Australian Bureau of Statistics

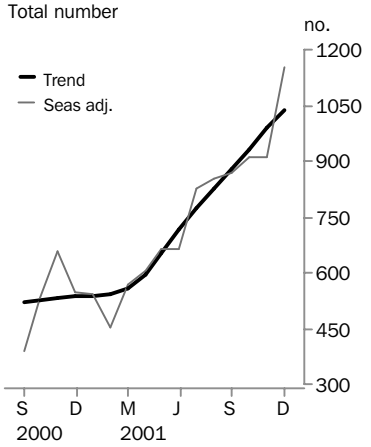
BUILDING APPROVALS

SOUTH AUSTRALIA

EMBARGO: 11:30AM (CANBERRA TIME) FRI 8 FEB 2002

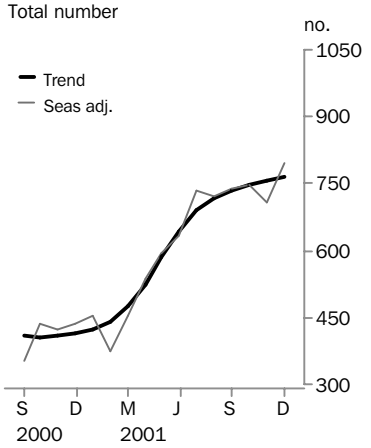
Dwelling units approved

Total number



Private sector houses approved

Total number



DECEMBER KEY FIGURES

	Oct 2001	Nov 2001	Dec 2001
Dwelling units approved			
Original	904	931	968
Seasonally adjusted	911	910	1 155
Trend	934	987	1 036

	% change Sep 2001 to Oct 2001	% change Oct 2001 to Nov 2001	% change Nov 2001 to Dec 2001
Dwelling units approved			
Original	4.8	3.0	4.0
Seasonally adjusted	4.6	–0.1	27.0
Trend	6.2	5.7	4.9

DECEMBER KEY POINTS

TREND ESTIMATES

- The trend estimate for total dwelling units approved has continued to increase in the December 2001 quarter with rises of 6.2% for October 2001, 5.7% for November 2001 and 4.9% for December 2001.
- The trend for private sector houses increased by 0.9% in December 2001 following increases of 1.7% and 1.4% in October and November respectively.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwellings rose to 1,155 in December 2001. The estimates for each month of the December 2001 quarter are all more than 35% above the same months in the previous year.
- The seasonally adjusted estimate for private sector houses rose to 797 in December 2001. The estimates for each month in the December 2001 quarter are all more than 65% above the same months in the previous year.

ORIGINAL ESTIMATES

- During the December 2001 quarter there were 2,803 dwelling units approved, an increase of 5.3% over the September 2001 quarter and 71.6% higher than the December 2000 quarter. The number of houses approved in the December 2001 quarter increased 4.8% to 2,351 while other dwellings rose 7.6% to 452.
- The total value of building approved in the December 2001 quarter was $537.1 million, down 0.6% from the September 2001 quarter. The value of residential building increased by 8.3% to $355.1 million, with the value of non-residential building falling by 14.3% to $182.1 million in the December 2001 quarter.

- For further information about these and related statistics, contact Andrea Woods on Adelaide 08 8237 7350 or the National Information and Referral Service on 1300 135 070.

NOTES

FORTHCOMING ISSUES

ISSUE	*RELEASE DATE*
March 2002	9 May 2002
June 2002	6 August 2002

CHANGES IN THIS ISSUE

There are no changes in this issue.

DATA NOTES

Special articles that include State/Territory data have appeared in recent issues of '*Building Approvals, Australia*' (ABS Cat. no. 8731.0). The November 2001 article 'Largest and Fastest Growing Areas in Australia' presented those areas in each State/Territory that had recorded the greatest number of dwelling approvals over the 5 year period ended June 2001. It also showed which areas had experienced the greatest rates of growth over that same time. Other articles have been included in the May 2001, July 2001 and August 2001 issues. All of these articles can be viewed through accessing the ABS website at *www.abs.gov.au* and following the 'Australia Now' then 'Construction' links. Users who are interested in discussing these articles should contact Roger Mableson on (08) 82377494.

REVISIONS THIS QUARTER

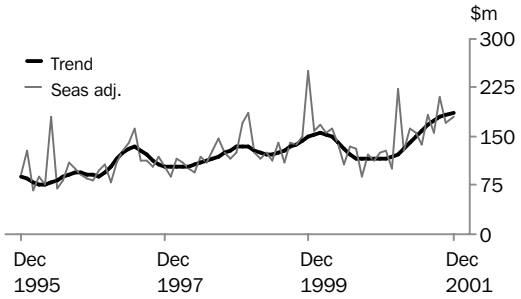
The value of non-residential building approved in South Australia in June 2001 has been revised downwards (-$10.7m). This revision was the result of incorrect data being reported to the ABS.

Steve Crabb
Regional Director, South Australia

VALUE OF BUILDING APPROVED

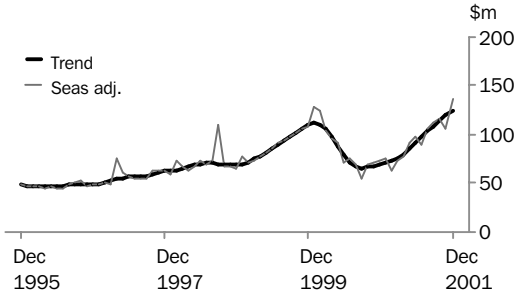
VALUE OF TOTAL BUILDING

The trend estimate of the total value of building approved has increased for the past twelve months.



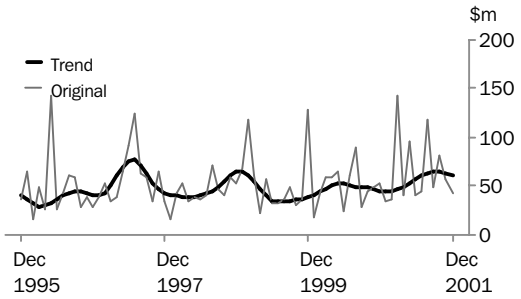
VALUE OF RESIDENTIAL BUILDING

The trend estimate of the value of residential building has increased for fifteen consecutive months.



VALUE OF NON-RESIDENTIAL BUILDING

The trend estimate of the value of non-residential building fell for each month of the December 2001 quarter.



SUMMARY OF 2001 BUILDINGS APPROVED

DWELLING UNITS APPROVED

The number of dwelling units approved in the 2001 calendar year and the percentage movements between 2000 and 2001 for South Australian Statistical Divisions are summarised below:

	Houses		*Other dwellings*		*Total dwelling units*	
	no.	*% change*	*no.*	*% change*	*no.*	*% change*
Adelaide SD	5 007	15.1	1 136	-21.3	6 143	6.0
Outer Adelaide SD	1 463	26.2	47	6.8	1 510	25.5
Yorke and Lower North SD	286	15.8	34	580.0	320	27.0
Murray Lands SD	311	11.5	62	520.0	373	29.1
South East SD	309	28.8	11	-69.4	320	15.9
Eyre SD	178	-16.8	10	-44.4	188	-19.0
Northern SD	106	12.8	2	-77.8	108	4.9
South Australia	**7 660**	**16.4**	**1 302**	**-16.9**	**8 962**	**10.0**

The number of dwelling units approved in South Australia in 2001 increased by 10.0% from 2000. This was driven by a 16.4% increase in the number of houses approved, while other dwellings fell by 16.9%.

VALUE OF BUILDING APPROVED

The value of building approved in the 2000 and 2001 calendar years and the percentage movement between 2000 and 2001 for South Australian Statistical Divisions are summarised below:

	Total residential building		*Non-residential building*		*Total building*	
	$m	*% change*	*$m*	*% change*	*Sm*	*% change*
Adelaide SD	826.1	8.7	650.3	38.9	1 476.5	20.2
Outer Adelaide SD	166.1	32.9	54.4	36.0	220.6	33.7
Yorke and Lower North SD	33.1	33.7	9.5	-16.8	42.6	17.7
Murray Lands SD	38.4	26.1	23.2	8.1	61.5	18.7
South East SD	46.6	40.2	24.9	10.9	71.4	28.4
Eyre SD	24.0	-6.4	7.9	-12.1	31.9	-7.9
Northern SD	15.9	-3.3	15.1	-38.4	31.0	-24.4
South Australia	**1 150.1**	**13.2**	**785.4**	**31.6**	**1 935.5**	**20.0**

The value of total building approved in 2001 rose by 20.0% from 2000, with an increase of 13.2% in residential building and 31.6% in non-residential building.

