	0	1 750
Onkaparinga (C)–South Coast	14	0	14	1 259	0	118	1 377	90	1 467
Onkaparinga (C)–Woodcroft	26	0	26	2 331	0	180	2 510	1 190	3 700

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
Outer Adelaide (SD)	90	4	94	8 832	178	1 382	10 391	2 508	12 899
Barossa (SSD)	24	0	24	2 120	0	334	2 454	960	3 414
Barossa (DC)–Angaston	4	0	4	342	0	84	426	0	426
Barossa (DC)–Barossa	1	0	1	103	0	16	119	0	119
Barossa (DC)–Tanunda	4	0	4	399	0	35	434	0	434
Light (DC)	13	0	13	1 151	0	183	1 333	960	2 293
Mallala (DC)	2	0	2	126	0	16	142	0	142
Kangaroo Island (SSD)	1	0	1	90	0	71	160	0	160
Kangaroo Island (DC)	1	0	1	90	0	71	160	0	160
Mt Lofty Ranges (SSD)	24	4	28	2 275	178	438	2 892	1 024	3 916
Adelaide Hills (DC)–North	1	0	1	140	0	0	140	575	715
Adelaide Hills (DC) Bal	4	0	4	456	0	273	729	0	729
Mount Barker (DC)–Central	17	4	21	1 442	178	55	1 675	375	2 050
Mount Barker (DC) Bal	2	0	2	237	0	111	348	74	422
Fleurieu (SSD)	41	0	41	4 346	0	539	4 885	525	5 409
Alexandrina (DC)–Coastal	14	0	14	1 371	0	90	1 461	460	1 921
Alexandrina (DC)–Strathalbyn	6	0	6	652	0	152	804	0	804
Victor Harbor (DC)	16	0	16	1 735	0	222	1 957	65	2 022
Yankalilla (DC)	5	0	5	588	0	75	663	0	663
Yorke and Lower North (SD)	33	4	37	2 893	182	367	3 443	417	3 860
Yorke (SSD)	22	4	26	1 885	182	68	2 135	297	2 432
Barunga West (DC)	2	0	2	212	0	0	212	0	212
Copper Coast (DC)	8	4	12	781	182	33	995	297	1 292
Yorke Peninsula (DC)–North	4	0	4	233	0	0	233	0	233
Yorke Peninsula (DC)–South	8	0	8	659	0	35	695	0	695
Unincorp. Yorke	0	0	0	0	0	0	0	0	0
Lower North (SSD)	11	0	11	1 009	0	299	1 308	120	1 428
Clare and Gilbert Valleys (DC)	9	0	9	831	0	284	1 115	0	1 115
Goyder (DC)	0	0	0	0	0	0	0	0	0
Wakefield (DC)	2	0	2	178	0	15	193	120	313
Murray Lands (SD)	38	0	38	3 953	0	577	4 529	4 979	9 508
Riverland (SSD)	25	0	25	2 904	0	413	3 317	4 476	7 793
Berri & Barmera (DC)–Barmera	3	0	3	673	0	70	743	0	743
Berri & Barmera (DC)–Berri	2	0	2	179	0	41	220	3 762	3 982
Loxton Waikerie (DC)–East	8	0	8	795	0	90	885	0	885
Loxton Waikerie (DC)–West	5	0	5	514	0	95	609	50	659
Mid Murray (DC)	5	0	5	222	0	116	337	664	1 002
Renmark Paringa (DC)–Paringa	0	0	0	0	0	0	0	0	0
Renmark Paringa (DC)–Renmark	2	0	2	522	0	0	522	0	522
Unincorp. Riverland	0	0	0	0	0	0	0	0	0
Murray Mallee (SSD)	13	0	13	1 049	0	164	1 213	502	1 715
Karoonda East Murray (DC)	0	0	0	0	0	0	0	0	0
Murray Bridge (RC)	9	0	9	678	0	25	703	232	936
Southern Mallee (DC)	0	0	0	0	0	139	139	98	237
The Coorong (DC)	4	0	4	370	0	0	370	172	542
Unincorp. Murray Mallee	0	0	0	0	0	0	0	0	0
South East (SD)	24	2	26	2 708	100	490	3 298	1 810	5 108
Upper South East (SSD)	5	2	7	748	100	110	958	150	1 108
Lacepede (DC)	0	0	0	0	0	22	22	0	22
Lucindale (DC)	2	2	4	303	100	0	403	0	403
Robe (DC)	0	0	0	0	0	35	35	0	35
Tatiara (DC)	3	0	3	446	0	54	499	150	649

