

BUILDING APPROVALS

VICTORIA

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

FEBRUARY KEY FIGURES

TREND ESTIMATES

	Feb 2000	% change Jan 2000 to Feb 2000	% change Feb 1999 to Feb 2000
Dwelling units approved			
Private sector houses	3 448	2.9	42.6
Total dwelling units	4 570	2.6	31.9

SEASONALLY ADJUSTED

	Feb 2000	% change Jan 2000 to Feb 2000	% change Feb 1999 to Feb 2000
Dwelling units approved			
Private sector houses	3 638	15.9	33.4
Total dwelling units	4 341	-16.0	16.8

FEBRUARY KEY POINTS

TREND ESTIMATES

- The trend estimate for private sector house approvals increased by 2.9% in February 2000. The rate of increase has eased slightly since September which saw a monthly rise of 3.8%.
- The trend for total dwelling units approved continues to grow with a 2.6% increase in February 2000. It has risen by 31.9% from the level recorded in February 1999.

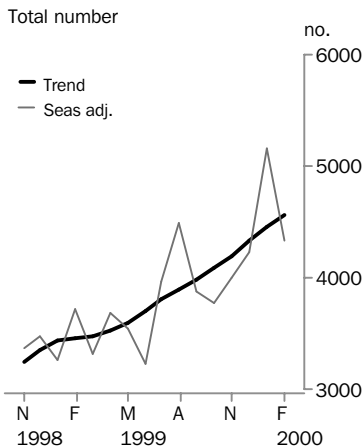
SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector house approvals increased by 15.9% in February 2000 after falling 9.2% in the previous month.
- The seasonally adjusted estimate for total dwelling units approved was 16.0% lower in February 2000 after it had risen a total of 37.0% over the previous three months.

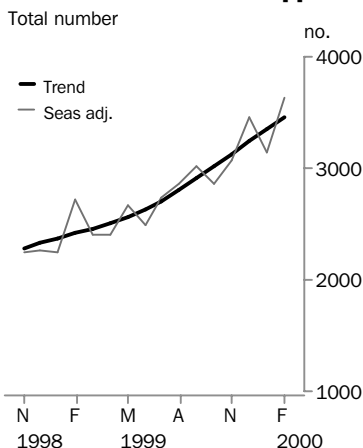
ORIGINAL ESTIMATES

- In original terms, there were 4,612 dwellings approved in February 2000. This was 20.1% higher than the previous month.
- The value of total building approved in February was \$947.9 million, a value exceeded just once since February 1999. Both residential (\$676.3 million, up 15.8%) and non-residential (\$271.6 million, up 19.3%) categories accounted for the increase over last month.

Dwelling units approved



Private sector houses approved



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

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
March 2000	12 May 2000
June 2000	8 August 2000



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

There will be some changes to the frequency and content of this publication, commencing with the next issue (March 2000) which will be released on 12 May 2000. From next month this publication will only be released on a quarterly basis, although it will continue to include monthly data at the State/Territory level. Sub-state data (table 12) will however include quarterly, not monthly data - monthly data will still be available as a special data service. Subsequent issues will be released at the time of the June, September and December periods.

The national publication, Building Approvals, Australia (Catalogue 8731.0) will continue to be released on a monthly basis and will, from the next issue, include a number of additional tables containing State and Capital City data. If you have any questions about these changes please contact Loucas Harous on Adelaide (08) 8237-7585.



REVISIONS THIS MONTH

There are no revisions in this issue.



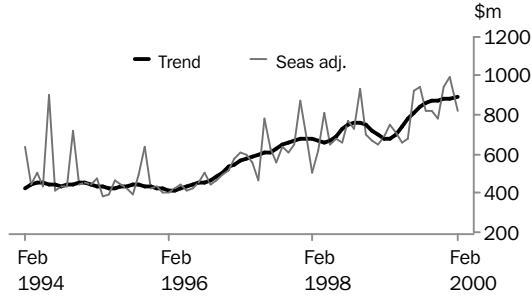
Zia ABBASI
Regional Director, Victoria



VALUE OF BUILDING APPROVED

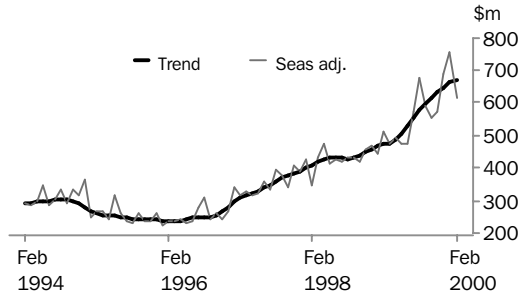
VALUE OF TOTAL BUILDING

The trend for the value of total building has shown constant growth since February 1999 but has flattened markedly in recent months.



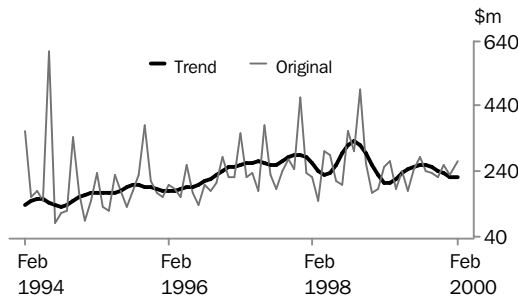
VALUE OF RESIDENTIAL BUILDING

The trend for the value of residential building increased by 1.5% in February. This is the lowest monthly increase since March 1999 (0.7%).



VALUE OF NON-RESIDENTIAL BUILDING

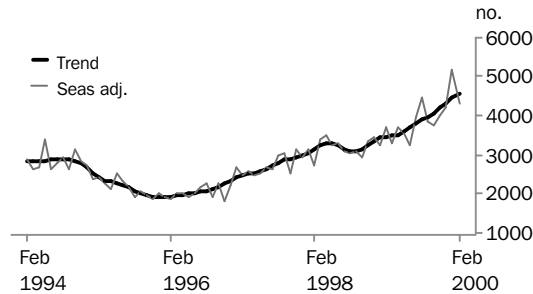
The trend for the value of non-residential building continued to fall in February (-0.9%).



DWELLINGS APPROVED

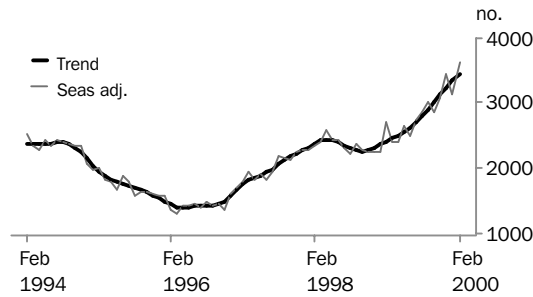
TOTAL DWELLING UNITS

The trend for total dwellings approved continued its strong growth in February. It will require a fall of 14% in the seasonally adjusted estimate in March for the growth to be halted.



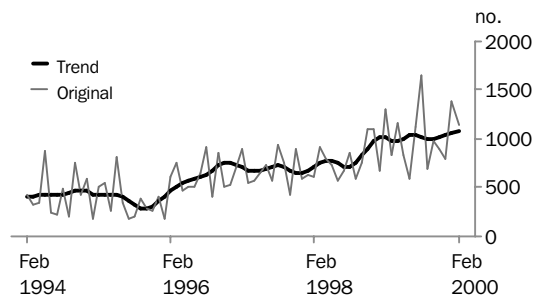
PRIVATE SECTOR HOUSES

A major factor in the recent strength of total dwellings has been the level of private sector house approvals. The trend estimate for private sector houses has increased more than twofold since early 1996.



OTHER DWELLINGS

The trend estimate for other dwellings has increased in each of the last four months to be 8.1% more than October 1999.



WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

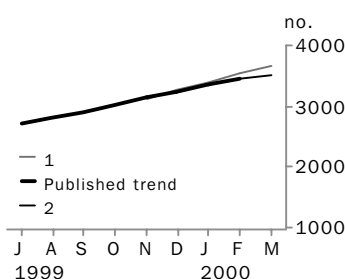
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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 9% 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 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

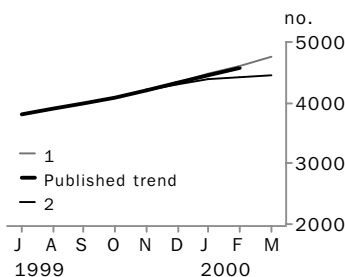


	TREND AS PUBLISHED	
	no.	% change
October 1999	3 018	3.6
November 1999	3 130	3.7
December 1999	3 244	3.6
January 2000	3 352	3.3
February 2000	3 448	2.9
March 2000	n.y.a.	n.y.a.