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

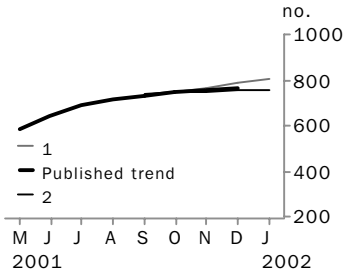
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

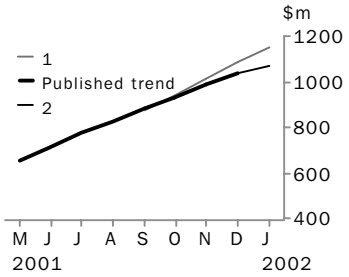
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the January seasonally adjusted estimate is higher than the December estimate by 7% for the number of private sector houses approved and 9% for total dwelling units approved; and that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

PRIVATE SECTOR HOUSES



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE: 1 *rises by 7% on Dec 2001*		2 *falls by 7% on Dec 2001*	
	no.	*% change*	*no.*	*% change*	*no.*	*% change*
August 2001	718	4.0	717	4.0	721	4.2
September 2001	734	2.3	734	2.3	736	2.0
October 2001	747	1.7	749	2.1	744	1.1
November 2001	757	1.4	766	2.3	750	0.8
December 2001	764	0.9	786	2.5	755	0.6
January 2002	n.y.a.	n.y.a.	802	2.0	755	0.0

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE: 1 *rises by 9% on Dec 2001*		2 *falls by 9% on Dec 2001*	
	no.	*% change*	*no.*	*% change*	*no.*	*% change*
August 2001	826	7.0	820	6.7	827	7.1
September 2001	880	6.5	877	6.9	880	6.4
October 2001	934	6.2	942	7.5	933	6.0
November 2001	987	5.7	1 014	7.7	985	5.5
December 2001	1 036	4.9	1 089	7.3	1 033	4.9
January 2002	n.y.a.	n.y.a.	1 153	5.9	1 069	3.4

1 DWELLING UNITS APPROVED

	HOUSES		OTHER DWELLINGS		TOTAL DWELLING UNITS	
	Private sector	*Total*	*Private sector*	*Total*	*Private sector*	*Total*
Month	*no.*	*no.*	*no.*	*no.*	*no.*	*no.*
ORIGINAL						
2000						
October	434	434	76	80	510	514
November	458	462	192	199	650	661
December	381	398	58	60	439	458
2001						
January	364	364	59	68	423	432
February	380	385	84	84	464	469
March	516	522	113	113	629	635
April	475	492	21	23	496	515
May	655	659	50	50	705	709
June	641	644	92	92	733	736
July	765	771	201	204	966	975
August	734	741	74	84	808	825
September	712	731	128	132	840	863
October	778	797	99	107	877	904
November	764	810	117	121	881	931
December	698	744	224	224	922	968
SEASONALLY ADJUSTED						
2000						
October	435	435	n.a.	n.a.	526	530
November	424	428	n.a.	n.a.	647	658
December	436	453	n.a.	n.a.	530	549
2001						
January	453	453	n.a.	n.a.	531	540
February	375	380	n.a.	n.a.	447	452
March	453	459	n.a.	n.a.	565	571
April	538	555	n.a.	n.a.	586	605
May	594	598	n.a.	n.a.	660	664
June	632	635	n.a.	n.a.	659	662
July	736	742	n.a.	n.a.	818	827
August	721	728	n.a.	n.a.	834	851
September	740	759	n.a.	n.a.	848	871
October	748	767	n.a.	n.a.	884	911
November	707	753	n.a.	n.a.	860	910
December	797	843	n.a.	n.a.	1 109	1 155
TREND ESTIMATES						
2000						
October	406	412	n.a.	n.a.	516	525
November	409	414	n.a.	n.a.	523	532
December	414	419	n.a.	n.a.	528	537
2001						
January	423	429	n.a.	n.a.	528	538
February	442	449	n.a.	n.a.	533	543
March	475	482	n.a.	n.a.	549	557
April	525	532	n.a.	n.a.	585	593
May	586	592	n.a.	n.a.	644	651
June	644	650	n.a.	n.a.	706	714
July	690	697	n.a.	n.a.	761	772
August	718	730	n.a.	n.a.	809	826
September	734	752	n.a.	n.a.	856	880
October	747	774	n.a.	n.a.	902	934
November	757	792	n.a.	n.a.	947	987
December	764	806	n.a.	n.a.	990	1 036

2 DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES..... Private sector	HOUSES..... Total	OTHER DWELLINGS..... Private sector	OTHER DWELLINGS..... Total	TOTAL DWELLING UNITS... Private sector	TOTAL DWELLING UNITS... Total
ORIGINAL (% change from preceding month)						
2000						
October	22.9	22.9	35.7	42.9	24.7	25.7
November	5.5	6.5	152.6	148.8	27.5	28.6
December	–16.8	–13.9	–69.8	–69.8	–32.5	–30.7
2001						
January	–4.5	–8.5	1.7	13.3	–3.6	–5.7
February	4.4	5.8	42.4	23.5	9.7	8.6
March	35.8	35.6	34.5	34.5	35.6	35.4
April	–7.9	–5.7	–81.4	–79.6	–21.1	–18.9
May	37.9	33.9	138.1	117.4	42.1	37.7
June	–2.1	–2.3	84.0	84.0	4.0	3.8
July	19.3	19.7	118.5	121.7	31.8	32.5
August	–4.1	–3.9	–63.2	–58.8	–16.4	–15.4
September	–3.0	–1.3	73.0	57.1	4.0	4.6
October	9.3	9.0	–22.7	–18.9	4.4	4.8
November	–1.8	1.6	18.2	13.1	0.5	3.0
December	–8.6	–8.1	91.5	85.1	4.7	4.0
SEASONALLY ADJUSTED (% change from preceding month)						
2000						
October	23.9	23.9	n.a.	n.a.	34.5	35.5
November	–2.4	–1.6	n.a.	n.a.	23.0	24.0
December	2.9	5.8	n.a.	n.a.	–18.1	–16.6
2001						
January	3.7	0.0	n.a.	n.a.	0.2	–1.7
February	–17.1	–16.1	n.a.	n.a.	–15.8	–16.2
March	20.7	20.8	n.a.	n.a.	26.4	26.5
April	18.8	20.9	n.a.	n.a.	3.7	5.8
May	10.3	7.7	n.a.	n.a.	12.6	9.8
June	6.4	6.2	n.a.	n.a.	–0.2	–0.4
July	16.6	16.9	n.a.	n.a.	24.1	25.0
August	–2.1	–1.9	n.a.	n.a.	2.0	2.9
September	2.6	4.3	n.a.	n.a.	1.7	2.4
October	1.0	1.1	n.a.	n.a.	4.2	4.6
November	–5.4	–1.8	n.a.	n.a.	–2.7	–0.1
December	12.8	12.0	n.a.	n.a.	29.0	27.0
TREND ESTIMATES (% change from preceding month)						
2000						
October	–0.6	–1.2	n.a.	n.a.	1.2	0.8
November	0.7	0.5	n.a.	n.a.	1.4	1.4
December	1.2	1.2	n.a.	n.a.	1.0	0.9
2001						
January	2.2	2.4	n.a.	n.a.	0.0	0.2
February	4.5	4.7	n.a.	n.a.	0.9	0.9
March	7.6	7.3	n.a.	n.a.	3.0	2.7
April	10.3	10.4	n.a.	n.a.	6.6	6.4
May	11.6	11.3	n.a.	n.a.	10.1	9.8
June	10.0	9.8	n.a.	n.a.	9.6	9.7
July	7.1	7.2	n.a.	n.a.	7.8	8.1
August	4.0	4.7	n.a.	n.a.	6.3	7.0
September	2.3	3.0	n.a.	n.a.	5.8	6.5
October	1.7	2.9	n.a.	n.a.	5.4	6.2
November	1.4	2.3	n.a.	n.a.	5.0	5.7
December	0.9	1.8	n.a.	n.a.	4.5	4.9

