



BUILDING APPROVALS

VICTORIA

EMBARGO: 11:30AM (CANBERRA TIME) THURS 8 APR 1999

FEBRUARY KEY FIGURES

TREND ESTIMATES

	Feb 1999	% change Jan 1999 to Feb 1999	% change Feb 1998 to Feb 1999
Dwelling units approved			
Private sector houses	2 436	2.6	0.4
Total dwelling units	3 386	1.7	7.2

SEASONALLY ADJUSTED

	Feb 1999	% change Jan 1999 to Feb 1999	% change Feb 1998 to Feb 1999
Dwelling units approved			
Private sector houses	2 738	21.8	16.8
Total dwelling units	3 628	16.1	27.7

FEBRUARY KEY POINTS

TREND ESTIMATES

- The trend for private sector houses rose for the fourth consecutive month to be 8.5% above the estimate for September 1998.
- For the second consecutive month the trend for other dwelling units has fallen. This follows a year of positive movements with especially strong growth in the period August to November 1998.
- Despite falls in the trend for other dwellings, the trend for total dwellings continues to grow rising a further 1.7% in February to be 9.1% above the estimate for September 1998.

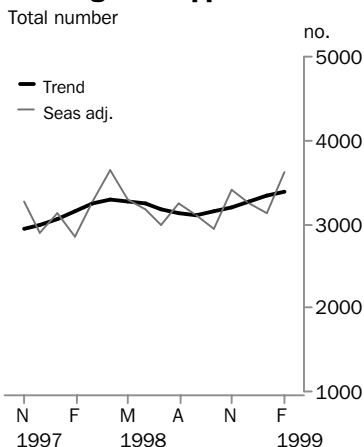
SEASONALLY ADJUSTED ESTIMATES

- Following two consecutive falls, the seasonally adjusted estimate for total dwelling units rose 16.1% in February.

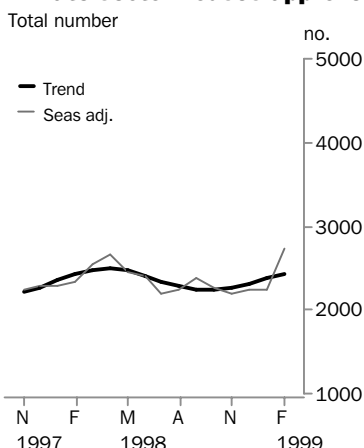
ORIGINAL ESTIMATES

- In original terms there were 3,517 dwellings approved in February with houses accounting for 2,472 and other dwellings 1,045.
- In February the value of non-residential building approved was \$255.7 million. The most significant contributors to this total were Educational (\$59.0 million), Offices (\$49.0 million) and Other business premises (\$31.0 million).
- There were 9 jobs valued at \$5 million and over and 48 jobs valued between \$1 million and \$5 million.

Dwelling units approved



Private sector houses approved



- For further information about these and related statistics, contact Merv Leaker on Adelaide 08 8237 7585 or any ABS office shown on the back cover of this publication.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
March 1999	11 May 1999
April 1999	9 June 1999
May 1999	8 July 1999
June 1999	6 August 1999
July 1999	7 September 1999
August 1999	8 October 1999



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 in this issue.



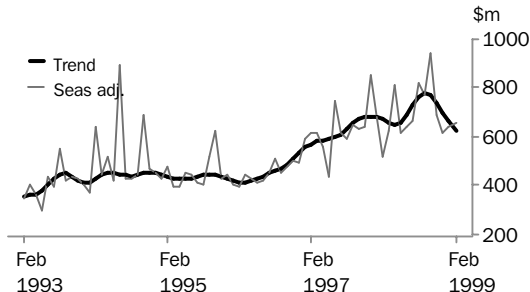
Zia ABBASI
Regional Director, Victoria



VALUE OF BUILDING APPROVED

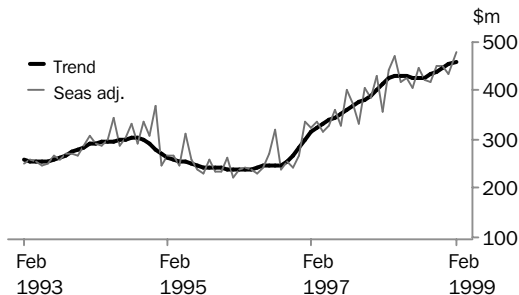
VALUE OF TOTAL BUILDING

For the fifth consecutive month the trend for this series has declined with falls of more than 5% in each of the last 3 months taking the series to its lowest level since July 1997.



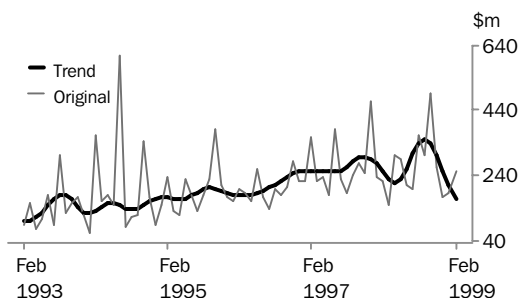
VALUE OF RESIDENTIAL BUILDING

With the exception of three months - June, July and August 1998 - the trend for this series has been experiencing positive growth since September 1996.



VALUE OF NON-RESIDENTIAL BUILDING

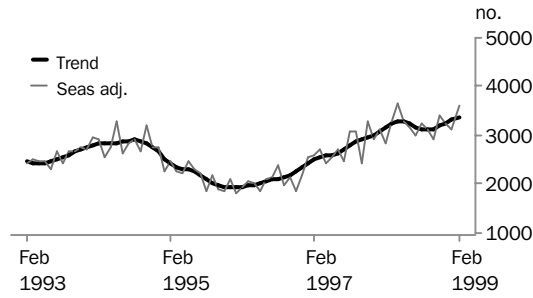
The trend for this series has declined sharply over the last 5 months with four of the five falls being by more than 10%. The fall of 20.0% in February takes the series to a level lower than March 1996.



DWELLINGS APPROVED

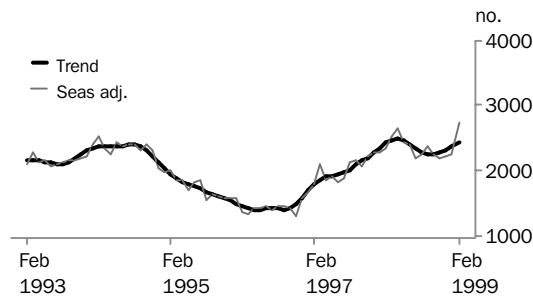
TOTAL DWELLING UNITS

Excluding the period May to September 1998, the trend has been undergoing positive growth. The trend estimates for the first two months of 1999 have eclipsed the previous high of April 1998.



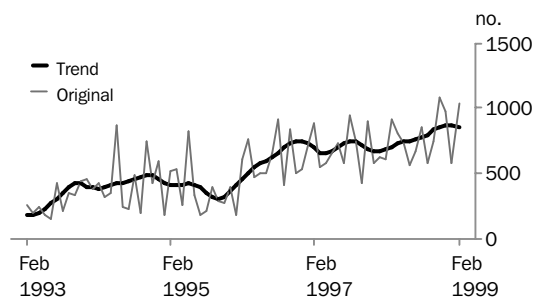
PRIVATE SECTOR HOUSES

The trend for this series has risen for four consecutive months and is now only 2.2% below the level of April 1998.



OTHER DWELLINGS

Following a year of upward growth the trend for this series declined marginally in the first two months of 1999.



WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

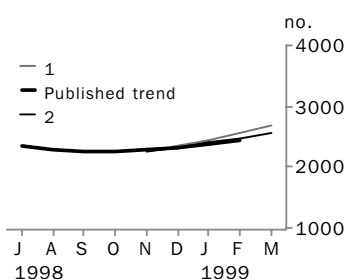
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

TREND REVISIONS

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

The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the March seasonally adjusted estimate is higher than the February estimate by 5% for the number of private sector houses approved and 8% for total dwelling units approved; and that the March seasonally adjusted estimate is lower than the February estimate by 5% for the number of private sector houses approved and 8% 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

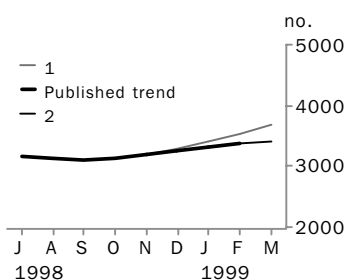


	TREND AS PUBLISHED	
	no.	% change
October 1998	2 246	0.0
November 1998	2 272	1.1
December 1998	2 315	1.9
January 1999	2 375	2.6
February 1999	2 436	2.6
March 1999	n.y.a.	n.y.a.

WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:

	1		2	
	no.	% change	no.	% change
	<i>rises by 5% on Feb 1999 falls by 5% on Feb 1999</i>			
October 1998	2 227	-0.3	2 237	-0.1
November 1998	2 263	1.6	2 268	1.4
December 1998	2 336	3.2	2 323	2.4
January 1999	2 437	4.3	2 396	3.1
February 1999	2 555	4.8	2 477	3.4
March 1999	2 670	4.5	2 553	3.1

TOTAL DWELLING UNITS



	TREND AS PUBLISHED	
	no.	% change
October 1998	3 141	1.2
November 1998	3 198	1.8
December 1998	3 261	2.0
January 1999	3 330	2.1
February 1999	3 386	1.7
March 1999	n.y.a.	n.y.a.

WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:

	1		2	
	no.	% change	no.	% change
	<i>rises by 8% on Feb 1999 falls by 8% on Feb 1999</i>			
October 1998	3 118	0.9	3 139	1.2
November 1998	3 188	2.3	3 199	1.9
December 1998	3 286	3.1	3 259	1.9
January 1999	3 406	3.7	3 316	1.7
February 1999	3 535	3.8	3 365	1.5
March 1999	3 672	3.9	3 415	1.5

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						
1997						
December	2 180	2 241	560	589	2 740	2 830
1998						
January	1 790	1 812	592	627	2 382	2 439
February	2 099	2 149	587	608	2 686	2 757
March	2 595	2 626	902	920	3 497	3 546
April	2 507	2 508	696	805	3 203	3 313
May	2 485	2 621	687	735	3 172	3 356
June	2 554	2 685	519	570	3 073	3 255
July	2 342	2 391	646	672	2 988	3 063
August	2 355	2 402	841	861	3 196	3 263
September	2 694	2 742	583	583	3 277	3 325
October	2 296	2 333	680	746	2 976	3 079
November	2 287	2 345	1 061	1 094	3 348	3 439
December	2 147	2 203	965	972	3 112	3 175
1999						
January	1 712	1 810	521	578	2 233	2 388
February	2 442	2 472	992	1 045	3 434	3 517
SEASONALLY ADJUSTED						
1997						
December	2 276	2 320	n.a.	n.a.	2 791	2 906
1998						
January	2 291	2 336	n.a.	n.a.	3 086	3 140
February	2 344	2 411	n.a.	n.a.	2 778	2 841
March	2 539	2 580	n.a.	n.a.	3 216	3 267
April	2 667	2 668	n.a.	n.a.	3 544	3 646
May	2 451	2 567	n.a.	n.a.	3 050	3 284
June	2 399	2 530	n.a.	n.a.	2 955	3 183
July	2 203	2 245	n.a.	n.a.	2 890	2 982
August	2 248	2 306	n.a.	n.a.	3 167	3 244
September	2 384	2 447	n.a.	n.a.	3 067	3 106
October	2 257	2 292	n.a.	n.a.	2 832	2 933
November	2 200	2 240	n.a.	n.a.	3 345	3 415
December	2 231	2 270	n.a.	n.a.	3 172	3 235
1999						
January	2 247	2 448	n.a.	n.a.	2 939	3 124
February	2 738	2 779	n.a.	n.a.	3 553	3 628
TREND ESTIMATES						
1997						
December	2 273	2 316	635	671	2 908	2 987
1998						
January	2 349	2 392	643	673	2 992	3 065
February	2 427	2 474	650	685	3 077	3 159
March	2 480	2 534	658	708	3 138	3 243
April	2 491	2 555	666	732	3 157	3 287
May	2 462	2 535	670	745	3 132	3 279
June	2 408	2 485	681	754	3 089	3 238
July	2 345	2 416	698	759	3 043	3 175
August	2 282	2 344	733	776	3 015	3 120
September	2 246	2 301	775	803	3 021	3 104
October	2 246	2 300	820	841	3 066	3 141
November	2 272	2 334	845	864	3 117	3 198
December	2 315	2 389	853	872	3 168	3 261
1999						
January	2 375	2 461	851	869	3 225	3 330
February	2 436	2 530	837	856	3 274	3 386

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)						
1997						
December	-5.3	-4.3	-32.9	-34.9	-12.7	-12.8
1998						
January	-17.9	-19.1	5.7	6.5	-13.1	-13.8
February	17.3	18.6	-0.8	-3.0	12.8	13.0
March	23.6	22.2	53.7	51.3	30.2	28.6
April	-3.4	-4.5	-22.8	-12.5	-8.4	-6.6
May	-0.9	4.5	-1.3	-8.7	-1.0	1.3
June	2.8	2.4	-24.5	-22.4	-3.1	-3.0
July	-8.3	-10.9	24.5	17.9	-2.8	-5.9
August	0.6	0.5	30.2	28.1	7.0	6.5
September	14.4	14.2	-30.7	-32.3	2.5	1.9
October	-14.8	-14.9	16.6	28.0	-9.2	-7.4
November	-0.4	0.5	56.0	46.6	12.5	11.7
December	-6.1	-6.1	-9.0	-11.2	-7.0	-7.7
1999						
January	-20.3	-17.8	-46.0	-40.5	-28.2	-24.8
February	42.6	36.6	90.4	80.8	53.8	47.3
SEASONALLY ADJUSTED (% change from preceding month)						
1997						
December	1.7	2.5	n.a.	n.a.	-12.2	-11.0
1998						
January	0.6	0.7	n.a.	n.a.	10.6	8.0
February	2.3	3.2	n.a.	n.a.	-10.0	-9.5
March	8.3	7.0	n.a.	n.a.	15.8	15.0
April	5.1	3.4	n.a.	n.a.	10.2	11.6
May	-8.1	-3.8	n.a.	n.a.	-13.9	-9.9
June	-2.1	-1.4	n.a.	n.a.	-3.1	-3.1
July	-8.2	-11.3	n.a.	n.a.	-2.2	-6.3
August	2.0	2.7	n.a.	n.a.	9.6	8.8
September	6.0	6.1	n.a.	n.a.	-3.2	-4.2
October	-5.3	-6.3	n.a.	n.a.	-7.7	-5.6
November	-2.5	-2.3	n.a.	n.a.	18.1	16.4
December	1.4	1.4	n.a.	n.a.	-5.2	-5.3
1999						
January	0.7	7.8	n.a.	n.a.	-7.3	-3.4
February	21.8	13.5	n.a.	n.a.	20.9	16.1
TREND ESTIMATES (% change from preceding month)						
1997						
December	2.9	2.9	-0.9	-2.7	2.1	1.6
1998						
January	3.3	3.3	1.3	0.3	2.9	2.6
February	3.3	3.4	1.1	1.8	2.8	3.0
March	2.2	2.5	1.3	3.4	2.0	2.7
April	0.4	0.8	1.2	3.3	0.6	1.4
May	-1.2	-0.8	0.6	1.8	-0.8	-0.2
June	-2.2	-2.0	1.6	1.2	-1.4	-1.3
July	-2.6	-2.8	2.6	0.7	-1.5	-1.9
August	-2.7	-3.0	5.0	2.2	-0.9	-1.7
September	-1.6	-1.9	5.8	3.5	0.2	-0.5
October	0.0	0.0	5.7	4.6	1.5	1.2
November	1.1	1.5	3.0	2.8	1.6	1.8
December	1.9	2.4	1.0	0.9	1.7	2.0
1999						
January	2.6	3.0	-0.3	-0.4	1.8	2.1
February	2.6	2.8	-1.6	-1.6	1.5	1.7

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					
1997					
December	301.4	55.6	357.0	470.2	827.2
1998					
January	281.7	56.7	338.5	234.1	572.6
February	284.6	67.3	351.9	222.6	574.5
March	373.0	83.1	456.2	148.5	604.6
April	371.0	77.8	448.8	302.7	751.5
May	353.6	89.9	443.5	292.3	735.7
June	373.1	71.3	444.3	213.0	657.3
July	326.3	72.9	399.2	196.7	595.9
August	360.9	78.7	439.6	366.4	806.0
September	376.1	80.6	456.8	302.2	759.0
October	375.3	85.0	460.3	491.2	951.4
November	368.8	90.5	459.4	267.9	727.2
December	354.9	70.2	425.1	177.4	602.4
1999					
January	274.9	52.4	327.2	184.6	511.8
February	400.5	74.9	475.4	255.7	731.1
SEASONALLY ADJUSTED					
1997					
December	324.9	62.4	387.3	n.a.	856.3
1998					
January	359.9	69.9	429.8	n.a.	685.1
February	285.8	70.3	356.0	n.a.	518.3
March	367.8	74.0	441.7	n.a.	624.4
April	395.7	77.1	472.8	n.a.	810.2
May	326.6	89.8	416.4	n.a.	620.1
June	355.3	71.3	426.6	n.a.	637.0
July	329.9	74.5	404.5	n.a.	665.8
August	361.5	86.7	448.2	n.a.	818.9
September	350.5	71.6	422.1	n.a.	768.9
October	345.6	72.2	417.8	n.a.	939.7
November	357.5	93.8	451.4	n.a.	693.6
December	376.1	75.9	452.0	n.a.	618.2
1999					
January	367.9	67.7	435.6	n.a.	638.0
February	401.8	78.1	479.9	n.a.	658.0
TREND ESTIMATES					
1997					
December	324.9	66.3	391.2	290.6	681.7
1998					
January	334.8	68.3	403.1	278.2	681.3
February	343.9	71.0	414.8	254.7	669.5
March	350.2	74.4	424.6	232.4	656.9
April	352.3	77.5	429.8	220.4	650.2
May	352.3	78.8	431.0	229.8	660.8
June	351.1	78.8	429.8	263.1	692.9
July	348.6	78.6	427.2	306.7	733.9
August	346.9	78.5	425.4	339.1	764.5
September	348.4	78.5	426.8	350.6	777.4
October	354.6	78.5	433.1	337.9	770.9
November	361.5	78.4	439.9	301.7	741.6
December	369.3	77.6	446.9	255.1	702.0
1999					
January	377.7	76.6	454.3	210.2	664.4
February	384.3	75.3	459.6	168.1	627.7