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

	1		2	
	no.	% change	no.	% change
	<i>rises by 5% on Feb 2000 falls by 5% on Feb 2000</i>			
October 1999	3 008	3.5	3 020	3.6
November 1999	3 125	3.9	3 131	3.7
December 1999	3 257	4.2	3 241	3.5
January 2000	3 399	4.4	3 346	3.3
February 2000	3 540	4.1	3 440	2.8
March 2000	3 665	3.5	3 515	2.2

TOTAL DWELLING UNITS



	TREND AS PUBLISHED	
	no.	% change
October 1999	4 083	2.5
November 1999	4 198	2.8
December 1999	4 328	3.1
January 2000	4 456	3.0
February 2000	4 570	2.6
March 2000	n.y.a.	n.y.a.

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

	1		2	
	no.	% change	no.	% change
	<i>rises by 9% on Feb 2000 falls by 9% on Feb 2000</i>			
October 1999	4 081	2.5	4 105	2.7
November 1999	4 197	2.8	4 209	2.5
December 1999	4 329	3.1	4 297	2.1
January 2000	4 479	3.5	4 373	1.8
February 2000	4 613	3.0	4 414	0.9
March 2000	4 750	3.0	4 450	0.8

DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS...	
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL						
1998						
December	2 147	2 203	1 091	1 098	3 238	3 301
1999						
January	1 712	1 810	608	665	2 320	2 475
February	2 442	2 472	1 259	1 312	3 701	3 784
March	2 758	2 795	816	842	3 574	3 637
April	2 230	2 257	1 129	1 159	3 359	3 416
May	2 766	2 782	802	828	3 568	3 610
June	2 688	2 729	572	583	3 260	3 312
July	2 707	2 771	1 051	1 122	3 758	3 893
August	3 073	3 114	1 631	1 656	4 704	4 770
September	3 338	3 403	662	702	4 000	4 105
October	2 785	2 868	956	971	3 741	3 839
November	3 283	3 325	871	898	4 154	4 223
December	3 188	3 232	762	787	3 950	4 019
2000						
January	2 427	2 447	1 387	1 394	3 814	3 841
February	3 424	3 459	1 113	1 153	4 537	4 612
SEASONALLY ADJUSTED						
1998						
December	2 263	2 305	n.a.	n.a.	3 396	3 470
1999						
January	2 248	2 450	n.a.	n.a.	3 079	3 256
February	2 727	2 766	n.a.	n.a.	3 629	3 716
March	2 395	2 436	n.a.	n.a.	3 253	3 313
April	2 399	2 425	n.a.	n.a.	3 627	3 688
May	2 662	2 674	n.a.	n.a.	3 508	3 544
June	2 489	2 523	n.a.	n.a.	3 166	3 225
July	2 741	2 809	n.a.	n.a.	3 786	3 964
August	2 861	2 908	n.a.	n.a.	4 416	4 483
September	3 013	3 103	n.a.	n.a.	3 787	3 877
October	2 857	2 938	n.a.	n.a.	3 670	3 770
November	3 074	3 106	n.a.	n.a.	3 949	3 999
December	3 457	3 489	n.a.	n.a.	4 146	4 224
2000						
January	3 138	3 183	n.a.	n.a.	5 136	5 165
February	3 638	3 680	n.a.	n.a.	4 260	4 341
TREND ESTIMATES						
1998						
December	2 326	2 369	925	978	3 251	3 347
1999						
January	2 372	2 412	962	1019	3 333	3 430
February	2 418	2 454	958	1012	3 375	3 464
March	2 461	2 493	941	988	3 401	3 480
April	2 509	2 539	938	980	3 447	3 519
May	2 564	2 597	961	1001	3 525	3 597
June	2 626	2 667	1002	1040	3 628	3 707
July	2 709	2 761	1003	1041	3 711	3 801
August	2 806	2 867	986	1022	3 793	3 890
September	2 913	2 977	977	1006	3 890	3 983
October	3 018	3 079	982	1004	4 000	4 083
November	3 130	3 184	995	1013	4 126	4 198
December	3 244	3 291	1019	1036	4 264	4 328
2000						
January	3 352	3 393	1047	1064	4 399	4 456
February	3 448	3 485	1062	1085	4 511	4 570

DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS...	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
1998						
December	-6.1	-6.1	2.8	0.4	-3.3	-4.0
1999						
January	-20.3	-17.8	-44.3	-39.4	-28.4	-25.0
February	42.6	36.6	107.1	97.3	59.5	52.9
March	12.9	13.1	-35.2	-35.8	-3.4	-3.9
April	-19.1	-19.2	38.4	37.6	-6.0	-6.1
May	24.0	23.3	-29.0	-28.6	6.2	5.7
June	-2.8	-1.9	-28.7	-29.6	-8.6	-8.3
July	0.7	1.5	83.7	92.5	15.3	17.5
August	13.5	12.4	55.2	47.6	25.2	22.5
September	8.6	9.3	-59.4	-57.6	-15.0	-13.9
October	-16.6	-15.7	44.4	38.3	-6.5	-6.5
November	17.9	15.9	-8.9	-7.5	11.0	10.0
December	-2.9	-2.8	-12.5	-12.4	-4.9	-4.8
2000						
January	-23.9	-24.3	82.0	77.1	-3.4	-4.4
February	41.1	41.4	-19.8	-17.3	19.0	20.1
SEASONALLY ADJUSTED (% change from preceding month)						
1998						
December	0.6	0.5	n.a.	n.a.	2.7	2.9
1999						
January	-0.7	6.3	n.a.	n.a.	-9.3	-6.2
February	21.3	12.9	n.a.	n.a.	17.9	14.1
March	-12.2	-11.9	n.a.	n.a.	-10.4	-10.8
April	0.2	-0.5	n.a.	n.a.	11.5	11.3
May	11.0	10.3	n.a.	n.a.	-3.3	-3.9
June	-6.5	-5.6	n.a.	n.a.	-9.7	-9.0
July	10.1	11.3	n.a.	n.a.	19.6	22.9
August	4.4	3.5	n.a.	n.a.	16.6	13.1
September	5.3	6.7	n.a.	n.a.	-14.2	-13.5
October	-5.2	-5.3	n.a.	n.a.	-3.1	-2.8
November	7.6	5.7	n.a.	n.a.	7.6	6.1
December	12.4	12.3	n.a.	n.a.	5.0	5.6
2000						
January	-9.2	-8.8	n.a.	n.a.	23.9	22.3
February	15.9	15.6	n.a.	n.a.	-17.1	-16.0
TREND ESTIMATES (% change from preceding month)						
1998						
December	1.6	1.5	6.7	7.7	3.0	3.3
1999						
January	2.0	1.8	4.0	4.2	2.5	2.5
February	1.9	1.7	-0.4	-0.7	1.3	1.0
March	1.8	1.6	-1.8	-2.4	0.8	0.5
April	2.0	1.8	-0.3	-0.8	1.3	1.1
May	2.2	2.3	2.5	2.1	2.3	2.2
June	2.4	2.7	4.3	3.9	2.9	3.1
July	3.2	3.5	0.1	0.1	2.3	2.5
August	3.6	3.8	-1.7	-1.8	2.2	2.3
September	3.8	3.8	-0.9	-1.6	2.6	2.4
October	3.6	3.4	0.5	-0.2	2.8	2.5
November	3.7	3.4	1.3	0.9	3.1	2.8
December	3.6	3.4	2.4	2.3	3.3	3.1
2000						
January	3.3	3.1	2.7	2.7	3.2	3.0
February	2.9	2.7	1.4	2.0	2.5	2.6

VALUE OF BUILDING APPROVED

Month	New residential building \$m	Alterations and additions to residential buildings(a) \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL					
1998					
December	367.4	70.2	437.6	177.4	614.9
1999					
January	284.9	52.4	337.2	184.6	521.8
February	437.4	86.9	524.3	255.7	780.0
March	430.8	90.5	521.3	275.0	796.3
April	369.5	85.7	455.1	183.9	639.0
May	439.3	74.4	513.7	241.6	755.4
June	413.2	83.4	496.6	183.2	679.8
July	454.0	105.2	559.2	248.2	807.4
August	593.7	101.9	695.6	282.8	978.5
September	522.2	95.7	617.9	240.6	858.5
October	481.7	97.7	579.4	236.8	816.2
November	520.5	91.4	611.8	222.3	834.2
December	526.2	85.5	611.8	261.9	873.7
2000					
January	504.6	79.5	584.1	227.6	811.6
February	576.7	99.6	676.3	271.6	947.9
SEASONALLY ADJUSTED					
1998					
December	386.0	80.8	466.9	n.a.	667.5
1999					
January	374.9	69.1	443.9	n.a.	644.3
February	422.5	88.9	511.4	n.a.	691.2
March	401.1	76.9	478.0	n.a.	753.0
April	409.4	83.4	492.8	n.a.	711.7
May	404.6	70.0	474.6	n.a.	659.1
June	388.2	87.7	476.0	n.a.	680.5
July	460.8	113.7	574.5	n.a.	920.4
August	580.9	99.4	680.3	n.a.	943.7
September	501.1	91.9	593.1	n.a.	827.1
October	466.6	88.5	555.1	n.a.	826.8
November	490.8	85.0	575.9	n.a.	786.1
December	594.3	97.5	691.8	n.a.	946.3
2000					
January	654.2	103.3	757.5	n.a.	991.0
February	516.0	98.5	614.4	n.a.	820.9
TREND ESTIMATES					
1998					
December	380.3	79.8	460.0	263.4	723.4
1999					
January	390.4	79.1	469.5	228.1	697.6
February	395.0	78.3	473.3	205.5	678.7
March	397.8	78.8	476.6	202.6	679.2
April	405.1	81.4	486.5	214.8	701.3
May	420.4	85.9	506.2	233.6	739.8
June	440.6	90.7	531.3	247.0	778.2
July	460.9	94.0	554.9	256.7	811.6
August	482.7	95.4	578.1	261.9	840.0
September	504.2	95.2	599.4	261.2	860.6
October	522.9	94.0	616.9	254.0	870.9
November	539.1	93.4	632.4	242.6	875.0
December	554.4	94.2	648.7	233.1	881.7
2000					
January	567.8	95.8	663.5	224.3	887.9
February	575.2	98.5	673.7	222.2	895.8

(a) Refer to Explanatory Notes paragraph 12.