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)	19	0	19	1 959	0	380	2 339	1 660	3 999
Grant (DC)	8	0	8	750	0	75	825	76	901
Mount Gambier (C)	7	0	7	636	0	112	748	400	1 148
Wattle Range (DC)–East	4	0	4	573	0	42	615	244	859
Wattle Range (DC)–West	0	0	0	0	0	150	150	940	1 090
Eyre (SD)	21	2	23	2 234	200	203	2 637	330	2 967
Lincoln (SSD)	19	2	21	1 979	200	141	2 320	330	2 650
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)	3	0	3	380	0	20	400	0	400
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)	4	0	4	266	0	67	333	0	333
Port Lincoln (C)	12	2	14	1 333	200	54	1 587	330	1 917
Tumby Bay (DC)	0	0	0	0	0	0	0	0	0
Unincorp. Lincoln	0	0	0	0	0	0	0	0	0
West Coast (SSD)	2	0	2	255	0	63	318	0	318
Ceduna (DC)	1	0	1	155	0	25	180	0	180
Streaky Bay (DC)	1	0	1	100	0	38	138	0	138
Unincorp. West Coast	0	0	0	0	0	0	0	0	0
Northern (SD)	5	0	5	337	0	428	765	70	835
Whyalla (SSD)	0	0	0	0	0	99	99	0	99
Whyalla (C)	0	0	0	0	0	99	99	0	99
Unincorp. Whyalla	0	0	0	0	0	0	0	0	0
Pirie (SSD)	4	0	4	285	0	45	330	0	330
Northern Areas (DC)	0	0	0	0	0	0	0	0	0
Orroroo/Carrieton (DC)	0	0	0	0	0	0	0	0	0
Peterborough (DC)	0	0	0	0	0	0	0	0	0
Port Pirie C, Dists (M)–City	4	0	4	285	0	15	300	0	300
Port Pirie C, Dists (M) Bal	0	0	0	0	0	30	30	0	30
Unincorp. Pirie	0	0	0	0	0	0	0	0	0
Flinders Ranges (SSD)	1	0	1	53	0	242	294	0	294
Flinders Ranges (DC)	0	0	0	0	0	20	20	0	20
Mount Remarkable (DC)	1	0	1	53	0	0	53	0	53
Port Augusta (C)	0	0	0	0	0	222	222	0	222
Unincorp. Flinders Ranges	0	0	0	0	0	0	0	0	0
Far North (SSD)	0	0	0	0	0	42	42	70	112
Coober Pedy (DC)	0	0	0	0	0	0	0	0	0
Roxby Downs (M)	0	0	0	0	0	42	42	0	42
Unincorp. Far North	0	0	0	0	0	0	0	70	70

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

(b) Refer to Explanatory Notes paragraph 12.

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE AND COVERAGE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following activities:

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

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

VALUE DATA

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

OWNERSHIP

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

BUILDING CLASSIFICATIONS

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

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

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

EXPLANATORY NOTES

BUILDING CLASSIFICATIONS

continued

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

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

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

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

SEASONAL ADJUSTMENT

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

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

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

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

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

TREND ESTIMATES

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

EXPLANATORY NOTES

TREND ESTIMATES

continued

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

CHAIN VOLUME MEASURES

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

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

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)

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

UNPUBLISHED DATA

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

RELATED PUBLICATIONS

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

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

ROUNDING

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

SYMBOLS AND OTHER USAGES

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

G L O S S A R Y

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.

G L O S S A R Y

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
- LIBRARY* A range of ABS publications is available from public and tertiary libraries Australia-wide. Contact your nearest library to determine whether it has the ABS statistics you require.

WHY NOT SUBSCRIBE?

- PHONE* +61 1300 366 323
- FAX* +61 03 9615 7848

CONSULTANCY SERVICES

ABS offers consultancy services on a user pays basis to help you access published and unpublished data. Data that is already published and can be provided within 5 minutes is free of charge. Statistical methodological services are also available. Please contact:

<i>INQUIRIES</i>	<i>City</i>	<i>By phone</i>	<i>By fax</i>
	Canberra	02 6252 6627	02 6207 0282
	Sydney	02 9268 4611	02 9268 4668
	Melbourne	03 9615 7755	03 9615 7798
	Brisbane	07 3222 6351	07 3222 6283
	Perth	08 9360 5140	08 9360 5955
	Adelaide	08 8237 7400	08 8237 7566
	Hobart	03 6222 5800	03 6222 5995
	Darwin	08 8943 2111	08 8981 1218

POST Client Services, ABS, PO Box 10, Belconnen ACT 2616

EMAIL client.services@abs.gov.au



2873140009992
ISSN 0810-4743

RRP \$17.00