(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)					
1997					
December	-16.8	-7.5	-15.4	90.1	23.6
1998					
January	-6.5	2.0	-5.2	-50.2	-30.8
February	1.0	18.7	4.0	-4.9	0.3
March	31.1	23.5	29.6	-33.3	5.2
April	-0.5	-6.4	-1.6	103.8	24.3
May	-4.7	15.6	-1.2	-3.4	-2.1
June	5.5	-20.7	0.2	-27.1	-10.7
July	-12.5	2.2	-10.2	-7.7	-9.3
August	10.6	8.0	10.1	86.3	35.3
September	4.2	2.4	3.9	-17.5	-5.8
October	-0.2	5.5	0.8	62.5	25.3
November	-1.7	6.5	-0.2	-45.5	-23.6
December	-3.8	-22.4	-7.5	-33.8	-17.2
1999					
January	-22.5	-25.4	-23.0	4.1	-15.0
February	45.7	42.9	45.3	38.5	42.8
SEASONALLY ADJUSTED (% change from preceding month)					
1997					
December	-5.9	0.0	-5.0	n.a.	33.0
1998					
January	10.8	12.0	11.0	n.a.	-20.0
February	-20.6	0.6	-17.2	n.a.	-24.3
March	28.7	5.3	24.1	n.a.	20.5
April	7.6	4.2	7.0	n.a.	29.8
May	-17.5	16.5	-11.9	n.a.	-23.5
June	8.8	-20.6	2.4	n.a.	2.7
July	-7.1	4.5	-5.2	n.a.	4.5
August	9.6	16.4	10.8	n.a.	23.0
September	-3.0	-17.4	-5.8	n.a.	-6.1
October	-1.4	0.8	-1.0	n.a.	22.2
November	3.4	29.9	8.0	n.a.	-26.2
December	5.2	-19.1	0.1	n.a.	-10.9
1999					
January	-2.2	-10.8	-3.6	n.a.	3.2
February	9.2	15.4	10.2	n.a.	3.1
TREND ESTIMATES (% change from preceding month)					
1997					
December	2.8	0.0	2.4	-1.9	0.5
1998					
January	3.0	3.0	3.0	-4.3	-0.1
February	2.7	4.0	2.9	-8.4	-1.7
March	1.8	4.8	2.4	-8.8	-1.9
April	0.6	4.2	1.2	-5.2	-1.0
May	0.0	1.7	0.3	4.3	1.6
June	-0.3	0.0	-0.3	14.5	4.9
July	-0.7	-0.3	-0.6	16.6	5.9
August	-0.5	-0.1	-0.4	10.6	4.2
September	0.4	0.0	0.3	3.4	1.7
October	1.8	0.0	1.5	-3.6	-0.8
November	1.9	-0.1	1.6	-10.7	-3.8
December	2.2	-1.0	1.6	-15.4	-5.3
1999					
January	2.3	-1.3	1.7	-17.6	-5.4
February	1.7	-1.7	1.2	-20.0	-5.5

(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)						
1995-1996	18 425	3 218	(b) 574	(b) 0	60	22 277
1996-1997	19 593	6 421	203	741	239	27 197
1997-1998	27 367	6 811	262	699	99	35 238
1998						
February	2 095	525	17	43	6	2 686
March	2 591	822	33	32	19	3 497
April	2 506	648	30	16	3	3 203
May	2 483	459	110	96	24	3 172
June	2 550	460	12	46	5	3 073
July	2 338	512	11	117	10	2 988
August	2 354	646	49	48	99	3 196
September	2 690	502	16	62	7	3 277
October	2 294	627	14	31	10	2 976
November	2 284	707	29	327	1	3 348
December	2 144	811	13	98	46	3 112
1999						
January	1 711	499	9	7	7	2 233
February	2 440	848	34	110	2	3 434
PUBLIC SECTOR (Number)						
1995-1996	464	937	(b) 29	(b) 0	0	1 430
1996-1997	212	384	45	0	12	653
1997-1998	570	601	25	1	3	1 200
1998						
February	50	21	0	0	0	71
March	31	18	0	0	0	49
April	1	109	0	0	0	110
May	136	23	25	0	0	184
June	131	48	0	1	2	182
July	49	26	0	0	0	75
August	47	20	0	0	0	67
September	48	0	0	0	0	48
October	37	66	0	0	0	103
November	58	33	0	0	0	91
December	56	5	0	2	0	63
1999						
January	98	57	0	0	0	155
February	30	53	0	0	0	83
TOTAL (Number)						
1995-1996	18 889	4 155	(b) 603	(b) 0	60	23 707
1996-1997	19 805	6 805	248	741	251	27 850
1997-1998	27 937	7 412	287	700	102	36 438
1998						
February	2 145	546	17	43	6	2 757
March	2 622	840	33	32	19	3 546
April	2 507	757	30	16	3	3 313
May	2 619	482	135	96	24	3 356
June	2 681	508	12	47	7	3 255
July	2 387	538	11	117	10	3 063
August	2 401	666	49	48	99	3 263
September	2 738	502	16	62	7	3 325
October	2 331	693	14	31	10	3 079
November	2 342	740	29	327	1	3 439
December	2 200	816	13	100	46	3 175
1999						
January	1 809	556	9	7	7	2 388
February	2 470	901	34	110	2	3 517

(a) See Glossary for definition.

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

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

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building(a)	Total building
PRIVATE SECTOR (\$ million)								
1995-1996	1 845.2	325.9	(b) 25.0	530.9	(b) 0.0	2 726.9	1 721.6	4 448.5
1996-1997	2 149.1	644.3	12.6	597.1	84.2	3 487.2	1 879.7	5 366.9
1997-1998	3 084.3	727.0	22.0	708.6	63.2	4 605.0	2 476.9	7 081.9
1998								
February	231.7	46.8	1.6	57.2	2.0	339.3	158.3	497.6
March	297.2	72.4	2.8	69.2	3.2	444.8	129.9	574.8
April	286.8	77.0	2.6	66.7	0.8	433.8	201.2	635.1
May	289.7	51.3	8.3	63.5	12.2	424.9	243.4	668.3
June	300.4	58.8	1.2	63.7	2.3	426.5	136.4	562.9
July	278.6	42.9	0.6	62.6	7.5	392.1	174.0	566.2
August	271.6	84.0	10.2	57.5	10.8	434.1	340.5	774.5
September	321.7	51.1	1.2	72.7	4.5	451.1	230.6	681.7
October	272.0	96.0	1.5	77.4	1.9	448.9	242.2	691.1
November	272.6	89.8	1.1	61.7	21.8	447.0	204.2	651.2
December	250.5	98.1	0.9	54.7	12.3	416.6	136.2	552.7
1999								
January	207.0	57.0	0.6	45.9	0.5	311.0	111.6	422.6
February	291.6	103.3	2.8	60.6	8.3	466.7	129.8	596.5
PUBLIC SECTOR (\$ million)								
1995-1996	42.2	66.4	(b) 0.0	32.7	(b) 0.0	142.9	730.8	873.8
1996-1997	22.8	23.8	1.0	32.7	0.9	81.2	960.1	1 041.3
1997-1998	48.6	40.0	0.8	63.8	0.1	153.3	587.7	740.9
1998								
February	4.9	1.1	0.0	6.6	0.0	12.6	64.3	76.9
March	2.4	1.0	0.0	7.9	0.0	11.3	18.6	29.9
April	0.1	7.1	0.0	7.8	0.0	15.0	101.5	116.5
May	10.6	2.0	0.8	5.2	0.0	18.6	48.9	67.5
June	11.0	2.8	0.0	4.0	0.1	17.8	76.6	94.4
July	3.2	1.6	0.0	2.3	0.0	7.1	22.7	29.7
August	3.8	1.5	0.0	0.2	0.0	5.5	26.0	31.5
September	3.4	0.0	0.0	2.2	0.0	5.6	71.6	77.2
October	2.9	4.3	0.0	4.2	0.0	11.4	249.0	260.4
November	4.6	1.9	0.0	5.9	0.0	12.4	63.6	76.1
December	5.7	0.6	0.0	2.1	0.1	8.5	41.2	49.7
1999								
January	7.4	3.5	0.0	5.4	0.0	16.2	72.9	89.2
February	2.1	3.4	0.0	3.1	0.0	8.7	125.9	134.6
TOTAL (\$ million)								
1995-1996	1 887.4	392.3	(b) 26.6	563.5	(b) 0.0	2 869.9	2 452.4	5 322.3
1996-1997	2 171.9	668.1	13.5	629.8	85.1	3 568.4	2 839.8	6 408.2
1997-1998	3 132.9	766.9	22.8	772.4	63.2	4 758.3	3 064.5	7 822.8
1998								
February	236.6	47.9	1.6	63.8	2.0	351.9	222.6	574.5
March	299.6	73.4	2.8	77.1	3.2	456.2	148.5	604.6
April	286.9	84.1	2.6	74.5	0.8	448.8	302.7	751.5
May	300.3	53.3	9.1	68.6	12.2	443.5	292.3	735.7
June	311.4	61.6	1.2	67.6	2.4	444.3	213.0	657.3
July	281.8	44.5	0.6	64.8	7.5	399.2	196.7	595.9
August	275.4	85.5	10.2	57.6	10.8	439.6	366.4	806.0
September	325.1	51.1	1.2	75.0	4.5	456.8	302.2	759.0
October	275.0	100.3	1.5	81.6	1.9	460.3	491.2	951.4
November	277.2	91.7	1.1	67.6	21.8	459.4	267.9	727.2
December	256.3	98.6	0.9	56.9	12.4	425.1	177.4	602.4
1999								
January	214.4	60.5	0.6	51.3	0.5	327.2	184.6	511.8
February	293.7	106.8	2.8	63.8	8.3	475.4	255.7	731.1

(a) See Glossary for definition.