VALUE OF BUILDING APPROVED, Percentage Change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non- residential building	Total building
ORIGINAL (% change from preceding month)					
1998					
December	-0.4	-22.4	-4.7	-33.8	-15.4
1999					
January	-22.5	-25.4	-22.9	4.1	-15.1
February	53.5	65.8	55.5	38.5	49.5
March	-1.5	4.1	-0.6	7.5	2.1
April	-14.2	-5.3	-12.7	-33.1	-19.8
May	18.9	-13.2	12.9	31.4	18.2
June	-5.9	12.1	-3.3	-24.2	-10.0
July	9.9	26.1	12.6	35.5	18.8
August	30.8	-3.1	24.4	13.9	21.2
September	-12.0	-6.1	-11.2	-14.9	-12.3
October	-7.8	2.1	-6.2	-1.6	-4.9
November	8.1	-6.4	5.6	-6.1	2.2
December	1.1	-6.5	0.0	17.8	4.7
2000					
January	-4.1	-7.0	-4.5	-13.1	-7.1
February	14.3	25.3	15.8	19.3	16.8
SEASONALLY ADJUSTED (% change from preceding month)					
1998					
December	3.8	-6.8	1.9	n.a.	-5.1
1999					
January	-2.9	-14.5	-4.9	n.a.	-3.5
February	12.7	28.7	15.2	n.a.	7.3
March	-5.1	-13.5	-6.5	n.a.	8.9
April	2.1	8.5	3.1	n.a.	-5.5
May	-1.2	-16.1	-3.7	n.a.	-7.4
June	-4.1	25.3	0.3	n.a.	3.2
July	18.7	29.6	20.7	n.a.	35.3
August	26.1	-12.6	18.4	n.a.	2.5
September	-13.7	-7.5	-12.8	n.a.	-12.4
October	-6.9	-3.7	-6.4	n.a.	0.0
November	5.2	-4.0	3.7	n.a.	-4.9
December	21.1	14.7	20.1	n.a.	20.4
2000					
January	10.1	5.9	9.5	n.a.	4.7
February	-21.1	-4.6	-18.9	n.a.	-17.2
TREND ESTIMATES (% change from preceding month)					
1998					
December	3.0	0.6	2.6	-11.9	-3.2
1999					
January	2.7	-0.9	2.1	-13.4	-3.6
February	1.2	-1.0	0.8	-9.9	-2.7
March	0.7	0.6	0.7	-1.4	0.1
April	1.8	3.3	2.1	6.0	3.3
May	3.8	5.5	4.0	8.8	5.5
June	4.8	5.6	5.0	5.7	5.2
July	4.6	3.6	4.4	3.9	4.3
August	4.7	1.5	4.2	2.0	3.5
September	4.5	-0.2	3.7	-0.3	2.5
October	3.7	-1.3	2.9	-2.8	1.2
November	3.1	-0.6	2.5	-4.5	0.5
December	2.8	0.9	2.6	-3.9	0.8
2000					
January	2.4	1.7	2.3	-3.8	0.7
February	1.3	2.8	1.5	-0.9	0.9

(a) Refer to Explanatory Notes paragraph 12.

DWELLING UNITS APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
1996-1997	19 593	6 421	203	741	239	27 197
1997-1998	27 367	6 811	262	699	99	35 238
1998-1999	28 683	8 511	264	1 090	257	38 805
1999						
February	2 440	1 029	34	196	2	3 701
March	2 755	712	22	57	28	3 574
April	2 226	970	57	79	27	3 359
May	2 764	752	2	35	15	3 568
June	2 683	531	8	33	5	3 260
July	2 705	860	6	134	53	3 758
August	3 070	1 549	14	69	2	4 704
September	3 335	629	5	27	4	4 000
October	2 785	868	6	49	33	3 741
November	3 282	766	24	70	12	4 154
December	3 176	678	13	66	17	3 950
2000						
January	2 423	1 239	49	78	25	3 814
February	3 419	1 019	52	35	12	4 537
PUBLIC SECTOR (Number)						
1996-1997	212	384	45	0	12	653
1997-1998	570	601	25	1	3	1 200
1998-1999	544	350	3	2	0	899
1999						
February	30	53	0	0	0	83
March	37	24	2	0	0	63
April	27	30	0	0	0	57
May	16	26	0	0	0	42
June	41	10	1	0	0	52
July	64	70	1	0	0	135
August	41	25	0	0	0	66
September	65	40	0	0	0	105
October	83	15	0	0	0	98
November	42	26	0	0	1	69
December	44	20	0	5	0	69
2000						
January	20	7	0	0	0	27
February	35	38	2	0	0	75
TOTAL (Number)						
1996-1997	19 805	6 805	248	741	251	27 850
1997-1998	27 937	7 412	287	700	102	36 438
1998-1999	29 227	8 861	267	1 092	257	39 704
1999						
February	2 470	1 082	34	196	2	3 784
March	2 792	736	24	57	28	3 637
April	2 253	1 000	57	79	27	3 416
May	2 780	778	2	35	15	3 610
June	2 724	541	9	33	5	3 312
July	2 769	930	7	134	53	3 893
August	3 111	1 574	14	69	2	4 770
September	3 400	669	5	27	4	4 105
October	2 868	883	6	49	33	3 839
November	3 324	792	24	70	13	4 223
December	3 220	698	13	71	17	4 019
2000						
January	2 443	1 246	49	78	25	3 841
February	3 454	1 057	54	35	12	4 612

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building(a)	Total building
PRIVATE SECTOR (\$ million)								
1996-1997	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
1998-1999	3 460.8	1 021.8	31.4	775.1	108.9	5 398.1	2 262.5	7 660.6
1999								
February	291.6	140.2	2.8	60.6	20.3	515.6	129.8	645.4
March	337.0	88.2	3.7	75.3	9.9	514.1	188.4	702.5
April	271.7	94.0	8.2	63.0	12.1	449.0	146.3	595.3
May	342.7	93.5	0.1	69.5	2.2	508.0	202.3	710.4
June	343.9	64.6	0.5	73.9	5.1	488.1	156.3	644.4
July	345.0	99.8	0.5	70.1	28.6	544.0	211.9	756.0
August	382.8	204.5	1.1	87.5	8.2	684.1	204.5	888.6
September	425.3	88.3	0.6	88.6	5.5	608.3	217.2	825.5
October	372.8	100.5	0.4	91.3	4.9	570.0	182.0	751.9
November	440.8	74.2	2.1	81.9	5.2	604.3	184.8	789.1
December	423.8	96.1	0.7	71.6	7.3	599.5	184.7	784.2
2000								
January	331.3	170.9	6.6	61.5	4.4	574.8	189.6	764.4
February	460.0	110.8	4.7	89.4	3.8	668.6	202.3	871.0
PUBLIC SECTOR (\$ million)								
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
1998-1999	44.8	22.4	0.3	35.4	0.1	103.0	863.2	966.2
1999								
February	2.1	3.4	0.0	3.1	0.0	8.7	125.9	134.6
March	4.0	1.5	0.2	1.4	0.0	7.2	86.6	93.8
April	2.1	1.7	0.0	2.4	0.0	6.1	37.5	43.7
May	1.4	1.7	0.0	2.6	0.0	5.7	39.3	45.0
June	4.0	0.6	0.2	3.6	0.0	8.5	26.9	35.4
July	5.0	4.2	0.1	5.9	0.0	15.2	36.3	51.5
August	4.1	2.4	0.0	5.1	0.0	11.5	78.4	89.9
September	5.9	2.8	0.0	1.0	0.0	9.6	23.5	33.1
October	7.0	1.4	0.0	1.0	0.0	9.4	54.8	64.2
November	3.9	1.5	0.0	2.1	0.0	7.6	37.5	45.1
December	4.9	1.4	0.0	5.1	0.9	12.3	77.3	89.6
2000								
January	1.7	0.6	0.0	6.9	0.0	9.3	37.9	47.2
February	3.3	2.6	0.1	1.7	0.0	7.7	69.3	77.0
TOTAL (\$ million)								
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
1998-1999	3 505.7	1 044.2	31.8	810.4	109.0	5 501.1	3 125.7	8 626.8
1999								
February	293.7	143.7	2.8	63.8	20.3	524.3	255.7	780.0
March	341.0	89.7	3.9	76.7	9.9	521.3	275.0	796.3
April	273.8	95.7	8.2	65.4	12.1	455.1	183.9	639.0
May	344.1	95.2	0.1	72.1	2.2	513.7	241.6	755.4
June	348.0	65.2	0.7	77.6	5.1	496.6	183.2	679.8
July	350.0	104.0	0.6	76.0	28.6	559.2	248.2	807.4
August	386.9	206.9	1.1	92.6	8.2	695.6	282.8	978.5
September	431.1	91.0	0.6	89.6	5.5	617.9	240.6	858.5
October	379.9	101.9	0.4	92.3	4.9	579.4	236.8	816.2
November	444.7	75.8	2.1	84.1	5.2	611.8	222.3	834.2
December	428.7	97.6	0.7	76.7	8.2	611.8	261.9	873.7
2000								
January	333.1	171.5	6.6	68.5	4.4	584.1	227.6	811.6
February	463.3	113.3	4.7	91.1	3.8	676.3	271.6	947.9