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		
2000					
October	55.6	13.1	68.7	45.3	**114.0**
November	63.4	15.0	78.3	49.6	**127.9**
December	49.4	12.1	61.4	52.6	**114.1**
2001					
January	46.5	13.5	60.0	35.2	**95.3**
February	50.4	13.8	64.2	36.6	**100.8**
March	67.2	14.0	81.2	141.9	**223.2**
April	56.3	10.8	67.1	40.5	**107.6**
May	79.3	16.9	96.1	95.7	**191.8**
June	84.2	14.3	98.5	40.8	**139.3**
July	98.3	15.9	114.2	45.9	**160.1**
August	86.3	17.0	103.3	118.4	**221.7**
September	95.9	14.5	110.3	48.3	**158.6**
October	98.0	19.6	117.7	81.9	**199.6**
November	100.4	16.1	116.5	57.3	**173.8**
December	107.9	13.0	120.9	42.9	**163.7**
			SEASONALLY ADJUSTED		
2000					
October	56.7	12.8	69.5	n.a.	**122.8**
November	59.0	12.8	71.9	n.a.	**113.4**
December	59.2	13.4	72.6	n.a.	**126.5**
2001					
January	60.2	15.7	75.9	n.a.	**128.3**
February	50.3	13.9	64.2	n.a.	**99.8**
March	60.6	13.6	74.2	n.a.	**222.8**
April	65.6	12.8	78.4	n.a.	**128.9**
May	75.3	17.0	92.3	n.a.	**161.0**
June	83.4	14.7	98.2	n.a.	**155.1**
July	74.1	15.2	89.3	n.a.	**138.1**
August	89.7	15.7	105.4	n.a.	**184.3**
September	99.0	13.8	112.8	n.a.	**154.6**
October	99.4	17.8	117.2	n.a.	**209.8**
November	91.7	15.1	106.8	n.a.	**172.9**
December	122.8	14.8	137.6	n.a.	**180.4**
			TREND ESTIMATES		
2000					
October	54.4	12.2	66.6	48.8	**115.4**
November	54.9	13.1	68.0	47.4	**115.4**
December	55.6	13.7	69.3	45.5	**114.8**
2001					
January	56.9	14.0	70.9	44.8	**115.7**
February	59.0	14.1	73.2	45.4	**118.5**
March	61.9	14.3	76.2	47.3	**123.6**
April	66.0	14.5	80.5	50.0	**130.4**
May	71.7	14.8	86.5	53.5	**140.0**
June	77.6	15.0	92.7	57.9	**150.6**
July	83.2	15.3	98.5	62.0	**160.5**
August	88.3	15.5	103.8	64.2	**168.0**
September	93.5	15.5	109.0	64.9	**174.0**
October	99.0	15.5	114.6	64.7	**179.3**
November	104.4	15.5	119.9	63.3	**183.2**
December	109.3	15.5	124.8	61.9	**186.7**

(a) Refer to Explanatory Notes paragraph 16.

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)		
2000					
October	32.0	4.0	25.6	54.2	**35.6**
November	14.0	14.1	14.0	9.4	**12.2**
December	–22.1	–19.4	–21.6	6.2	**–10.8**
2001					
January	–5.8	12.1	–2.3	–33.1	**–16.5**
February	8.5	1.7	7.0	3.8	**5.8**
March	33.2	2.1	26.5	288.0	**121.4**
April	–16.3	–23.1	–17.5	–71.5	**–51.8**
May	40.9	56.5	43.4	136.3	**78.4**
June	6.3	–15.5	2.4	–57.3	**–27.4**
July	16.8	11.4	16.0	12.4	**14.9**
August	–12.2	6.7	–9.6	158.0	**38.4**
September	11.0	–14.8	6.8	–59.2	**–28.4**
October	2.2	35.8	6.6	69.6	**25.8**
November	2.5	–18.0	–1.0	–30.1	**–12.9**
December	7.4	–19.2	3.7	–25.2	**–5.8**
			SEASONALLY ADJUSTED (% change from preceding month)		
2000					
October	35.1	5.1	28.3	n.a.	**38.1**
November	4.2	0.0	3.4	n.a.	**–7.6**
December	0.3	4.3	1.0	n.a.	**11.5**
2001					
January	1.7	17.2	4.6	n.a.	**1.4**
February	–16.5	–11.4	–15.5	n.a.	**–22.2**
March	20.6	–2.3	15.6	n.a.	**123.3**
April	8.1	–5.4	5.7	n.a.	**–42.2**
May	14.9	32.5	17.8	n.a.	**24.9**
June	10.7	–13.4	6.3	n.a.	**–3.6**
July	–11.2	3.3	–9.0	n.a.	**–11.0**
August	21.0	3.1	18.0	n.a.	**33.4**
September	10.4	–11.7	7.1	n.a.	**–16.2**
October	0.4	28.4	3.8	n.a.	**35.8**
November	–7.7	–14.9	–8.8	n.a.	**–17.6**
December	33.9	–2.2	28.8	n.a.	**4.3**
			TREND ESTIMATES (% change from preceding month)		
2000					
October	–0.2	5.7	0.8	–0.7	**0.2**
November	1.0	6.6	2.0	–2.8	**0.0**
December	1.2	4.9	1.9	–4.1	**–0.5**
2001					
January	2.3	2.2	2.3	–1.5	**0.8**
February	3.8	1.1	3.3	1.2	**2.5**
March	4.8	1.4	4.2	4.4	**4.3**
April	6.6	1.4	5.6	5.5	**5.6**
May	8.7	1.5	7.4	7.2	**7.3**
June	8.3	1.9	7.2	8.2	**7.6**
July	7.2	1.9	6.3	7.0	**6.6**
August	6.1	1.1	5.4	3.6	**4.7**
September	5.9	0.2	5.1	1.1	**3.5**
October	5.9	0.0	5.1	–0.3	**3.1**
November	5.4	–0.4	4.6	–2.1	**2.2**
December	4.7	0.3	4.1	–2.3	**1.9**

(a) Refer to Explanatory Notes paragraph 16.

5 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)			
1998-1999	6 555	1 012	11	118	1	**7 697**
1999-2000	8 287	1 457	18	145	8	**9 915**
2000-2001	5 544	1 075	7	24	4	**6 654**
2000						
December	381	58	0	0	0	**439**
2001						
January	363	59	0	1	0	**423**
February	379	84	0	1	0	**464**
March	516	110	3	0	0	**629**
April	475	19	2	0	0	**496**
May	655	49	0	0	1	**705**
June	640	92	0	1	0	**733**
July	763	196	5	2	0	**966**
August	734	69	1	3	1	**808**
September	711	106	0	9	14	**840**
October	777	99	0	1	0	**877**
November	764	116	1	0	0	**881**
December	698	224	0	0	0	**922**
			PUBLIC SECTOR (Number)			
1998-1999	206	22	3	0	0	**231**
1999-2000	102	7	0	0	0	**109**
2000-2001	89	23	1	3	0	**116**
2000						
December	17	2	0	0	0	**19**
2001						
January	0	9	0	0	0	**9**
February	5	0	0	0	0	**5**
March	6	0	0	0	0	**6**
April	17	2	0	0	0	**19**
May	4	0	0	0	0	**4**
June	3	0	0	0	0	**3**
July	6	3	0	0	0	**9**
August	7	10	0	0	0	**17**
September	19	4	0	0	0	**23**
October	19	8	0	0	0	**27**
November	46	4	0	0	0	**50**
December	46	0	0	0	0	**46**
			TOTAL (Number)			
1998-1999	6 761	1 034	14	118	1	**7 928**
1999-2000	8 389	1 464	18	145	8	**10 024**
2000-2001	5 633	1 098	8	27	4	**6 770**
2000						
December	398	60	0	0	0	**458**
2001						
January	363	68	0	1	0	**432**
February	384	84	0	1	0	**469**
March	522	110	3	0	0	**635**
April	492	21	2	0	0	**515**
May	659	49	0	0	1	**709**
June	643	92	0	1	0	**736**
July	769	199	5	2	0	**975**
August	741	79	1	3	1	**825**
September	730	110	0	9	14	**863**
October	796	107	0	1	0	**904**
November	810	120	1	0	0	**931**
December	744	224	0	0	0	**968**

(a) See Glossary for definition.