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

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

NEW OTHER RESIDENTIAL BUILDING.....

Period	<i>New houses</i>	<i>Semi-detached, row or terrace houses, townhouses, etc. of.....</i>		<i>Flats units or apartments in a building of.....</i>				<i>Total</i>	<i>Total new residential building</i>	
		<i>One storey</i>	<i>Two or more storeys</i>	<i>Total</i>	<i>One or two storeys</i>	<i>Three storeys</i>	<i>Four or more storeys</i>	<i>Total</i>		
NUMBER OF DWELLING UNITS										
1995-1996	18 889	1 854	882	2 736	319	277	823	1 419	4 155	23 044
1996-1997	19 805	2 980	1 500	4 480	204	298	1 823	2 325	6 805	26 610
1997-1998	27 937	2 881	2 153	5 034	425	481	1 472	2 378	7 412	35 349
1997										
December	2 234	237	173	410	15	5	101	121	531	2 765
1998										
January	1 810	160	204	364	12	47	129	188	552	2 362
February	2 145	212	251	463	35	14	34	83	546	2 691
March	2 622	326	163	489	61	127	163	351	840	3 462
April	2 507	287	165	452	69	76	160	305	757	3 264
May	2 619	183	140	323	55	16	88	159	482	3 101
June	2 681	185	132	317	100	12	79	191	508	3 189
July	2 387	287	146	433	105	0	0	105	538	2 925
August	2 401	202	105	307	0	34	325	359	666	3 067
September	2 738	191	241	432	3	35	32	70	502	3 240
October	2 331	217	139	356	22	16	299	337	693	3 024
November	2 342	180	200	380	69	24	267	360	740	3 082
December	2 200	210	230	440	11	114	251	376	816	3 016
1999										
January	1 809	91	173	264	102	20	170	292	556	2 365
February	2 470	239	175	414	116	78	293	487	901	3 371
VALUE (\$ million)										
1995-1996	1 887.4	124.5	82.8	207.2	29.6	27.0	128.5	185.1	392.3	2 279.8
1996-1997	2 171.8	200.3	140.3	340.7	18.2	38.0	271.3	327.3	668.3	2 840.1
1997-1998	3 132.8	211.9	211.4	423.2	36.0	53.4	254.3	343.5	766.9	3 899.8
1997										
December	246.8	17.4	15.7	33.0	1.1	1.7	18.8	21.5	54.6	301.4
1998										
January	199.1	11.2	20.0	31.2	1.0	7.0	43.4	51.4	82.6	281.7
February	236.6	14.3	23.8	38.1	2.8	0.8	6.2	9.8	47.9	284.6
March	299.6	24.3	17.7	42.0	4.4	9.8	17.3	31.4	73.4	373.0
April	286.9	23.5	17.2	40.8	4.3	6.5	32.5	43.3	84.1	371.0
May	300.3	15.2	16.0	31.1	4.5	2.2	15.4	22.1	53.3	353.6
June	311.4	15.6	13.4	29.0	7.8	1.3	23.6	32.6	61.6	373.1
July	281.8	20.4	17.4	37.8	6.7	0.0	0.0	6.7	44.5	326.3
August	275.4	17.7	10.3	27.9	0.0	3.3	54.3	57.6	85.5	360.9
September	325.1	14.4	25.2	39.6	0.2	5.2	6.0	11.5	51.1	376.1
October	275.0	16.7	14.7	31.3	1.4	3.1	64.5	69.0	100.3	375.3
November	277.2	14.9	20.7	35.5	6.5	2.6	47.0	56.1	91.7	368.8
December	256.3	17.2	24.2	41.4	1.8	16.5	38.9	57.2	98.6	354.9
1999										
January	214.4	8.1	18.2	26.2	6.6	2.2	25.5	34.2	60.5	274.9
February	293.7	18.4	20.1	38.5	8.0	14.6	45.7	68.3	106.8	400.5

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1995-1996	1 898.5	398.3	2 298.2	593.4	2 891.6	2 502.7	5 392.6
1996-1997	2 171.9	668.1	2 839.9	728.5	3 568.4	2 839.7	6 408.2
1997-1998	3 112.6	736.3	3 848.9	852.9	4 701.8	2 950.3	7 652.1
1997							
September	744.9	165.1	910.1	211.6	1 121.7	638.0	1 759.7
December	746.3	187.5	933.7	198.6	1 132.4	962.3	2 094.7
1998							
March	729.3	194.7	924.0	205.5	1 129.5	580.1	1 709.6
June	892.1	189.0	1 081.1	237.2	1 318.2	769.9	2 088.1
September	871.0	171.3	1 042.3	229.3	1 271.6	820.6	2 092.2
December	793.7	273.2	1 066.9	241.3	1 308.2	882.0	2 190.1
ORIGINAL (% change from preceding quarter)							
1997							
September	15.1	-6.6	10.4	0.8	8.5	-19.0	-3.4
December	0.2	13.6	2.6	-6.1	1.0	50.8	19.0
1998							
March	-2.3	3.8	-1.0	3.5	-0.3	-39.7	-18.4
June	22.3	-2.9	17.0	15.4	16.7	32.7	22.1
September	-2.4	-9.4	-3.6	-3.3	-3.5	6.6	0.2
December	-8.9	59.5	2.4	5.2	2.9	7.5	4.7

(a) Reference year for chain volume measures is 1996-97.
Refer to Explanatory Notes paragraph 20-21.

(b) Refer to Explanatory Notes paragraph 12.

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

Period	<i>Hotels, motels and other short term accommodation</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999												
1998												
December	4	0.4	62	6.0	42	4.7	62	6.0	32	3.0	31	3.2
1999												
January	5	0.4	33	3.3	23	2.5	23	2.3	26	2.8	12	1.1
February	9	0.9	48	4.2	35	3.6	41	3.4	30	3.0	20	2.3
Value—\$200,000—\$499,999												
1998												
December	4	1.3	21	6.1	21	6.4	11	3.2	14	4.1	11	3.4
1999												
January	0	0.0	13	3.5	17	4.8	23	6.4	14	4.2	12	4.3
February	1	0.3	8	2.3	22	6.6	16	5.3	15	4.2	8	2.6
Value—\$500,000—\$999,999												
1998												
December	0	0.0	6	3.8	12	8.1	5	2.8	3	2.4	11	8.1
1999												
January	0	0.0	4	3.1	10	7.2	3	1.7	7	3.9	5	4.1
February	1	0.7	2	1.1	7	4.3	10	7.2	9	6.4	9	6.1
Value—\$1,000,000—\$4,999,999												
1998												
December	1	2.3	6	7.2	1	1.8	7	12.0	7	12.2	5	6.3
1999												
January	1	3.5	8	13.3	4	8.3	4	5.4	2	5.8	4	9.6
February	2	4.7	7	12.7	4	6.1	7	17.3	3	5.5	6	17.4
Value—\$5,000,000 and over												
1998												
December	0	0.0	0	0.0	0	0.0	1	7.5	0	0.0	1	7.3
1999												
January	0	0.0	0	0.0	0	0.0	0	0.0	2	15.5	1	5.0
February	0	0.0	0	0.0	0	0.0	1	15.8	1	12.0	5	30.6
Value—Total												
1995-1996	120	136.4	999	390.6	641	230.6	913	418.9	550	340.9	441	365.0
1996-1997	117	157.7	921	391.1	734	373.7	914	404.6	685	401.2	354	411.2
1997-1998	134	229.4	998	447.4	672	235.5	988	425.5	759	498.2	410	300.4
1998												
December	9	4.0	95	23.0	76	21.0	86	31.4	56	21.7	59	28.1
1999												
January	6	3.8	58	23.1	54	22.7	53	15.8	51	32.2	34	24.0
February	13	6.7	65	20.3	68	20.6	75	49.0	58	31.0	48	59.0