(a) See Glossary for definition.

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										
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
1998-1999	29 227	2 484	2 415	4 899	679	454	2 829	3 962	8 861	38 088
1998										
December	2 200	210	230	440	11	114	377	502	942	3 142
1999										
January	1 809	91	173	264	102	20	257	379	643	2 452
February	2 470	239	175	414	116	78	474	668	1 082	3 552
March	2 792	137	246	383	80	32	241	353	736	3 528
April	2 253	382	323	705	97	17	181	295	1 000	3 253
May	2 780	171	236	407	19	63	289	371	778	3 558
June	2 724	177	201	378	55	21	87	163	541	3 265
July	2 769	269	217	486	82	43	319	444	930	3 699
August	3 111	223	297	520	26	0	1 028	1 054	1 574	4 685
September	3 400	217	214	431	28	49	161	238	669	4 069
October	2 868	168	297	465	21	6	391	418	883	3 751
November	3 324	197	284	481	64	46	201	311	792	4 116
December	3 220	138	168	306	69	45	278	392	698	3 918
2000										
January	2 443	119	306	425	53	46	722	821	1 246	3 689
February	3 454	341	389	730	65	27	235	327	1 057	4 511

VALUE (\$ million)

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
1998-1999	3 505.8	194.3	261.4	455.2	60.2	64.3	464.2	588.8	1 044.2	4 549.9
1998										
December	256.3	17.2	24.2	41.4	1.8	16.5	51.4	69.7	111.1	367.4
1999										
January	214.4	8.1	18.2	26.2	6.6	2.2	35.5	44.2	70.5	284.9
February	293.7	18.4	20.1	38.5	8.0	14.6	82.6	105.2	143.7	437.4
March	341.0	11.0	27.5	38.5	5.5	3.5	42.2	51.2	89.7	430.8
April	273.8	28.1	31.4	59.5	8.9	1.8	25.4	36.2	95.7	369.5
May	344.1	14.0	28.5	42.4	3.2	8.9	40.7	52.8	95.2	439.3
June	348.0	13.4	23.2	36.6	11.4	2.6	14.6	28.6	65.2	413.2
July	350.0	22.6	24.9	47.5	6.8	6.5	43.1	56.5	104.0	454.0
August	386.9	18.9	32.2	51.1	3.0	0.0	152.7	155.8	206.9	593.7
September	431.1	18.0	23.3	41.3	3.0	9.1	37.7	49.7	91.0	522.2
October	379.9	13.8	34.2	47.9	1.8	0.9	51.3	53.9	101.9	481.7
November	444.7	15.0	28.6	43.6	6.7	4.4	21.0	32.1	75.8	520.5
December	428.7	11.4	19.1	30.5	5.5	6.9	54.7	67.0	97.6	526.2
2000										
January	333.1	9.9	35.4	45.3	4.7	8.7	112.7	126.2	171.5	504.6
February	463.3	29.5	42.1	71.6	7.2	4.6	30.0	41.8	113.3	576.7

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1996-1997	2 186.6	695.9	2 878.1	733.4	3 612.0	2 938.8	6 542.8
1997-1998	3 132.9	766.9	3 899.8	858.4	4 758.3	3 064.5	7 822.9
1998-1999	3 418.8	1 014.6	4 433.4	928.2	5 361.5	3 031.7	8 393.2
1998							
September	876.6	178.4	1 055.0	230.7	1 285.7	848.2	2 133.9
December	798.8	296.2	1 095.0	242.8	1 337.8	910.8	2 248.6
1999							
March	821.8	294.1	1 115.9	222.4	1 338.3	690.2	2 028.5
June	921.6	245.9	1 167.5	232.3	1 399.7	582.5	1 982.2
September	1 100.0	382.9	1 482.9	285.2	1 768.1	732.7	2 500.8
December	1 155.2	260.2	1 415.4	253.1	1 668.4	679.1	2 347.5
ORIGINAL (% change from preceding quarter)							
1998							
September	-2.4	-9.3	-3.7	-3.4	-3.6	6.3	0.1
December	-8.9	66.0	3.8	5.2	4.1	7.4	5.4
1999							
March	2.9	-0.7	1.9	-8.4	0.0	-24.2	-9.8
June	12.1	-16.4	4.6	4.5	4.6	-15.6	-2.3
September	19.4	55.7	27.0	22.8	26.3	25.8	26.2
December	5.0	-32.0	-4.6	-11.3	-5.6	-7.3	-6.1

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

(b) Refer to Explanatory Notes paragraph 12.

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

Period	<i>Hotels, motels and other short term accommodation</i>		Shops.....		Factories.....		Offices.....		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999												
1999												
December	7	0.9	117	10.2	31	3.4	49	5.0	44	4.2	17	2.0
2000												
January	5	0.7	84	7.8	28	3.1	41	4.2	29	2.9	20	1.9
February	5	0.5	73	7.0	37	3.9	55	5.6	47	4.3	19	1.7
Value—\$200,000—\$499,999												
1999												
December	3	1.1	12	3.4	30	8.8	20	6.2	23	6.5	15	5.3
2000												
January	4	1.6	29	7.9	18	6.1	18	5.0	28	8.7	11	3.8
February	7	2.3	24	7.1	28	8.5	29	8.9	26	8.3	12	4.2
Value—\$500,000—\$999,999												
1999												
December	1	0.8	4	2.3	12	7.8	15	10.6	7	5.0	6	3.8
2000												
January	3	2.2	9	6.3	4	3.4	6	3.9	8	5.1	11	7.4
February	0	0.0	11	7.1	8	5.7	7	5.0	10	7.5	4	2.8
Value—\$1,000,000—\$4,999,999												
1999												
December	2	5.0	9	19.3	4	5.2	8	14.5	7	10.2	8	16.0
2000												
January	1	1.4	3	8.7	6	10.7	6	9.2	8	16.1	5	12.2
February	1	1.0	6	10.1	6	10.0	7	17.8	8	15.3	8	14.0
Value—\$5,000,000 and over												
1999												
December	0	0.0	1	6.0	0	0.0	1	7.0	0	0.0	1	41.4
2000												
January	1	15.6	0	0.0	1	5.9	1	6.0	1	5.4	1	5.4
February	2	12.3	1	6.0	0	0.0	0	0.0	3	22.7	1	5.9
Value—Total												
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
1998-1999	140	156.5	1 295	639.8	773	264.4	1 056	389.4	793	492.4	451	398.6
1999												
December	13	7.7	143	41.3	77	25.3	93	43.4	81	26.0	47	68.4
2000												
January	14	21.5	125	30.6	57	29.2	72	28.4	74	38.2	48	30.7
February	15	16.0	115	37.3	79	28.0	98	37.2	94	58.1	44	28.5