6 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)				
1998-1999	624.9	132.6	0.4	136.5	4.5	898.9	443.0	**1 341.9**
1999-2000	838.7	175.3	1.3	162.3	18.8	1 196.5	361.8	**1 558.3**
2000-2001	599.6	125.9	0.3	147.4	2.4	875.6	450.3	**1 325.9**
2000								
December	40.9	6.8	0.0	11.8	0.0	59.5	19.8	**79.3**
2001								
January	39.3	6.3	0.0	12.8	0.3	58.7	29.8	**88.5**
February	41.1	9.1	0.0	12.4	0.0	62.7	31.8	**94.5**
March	53.7	13.0	0.1	12.8	0.1	79.7	31.6	**111.3**
April	51.8	2.1	0.2	10.5	0.1	64.7	32.6	**97.3**
May	74.1	4.8	0.0	16.3	0.0	95.3	73.8	**169.1**
June	72.0	11.9	0.0	13.9	0.0	97.9	34.5	**132.4**
July	81.4	16.2	0.3	15.4	0.1	113.4	28.6	**142.0**
August	77.8	7.4	0.0	16.1	0.1	101.4	38.6	**140.0**
September	81.6	12.5	0.0	14.0	0.4	108.4	40.9	**149.3**
October	87.2	8.5	0.0	19.6	0.1	115.4	69.6	**185.0**
November	82.8	12.4	0.0	15.9	0.0	111.2	21.4	**132.6**
December	80.4	23.7	0.0	12.9	0.1	117.1	37.6	**154.7**
				PUBLIC SECTOR ($ million)				
1998-1999	16.4	1.7	0.1	2.4	0.0	20.7	227.9	**248.5**
1999-2000	8.5	0.5	0.0	6.4	0.0	15.4	223.9	**239.2**
2000-2001	8.0	2.2	0.1	7.0	0.1	17.3	267.5	**284.8**
2000								
December	1.5	0.1	0.0	0.3	0.0	2.0	32.8	**34.8**
2001								
January	0.0	0.9	0.0	0.5	0.0	1.4	5.4	**6.8**
February	0.2	0.0	0.0	1.3	0.0	1.5	4.8	**6.3**
March	0.5	0.0	0.0	1.0	0.0	1.5	110.3	**111.8**
April	2.2	0.1	0.0	0.1	0.0	2.4	7.9	**10.3**
May	0.3	0.0	0.0	0.6	0.0	0.9	21.9	**22.7**
June	0.3	0.0	0.0	0.3	0.0	0.6	6.3	**6.9**
July	0.5	0.2	0.0	0.1	0.0	0.8	17.3	**18.1**
August	0.5	0.7	0.0	0.8	0.0	1.9	79.8	**81.7**
September	1.5	0.3	0.0	0.1	0.0	1.9	7.5	**9.4**
October	1.6	0.6	0.0	0.0	0.0	2.3	12.3	**14.6**
November	4.9	0.3	0.0	0.2	0.0	5.3	35.9	**41.2**
December	3.8	0.0	0.0	0.0	0.0	3.8	5.2	**9.0**
				TOTAL ($ million)				
1998-1999	641.3	134.3	0.5	138.9	4.5	919.6	670.9	**1 590.5**
1999-2000	847.2	175.8	1.3	168.8	18.8	1 211.8	585.7	**1 797.5**
2000-2001	607.6	128.0	0.5	154.4	2.5	892.9	717.8	**1 610.7**
2000								
December	42.4	6.9	0.0	12.1	0.0	61.4	52.6	**114.1**
2001								
January	39.3	7.2	0.0	13.3	0.3	60.0	35.2	**95.3**
February	41.3	9.1	0.0	13.7	0.0	64.2	36.6	**100.8**
March	54.2	13.0	0.1	13.9	0.1	81.2	141.9	**223.2**
April	54.1	2.2	0.2	10.5	0.1	67.1	40.5	**107.6**
May	74.4	4.8	0.0	16.9	0.0	96.1	95.7	**191.8**
June	72.3	11.9	0.0	14.2	0.0	98.5	40.8	**139.3**
July	81.9	16.4	0.3	15.6	0.1	114.2	45.9	**160.1**
August	78.3	8.0	0.0	16.8	0.1	103.3	118.4	**221.7**
September	83.1	12.8	0.0	14.1	0.4	110.3	48.3	**158.6**
October	88.8	9.2	0.0	19.6	0.1	117.7	81.9	**199.6**
November	87.7	12.7	0.0	16.1	0.0	116.5	57.3	**173.8**
December	84.2	23.7	0.0	12.9	0.1	120.9	42.9	**163.7**

(a) See Glossary for definition.

7 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					
1998-1999	6 761	381	309	690	53	105	186	344	1 034	**7 795**
1999-2000	8 389	650	396	1 046	36	166	216	418	1 464	**9 853**
2000-2001	5 633	419	286	705	46	65	282	393	1 098	**6 731**
2000										
October	433	42	32	74	0	6	0	6	80	**513**
November	462	76	5	81	2	0	97	99	180	**642**
December	398	20	30	50	4	0	6	10	60	**458**
2001										
January	363	32	27	59	0	9	0	9	68	**431**
February	384	26	58	84	0	0	0	0	84	**468**
March	522	43	28	71	7	32	0	39	110	**632**
April	492	15	4	19	2	0	0	2	21	**513**
May	659	14	23	37	4	8	0	12	49	**708**
June	643	25	13	38	11	10	33	54	92	**735**
July	769	152	23	175	24	0	0	24	199	**968**
August	741	37	23	60	19	0	0	19	79	**820**
September	730	47	40	87	23	0	0	23	110	**840**
October	796	76	18	94	13	0	0	13	107	**903**
November	810	79	33	112	8	0	0	8	120	**930**
December	744	140	53	193	10	12	9	31	224	**968**
					VALUE ($ million)					
1998-1999	641.4	29.4	33.7	63.0	5.5	9.2	56.5	71.2	134.2	**775.6**
1999-2000	847.2	48.8	47.2	96.2	2.7	20.0	57.1	79.7	175.7	**1 023.0**
2000-2001	607.5	34.9	36.8	71.4	3.8	8.8	44.0	56.6	127.9	**735.7**
2000										
October	45.5	3.9	4.7	8.6	0.0	1.5	0.0	1.5	10.1	**55.6**
November	49.6	5.6	0.4	5.9	0.0	0.0	7.7	7.8	13.7	**63.4**
December	42.4	1.5	3.3	4.8	0.3	0.0	1.9	2.1	6.9	**49.4**
2001										
January	39.3	3.5	2.9	6.3	0.0	0.9	0.0	0.9	7.2	**46.5**
February	41.3	2.0	7.1	9.1	0.0	0.0	0.0	0.0	9.1	**50.4**
March	54.2	3.8	3.8	7.6	0.4	5.0	0.0	5.4	13.0	**67.2**
April	54.1	1.3	0.7	2.0	0.2	0.0	0.0	0.2	2.2	**56.3**
May	74.4	1.3	2.5	3.8	0.4	0.6	0.0	1.0	4.8	**79.3**
June	72.3	1.8	0.9	2.7	0.9	0.8	7.6	9.3	11.9	**84.2**
July	81.9	12.2	2.9	15.2	1.3	0.0	0.0	1.3	16.4	**98.3**
August	78.3	3.3	3.3	6.6	1.4	0.0	0.0	1.4	8.0	**86.3**
September	83.1	4.5	5.5	10.0	2.8	0.0	0.0	2.8	12.8	**95.9**
October	88.8	6.0	2.1	8.1	1.1	0.0	0.0	1.1	9.2	**98.0**
November	87.7	7.1	4.6	11.7	1.0	0.0	0.0	1.0	12.7	**100.4**
December	84.2	11.4	8.5	20.0	0.9	1.5	1.4	3.7	23.7	**107.9**

(a) See Glossary for definition.

8 VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

Period	*New houses*	*New other residential building*	*New residential building*	*Alterations and additions to residential buildings(b)*	*Total residential building*	*Non-residential building*	***Total building***
			ORIGINAL ($ million)				
1998-1999	688.5	145.9	834.4	154.9	989.4	692.0	**1 687.5**
1999-2000	847.2	175.8	1 022.9	188.9	1 211.8	585.7	**1 797.5**
2000-2001	534.5	117.0	651.5	138.5	790.0	703.1	**1 493.2**
2000							
June	166.6	32.1	198.7	38.9	237.6	147.9	**386.3**
September	118.5	44.9	163.4	29.8	193.2	177.3	**370.5**
December	122.2	28.1	150.4	35.7	186.1	144.8	**330.9**
2001							
March	118.8	26.8	145.5	36.4	182.0	208.9	**390.9**
June	175.0	17.2	192.2	36.6	228.8	172.1	**400.8**
September	209.1	33.5	242.6	40.8	283.4	206.0	**489.4**
			ORIGINAL (% change from preceding quarter)				
2000							
June	–26.4	–34.8	–27.9	–34.0	–28.9	22.9	**–14.8**
September	–28.9	40.0	–17.8	–23.2	–18.7	19.8	**–4.1**
December	3.2	–37.4	–8.0	19.7	–3.7	–18.3	**–10.7**
2001							
March	–2.8	–4.9	–3.2	2.0	–2.2	44.3	**18.1**
June	47.3	–35.7	32.1	0.4	25.7	–17.6	**2.5**
September	19.5	94.4	26.2	11.6	23.9	19.7	**22.1**

(a) Reference year for chain volume measures is 1999-2000. Refer to Explanatory Notes paragraph 24-25.