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

Period	Religious.....		Health.....		Entertainment and recreational.....		Miscellaneous.....		Total non-residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999										
1998										
December	1	0.1	4	0.3	11	1.0	19	1.8	268	26.5
1999										
January	3	0.2	4	0.4	8	0.9	12	1.0	149	14.9
February	2	0.2	13	1.3	11	1.0	19	1.9	228	22.0
Value—\$200,000—\$499,999										
1998										
December	0	0.0	7	2.1	5	1.6	8	2.4	102	30.5
1999										
January	2	0.8	3	0.7	0	0.0	4	1.3	88	25.9
February	2	0.6	6	1.9	5	1.6	6	1.8	89	27.3
Value—\$500,000—\$999,999										
1998										
December	0	0.0	1	1.0	3	1.9	1	0.6	42	28.6
1999										
January	1	0.6	2	1.8	3	2.0	1	0.7	36	25.0
February	1	0.8	3	1.9	1	0.8	1	0.5	44	29.8
Value—\$1,000,000—\$4,999,999										
1998										
December	1	1.1	4	9.0	4	11.1	2	3.9	38	66.8
1999										
January	0	0.0	1	2.2	1	1.8	0	0.0	25	49.8
February	1	1.2	9	16.2	5	10.9	4	11.8	48	103.8
Value—\$5,000,000 and over										
1998										
December	0	0.0	1	5.0	0	0.0	1	5.1	4	24.9
1999										
January	0	0.0	0	0.0	1	48.4	0	0.0	4	68.9
February	0	0.0	1	6.1	1	8.4	0	0.0	9	72.9
Value—Total										
1995-1996	34	7.6	155	136.5	234	251.4	298	174.6	4 385	2 452.2
1996-1997	57	15.3	217	257.8	219	90.1	357	336.6	4 575	2 839.7
1997-1998	61	16.9	200	264.6	238	478.4	315	168.3	4 775	3 064.5
1998										
December	2	1.2	17	17.3	23	15.7	31	13.9	454	177.4
1999										
January	6	1.6	10	5.1	13	53.1	17	3.1	302	184.6
February	6	2.8	32	27.4	23	22.8	30	16.0	418	255.7

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)											
1995-1996	135.2	365.0	227.6	301.0	265.1	80.6	7.5	68.6	136.2	134.7	1 721.6
1996-1997	156.0	372.9	352.5	277.7	336.3	72.7	15.4	127.6	47.1	121.5	1 879.7
1997-1998	227.7	440.9	232.6	381.1	418.8	117.7	17.0	112.9	435.0	93.2	2 476.9
1998											
February	14.6	17.4	20.2	46.2	21.7	8.0	0.8	13.8	3.3	12.1	158.3
March	8.2	32.4	14.0	24.6	25.6	5.2	1.3	1.5	4.7	12.3	129.9
April	1.5	54.3	16.1	51.0	33.4	15.5	1.9	11.9	6.0	9.5	201.2
May	6.5	52.4	16.3	43.5	88.9	10.3	0.9	13.0	4.9	6.6	243.4
June	6.4	28.3	12.2	22.5	36.8	19.9	0.5	5.2	1.9	2.7	136.4
July	5.2	47.2	16.5	22.7	33.7	16.2	2.6	3.8	24.0	2.1	174.0
August	6.3	201.2	18.7	38.2	37.1	18.9	0.6	3.1	14.2	2.3	340.5
September	11.7	33.7	36.9	27.0	78.4	14.3	4.2	13.5	7.1	4.0	230.6
October	77.5	29.1	27.9	26.2	32.2	7.7	1.1	29.0	4.6	7.0	242.2
November	1.8	76.1	19.4	33.1	52.9	6.8	0.9	8.4	2.9	1.9	204.2
December	4.0	22.7	18.8	25.7	17.2	9.7	1.2	14.9	14.1	7.8	136.2
1999											
January	0.4	22.5	22.7	14.9	31.9	8.7	1.6	4.0	3.7	1.2	111.6
February	5.5	19.1	20.6	28.2	17.4	5.9	2.8	4.6	18.2	7.4	129.8
PUBLIC SECTOR (\$ million)											
1995-1996	1.2	25.5	3.0	118.0	75.7	284.3	0.0	68.0	115.3	39.9	730.8
1996-1997	1.7	18.3	21.3	126.9	64.7	338.6	0.0	130.2	43.2	215.1	960.1
1997-1998	1.5	6.4	3.0	44.4	79.4	182.7	0.0	151.8	43.3	75.1	587.7
1998											
February	0.3	0.0	0.0	3.0	10.7	12.6	0.0	9.3	2.5	25.8	64.3
March	0.0	0.0	0.5	1.6	2.9	3.6	0.0	2.7	3.7	3.5	18.6
April	0.4	0.1	0.0	3.5	45.2	16.5	0.0	14.0	8.0	14.0	101.5
May	0.6	0.4	0.0	1.3	1.3	8.9	0.0	23.9	6.3	6.4	48.9
June	0.1	0.4	0.0	4.5	1.4	49.8	0.0	3.8	3.7	13.1	76.6
July	0.2	2.2	2.6	2.7	0.3	9.6	0.0	1.6	1.6	1.9	22.7
August	0.0	0.0	0.0	4.3	6.7	1.7	0.0	10.8	1.3	1.2	26.0
September	0.0	0.6	0.1	8.6	2.2	39.0	0.0	13.2	5.3	2.5	71.6
October	0.0	23.6	0.2	25.1	26.0	80.2	0.0	1.0	75.6	17.2	249.0
November	0.3	0.3	0.0	5.0	1.6	20.2	0.0	26.1	3.5	6.6	63.6
December	0.1	0.3	2.2	5.7	4.5	18.5	0.0	2.4	1.5	6.1	41.2
1999											
January	3.5	0.6	0.0	0.9	0.3	15.4	0.0	1.1	49.3	1.9	72.9
February	1.1	1.2	0.0	20.8	13.6	53.1	0.0	22.8	4.6	8.6	125.9
TOTAL (\$ million)											
1995-1996	136.4	390.4	230.6	419.0	340.8	364.9	7.5	136.6	251.5	174.6	2 452.4
1996-1997	157.7	391.1	373.8	404.7	401.1	411.3	15.4	257.8	90.2	336.6	2 839.8
1997-1998	229.3	447.4	235.6	425.5	498.2	300.4	17.0	264.6	478.3	168.3	3 064.5
1998											
February	15.0	17.4	20.2	49.2	32.4	20.6	0.8	23.1	5.9	37.9	222.6
March	8.2	32.4	14.5	26.2	28.6	8.8	1.3	4.3	8.5	15.8	148.5
April	1.9	54.4	16.1	54.5	78.6	32.0	1.9	25.9	14.0	23.5	302.7
May	7.1	52.8	16.3	44.8	90.2	19.2	0.9	36.9	11.1	13.0	292.3
June	6.5	28.7	12.2	27.0	38.2	69.7	0.5	8.9	5.6	15.8	213.0
July	5.4	49.4	19.2	25.4	34.0	25.7	2.6	5.4	25.6	3.9	196.7
August	6.3	201.2	18.7	42.5	43.7	20.6	0.6	13.9	15.5	3.4	366.4
September	11.7	34.3	37.0	35.6	80.5	53.3	4.2	26.7	12.4	6.4	302.2
October	77.5	52.7	28.1	51.3	58.2	87.9	1.1	30.0	80.2	24.2	491.2
November	2.1	76.4	19.4	38.1	54.5	27.0	0.9	34.6	6.5	8.5	267.9
December	4.0	23.0	21.0	31.4	21.7	28.1	1.2	17.3	15.7	13.9	177.4
1999											
January	3.8	23.1	22.7	15.8	32.2	24.0	1.6	5.1	53.1	3.1	184.6
February	6.7	20.3	20.6	49.0	31.0	59.0	2.8	27.4	22.8	16.0	255.7