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

Period	Religious.....		Health.....		Entertainment and recreational.....		Miscellaneous.....		Total non-residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999										
1999										
December	3	0.3	15	1.6	11	1.0	15	1.6	309	30.3
2000										
January	1	0.1	8	0.8	9	0.9	15	1.3	240	23.7
February	4	0.4	8	0.7	19	2.2	15	1.4	282	27.5
Value—\$200,000—\$499,999										
1999										
December	1	0.3	7	2.3	7	2.0	11	3.3	129	39.2
2000										
January	2	0.6	2	0.6	7	2.2	7	2.1	126	38.5
February	2	0.6	3	1.0	9	2.7	4	0.8	144	44.5
Value—\$500,000—\$999,999										
1999										
December	1	0.6	6	4.0	2	1.5	3	2.1	57	38.6
2000										
January	1	0.9	2	1.2	1	0.9	1	0.6	46	31.8
February	0	0.0	4	2.7	3	2.0	1	0.8	48	33.4
Value—\$1,000,000—\$4,999,999										
1999										
December	2	2.6	4	8.0	2	4.5	3	7.1	49	92.3
2000										
January	0	0.0	7	16.6	2	3.0	0	0.0	38	77.9
February	0	0.0	8	15.1	1	1.4	3	5.7	48	90.4
Value—\$5,000,000 and over										
1999										
December	1	7.2	0	0.0	0	0.0	0	0.0	4	61.6
2000										
January	0	0.0	2	17.5	0	0.0	0	0.0	7	55.7
February	0	0.0	2	29.0	0	0.0	0	0.0	9	75.8
Value—Total										
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
1998-1999	65	20.4	251	232.1	280	412.2	341	119.7	5 445	3 125.8
1999										
December	8	11.0	32	15.8	22	8.9	32	14.2	548	261.9
2000										
January	4	1.6	21	36.7	19	6.9	23	4.0	457	227.6
February	6	1.0	25	48.5	32	8.3	23	8.7	531	271.6

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)											
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
1998-1999	150.3	609.6	258.3	296.5	434.5	118.0	19.7	122.7	204.1	48.9	2 262.5
1999											
February	5.5	19.1	20.6	28.2	17.4	5.9	2.8	4.6	18.2	7.4	129.8
March	10.1	46.0	18.8	27.4	27.7	4.1	1.4	3.6	47.2	2.0	188.4
April	8.9	16.3	14.5	17.7	33.3	14.3	1.6	7.5	29.2	3.1	146.3
May	5.6	61.8	30.3	25.3	35.6	5.4	1.2	8.9	22.1	6.2	202.3
June	13.5	33.8	13.0	10.1	37.2	6.1	0.4	21.4	16.8	4.1	156.3
July	33.5	34.1	25.3	37.7	22.8	24.5	3.3	22.5	4.9	3.5	211.9
August	22.0	29.7	18.4	26.0	53.5	28.9	1.7	6.4	8.5	9.2	204.5
September	28.3	41.6	18.4	49.9	46.0	16.3	1.7	7.2	3.0	4.6	217.2
October	1.3	54.9	20.3	40.0	24.2	11.8	1.0	8.6	9.9	10.0	182.0
November	7.2	17.9	28.9	83.9	24.8	5.2	1.5	3.9	8.3	3.2	184.8
December	7.7	41.3	25.2	40.7	25.5	10.9	11.0	10.7	5.0	6.8	184.7
2000											
January	21.5	29.6	29.1	27.4	35.4	20.9	1.6	19.2	3.1	1.9	189.6
February	15.7	37.3	28.0	25.8	57.9	5.9	1.0	19.4	5.4	5.8	202.3
PUBLIC SECTOR (\$ million)											
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
1998-1999	6.1	30.2	6.3	93.0	58.1	280.6	0.8	109.3	207.9	70.9	863.2
1999											
February	1.1	1.2	0.0	20.8	13.6	53.1	0.0	22.8	4.6	8.6	125.9
March	0.1	0.1	0.1	2.7	0.7	4.1	0.0	11.2	56.0	11.6	86.6
April	0.2	0.6	0.0	4.9	1.7	17.9	0.8	3.0	3.4	5.1	37.5
May	0.6	0.1	0.0	8.6	0.2	12.1	0.0	11.8	3.0	2.9	39.3
June	0.0	0.7	1.1	3.7	0.1	8.9	0.0	4.4	2.6	5.5	26.9
July	0.0	2.3	0.1	5.9	0.6	21.0	0.0	2.5	1.4	2.5	36.3
August	0.1	0.2	0.0	6.6	1.0	10.1	0.0	56.6	2.1	1.7	78.4
September	0.0	0.3	0.1	3.4	3.3	6.9	0.0	1.3	5.2	3.1	23.5
October	0.0	0.0	0.0	0.9	1.9	27.3	0.0	22.5	0.8	1.4	54.8
November	0.0	0.4	0.1	7.1	1.2	22.2	0.0	1.2	3.7	1.6	37.5
December	0.0	0.0	0.1	2.7	0.5	57.6	0.0	5.2	3.9	7.4	77.3
2000											
January	0.0	1.0	0.1	0.9	2.8	9.8	0.0	17.5	3.8	2.1	37.9
February	0.3	0.0	0.0	11.4	0.1	22.6	0.0	29.1	2.9	2.9	69.3
TOTAL (\$ million)											
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
1998-1999	156.4	639.8	264.6	389.4	492.6	398.6	20.5	232.0	412.0	119.8	3 125.7
1999											
February	6.7	20.3	20.6	49.0	31.0	59.0	2.8	27.4	22.8	16.0	255.7
March	10.2	46.1	18.9	30.1	28.5	8.3	1.4	14.8	103.3	13.5	275.0
April	9.1	16.9	14.5	22.5	35.0	32.1	2.4	10.5	32.6	8.2	183.9
May	6.2	61.9	30.3	33.9	35.8	17.6	1.2	20.7	25.0	9.1	241.6
June	13.5	34.5	14.0	13.8	37.3	15.0	0.4	25.7	19.5	9.5	183.2
July	33.5	36.3	25.4	43.6	23.3	45.5	3.3	25.0	6.3	6.0	248.2
August	22.1	29.9	18.4	32.6	54.5	39.0	1.7	63.0	10.6	11.0	282.8
September	28.3	41.8	18.5	53.3	49.3	23.2	1.7	8.6	8.1	7.7	240.6
October	1.3	54.9	20.3	40.8	26.1	39.0	1.0	31.1	10.7	11.5	236.8
November	7.2	18.2	29.0	91.0	25.9	27.4	1.5	5.1	12.0	4.9	222.3
December	7.7	41.3	25.3	43.4	26.0	68.4	11.0	15.8	8.9	14.2	261.9
2000											
January	21.5	30.6	29.2	28.4	38.2	30.7	1.6	36.7	6.9	4.0	227.6
February	16.0	37.3	28.0	37.2	58.1	28.5	1.0	48.5	8.3	8.7	271.6

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									
1997-1998	20 045	6 445	27 490	2 329 489	697 059	651 111	3 677 659	2 168 189	5 845 847
1998-1999	20 516	8 100	30 166	2 563 924	986 485	771 135	4 321 543	1 918 597	6 240 140
1999									
February	1 778	1 007	3 014	215 593	138 366	71 764	425 723	109 293	535 017
March	1 884	670	2 655	241 192	84 926	74 304	400 423	159 687	560 110
April	1 565	882	2 607	196 464	85 403	70 215	352 081	126 749	478 831
May	1 926	716	2 690	247 556	89 521	60 416	397 493	174 422	571 915
June	1 942	508	2 492	258 290	62 630	67 111	388 031	108 417	496 448
July	1 915	831	2 939	253 971	97 933	87 281	439 185	183 611	622 796
August	2 253	1 515	3 846	292 224	201 742	82 431	576 397	159 246	735 643
September	2 439	599	3 071	319 654	86 030	76 232	481 915	198 361	680 277
October	1 853	832	2 771	260 421	97 060	82 101	439 582	154 445	594 028
November	2 403	702	3 201	335 320	68 156	75 495	478 971	154 222	633 194
December	2 274	656	3 020	314 462	94 405	66 420	475 286	146 735	622 022
2000									
January	1 684	1 183	3 011	241 453	165 990	59 946	467 389	165 192	632 581
February	2 399	928	3 416	335 277	101 580	84 722	521 579	176 567	698 146
PUBLIC SECTOR									
1997-1998	374	349	752	31 539	24 497	50 116	106 152	424 780	530 933
1998-1999	415	246	666	34 265	15 344	29 140	78 748	723 688	802 437
1999									
February	23	28	51	1 492	1 591	1 920	5 004	97 422	102 426
March	37	0	39	4 027	0	984	5 011	67 134	72 145
April	22	30	52	1 687	1 705	2 120	5 512	30 674	36 187
May	11	26	37	715	1 700	2 562	4 977	27 558	32 535
June	35	10	46	3 314	649	2 049	6 012	16 706	22 718
July	54	34	89	4 313	1 979	4 941	11 233	25 034	36 267
August	22	17	39	2 414	1 921	3 709	8 044	66 991	75 035
September	40	32	72	3 532	2 370	702	6 605	15 596	22 201
October	78	15	93	6 667	1 358	735	8 760	43 447	52 207
November	33	26	59	3 052	1 548	1 673	6 273	26 855	33 128
December	42	20	67	4 613	1 420	3 386	9 419	62 565	71 984
2000									
January	12	7	19	998	587	6 142	7 727	16 358	24 085
February	26	28	56	2 488	1 600	1 338	5 426	38 149	43 575
TOTAL									
1997-1998	20 419	6 794	28 242	2 361 028	721 556	701 227	3 783 811	2 592 969	6 376 780
1998-1999	20 931	8 346	30 832	2 598 188	1 001 829	800 275	4 400 292	2 642 285	7 042 577
1999									
February	1 801	1 035	3 065	217 085	139 958	73 685	430 727	206 716	637 442
March	1 921	670	2 694	245 219	84 926	75 288	405 434	226 821	632 255
April	1 587	912	2 659	198 151	87 108	72 335	357 594	157 423	515 017
May	1 937	742	2 727	248 271	91 221	62 977	402 470	201 980	604 450
June	1 977	518	2 538	261 604	63 278	69 160	394 043	125 123	519 166
July	1 969	865	3 028	258 284	99 912	92 222	450 418	208 645	659 063
August	2 275	1 532	3 885	294 638	203 663	86 141	584 441	226 237	810 677
September	2 479	631	3 143	323 186	88 400	76 934	488 520	213 957	702 477
October	1 931	847	2 864	267 088	98 418	82 836	448 342	197 892	646 235
November	2 436	728	3 260	338 372	69 704	77 168	485 244	181 077	666 322
December	2 316	676	3 087	319 075	95 825	69 806	484 705	209 300	694 005
2000									
January	1 696	1 190	3 030	242 451	166 577	66 088	475 116	181 550	656 666
February	2 425	956	3 472	337 765	103 180	86 060	527 005	214 716	741 721