(b) Refer to Explanatory Notes paragraph 16.

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

Periodd	*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												
2001												
October	0	0.0	32	2.9	10	0.8	12	1.2	17	1.5	2	0.3
November	5	0.4	13	1.2	4	0.5	10	0.9	15	1.2	7	0.7
December	0	0.0	11	0.9	5	0.5	14	1.3	11	1.1	1	0.1
Value—$200,000–$499,999												
2001												
October	0	0.0	8	2.4	3	0.9	2	0.5	9	2.7	2	0.6
November	0	0.0	6	2.1	0	0.0	4	1.5	4	1.3	6	1.9
December	0	0.0	2	0.6	1	0.3	4	1.3	6	1.5	2	0.8
Value—$500,000–$999,999												
2001												
October	0	0.0	6	5.0	0	0.0	2	1.5	1	0.6	1	0.5
November	0	0.0	0	0.0	2	1.3	3	1.8	2	1.5	3	1.8
December	0	0.0	3	2.6	2	1.1	1	0.5	2	1.3	3	1.8
Value—$1,000,000–$4,999,999												
2001												
October	0	0.0	0	0.0	2	2.9	2	2.7	2	4.5	3	5.2
November	0	0.0	1	1.7	0	0.0	2	2.8	0	0.0	2	3.6
December	0	0.0	0	0.0	0	0.0	0	0.0	2	3.8	1	1.5
Value—$5,000,000 and over												
2001												
October	2	28.2	1	5.9	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	0	0.0
December	1	12.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Value—Total												
1998-1999	36	25.2	231	128.1	69	35.4	173	65.0	241	141.3	121	136.2
1999-2000	50	52.1	236	70.8	98	35.6	218	86.7	239	68.8	122	71.4
2000-2001	34	32.8	264	93.0	87	60.3	218	88.8	221	67.5	112	135.2
2001												
October	2	28.2	47	16.1	15	4.6	18	5.9	29	9.3	8	6.6
November	5	0.4	20	5.0	6	1.8	19	6.9	21	4.1	18	8.1
December	1	12.0	16	4.1	8	1.9	19	3.1	21	7.6	7	4.2

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

Periodd	Religious ..... no..	Religious ..... $m	Health ..... no.	Health ..... $m	Entertainment and recreational ..... no.	Entertainment and recreational ..... $m	Miscellaneous ..... no.	Miscellaneous ..... $m	Total non-residential building ..... no.	Total non-residential building ..... $m
Value—$50,000–$199,999										
2001										
October	0	0.0	2	0.1	4	0.5	1	0.1	80	7.4
November	1	0.1	1	0.1	6	0.6	3	0.3	65	5.9
December	1	0.1	1	0.1	2	0.1	3	0.2	49	4.4
Value—$200,000–$499,999										
2001										
October	2	0.4	2	0.7	2	0.6	3	1.0	33	9.7
November	0	0.0	3	0.9	0	0.0	0	0.0	23	7.7
December	0	0.0	0	0.0	1	0.5	3	0.9	19	5.8
Value—$500,000–$999,999										
2001										
October	0	0.0	1	0.6	0	0.0	0	0.0	11	8.2
November	0	0.0	0	0.0	2	1.5	0	0.0	12	7.9
December	0	0.0	1	0.6	0	0.0	1	0.7	13	8.6
Value—$1,000,000–$4,999,999										
2001										
October	0	0.0	1	2.2	0	0.0	0	0.0	10	17.6
November	0	0.0	0	0.0	0	0.0	0	0.0	5	8.1
December	0	0.0	2	2.1	1	2.2	2	2.4	8	12.1
Value—$5,000,000 and over										
2001										
October	0	0.0	1	5.0	0	0.0	0	0.0	4	39.0
November	0	0.0	1	27.7	0	0.0	0	0.0	1	27.7
December	0	0.0	0	0.0	0	0.0	0	0.0	1	12.0
Value—Total										
1998-1999	13	1.8	40	61.6	63	46.2	67	30.1	1 054	670.9
1999-2000	24	11.8	63	46.3	47	118.8	79	23.4	1 176	585.7
2000-2001	16	3.5	52	149.5	52	29.3	81	57.8	1 137	717.8
2001										
October	2	0.4	7	8.6	6	1.0	4	1.1	138	81.9
November	1	0.1	5	28.7	8	2.1	3	0.3	106	57.3
December	1	0.1	4	2.8	4	2.8	9	4.3	90	42.9

10 VALUE OF NON-RESIDENTIAL BUILDING APPROVED: **Original**

Period	*Hotels, motels and other short term accommodation*	*Shops*	*Factories*	*Offices*	*Other business premises*	*Educational*	*Religious*	*Health*	*Entertainment and recreational*	*Miscellaneous*	***Total non-residential building***
					PRIVATE SECTOR ($ million)						
1998-1999	24.2	126.3	34.8	48.3	120.0	24.2	1.8	23.7	27.5	12.2	**443.0**
1999-2000	51.7	70.8	35.5	52.5	66.3	31.9	11.8	16.1	15.5	9.7	**361.8**
2000-2001	31.9	88.4	60.3	72.1	63.3	38.4	3.5	57.7	22.7	11.9	**450.3**
2000											
December	0.1	4.6	2.1	6.4	3.1	0.9	0.8	1.2	0.5	0.2	**19.8**
2001											
January	0.8	2.2	3.3	6.4	1.8	9.5	0.2	4.4	1.1	0.1	**29.8**
February	1.7	6.2	2.8	1.7	8.7	0.1	0.0	7.3	3.2	0.1	**31.8**
March	5.2	4.9	2.9	1.7	4.0	4.3	0.1	4.8	2.8	0.8	**31.6**
April	2.4	12.5	4.3	2.6	3.7	1.2	0.0	4.2	0.8	0.8	**32.6**
May	0.2	5.8	27.5	11.8	8.3	3.0	0.1	15.2	1.1	0.9	**73.8**
June	2.9	10.2	0.4	3.0	9.5	2.3	0.1	4.7	0.5	0.9	**34.5**
July	0.7	6.2	1.4	0.7	9.1	2.7	0.4	7.2	0.0	0.3	**28.6**
August	0.3	20.4	0.9	3.5	3.3	2.3	0.1	6.5	0.0	1.3	**38.6**
September	0.8	4.7	1.0	3.9	10.9	0.6	0.0	14.7	3.6	0.7	**40.9**
October	28.2	15.5	4.6	2.3	8.6	2.7	0.4	6.0	0.5	0.9	**69.6**
November	0.3	4.7	1.8	5.0	3.1	4.7	0.1	0.3	1.3	0.3	**21.4**
December	12.0	4.1	1.9	2.2	7.5	3.5	0.1	2.2	0.1	4.0	**37.6**
					PUBLIC SECTOR ($ million)						
1998-1999	1.0	1.7	0.6	16.7	21.4	112.0	0.0	37.9	18.7	17.9	**227.9**
1999-2000	0.4	0.0	0.1	34.1	2.6	39.5	0.0	30.1	103.3	13.7	**223.9**
2000-2001	0.8	4.6	0.0	16.7	4.2	96.8	0.0	91.8	6.6	45.9	**267.5**
2000											
December	0.0	0.0	0.0	1.7	1.8	2.1	0.0	0.7	0.5	26.1	**32.8**
2001											
January	0.1	0.1	0.0	0.3	0.0	4.7	0.0	0.1	0.1	0.1	**5.4**
February	0.0	0.0	0.0	0.8	0.1	0.4	0.0	0.1	0.7	2.6	**4.8**
March	0.0	2.5	0.0	0.3	0.5	24.6	0.0	81.3	0.6	0.6	**110.3**
April	0.0	0.0	0.0	0.4	0.2	5.7	0.0	0.5	0.1	1.1	**7.9**
May	0.2	0.9	0.0	2.6	0.0	15.5	0.0	1.1	0.4	1.3	**21.9**
June	0.0	0.0	0.0	4.1	0.5	0.0	0.0	0.0	1.1	0.6	**6.3**
July	0.0	0.0	0.0	2.4	0.0	3.8	0.0	4.2	3.7	3.2	**17.3**
August	0.0	0.0	0.0	2.6	0.1	0.0	0.0	60.0	16.1	1.0	**79.8**
September	0.0	0.0	0.0	1.5	0.0	0.4	0.0	5.0	0.4	0.1	**7.5**
October	0.0	0.6	0.0	3.6	0.7	4.0	0.0	2.7	0.6	0.2	**12.3**
November	0.1	0.3	0.0	1.9	1.0	3.4	0.0	28.4	0.8	0.1	**35.9**
December	0.0	0.0	0.0	0.9	0.1	0.7	0.0	0.6	2.7	0.3	**5.2**
					TOTAL ($ million)						
1998-1999	25.2	128.1	35.4	65.0	141.3	136.2	1.8	61.6	46.2	30.1	**670.9**
1999-2000	52.1	70.8	35.6	86.7	68.8	71.4	11.8	46.3	118.8	23.4	**585.7**
2000-2001	32.8	93.0	60.3	88.8	67.5	135.2	3.5	149.5	29.3	57.8	**717.8**
2000											
December	0.1	4.6	2.1	8.1	4.9	3.0	0.8	1.9	1.0	26.3	**52.6**
2001											
January	0.8	2.3	3.3	6.7	1.8	14.2	0.2	4.4	1.2	0.3	**35.2**
February	1.7	6.2	2.8	2.6	8.8	0.5	0.0	7.4	3.9	2.7	**36.6**
March	5.2	7.4	2.9	2.0	4.6	28.9	0.1	86.1	3.3	1.4	**141.9**
April	2.4	12.5	4.3	3.0	4.0	6.9	0.0	4.7	0.9	1.9	**40.5**
May	0.3	6.6	27.5	14.4	8.3	18.4	0.1	16.3	1.5	2.2	**95.7**
June	2.9	10.2	0.4	7.1	10.1	2.3	0.1	4.7	1.6	1.4	**40.8**
July	0.7	6.2	1.4	3.1	9.1	6.5	0.4	11.4	3.7	3.5	**45.9**
August	0.3	20.4	0.9	6.1	3.5	2.3	0.1	66.5	16.1	2.3	**118.4**
September	0.8	4.7	1.0	5.4	10.9	1.0	0.0	19.7	4.0	0.8	**48.3**
October	28.2	16.1	4.6	5.9	9.3	6.6	0.4	8.6	1.0	1.1	**81.9**
November	0.4	5.0	1.8	6.9	4.1	8.1	0.1	28.7	2.1	0.3	**57.3**
December	12.0	4.1	1.9	3.1	7.6	4.2	0.1	2.8	2.8	4.3	**42.9**