BUILDING APPROVED IN THE MELBOURNE 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									
1996-1997	13 726	5 944	20 805	1 574 222	611 026	566 418	2 751 665	1 527 058	4 278 724
1997-1998	20 045	6 445	27 490	2 329 489	697 059	651 111	3 677 659	2 168 189	5 845 847
1998									
February	1 531	501	2 097	174 549	45 151	51 254	270 954	137 723	408 677
March	1 852	781	2 710	219 053	69 350	62 394	350 798	103 995	454 792
April	1 853	627	2 527	220 785	75 586	58 555	354 926	172 933	527 859
May	1 806	440	2 445	218 356	49 334	67 885	335 575	223 937	559 512
June	1 808	429	2 298	222 908	56 419	54 500	333 827	110 620	444 446
July	1 757	469	2 360	217 127	40 014	60 883	318 023	142 054	460 077
August	1 750	626	2 568	207 867	82 454	69 440	359 761	314 245	674 006
September	1 882	453	2 412	235 688	46 845	64 524	347 056	192 729	539 785
October	1 683	603	2 337	206 579	93 818	65 494	365 891	216 460	582 351
November	1 588	691	2 630	198 070	88 652	71 961	358 683	179 527	538 211
December	1 620	778	2 541	194 583	95 569	58 353	348 506	107 083	455 589
1999									
January	1 139	482	1 643	144 692	55 657	36 671	237 021	87 929	324 950
February	1 779	815	2 737	215 708	100 829	59 764	376 301	109 293	485 594
PUBLIC SECTOR									
1996-1997	136	311	501	16 625	19 152	25 833	61 609	775 904	837 513
1997-1998	374	349	752	31 539	24 497	50 116	106 152	424 780	530 933
1998									
February	10	15	25	1 160	795	4 805	6 760	28 050	34 810
March	5	6	11	358	336	6 904	7 598	13 604	21 202
April	0	55	55	0	3 650	7 580	11 229	81 251	92 481
May	112	10	147	8 741	564	4 975	14 279	41 691	55 971
June	80	11	94	6 800	603	2 568	9 970	63 309	73 279
July	31	14	45	2 066	890	1 829	4 785	20 118	24 903
August	35	16	51	2 951	1 250	62	4 262	20 951	25 213
September	33	0	33	2 336	0	2 197	4 533	53 378	57 911
October	19	55	74	1 491	3 548	4 130	9 169	240 740	249 909
November	25	32	57	1 896	1 809	4 193	7 897	56 518	64 415
December	49	5	56	5 153	550	2 194	7 897	26 586	34 483
1999									
January	95	30	125	7 137	1 652	4 901	13 690	65 903	79 593
February	23	28	51	1 492	1 591	1 920	5 004	97 422	102 426
TOTAL									
1996-1997	13 862	6 255	21 306	1 590 846	630 178	592 250	2 813 274	2 302 962	5 116 236
1997-1998	20 419	6 794	28 242	2 361 028	721 556	701 227	3 783 811	2 592 969	6 376 780
1998									
February	1 541	516	2 122	175 710	45 946	56 058	277 714	165 774	443 488
March	1 857	787	2 721	219 411	69 686	69 298	358 396	117 599	475 994
April	1 853	682	2 582	220 785	79 236	66 135	366 155	254 185	620 340
May	1 918	450	2 592	227 097	49 898	72 860	349 855	265 628	615 483
June	1 888	440	2 392	229 707	57 022	57 068	343 797	173 928	517 725
July	1 788	483	2 405	219 193	40 904	62 712	322 808	162 172	484 980
August	1 785	642	2 619	210 818	83 704	69 501	364 023	335 196	699 219
September	1 915	453	2 445	238 023	46 845	66 721	351 589	246 107	597 696
October	1 702	658	2 411	208 070	97 366	69 624	375 060	457 200	832 260
November	1 613	723	2 687	199 966	90 461	76 154	366 581	236 045	602 626
December	1 669	783	2 597	199 737	96 119	60 546	356 403	133 670	490 072
1999									
January	1 234	512	1 768	151 829	57 309	41 572	250 711	153 832	404 543
February	1 802	843	2 788	217 200	102 420	61 685	381 304	206 716	588 020

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

(b) Refer to the Explanatory Notes paragraph 12.

BUILDING APPROVED IN STATISTICAL AREAS

	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
STATISTICAL AREA									
VICTORIA	2 470	901	3 517	293 717	106 790	74 891	475 398	255 708	731 106
Melbourne (SD)	1 802	843	2 788	217 197	102 421	61 686	381 304	206 715	588 019
Inner Melbourne (SSD)	19	386	498	3 995	57 837	14 253	76 085	88 474	164 559
Melbourne (C)–Inner	0	128	139	0	20 000	1 352	21 352	17 397	38 749
Melbourne (C)–S'bank–D'land	0	0	0	0	0	0	0	1 624	1 624
Melbourne (C)–Remainder	7	92	166	1 980	14 642	5 984	22 606	50 539	73 145
Port Phillip (C)–St Kilda	1	14	17	90	2 140	1 526	3 756	1 279	5 035
Port Phillip (C)–West	2	20	23	330	2 900	1 728	4 958	9 010	13 968
Stonnington (C)–Prahran	2	121	123	700	17 200	1 438	19 338	1 687	21 025
Yarra (C)–North	4	0	16	605	0	1 477	2 082	2 652	4 734
Yarra (C)–Richmond	3	11	14	290	955	748	1 993	4 286	6 279
Western Melbourne (SSD)	170	62	255	20 172	5 030	7 181	32 383	22 671	55 054
Brimbank (C)–Keilor	77	4	85	9 930	340	663	10 933	3 448	14 381
Brimbank (C)–Sunshine	20	6	26	2 104	360	346	2 810	13 178	15 988
Hobsons Bay (C)–Altona	39	10	49	4 064	705	297	5 066	200	5 266
Hobsons Bay (C)–Williamstown	5	7	13	650	490	1 950	3 090	3 150	6 240
Maribyrnong (C)	12	8	20	1 389	660	538	2 587	2 150	4 737
Moonee Valley (C)–Essendon	11	21	50	1 171	1 875	2 951	5 997	435	6 432
Mooney Valley (C)–West	6	6	12	864	600	436	1 900	110	2 010
Melton Wyndham (SSD)	247	0	247	28 862	0	502	29 364	9 195	38 559
Melton (S)–East	102	0	102	10 972	0	25	10 997	0	10 997
Melton (S) Balance	27	0	27	2 826	0	73	2 899	3 525	6 424
Wyndham (C)–North West	13	0	13	1 566	0	0	1 566	0	1 566
Wyndham (C)–Werribee	81	0	81	9 778	0	392	10 170	1 250	11 420
Wyndham (C)–Balance	24	0	24	3 720	0	12	3 732	4 420	8 152
Moreland City (SSD)	19	28	51	2 195	2 032	1 997	6 224	6 707	12 931
Moreland (C)–Brunswick	0	11	13	0	872	1 086	1 958	6 527	8 485
Moreland (C)–Coburg	9	4	13	995	420	583	1 998	120	2 118
Moreland (C)–North	10	13	25	1 200	740	328	2 268	60	2 328
Northern Middle Melbourne (SSD)	72	42	115	7 994	3 901	3 798	15 693	4 918	20 611
Banyule (C)–Heidelberg	28	21	49	3 267	2 310	675	6 252	1 277	7 529
Banyule (C)–North	20	5	25	2 384	441	655	3 480	1 260	4 740
Darebin (C)–Northcote	6	6	13	697	480	1 607	2 784	100	2 884
Darebin (C)–Preston	18	10	28	1 646	670	861	3 177	2 281	5 458
Hume City (SSD)	94	2	97	10 638	250	467	11 355	5 575	16 930
Hume (C)–Broadmeadows	22	2	24	1 219	250	155	1 624	5 125	6 749
Hume (C)–Craigieburn	50	0	50	6 774	0	156	6 930	370	7 300
Hume (C)–Sunbury	22	0	23	2 645	0	156	2 801	80	2 881
Northern Outer Melbourne (SSD)	117	39	156	12 762	2 483	1 308	16 553	4 729	21 282
Nillumbik (S)–South	9	0	9	1 231	0	404	1 635	328	1 963
Nillumbik (S)–South-West	17	0	17	2 512	0	395	2 907	68	2 975
Nillumbik (S)–Balance	4	0	4	420	0	35	455	0	455
Whittlesea (C)–North	9	12	21	920	620	54	1 594	1 978	3 572
Whittlesea (C)–South	78	27	105	7 679	1 863	420	9 962	2 355	12 317
Boroondara City (SSD)	26	31	57	5 183	4 640	4 740	14 563	897	15 460
Boroondara (C)–Camberwell N	9	12	21	1 670	1 770	845	4 285	0	4 285
Boroondara (C)–Camberwell S	10	11	21	2 025	1 520	2 210	5 755	62	5 817
Boroondara (C)–Hawthorn	0	4	4	0	750	1 222	1 972	735	2 707
Boroondara (C)–Kew	7	4	11	1 488	600	463	2 551	100	2 651