(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	3 454	1 057	4 612	463 313	113 347	99 624	676 285	271 626	947 910
Melbourne (SD)	2 425	956	3 472	337 765	103 180	86 060	527 005	214 716	741 721
Inner Melbourne (SSD)	18	321	417	4 923	41 710	19 312	65 946	56 704	122 650
Melbourne (C)–Inner	0	0	23	0	0	2 540	2 540	24 108	26 648
Melbourne (C)–S'bank–D'lands	0	0	0	0	0	0	0	2 050	2 050
Melbourne (C)–Remainder	6	130	138	807	12 774	1 212	14 793	18 218	33 011
Port Phillip (C)–St Kilda	1	14	51	200	2 200	5 165	7 565	780	8 345
Port Phillip (C)–West	3	142	146	680	21 230	1 445	23 355	3 739	27 094
Stonnington (C)–Prahran	5	12	17	2 705	2 500	1 032	6 238	4 750	10 988
Yarra (C)–North	3	11	16	531	1 265	5 085	6 880	1 559	8 439
Yarra (C)–Richmond	0	12	26	0	1 741	2 834	4 575	1 500	6 075
Western Melbourne (SSD)	245	93	339	32 223	8 986	8 177	49 386	35 680	85 066
Brimbank (C)–Keilor	87	12	99	12 164	1 071	251	13 487	3 665	17 152
Brimbank (C)–Sunshine	34	8	42	3 125	670	371	4 166	4 005	8 171
Hobsons Bay (C)–Altona	23	0	23	2 768	0	472	3 240	12 706	15 946
Hobsons Bay (C)–Williamstown	16	14	30	2 272	1 007	1 330	4 609	6 411	11 021
Maribymong (C)	41	25	66	5 928	2 395	1 227	9 550	1 175	10 726
Moonee Valley (C)–Essendon	33	34	68	4 444	3 843	3 900	12 187	4 036	16 224
Moonee Valley (C)–West	11	0	11	1 521	0	624	2 146	3 681	5 827
Melton–Wyndham (SSD)	215	3	220	27 187	230	835	28 252	15 505	43 757
Melton (S)–East	118	0	118	14 023	0	48	14 071	597	14 668
Melton (S) Balance	13	0	13	1 720	0	302	2 021	1 872	3 893
Wyndham (C)–North West	5	0	5	763	0	60	823	0	823
Wyndham (C)–Werribee	46	3	51	6 149	230	378	6 757	1 359	8 116
Wyndham (C)–Balance	33	0	33	4 531	0	48	4 579	11 677	16 256
Moreland City (SSD)	21	26	48	2 883	2 455	3 044	8 383	1 686	10 069
Moreland (C)–Brunswick	3	10	14	352	880	1 551	2 783	721	3 505
Moreland (C)–Coburg	6	12	18	857	1 315	1 174	3 345	495	3 840
Moreland (C)–North	12	4	16	1 674	260	319	2 254	470	2 724
Northern Middle Melbourne (SSD)	81	66	148	11 324	5 284	5 872	22 480	2 213	24 694
Banyule (C)–Heidelberg	16	13	30	2 006	940	1 667	4 613	222	4 835
Banyule (C)–North	6	9	15	1 001	934	477	2 412	0	2 412
Darebin (C)–Northcote	13	2	15	1 997	250	1 913	4 160	790	4 950
Darebin (C)–Preston	46	42	88	6 319	3 160	1 816	11 296	1 201	12 497
Hume City (SSD)	172	12	184	22 277	1 098	887	24 262	17 149	41 411
Hume (C)–Broadmeadows	51	0	51	5 174	0	384	5 558	8 079	13 637
Hume (C)–Craigieburn	92	2	94	13 151	398	259	13 808	1 650	15 458
Hume (C)–Sunbury	29	10	39	3 952	700	244	4 896	7 420	12 316
Northern Outer Melbourne (SSD)	129	55	184	20 926	3 600	1 438	25 964	10 825	36 789
Nillumbik (S)–South	14	0	14	2 277	0	306	2 583	1 100	3 683
Nillumbik (S)–South-West	33	0	33	6 647	0	221	6 868	0	6 868
Nillumbik (S)–Balance	2	0	2	310	0	272	582	0	582
Whittlesea (C)–North	23	40	63	3 278	2 600	96	5 974	2 700	8 674
Whittlesea (C)–South	57	15	72	8 415	1 000	543	9 957	7 025	16 982
Boroondara City (SSD)	50	34	86	12 680	4 850	11 080	28 610	1 897	30 507
Boroondara (C)–Camberwell N.	15	5	20	3 173	417	2 128	5 718	75	5 793
Boroondara (C)–Camberwell S.	15	15	30	3 462	2 219	5 733	11 414	1 387	12 801
Boroondara (C)–Hawthorn	8	5	15	2 922	783	1 823	5 528	355	5 883
Boroondara (C)–Kew	12	9	21	3 123	1 431	1 395	5 950	80	6 030

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)	170	129	299	26 679	14 488	8 574	49 741	13 959	63 700
Manningham (C)–East	13	0	13	3 081	0	345	3 426	300	3 726
Manningham (C)–West	29	70	99	5 688	7 893	1 144	14 725	5 120	19 845
Monash (C)–South West	20	11	31	2 321	1 037	488	3 845	729	4 575
Monash (C)–Waverley East	6	2	8	1 246	190	896	2 333	1 270	3 603
Monash (C)–Waverley West	63	10	73	8 825	1 030	1 155	11 010	2 470	13 480
Whitehorse (C)–Box Hill	21	29	50	2 809	3 370	2 092	8 271	1 189	9 460
Whitehorse (C)–Nunawading E.	7	4	11	721	500	591	1 813	620	2 433
Whitehorse (C)–Nunawading W.	11	3	14	1 986	469	1 862	4 318	2 260	6 578
Eastern Outer Melbourne (SSD)	185	49	235	24 848	4 132	3 468	32 448	13 881	46 329
Knox (C)–North	69	30	99	8 475	2 722	1 416	12 612	8 119	20 731
Knox (C)–South	66	0	66	10 307	0	206	10 513	5 615	16 128
Maroondah (C)–Croydon	29	6	36	3 224	540	928	4 693	147	4 840
Maroondah (C)–Ringwood	21	13	34	2 843	870	917	4 630	0	4 630
Yarra Ranges Shire Part A (SSD)	116	9	125	15 321	592	2 399	18 312	11 380	29 692
Yarra Ranges (S)–Central	11	0	11	1 094	0	312	1 406	400	1 806
Yarra Ranges (S)–North	14	0	14	1 537	0	191	1 728	0	1 728
Yarra Ranges (S)–South-West	91	9	100	12 690	592	1 896	15 179	10 980	26 159
Southern Melbourne (SSD)	196	101	300	35 975	12 592	12 763	61 330	10 268	71 598
Bayside (C)–Brighton	20	21	41	4 964	3 350	1 167	9 481	120	9 601
Bayside (C)–South	34	8	43	8 645	1 378	2 652	12 675	1 800	14 475
Glen Eira (C)–Caulfield	41	8	49	6 756	1 214	2 102	10 072	2 985	13 057
Glen Eira (C)–South	19	10	29	2 435	962	1 135	4 532	95	4 627
Kingston (C)–North	36	34	72	5 197	3 370	1 295	9 862	3 568	13 430
Kingston (C)–South	37	8	45	5 000	740	901	6 641	100	6 741
Stonnington (C)–Malvern	9	12	21	2 979	1 578	3 510	8 067	1 600	9 667
Greater Dandenong City (SSD)	27	2	30	2 668	140	640	3 448	7 678	11 126
Gr. Dandenong (C)–Dandenong	19	2	22	1 793	140	392	2 325	3 609	5 934
Gr. Dandenong (C)–Balance	8	0	8	875	0	248	1 123	4 068	5 191
Southern Eastern Outer Melbourne (SSD)	442	6	449	54 384	390	3 028	57 803	9 884	67 687
Cardinia (S)–North	21	0	21	2 634	0	595	3 229	800	4 029
Cardinia (S)–Pakenham	30	0	30	3 629	0	172	3 800	910	4 710
Cardinia (S)–South	6	0	7	625	0	58	682	0	682
Casey (C)–Berwick	253	6	259	32 276	390	632	33 298	2 378	35 677
Casey (C)–Cranbourne	90	0	90	9 215	0	310	9 525	714	10 239
Casey (C)–Hallam	34	0	34	5 162	0	989	6 151	5 082	11 233
Casey (C)–South	8	0	8	844	0	273	1 117	0	1 117
Frankston City (SSD)	121	4	125	13 099	271	954	14 325	3 766	18 090
Frankston (C)–East	101	0	101	10 517	0	285	10 802	160	10 962
Frankston (C)–West	20	4	24	2 582	271	669	3 523	3 606	7 128
Mornington Peninsula Shire (SSD)	237	46	283	30 367	2 362	3 587	36 316	2 241	38 557
Mornington P'sula (S)–East	33	0	33	4 043	0	1 088	5 130	948	6 078
Mornington P'sula (S)–South	108	0	108	12 840	0	1 696	14 536	400	14 936
Mornington P'sula (S)–West	96	46	142	13 484	2 362	803	16 649	893	17 542