BUILDING APPROVED IN THE ADELAIDE STATISTICAL DIVISION: **Original**

Period	DWELLINGS (no.) New houses	DWELLINGS (no.) New other residential building	DWELLINGS (no.) Total dwellings(a)	VALUE ($'000) New houses	VALUE ($'000) New other residential building	VALUE ($'000) Alterations and additions to residential building(b)	VALUE ($'000) Total residential building	VALUE ($'000) Non-residential building	VALUE ($'000) **Total building**
PRIVATE SECTOR									
1999-2000	5 389	1 294	6 847	569 266	163 869	146 902	880 037	255 553	**1 135 589**
2000-2001	3 761	992	4 788	422 742	119 114	116 933	658 789	361 407	**1 020 196**
2000									
December	283	52	335	31 000	6 271	9 173	46 444	15 737	**62 182**
2001									
January	227	59	287	26 097	6 333	10 436	42 866	24 438	**67 304**
February	239	84	324	26 609	9 128	9 893	45 629	19 758	**65 387**
March	349	95	447	37 479	11 913	10 182	59 574	23 438	**83 012**
April	325	15	342	36 619	1 835	8 706	47 159	27 250	**74 409**
May	440	45	486	52 576	4 387	13 126	70 089	68 688	**138 777**
June	447	72	520	51 837	10 381	10 706	72 924	26 041	**98 965**
July	481	173	660	52 335	15 023	13 199	80 557	22 748	**103 305**
August	492	57	553	53 487	6 202	13 251	72 941	26 197	**99 137**
September	438	89	550	51 260	11 211	11 365	73 836	29 782	**103 618**
October	469	86	556	53 750	7 171	15 276	76 197	49 386	**125 583**
November	480	78	559	54 170	9 894	13 459	77 522	14 386	**91 908**
December	450	218	668	54 662	23 190	9 471	87 323	26 030	**113 353**
PUBLIC SECTOR									
1999-2000	84	3	87	7 009	210	2 343	9 562	190 320	**199 882**
2000-2001	55	17	75	4 894	1 450	3 513	9 858	253 576	**263 434**
2000									
December	16	2	18	1 363	135	224	1 722	30 879	**32 601**
2001									
January	0	9	9	0	865	456	1 321	5 202	**6 523**
February	3	0	3	79	0	659	738	3 645	**4 383**
March	6	0	6	461	0	130	591	109 032	**109 624**
April	9	2	11	1 455	98	0	1 553	7 148	**8 701**
May	3	0	3	231	0	501	732	20 281	**21 013**
June	2	0	2	165	0	0	165	5 675	**5 840**
July	6	0	6	530	0	116	646	11 110	**11 755**
August	6	0	6	406	0	399	805	78 595	**79 400**
September	19	4	23	1 491	333	59	1 883	7 463	**9 346**
October	18	8	26	1 505	640	0	2 145	7 829	**9 974**
November	46	4	50	4 866	299	14	5 180	35 056	**40 236**
December	46	0	46	3 768	0	0	3 768	1 130	**4 898**
TOTAL									
1999-2000	5 473	1 297	6 934	576 274	164 079	149 245	889 598	445 873	**1 335 471**
2000-2001	3 816	1 009	4 863	427 637	120 564	120 446	668 647	614 984	**1 283 630**
2000									
December	299	54	353	32 364	6 406	9 397	48 167	46 616	**94 783**
2001									
January	227	68	296	26 097	7 198	10 892	44 187	29 640	**73 827**
February	242	84	327	26 688	9 128	10 552	46 368	23 403	**69 770**
March	355	95	453	37 940	11 913	10 312	60 165	132 470	**192 635**
April	334	17	353	38 074	1 933	8 706	48 712	34 398	**83 111**
May	443	45	489	52 807	4 387	13 628	70 821	88 969	**159 790**
June	449	72	522	52 002	10 381	10 706	73 089	31 716	**104 805**
July	487	173	666	52 865	15 023	13 315	81 202	33 857	**115 060**
August	498	57	559	53 893	6 202	13 650	73 746	104 792	**178 537**
September	457	93	573	52 751	11 544	11 424	75 719	37 245	**112 964**
October	487	94	582	55 255	7 811	15 276	78 342	57 215	**135 557**
November	526	82	609	59 036	10 193	13 473	82 702	49 442	**132 144**
December	496	218	714	58 430	23 190	9 471	91 091	27 160	**118 251**

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

(b) Refer to Explanatory Notes paragraph 16.