BUILDING APPROVED IN STATISTICAL AREAS *continued*

	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
STATISTICAL AREA									
Eastern Middle Melbourne (SSD)	177	19	215	25 003	1 980	6 693	33 676	20 509	54 185
Manningham (C)–East	5	0	5	880	0	429	1 309	0	1 309
Manningham (C)–West	40	2	42	6 765	240	635	7 640	0	7 640
Monash (C)–South West	10	7	17	1 080	603	514	2 197	1 315	3 512
Monash (C)–Waverley East	12	2	14	1 856	213	471	2 540	110	2 650
Monash (C)–Waverley West	58	2	79	8 355	300	2 895	11 550	10 654	22 204
Whitehorse (C)–Box Hill	14	6	20	1 888	624	672	3 184	6 400	9 584
Whitehorse (C)–Nunawading E	15	0	15	1 775	0	197	1 972	77	2 049
Whitehorse (C)–Nunawading W	23	0	23	2 404	0	880	3 284	1 953	5 237
Eastern Outer Melbourne (SSD)	168	40	208	20 389	2 192	3 341	25 922	6 731	32 653
Knox (C)–North	41	30	71	4 059	1 402	2 312	7 773	1 530	9 303
Knox (C)–South	70	0	70	9 402	0	456	9 858	2 371	12 229
Maroondah (C)–Croydon	35	10	45	4 808	790	324	5 922	1 930	7 852
Maroondah (C)–Ringwood	22	0	22	2 120	0	249	2 369	900	3 269
Yarra Ranges Shire Part A (SSD)	77	8	85	8 754	568	2 002	11 324	1 630	12 954
Yarra Ranges (S)–Central	6	0	6	543	0	134	677	0	677
Yarra Ranges (S)–North	6	0	6	690	0	332	1 022	0	1 022
Yarra Ranges (S)–South-West	65	8	73	7 521	568	1 536	9 625	1 630	11 255
Southern Melbourne (SSD)	111	153	266	15 712	19 275	9 554	44 541	15 711	60 252
Bayside (C)–Brighton	4	10	14	945	4 751	2 137	7 833	265	8 098
Bayside (C)–South	15	96	111	2 557	7 790	1 816	12 163	438	12 601
Glen Eira (C)–Caulfield	10	4	15	1 617	320	1 341	3 278	732	4 010
Glen Eira (C)–South	13	3	16	1 348	224	1 142	2 714	3 084	5 798
Kingston (C)–North	32	12	44	3 723	1 320	1 247	6 290	11 192	17 482
Kingston (C)–South	32	6	39	3 902	380	725	5 007	0	5 007
Stonnington (C)–Malvern	5	22	27	1 620	4 490	1 146	7 256	0	7 256
Greater Dandenong City (SSD)	23	12	35	2 059	621	318	2 998	8 405	11 403
Gr. Dandenong (C)–Dandenong	15	4	19	1 141	221	155	1 517	2 100	3 617
Gr. Dandenong (C)–Balance	8	8	16	918	400	163	1 481	6 305	7 786
Southern Eastern Outer Melbourne (SSD)	256	6	262	27 471	480	1 753	29 704	1 450	31 154
Cardinia (S)–North	7	0	7	796	0	242	1 038	140	1 178
Cardinia (S)–Pakenham	13	0	13	1 376	0	211	1 587	85	1 672
Cardinia (S)–South	1	0	1	23	0	167	190	0	190
Casey (C)–Berwick	140	6	146	16 508	480	405	17 393	0	17 393
Casey (C)–Cranbourne	50	0	50	3 766	0	298	4 064	1 040	5 104
Casey (C)–Hallam	40	0	40	4 347	0	357	4 704	135	4 839
Casey (C)–South	5	0	5	655	0	73	728	50	778
Frankston City (SSD)	84	15	99	8 155	1 132	1 187	10 474	7 263	17 737
Frankston (C)–East	63	3	66	6 124	240	168	6 532	410	6 942
Frankston (C)–West	21	12	33	2 031	892	1 019	3 942	6 853	10 795
Mornington Peninsula Shire (SSD)	142	0	142	17 853	0	2 592	20 445	1 850	22 295
Mornington P'sula (S)–East	23	0	23	2 619	0	802	3 421	1 250	4 671
Mornington P'sula (S)–South	63	0	63	7 241	0	856	8 097	600	8 697
Mornington P'sula (S)–West	56	0	56	7 993	0	934	8 927	0	8 927

BUILDING APPROVED IN STATISTICAL AREAS *continued*

	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
STATISTICAL AREA									
Barwon (SD)	186	11	197	22 231	1 060	3 076	26 367	3 107	29 474
Greater Geelong City Part A (SSD)	101	8	109	11 725	685	1 643	14 053	2 789	16 842
Bellarine-Inner	13	0	13	1 505	0	35	1 540	150	1 690
Corio-Inner	49	0	49	5 539	0	256	5 795	729	6 524
Geelong	1	6	7	200	565	311	1 076	890	1 966
Geelong West	1	0	1	80	0	375	455	0	455
Newton	0	0	0	0	0	323	323	0	323
South Barwon-Inner	37	2	39	4 401	120	343	4 864	1 020	5 884
East Barwon (SSD)	70	0	70	8 890	0	1 056	9 946	128	10 074
Greater Geelong (C)-Pt B	32	0	32	3 643	0	510	4 153	0	4 153
Queenscliff (B)	3	0	3	360	0	0	360	0	360
Surf Coast (S)-East	16	0	16	2 370	0	66	2 436	128	2 564
Surf Coast (S)-West	19	0	19	2 517	0	480	2 997	0	2 997
West Barwon (SSD)	15	3	18	1 616	375	377	2 368	190	2 558
Colac-Otway (S)-Colac	4	0	4	579	0	110	689	0	689
Colac-Otway (S)-North	1	0	1	169	0	38	207	0	207
Colac-Otway (S)-South	2	3	5	163	375	26	564	90	654
Golden Plains (S)-North-West	3	0	3	246	0	88	334	100	434
Golden Plains (S)-South-East	5	0	5	459	0	115	574	0	574
Greater Geelong (C)-Pt C	0	0	0	0	0	0	0	0	0
Western District (SD)	35	2	37	4 863	280	1 277	6 420	3 984	10 404
Hopkins (SSD)	31	2	33	4 373	280	956	5 609	1 149	6 758
Corangamite (S)-North	1	0	1	100	0	54	154	100	254
Corangamite (S)-South	2	0	2	388	0	101	489	150	639
Moyne (S)-North-East	1	0	1	75	0	0	75	0	75
Moyne (S)-North-West	0	0	0	0	0	0	0	76	76
Moyne (S)-South	6	2	8	1 283	280	271	1 833	0	1 833
Warrnambool (C)	21	0	21	2 527	0	530	3 057	823	3 880
Lady Julia Percy Island	0	0	0	0	0	0	0	0	0
Glenelg (SSD)	4	0	4	490	0	321	811	2 835	3 646
Glenelg (S)-Heywood	1	0	1	125	0	0	125	0	125
Glenelg (S)-North	0	0	0	0	0	0	0	0	0
Glenelg (S)-Portland	1	0	1	118	0	110	228	2 619	2 847
S. Grampians (S)-Hamilton	1	0	1	122	0	60	182	0	182
S. Grampians (S)-Wannon	0	0	0	0	0	10	10	0	10
S. Grampians (S)-Balance	1	0	1	125	0	141	266	216	482
Central Highlands (SD)	78	6	85	8 532	350	1 377	10 259	7 178	17 437
Ballarat City (SSD)	51	6	57	5 511	350	841	6 702	7 003	13 705
Ballarat (C)-Central	15	0	15	1 597	0	467	2 064	6 158	8 222
Ballarat (C)-Inner North	22	2	24	2 564	150	163	2 877	845	3 722
Ballarat (C)-North	0	0	0	0	0	0	0	0	0
Ballarat (C)-South	14	4	18	1 350	200	211	1 761	0	1 761
East Central Highlands (SSD)	22	0	23	2 266	0	491	2 757	175	2 932
Hepburn (S)-East	9	0	10	784	0	198	982	105	1 087
Hepburn (S)-West	2	0	2	184	0	74	258	0	258
Moorabool (S)-Bacchus Marsh	7	0	7	807	0	20	827	0	827
Moorabool (S)-Ballan	4	0	4	491	0	0	491	70	561
Moorabool (S)-West	0	0	0	0	0	199	199	0	199

BUILDING APPROVED IN STATISTICAL AREAS *continued*

	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
STATISTICAL AREA									
West Central Highlands (SSD)	5	0	5	755	0	45	800	0	800
Ararat (RC)	4	0	4	614	0	45	659	0	659
Pyrenees (S)–North	0	0	0	0	0	0	0	0	0
Pyrenees (S)–South	1	0	1	141	0	0	141	0	141
Wimmera (SD)	11	0	11	1 322	0	319	1 641	5 653	7 294
South Wimmera (SSD)	10	0	10	1 173	0	281	1 454	5 653	7 107
Horsham (RC)–Central	3	0	3	368	0	61	429	507	936
Horsham (RC)–Balance	5	0	5	585	0	67	652	120	772
N. Grampians (S)–St Arnaud	1	0	1	106	0	0	106	0	106
N. Grampians (S)–Stawell	0	0	0	0	0	22	22	3 826	3 848
West Wimmera (S)	1	0	1	114	0	131	245	1 200	1 445
North Wimmera (SSD)	1	0	1	149	0	38	187	0	187
Hindmarsh (S)	1	0	1	149	0	0	149	0	149
Yarriambiack (S)–North	0	0	0	0	0	0	0	0	0
Yarriambiack (S)–South	0	0	0	0	0	38	38	0	38
Mallee(SD)	35	15	50	3 934	897	630	5 461	1 822	7 283
Mildura Rural City Part A (SSD)	21	12	33	2 280	737	310	3 327	1 217	4 544
Mildura (RC)–Pt A	21	12	33	2 280	737	310	3 327	1 217	4 544
West Mallee (SSD)	1	0	1	161	0	69	230	0	230
Buloke (S)–North	0	0	0	0	0	0	0	0	0
Buloke (S)–South	1	0	1	161	0	39	200	0	200
Mildura (RC)–Pt B	0	0	0	0	0	30	30	0	30
East Mallee (SSD)	13	3	16	1 493	160	251	1 904	605	2 509
Gannawarra (S)	1	0	1	149	0	45	194	140	334
Swan Hill (RC)–Central	9	0	9	971	0	102	1 073	60	1 133
Swan Hill (RC)–Robinvale	1	3	4	83	160	50	293	0	293
Swan Hill (RC)–Balance	2	0	2	290	0	54	344	405	749
Loddon (SD)	77	0	77	9 456	0	1 460	10 916	8 113	19 029
Greater Bendigo City Part A (SSD)	44	0	44	5 180	0	484	5 664	7 851	13 515
Greater Bendigo (C)–Central	5	0	5	594	0	106	700	50	750
Greater Bendigo (C)–Eaglehawk	7	0	7	729	0	13	742	0	742
Greater Bendigo (C)–Inner East	15	0	15	1 754	0	158	1 912	6 923	8 835
Greater Bendigo (C)–Inner North	2	0	2	170	0	29	199	774	973
Greater Bendigo (C)–Inner West	6	0	6	701	0	122	823	104	927
Greater Bendigo (C)–S'saye	9	0	9	1 232	0	56	1 288	0	1 288
North Loddon (SSD)	14	0	14	1 579	0	459	2 038	0	2 038
C. Goldfields (S)–M'borough	2	0	2	179	0	147	326	0	326
C. Goldfields (S)–Balance	6	0	6	670	0	26	696	0	696
Gr Bendigo (C)–Pt B	3	0	3	414	0	121	535	0	535
Loddon (S)–North	0	0	0	0	0	0	0	0	0
Loddon (S)–South	0	0	0	0	0	0	0	0	0
Mount Alexander (S)–C'maine	1	0	1	87	0	67	154	0	154
Mount Alexander (S)–Balance	2	0	2	229	0	98	327	0	327
South Loddon (SSD)	19	0	19	2 697	0	517	3 214	262	3 476
Macedon Ranges (S)–Kyneton	5	0	5	697	0	205	902	0	902
Macedon Ranges (S)–Romsey	5	0	5	707	0	142	849	200	1 049
Macedon Ranges (S)–Balance	9	0	9	1 293	0	170	1 463	62	1 525