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)	217	14	235	26 793	2 006	3 121	31 920	4 905	36 825
Greater Geelong City Part A (SSD)	110	2	113	13 585	600	1 419	15 604	3 730	19 334
Bellarine-Inner	22	0	22	2 449	0	32	2 481	170	2 651
Corio-Inner	38	0	38	5 238	0	344	5 583	2 130	7 713
Geelong	1	0	2	120	0	296	416	1 430	1 846
Geelong West	3	0	3	300	0	347	647	0	647
Newton	2	2	4	322	600	115	1 037	0	1 037
South Barwon-Inner	44	0	44	5 156	0	285	5 441	0	5 441
East Barwon (SSD)	76	4	83	9 657	690	1 216	11 563	958	12 521
Greater Geelong (C) -Pt B	34	0	34	4 245	0	430	4 675	600	5 275
Queenscliffe (B)	3	4	10	339	690	405	1 434	358	1 792
Surf Coast (S)-East	22	0	22	2 603	0	79	2 681	0	2 681
Surf Coast (S)-West	17	0	17	2 471	0	302	2 773	0	2 773
West Barwon (SSD)	31	8	39	3 550	716	486	4 752	217	4 969
Colac-Otway (S)-Colac	4	0	4	408	0	105	514	0	514
Colac-Otway (S)-North	4	0	4	717	0	70	787	0	787
Colac-Otway (S)-South	7	8	15	635	716	195	1 545	117	1 663
Golden Plains (S)-North-West	6	0	6	635	0	49	683	0	683
Golden Plains (S)-South-East	9	0	9	1 116	0	0	1 116	100	1 216
Greater Geelong (C)-Pt C	1	0	1	40	0	67	107	0	107
Western District (SD)	36	3	39	4 208	120	906	5 234	466	5 700
Hopkins (SSD)	25	3	28	2 878	120	763	3 761	300	4 061
Corangamite (S)-North	0	0	0	0	0	189	189	110	299
Corangamite (S)-South	4	3	7	485	120	92	697	0	697
Moyne (S)-North-East	0	0	0	0	0	0	0	0	0
Moyne (S)-North-West	0	0	0	0	0	0	0	0	0
Moyne (S)-South	6	0	6	746	0	192	938	140	1 078
Warrnambool (C)	15	0	15	1 647	0	290	1 936	50	1 986
Lady Julia Percy Island	0	0	0	0	0	0	0	0	0
Glenelg (SSD)	11	0	11	1 330	0	144	1 473	166	1 639
Glenelg (S)-Heywood	0	0	0	0	0	0	0	166	166
Glenelg (S)-North	0	0	0	0	0	0	0	0	0
Glenelg (S)-Portland	4	0	4	561	0	0	561	0	561
S. Grampians (S)-Hamilton	3	0	3	466	0	114	580	0	580
S. Grampians (S)-Wannon	0	0	0	0	0	0	0	0	0
S. Grampians (S)-Balance	4	0	4	303	0	30	332	0	332
Central Highlands (SD)	108	2	111	14 069	184	1 788	16 041	27 903	43 944
Ballarat City (SSD)	61	2	64	8 616	184	905	9 704	27 132	36 836
Ballarat (C)-Central	12	0	13	1 828	0	557	2 385	24 465	26 850
Ballarat (C)-Inner North	39	2	41	5 495	184	146	5 825	2 097	7 922
Ballarat (C)-North	1	0	1	65	0	23	88	0	88
Ballarat (C)-South	9	0	9	1 228	0	179	1 406	570	1 976
East Central Highlands (SSD)	40	0	40	4 782	0	688	5 469	771	6 240
Hepburn (S)-East	15	0	15	1 466	0	176	1 641	140	1 781
Hepburn (S)-West	6	0	6	581	0	63	644	0	644
Moorabool (S)-Bacchus Marsh	12	0	12	1 869	0	186	2 055	556	2 611
Moorabool (S)-Ballan	6	0	6	737	0	253	989	0	989
Moorabool (S)-West	1	0	1	130	0	10	140	75	215

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)	7	0	7	672	0	196	867	0	867
Ararat (RC)	4	0	4	386	0	57	443	0	443
Pyrenees (S)–North	1	0	1	65	0	139	204	0	204
Pyrenees (S)–South	2	0	2	220	0	0	220	0	220
Wimmera (SD)	20	0	20	2 792	0	348	3 140	2 875	6 015
South Wimmera (SSD)	19	0	19	2 696	0	277	2 973	375	3 348
Horsham (RC)–Central	11	0	11	1 655	0	39	1 694	375	2 068
Horsham (RC)–Balance	3	0	3	430	0	88	518	0	518
N. Grampians (S)–St Arnaud	2	0	2	194	0	0	194	0	194
N. Grampians (S)–Stawell	3	0	3	416	0	151	567	0	567
West Wimmera (S)	0	0	0	0	0	0	0	0	0
North Wimmera (SSD)	1	0	1	96	0	71	167	2 500	2 667
Hindmarsh (S)	1	0	1	96	0	21	117	2 500	2 617
Yarriambiack (S)–North	0	0	0	0	0	50	50	0	50
Yarriambiack (S)–South	0	0	0	0	0	0	0	0	0
Mallee(SD)	49	30	79	6 160	3 120	647	9 927	3 977	13 903
Mildura Rural City Part A (SSD)	35	30	65	4 038	3 120	380	7 538	917	8 455
Mildura (RC)–Pt A	35	30	65	4 038	3 120	380	7 538	917	8 455
West Mallee (SSD)	0	0	0	0	0	15	15	0	15
Buloke (S)–North	0	0	0	0	0	15	15	0	15
Buloke (S)–South	0	0	0	0	0	0	0	0	0
Mildura (RC)–Pt B	0	0	0	0	0	0	0	0	0
East Mallee (SSD)	14	0	14	2 122	0	251	2 374	3 060	5 433
Gannawarra (S)	3	0	3	327	0	110	437	135	572
Swan Hill (RC)–Central	2	0	2	289	0	87	376	1 425	1 800
Swan Hill (RC)–Robinvale	5	0	5	1 044	0	0	1 044	1 500	2 544
Swan Hill (RC)–Balance	4	0	4	462	0	55	517	0	517
Loddon (SD)	155	14	169	18 573	1 416	1 370	21 359	4 601	25 960
Greater Bendigo City Part A (SSD)	73	12	85	8 460	1 235	527	10 222	793	11 015
Greater Bendigo (C)–Central	3	0	3	300	0	192	492	237	729
Greater Bendigo (C)–Eaglehawk	4	0	4	352	0	0	352	127	479
Greater Bendigo (C)–Inner East	17	12	29	2 019	1 235	86	3 340	66	3 406
Greater Bendigo (C)–Inner North	7	0	7	776	0	90	866	208	1 074
Greater Bendigo (C)–Inner West	22	0	22	2 763	0	79	2 842	155	2 997
Greater Bendigo (C)–S'ysay	20	0	20	2 250	0	80	2 330	0	2 330
North Loddon (SSD)	33	0	33	3 665	0	560	4 224	1 853	6 077
C. Goldfields (S)–M'borough	3	0	3	285	0	79	364	110	474
C. Goldfields (S)–Balance	4	0	4	419	0	13	432	0	432
Gr Bendigo (C)–Pt B	10	0	10	1 067	0	111	1 178	80	1 258
Loddon (S)–North	0	0	0	0	0	35	35	113	148
Loddon (S)–South	0	0	0	0	0	13	13	150	163
Mount Alexander (S)–C'maine	8	0	8	1 161	0	115	1 277	1 400	2 677
Mount Alexander (S)–Balance	8	0	8	732	0	193	925	0	925
South Loddon (SSD)	49	2	51	6 448	181	283	6 912	1 955	8 867
Macedon Ranges (S)–Kyneton	6	2	8	585	181	0	766	0	766
Macedon Ranges (S)–Romsey	16	0	16	2 235	0	83	2 318	570	2 888
Macedon Ranges (S)–Balance	27	0	27	3 628	0	201	3 829	1 385	5 214