	DWELLINGS (no.)			VALUE ($'000)					
Statistical area	*New houses*	*New other residential building*	*Total dwellings(a)*	*New houses*	*New other residential buildings*	*Alterations and additions to residential buildings(b)*	*Total residential building*	*Non-residential building*	*Total building*
SOUTH AUSTRALIA	**2 350**	**451**	**2 803**	**260 691**	**45 638**	**48 733**	**355 063**	**182 082**	**537 145**
Adelaide (SD)	**1 509**	**394**	**1 905**	**172 721**	**41 194**	**38 220**	**252 135**	**133 817**	**385 952**
Northern Adelaide (SSD)	*676*	*128*	*804*	*73 783*	*9 705*	*4 568*	*88 055*	*17 267*	*105 321*
Gawler (M)	44	0	44	4 143	0	336	4 480	2 780	7 260
Playford (C)–East Central	67	0	67	6 557	0	213	6 770	76	6 846
Playford (C)–Elizabeth	19	14	33	1 431	700	43	2 174	659	2 833
Playford (C)–Hills	19	0	19	2 383	0	253	2 636	0	2 636
Playford (C)–West	13	0	13	1 626	0	80	1 706	0	1 706
Playford (C)–West Central	13	0	13	1 117	0	13	1 130	290	1 420
Port Adel. Enfield (C)–East	79	4	83	7 756	373	415	8 543	200	8 743
Port Adel. Enfield (C)–Inner	41	16	57	5 122	1 192	218	6 532	1 950	8 482
Salisbury (C)–Central	19	0	19	2 103	0	122	2 226	1 339	3 565
Salisbury (C)–Inner North	54	0	54	4 620	0	184	4 804	0	4 804
Salisbury (C)–North-East	5	0	5	507	0	189	696	180	876
Salisbury (C)–South-East	95	88	183	10 839	6 950	493	18 282	1 224	19 506
Salisbury (C) Bal	90	2	92	10 024	130	30	10 184	6 508	16 692
Tea Tree Gully (C)–Central	10	0	10	1 230	0	675	1 905	0	1 905
Tea Tree Gully (C)–Hills	1	0	1	122	0	291	413	897	1 310
Tea Tree Gully (C)–North	88	4	92	11 573	360	480	12 413	728	13 141
Tea Tree Gully (C)–South	19	0	19	2 629	0	533	3 162	436	3 598
Western Adelaide (SSD)	*300*	*41*	*342*	*29 938*	*4 457*	*7 251*	*41 646*	*36 905*	*78 551*
Charles Sturt (C)–Coastal	27	4	31	3 171	540	1 624	5 334	160	5 494
Charles Sturt (C)–Inner East	16	0	16	1 848	0	404	2 252	350	2 602
Charles Sturt (C)–Inner West	44	4	48	4 830	349	470	5 649	720	6 369
Charles Sturt (C)–North-East	41	3	44	3 554	220	1 096	4 871	28 220	33 091
Port Adel. Enfield (C)–Coast	16	9	25	1 901	1 560	1 177	4 638	120	4 758
Port Adel. Enfield (C)–Port	88	5	93	7 608	388	225	8 221	3 310	11 531
West Torrens (C)–East	23	4	28	2 011	320	1 604	3 935	2 350	6 285
West Torrens (C)–West	45	12	57	5 015	1 080	652	6 747	1 675	8 422
Unincorp. Western	0	0	0	0	0	0	0	0	0
Eastern Adelaide (SSD)	*165*	*113*	*279*	*25 139*	*15 050*	*15 964*	*56 153*	*65 605*	*121 758*
Adelaide (C)	3	36	40	480	4 256	664	5 399	57 120	62 519
Adelaide Hills (DC)–Central	7	0	7	1 431	0	545	1 976	137	2 113
Adelaide Hills (DC)–Ranges	8	0	8	1 016	0	1 149	2 165	250	2 415
Burnside (C)–North-East	14	8	22	3 124	1 040	1 126	5 289	50	5 339
Burnside (C)–South-West	19	4	23	2 960	570	1 951	5 482	1 449	6 931
Campbelltown (C)–East	24	4	28	3 348	362	491	4 201	0	4 201
Campbelltown (C)–West	28	8	36	2 848	640	700	4 188	1 190	5 378
Norw. P'ham St Ptrs (C)–East	19	26	45	2 439	3 600	976	7 015	338	7 353
Norw. P'ham St Ptrs (C)–West	19	27	46	3 277	4 582	2 372	10 232	1 933	12 165
Prospect (C)	6	0	6	593	0	1 527	2 119	639	2 758
Unley (C)–East	10	0	10	1 653	0	1 759	3 413	710	4 123
Unley (C)–West	3	0	3	760	0	1 589	2 349	1 790	4 139
Walkerville (M)	5	0	5	1 210	0	1 115	2 324	0	2 324
Southern Adelaide (SSD)	*368*	*112*	*480*	*43 861*	*11 983*	*10 438*	*66 282*	*14 040*	*80 322*
Holdfast Bay (C)–North	12	19	31	1 745	3 094	1 375	6 214	1 759	7 973
Holdfast Bay (C)–South	6	12	18	949	1 516	563	3 029	639	3 668
Marion (C)–Central	15	32	47	1 988	2 783	907	5 678	1 374	7 052
Marion (C)–North	8	30	38	655	2 565	1 030	4 251	398	4 649
Marion (C)–South	63	0	63	7 373	0	819	8 192	2 257	10 449
Mitcham (C)–Hills	48	0	48	6 670	0	1 019	7 690	2 741	10 431
Mitcham (C)–North-East	14	13	27	2 579	1 075	1 067	4 722	90	4 812
Mitcham (C)–West	4	0	4	530	0	1 290	1 820	270	2 090
Onkaparinga (C)–Hackham	3	0	3	181	0	72	253	0	253
Onkaparinga (C)–Hills	19	0	19	2 345	0	469	2 814	704	3 518
Onkaparinga (C)–Morphett	15	0	15	1 638	0	167	1 805	1 423	3 228
Onkaparinga (C)–North Coast	22	0	22	2 378	0	220	2 599	585	3 184
Onkaparinga (C)–Reservoir	37	0	37	4 141	0	603	4 744	0	4 744
Onkaparinga (C)–South Coast	54	6	60	5 353	950	350	6 653	1 000	7 653
Onkaparinga (C)–Woodcroft	48	0	48	5 335	0	485	5 820	799	6 619

	DWELLINGS (no.)			VALUE ($'000)					
Statistical area	*New houses*	*New other residential building*	*Total dwellings(a)*	*New houses*	*New other residential buildings*	*Alterations and additions to residential buildings(b)*	*Total residential building*	*Non-residential building*	*Total building*
Outer Adelaide (SD)	**455**	**14**	**469**	**45 831**	**990**	**4 676**	**51 498**	**23 709**	**75 206**
Barossa (SSD)	*130*	*0*	*130*	*13 085*	*0*	*1 134*	*14 219*	*9 270*	*23 490*
Barossa (DC)–Angaston	22	0	22	2 254	0	408	2 661	5 946	8 607
Barossa (DC)–Barossa	24	0	24	2 531	0	244	2 775	1 757	4 532
Barossa (DC)–Tanunda	5	0	5	554	0	123	677	516	1 193
Light (DC)	62	0	62	6 618	0	307	6 925	895	7 820
Mallala (DC)	17	0	17	1 129	0	52	1 181	156	1 337
Kangaroo Island (SSD)	*40*	*0*	*40*	*3 789*	*0*	*143*	*3 932*	*100*	*4 032*
Kangaroo Island (DC)	40	0	40	3 789	0	143	3 932	100	4 032
Mt Lofty Ranges (SSD)	*121*	*12*	*133*	*12 902*	*740*	*2 041*	*15 683*	*2 025*	*17 708*
Adelaide Hills (DC)–North	5	0	5	712	0	277	990	0	990
Adelaide Hills (DC) Bal	15	8	23	1 409	460	929	2 798	90	2 888
Mount Barker (DC)–Central	84	4	88	9 189	280	379	9 848	1 335	11 183
Mount Barker (DC) Bal	17	0	17	1 592	0	455	2 047	600	2 647
Fleurieu (SSD)	*164*	*2*	*166*	*16 055*	*250*	*1 358*	*17 663*	*12 313*	*29 976*
Alexandrina (DC)–Coastal	44	0	44	4 296	0	488	4 783	1 081	5 864
Alexandrina (DC)–Strathalbyn	32	0	32	3 532	0	407	3 939	972	4 911
Victor Harbor (DC)	62	0	62	5 981	0	328	6 309	5 260	11 569
Yankalilla (DC)	26	2	28	2 246	250	136	2 632	5 000	7 632
Yorke and Lower North (SD)	**86**	**8**	**94**	**7 872**	**720**	**661**	**9 254**	**2 432**	**11 685**
Yorke (SSD)	*69*	*8*	*77*	*6 326*	*720*	*367*	*7 413*	*693*	*8 106*
Barunga West (DC)	7	0	7	543	0	73	616	0	616
Copper Coast (DC)	41	8	49	4 035	720	145	4 900	583	5 483
Yorke Peninsula (DC)–North	4	0	4	488	0	25	512	0	512
Yorke Peninsula (DC)–South	17	0	17	1 260	0	125	1 385	110	1 495
Unincorp. Yorke	0	0	0	0	0	0	0	0	0
Lower North (SSD)	17	*0*	*17*	*1 546*	*0*	*295*	*1 841*	*1 739*	*3 579*
Clare and Gilbert Valleys (DC)	10	0	10	945	0	146	1 091	1 219	2 310
Goyder (DC)	4	0	4	254	0	125	379	217	596
Wakefield (DC)	3	0	3	347	0	24	371	303	673
Murray Lands (SD)	**101**	**28**	**129**	**9 903**	**1 960**	**492**	**12 355**	**5 735**	**18 090**
Riverland (SSD)	*75*	*28*	*103*	*7 536*	*1 960*	*359*	*9 855*	*3 998*	*13 854*
Berri & Barmera (DC)–Barmera	2	0	2	169	0	0	169	0	169
Berri & Barmera (DC)–Berri	16	0	16	1 960	0	39	1 999	146	2 145
Loxton Waikerie (DC)–East	10	28	38	1 108	1 960	47	3 115	3 792	6 907
Loxton Waikerie (DC)–West	3	0	3	185	0	61	246	0	246
Mid Murray (DC)	29	0	29	1 859	0	146	2 004	60	2 064
Renmark Paringa (DC)–Paringa	0	0	0	0	0	0	0	0	0
Renmark Paringa (DC)–Renmark	15	0	15	2 254	0	67	2 321	0	2 321
Unincorp. Riverland	0	0	0	0	0	0	0	0	0
Murray Mallee (SSD)	*26*	*0*	*26*	*2 367*	*0*	*133*	*2 500*	*1 737*	*4 237*
Karoonda East Murray (DC)	1	0	1	86	0	0	86	0	86
Murray Bridge (RC)	19	0	19	1 720	0	29	1 749	1 655	3 404
Southern Mallee (DC)	0	0	0	0	0	0	0	0	0
The Coorong (DC)	6	0	6	561	0	104	665	82	747
Unincorp. Murray Mallee	0	0	0	0	0	0	0	0	0
South East (SD)	**115**	**3**	**118**	**15 308**	**174**	**2 176**	**17 657**	**6 662**	**24 319**
Upper South East (SSD)	*34*	*0*	*34*	*4 183*	*0*	*676*	*4 859*	*3 628*	*8 487*
Lacepede (DC)	5	0	5	660	0	10	670	55	725
Naracoorte and Lucindale (DC)	13	0	13	1 613	0	323	1 936	655	2 591
Robe (DC)	5	0	5	668	0	248	916	0	916
Tatiara (DC)	11	0	11	1 243	0	95	1 338	2 917	4 255