BUILDING APPROVED IN STATISTICAL AREAS *continued*

	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
STATISTICAL AREA									
Goulburn (SD)	93	2	95	10 484	202	1 988	12 674	11 941	24 615
Greater Shepparton City Part A (SSD)	22	0	22	2 415	0	458	2 873	6 926	9 799
Gr. Shepparton (C) Pt A	22	0	22	2 415	0	458	2 873	6 926	9 799
North Goulburn (SSD)	38	2	40	4 549	202	875	5 626	692	6 318
Campaspe (S)–Echuca	5	0	5	518	0	502	1 019	450	1 469
Campaspe (S)–Kyabram	9	0	9	1 193	0	112	1 305	0	1 305
Campaspe (S)–Rochester	4	0	4	599	0	0	599	66	665
Campaspe (S)–South	1	0	1	100	0	0	100	0	100
Gr. Shepparton (C)–Pt B East	0	0	0	0	0	0	0	0	0
Gr. Shepparton (C)–Pt B West	6	0	6	634	0	0	634	0	634
Moira (S)–East	6	2	8	650	202	53	905	0	905
Moira (S)–West	7	0	7	855	0	208	1 063	176	1 239
South Goulburn (SSD)	22	0	22	2 343	0	308	2 650	1 979	4 629
Delatite (S)–Benalla	5	0	5	488	0	133	621	1 117	1 738
Delatite (S)–North	4	0	4	399	0	25	424	0	424
Delatite (S)–South	8	0	8	926	0	113	1 039	362	1 401
Strathbogie (S)	5	0	5	530	0	37	567	500	1 067
South West Goulburn (SSD)	11	0	11	1 177	0	347	1 524	2 344	3 868
Mitchell (S)–North	0	0	0	0	0	50	50	1 039	1 089
Mitchell (S)–South	8	0	8	989	0	137	1 126	300	1 426
Murrindindi (S)–East	2	0	2	138	0	90	228	150	378
Murrindindi (S)–West	1	0	1	50	0	70	120	855	975
Ovens-Murray (SD)	40	3	43	4 673	180	1 004	5 857	5 029	10 886
Wodonga (SSD)	19	0	19	2 144	0	511	2 655	490	3 145
Indigo (S)–Pt A	1	0	1	120	0	110	230	100	330
Towong (S)–Pt A	0	0	0	0	0	46	46	0	46
Wodonga (RC)	18	0	18	2 024	0	355	2 379	390	2 769
West Ovens-Murray (SSD)	13	3	16	1 586	180	275	2 041	468	2 509
Indigo (S)–Pt B	0	0	0	0	0	0	0	0	0
Wangaratta (RC)–Central	4	3	7	588	180	199	967	468	1 435
Wangaratta (RC)–North	7	0	7	823	0	47	870	0	870
Wangaratta (RC)–South	2	0	2	175	0	29	204	0	204
East Ovens-Murray (SSD)	8	0	8	943	0	218	1 161	4 071	5 232
Alpine (S)–East	6	0	6	679	0	218	897	4 071	4 968
Alpine (S)–West	0	0	0	0	0	0	0	0	0
Towong (S)–Pt B	2	0	2	264	0	0	264	0	264
East Gippsland (SD)	26	15	43	2 313	1 040	788	4 141	552	4 693
East Gippsland Shire (SSD)	17	11	28	1 368	650	349	2 367	352	2 719
E. Gippsland (S)–Bairnsdale	13	0	13	1 095	0	249	1 344	192	1 536
E. Gippsland (S)–Orbost	2	0	2	89	0	20	109	160	269
E. Gippsland (S)–South-West	2	11	13	184	650	70	904	0	904
E. Gippsland (S)–Balance	0	0	0	0	0	10	10	0	10
Wellington Shire (SSD)	9	4	15	945	390	439	1 774	200	1 974
Wellington (S)–Alberton	3	0	3	296	0	42	338	0	338
Wellington (S)–Avon	1	0	1	135	0	57	192	120	312
Wellington (S)–Maffra	1	0	3	50	0	38	88	80	168
Wellington (S)–Rosedale	1	0	1	150	0	127	277	0	277
Wellington (S)–Sale	3	4	7	314	390	175	879	0	879

BUILDING APPROVED IN STATISTICAL AREAS *continued*

	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
STATISTICAL AREA									
Gippsland (SD)	87	4	0	8 712	360	1 286	0	0	0
La Trobe Valley (SSD)	20	4	24	2 249	360	513	3 122	769	3 891
Baw Baw (S)–Pt A	0	0	0	0	0	0	0	0	0
La Trobe (S)–Moe	4	0	4	398	0	84	482	0	482
La Trobe (S)–Morwell	2	0	2	265	0	173	438	289	727
La Trobe (S)–Traralgon	11	4	15	1 326	360	256	1 942	480	2 422
La Trobe (S)–Balance	3	0	3	260	0	0	260	0	260
West Gippsland (SSD)	25	0	25	2 874	0	241	3 115	362	3 477
Baw Baw (S)–Pt B East	1	0	1	100	0	0	100	0	100
Baw Baw (S)–Pt B West	24	0	24	2 774	0	241	3 015	362	3 377
Yarra Ranges (S)–Pt B	0	0	0	0	0	0	0	0	0
South Gippsland (SSD)	42	0	42	3 589	0	532	4 121	483	4 604
Bass Coast (S)–Phillip Island	17	0	17	1 001	0	57	1 058	54	1 112
Bass Coast (S)–Balance	16	0	16	1 603	0	292	1 895	0	1 895
South Gippsland (S)–Central	7	0	7	826	0	65	891	429	1 320
South Gippsland (S)–East	2	0	2	159	0	23	182	0	182
South Gippsland (S)–West	0	0	0	0	0	95	95	0	95
French Island	0	0	0	0	0	0	0	0	0
Bass Strait Islands	0	0	0	0	0	0	0	0	0
STATISTICAL DISTRICT									
Albury-Wodonga NSW/VIC	20	0	20	2 354	0	601	2 955	490	3 445
Geelong VIC	101	8	109	11 725	685	1 643	14 053	2 789	16 842
Ballarat VIC	51	6	57	5 511	350	841	6 702	7 003	13 705
Bendigo VIC	44	0	44	5 180	0	484	5 664	7 851	13 515
Shepparton VIC	22	0	22	2 415	0	458	2 873	6 926	9 799
La Trobe Valley VIC	20	4	24	2 249	360	513	3 122	769	3 891
Mildura VIC	21	12	33	2 280	737	310	3 327	1 217	4 544

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

(b) Refer to Explanatory Notes paragraph 12.

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE

2 Statistics of building work approved are compiled from:

- 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.

EXPLANATORY NOTES

BUILDING CLASSIFICATIONS

continued

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.

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, 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

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

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

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

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

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

TREND ESTIMATES

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

EXPLANATORY NOTES

TREND ESTIMATES

continued

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

CHAIN VOLUME MEASURES

20 The chain volume measures appearing in this publication are annually re-weighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 1996–1997). The reference year will be updated annually in the July publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes.

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

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)

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

23 Some Statistical Districts straddle State/Territory boundaries (e.g. the Gold Coast–Tweed Statistical District lies partly in Queensland and partly in New South Wales).

UNPUBLISHED DATA

24 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

25 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, Victoria* (Cat. no. 8752.2)
- *Building Activity, Building Work Done* (Cat. No. 8755.0)
- *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
B	Borough
C	City
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 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.
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.

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

EMAIL client.services@abs.gov.au

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