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)	196	19	215	24 358	1 554	1 547	27 459	4 616	32 075
Greater Shepparton City Part A (SSD)	39	10	49	5 089	900	356	6 346	423	6 769
Gr. Shepparton (C) Pt A	39	10	49	5 089	900	356	6 346	423	6 769
North Goulburn (SSD)	65	7	72	7 399	510	493	8 403	827	9 230
Campaspe (S)–Echuca	18	7	25	2 034	510	30	2 574	227	2 801
Campaspe (S)–Kyabram	9	0	9	1 112	0	150	1 262	0	1 262
Campaspe (S)–Rochester	5	0	5	683	0	98	781	0	781
Campaspe (S)–South	3	0	3	218	0	17	235	0	235
Gr. Shepparton (C)–Pt B East	5	0	5	546	0	12	558	0	558
Gr. Shepparton (C)–Pt B West	6	0	6	905	0	15	920	0	920
Moira (S)–East	3	0	3	393	0	72	466	0	466
Moira (S)–West	16	0	16	1 507	0	101	1 608	600	2 208
South Goulburn (SSD)	26	0	26	3 816	0	299	4 116	1 681	5 797
Delatite (S)–Benalla	3	0	3	301	0	71	372	0	372
Delatite (S)–North	1	0	1	118	0	0	118	0	118
Delatite (S)–South	16	0	16	2 666	0	0	2 666	1 000	3 666
Strathbogie (S)	6	0	6	731	0	228	960	681	1 641
South West Goulburn (SSD)	66	2	68	8 053	144	397	8 595	1 685	10 279
Mitchell (S)–North	9	0	9	1 109	0	106	1 215	0	1 215
Mitchell (S)–South	40	2	42	5 351	144	245	5 739	1 387	7 126
Murrindindi (S)–East	5	0	5	366	0	0	366	200	566
Murrindindi (S)–West	12	0	12	1 227	0	47	1 273	98	1 371
Ovens-Murray (SD)	62	10	75	7 775	1 003	817	9 595	1 413	11 008
Wodonga (SSD)	40	6	48	4 782	513	201	5 495	968	6 464
Indigo (S)–Pt A	8	0	8	937	0	107	1 045	0	1 045
Towong (S)–Pt A	0	2	2	0	178	0	178	0	178
Wodonga (RC)	32	4	38	3 844	335	93	4 273	968	5 241
West Ovens-Murray (SSD)	11	0	12	1 517	0	328	1 845	115	1 960
Indigo (S)–Pt B	3	0	3	347	0	30	377	0	377
Wangaratta (RC)–Central	2	0	2	225	0	33	258	115	373
Wangaratta (RC)–North	5	0	6	724	0	215	939	0	939
Wangaratta (RC)–South	1	0	1	220	0	50	270	0	270
East Ovens-Murray (SSD)	11	4	15	1 477	490	288	2 254	330	2 584
Alpine (S)–East	6	4	10	1 007	490	182	1 679	330	2 009
Alpine (S)–West	4	0	4	421	0	40	461	0	461
Towong (S)–Pt B	1	0	1	48	0	66	115	0	115
East Gippsland (SD)	45	0	45	4 593	0	1 146	5 738	1 706	7 444
East Gippsland Shire (SSD)	26	0	26	2 583	0	716	3 300	486	3 785
E. Gippsland (S)–Bairnsdale	18	0	18	1 734	0	532	2 266	363	2 629
E. Gippsland (S)–Orbost	5	0	5	574	0	131	705	0	705
E. Gippsland (S)–South-West	1	0	1	83	0	36	119	123	241
E. Gippsland (S)–Balance	2	0	2	193	0	17	210	0	210
Wellington Shire (SSD)	19	0	19	2 009	0	429	2 438	1 220	3 658
Wellington (S)–Alberton	5	0	5	483	0	105	589	0	589
Wellington (S)–Avon	4	0	4	416	0	44	460	0	460
Wellington (S)–Maffra	4	0	4	468	0	68	536	195	731
Wellington (S)–Rosedale	2	0	2	74	0	59	133	0	133
Wellington (S)–Sale	4	0	4	568	0	154	721	1 025	1 746

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)	141	9	152	16 228	765	1 876	18 868	4 448	23 316
La Trobe Valley (SSD)	32	0	32	4 178	0	497	4 676	1 020	5 696
Baw Baw (S)–Pt A	3	0	3	306	0	0	306	0	306
La Trobe (S)–Moe	7	0	7	802	0	0	802	0	802
La Trobe (S)–Morwell	1	0	1	180	0	309	489	50	539
La Trobe (S)–Traralgon	19	0	19	2 613	0	188	2 801	970	3 771
La Trobe (S)–Balance	2	0	2	277	0	0	277	0	277
West Gippsland (SSD)	26	2	29	3 537	65	309	3 910	1 065	4 975
Baw Baw (S)–Pt B East	3	0	3	387	0	104	491	168	659
Baw Baw (S)–Pt B West	23	2	26	3 150	65	205	3 419	897	4 316
Yarra Ranges (S)–Pt B	0	0	0	0	0	0	0	0	0
South Gippsland (SSD)	83	7	91	8 513	700	1 070	10 282	2 363	12 646
Bass Coast (S)–Phillip Island	22	0	22	1 779	0	454	2 233	350	2 583
Bass Coast (S)–Balance	26	7	34	3 077	700	245	4 022	183	4 205
South Gippsland (S)–Central	22	0	22	1 973	0	261	2 234	1 330	3 564
South Gippsland (S)–East	4	0	4	623	0	12	635	169	804
South Gippsland (S)–West	9	0	9	1 060	0	98	1 158	332	1 490
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)	73	8	83	9 061	700	629	10 389	1 456	11 844
Geelong Vic	110	2	113	13 585	600	1 419	15 604	3 730	19 334
Ballarat Vic	61	2	64	8 616	184	905	9 704	27 132	36 836
Bendigo Vic	73	12	85	8 460	1 235	527	10 222	793	11 015
Shepparton Vic	39	10	49	5 089	900	356	6 346	423	6 769
La Trobe Valley Vic	32	0	32	4 178	0	497	4 676	1 020	5 696
Mildura Vic	35	30	65	4 038	3 120	380	7 538	917	8 455

(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 6076.

EXPLANATORY NOTES

TREND ESTIMATES

continued

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

CHAIN VOLUME MEASURES

20 The chain volume measures appearing in this publication are annually re-weighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 1997–98). The reference year will be updated annually in the July publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes.

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

AUSTRALIAN STANDARD

GEOGRAPHICAL CLASSIFICATION
(ASGC)

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

23 Some Statistical Districts straddle State/Territory boundaries (e.g. the Albury–Wodonga Statistical District lies partly in Victoria 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
S	Shire

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.

FOR MORE INFORMATION...

- INTERNET* **www.abs.gov.au** the ABS web site is the best place to start for access to summary data from our latest publications, information about the ABS, advice about upcoming releases, our catalogue, and Australia Now—a statistical profile.
- LIBRARY* A range of ABS publications is available from public and tertiary libraries Australia-wide. Contact your nearest library to determine whether it has the ABS statistics you require, or visit our web site for a list of libraries.
- CPI INFOLINE* For current and historical Consumer Price Index data, call 1902 981 074 (call cost 75c per minute).
- DIAL-A-STATISTIC* For the latest figures for National Accounts, Balance of Payments, Labour Force, Average Weekly Earnings, Estimated Resident Population and the Consumer Price Index call 1900 986 400 (call cost 75c per minute).

INFORMATION SERVICE

Data which have been published and can be provided within five minutes are free of charge. Our information consultants can also help you to access the full range of ABS information—ABS user pays services can be tailored to your needs, time frame and budget. Publications may be purchased. Specialists are on hand to help you with analytical or methodological advice.

- PHONE* **1300 135 070**
- EMAIL* **client.services@abs.gov.au**
- FAX* 1300 135 211
- POST* Client Services, ABS, GPO Box 796, Sydney 1041

WHY NOT SUBSCRIBE?

ABS subscription services provide regular, convenient and prompt deliveries of ABS publications and products as they are released. Email delivery of monthly and quarterly publications is available.

- PHONE* 1300 366 323
- EMAIL* subscriptions@abs.gov.au
- FAX* 03 9615 7848
- POST* Subscription Services, ABS, GPO Box 2796Y, Melbourne 3001



2873120002005
ISSN 1031-1998

RRP \$17.50

© Commonwealth of Australia 2000

Produced by the Australian Bureau of Statistics