	DWELLINGS (no.)			VALUE ($'000)					
Statistical area	*New houses*	*New other residential building*	*Total dwellings(a)*	*New houses*	*New other residential buildings*	*Alterations and additions to residential buildings(b)*	*Total residential building*	*Non-residential building*	*Total building*
Lower South East (SSD)	*81*	*3*	*84*	*11 124*	*174*	*1 500*	*12 798*	*3 034*	*15 832*
Grant (DC)	21	0	21	3 440	0	427	3 867	100	3 967
Mount Gambier (C)	46	3	49	5 772	174	729	6 674	706	7 380
Wattle Range (DC)–East	6	0	6	1 046	0	174	1 220	1 820	3 040
Wattle Range (DC)–West	8	0	8	867	0	169	1 036	408	1 444
Eyre (SD)	**55**	**4**	**59**	**6 258**	**600**	**1 172**	**8 030**	**3 207**	**11 237**
Lincoln (SSD)	*43*	*4*	*47*	*5 133*	*600*	*1 012*	*6 745*	*1 696*	*8 441*
Cleve (DC)	2	0	2	215	0	61	276	0	276
Elliston (DC)	1	0	1	28	0	0	28	0	28
Franklin Harbor (DC)	1	0	1	73	0	30	103	0	103
Kimba (DC)	0	0	0	0	0	0	0	0	0
Le Hunte (DC)	0	0	0	0	0	0	0	62	62
Lower Eyre Peninsula (DC)	11	0	11	942	0	164	1 106	0	1 106
Port Lincoln (C)	25	4	29	3 475	600	641	4 716	1 634	6 350
Tumby Bay (DC)	3	0	3	400	0	116	516	0	516
Unincorp. Lincoln	0	0	0	0	0	0	0	0	0
West Coast (SSD)	*12*	*0*	*12*	*1 125*	*0*	*160*	*1 285*	*1 512*	*2 797*
Ceduna (DC)	4	0	4	317	0	55	372	150	522
Streaky Bay (DC)	8	0	8	808	0	65	873	0	873
Unincorp. West Coast	0	0	0	0	0	40	40	1 362	1 402
Northern (SD)	**29**	**0**	**29**	**2 798**	**0**	**1 335**	**4 134**	**6 520**	**10 654**
Whyalla (SSD)	*8*	*0*	*8*	*891*	*0*	*471*	*1 362*	*1 463*	*2 825*
Whyalla (C)	8	0	8	891	0	471	1 362	1 463	2 825
Unincorp. Whyalla	0	0	0	0	0	0	0	0	0
Pirie (SSD)	*10*	*0*	*10*	*873*	*0*	*420*	*1 294*	*1 030*	*2 324*
Northern Areas (DC)	1	0	1	120	0	72	192	650	842
Orroroo/Carrieton (DC)	0	0	0	0	0	12	12	0	12
Peterborough (DC)	0	0	0	0	0	24	24	0	24
Port Pirie C, Dists (M)–City	7	0	7	542	0	288	830	380	1 210
Port Pirie C, Dists (M) Bal	2	0	2	211	0	25	236	0	236
Unincorp. Pirie	0	0	0	0	0	0	0	0	0
Flinders Ranges (SSD)	*9*	*0*	*9*	*864*	*0*	*444*	*1 308*	*702*	*2 010*
Flinders Ranges (DC)	2	0	2	150	0	68	218	0	218
Mount Remarkable (DC)	2	0	2	85	0	261	346	102	448
Port Augusta (C)	4	0	4	499	0	115	613	600	1 213
Unincorp. Flinders Ranges	1	0	1	130	0	0	130	0	130
Far North (SSD)	*2*	*0*	*2*	*170*	*0*	*0*	*170*	*3 325*	*3 495*
Coober Pedy (DC)	2	0	2	170	0	0	170	0	170
Roxby Downs (M)	0	0	0	0	0	0	0	2 650	2 650
Unincorp. Far North	0	0	0	0	0	0	0	675	675

(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 16.

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 and other principal certifying authorities;
- contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
- major building approvals in areas not subject to normal administrative approval e.g. building on remote mine sites.

3 The scope of the survey comprises the following:

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

4 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.

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

VALUE DATA

6 Statistics on the value of building work approved are derived by aggregating the estimated 'value of building work done when completed' as reported on building approval documents provided to local councils or other building approval authorities. Conceptually these value data should exclude the value of land and landscaping but include site preparation costs. These estimates are usually a reliable indicator of the completed value of 'houses'. However, for 'other residential buildings' and 'non-residential buildings', they can differ significantly from the completed value of the building as final costs and contracts have not been established before council approval is sought and gained.

7 The ABS generally accepts values provided by approving bodies. Every effort is made to ensure data are provided on a consistent basis, however, there may be instances where value reported does not reflect the building completion value. For example, the reported value for most project homes is the contract price, which may include the cost of site preparation and landscaping. In other cases where a builder is contracted to construct a dwelling based on the owner's plans, the value may only be the builder's costs. Some councils do not use the value on approval documents, instead deriving a value based on floor area and type of structure.

8 From July 2000, value data includes the Goods and Services Tax (GST) for residential and non-residential building approvals. The ABS has consulted with councils and other approving authorities to ensure that approval values are reported inclusive of the GST. Where it was identified by a council or other approving authority that approvals submitted from its jurisdiction were on a GST-exclusive basis, the ABS has made adjustments to the data to ensure that values were consistent with other data collected and were inclusive of GST.

EXPLANATORY NOTES

OWNERSHIP

9 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

10 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' and 'conversions'). These classifications are often used in conjunction with each other in this publication and are defined in the Glossary.

11 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 specific building, not to the function of the group as a whole.

12 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.

13 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.

14 In the case of a large multi-function 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.

15 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.

16 The Type of Work classification refers to the building activity carried out. 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, 2, 11 and 12 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

17 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.

18 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.

19 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).

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

SEASONAL ADJUSTMENT *continued*

21 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

22 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 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 *Information Paper: A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on Canberra 02 6252 6076.

23 While the smoothing techniques described in paragraph 22 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

24 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. The reference year will be updated annually in the September 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. The direct impact of the GST is a price change, and hence is removed from the chain volume estimates.

25 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)

26 Area statistics are now being classified to the *Australian Standard Geographical Classification (ASGC), 2001 Edition*, (Cat. no. 1216.0), effective from 1 July 2001, and ASGC terminology has been adopted in the presentation of building statistics.

ABS DATA AVAILABLE ON REQUEST

27 As well as the statistics included in this and related publications, the ABS may have other relevant data available on request. Inquiries should be made to the National Information and Referral Service on 1300 135 070.

RELATED PUBLICATIONS

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

- *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)
- *Construction Work Done, Australia, Preliminary* (Cat. no. 8755.0)
- *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)
- *Producer Price Indexes,Australia* (Cat. no. 6427.0)

EXPLANATORY NOTES

29 While building approvals value series are shown inclusive of GST, this is different to the value series shown in the Building Activity publications (Cat. nos 8752.0, 8752.4 and 8755.0), in which residential work will be published inclusive of GST and non-residential work exclusive of GST. In the *Engineering Construction Activity, Australia* (Cat. no. 8762.0) all values will exclude GST.

ROUNDING

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

SYMBOLS AND OTHER USAGES

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

GLOSSARY

Alterations and additions — 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 16.

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 16.

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.

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. caretaker's residences) associated with a non-residential building are defined as houses.

GLOSSARY

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.

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

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

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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 77c per minute).

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