

BUILDING APPROVALS

VICTORIA

EMBARGO: 11:30AM (CANBERRA TIME) WED 8 JULY 1998

MAY KEY FIGURES

TREND ESTIMATES

	May 1998	% change Apr 1998 to May 1998	% change May 1997 to May 1998
Dwelling units approved			
Private sector houses	2 564	1.4	33.2
Total dwelling units	3 377	1.3	29.5

SEASONALLY ADJUSTED

	May 1998	% change Apr 1998 to May 1998	% change May 1997 to May 1998
Dwelling units approved			
Private sector houses	2 451	-8.1	27.4
Total dwelling units	3 284	-9.9	29.8

MAY KEY POINTS

TREND ESTIMATES

- The trend for the total number of dwelling units approved continues to grow rising 1.3% in May to be 29.5% above the level of a year ago.
- The growth in the trend for private sector houses has been slowing over the past three months although the estimate for May 1998 is still 33.2% higher than the level of a year ago.

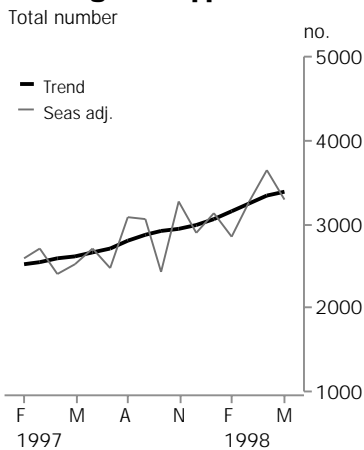
SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector houses fell 8.1% in May which is the first fall since October 1997.

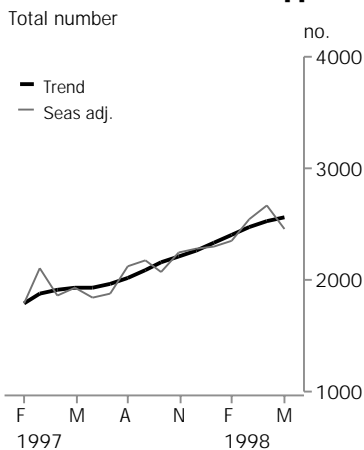
ORIGINAL ESTIMATES

- In original terms the number of dwelling units approved in May rose slightly to 3,356 (1.3%), with houses accounting for 2,621 and other residential units 735 of this total.
- The value of non-residential building approved in May was \$292.3 million. The largest contributor to this total was Other business premises (\$90.2 million) with Shops (\$52.8 million), Offices (\$44.8 million) and Health (\$36.9 million) also making significant contributions.

Dwelling units approved



Private sector houses approved



- For further information about these and related statistics, contact Merv Leaker on 08 8237 7585, or any ABS Office.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
June 1998	6 August 1998
July 1998	8 September 1998
August 1998	7 October 1998

CHANGES IN THIS ISSUE

Significant changes have been made to the presentation and content of this publication to more closely align it with the national building approvals publication. The main changes are:

- percentage change tables have been added (tables 2 and 4);
- the 'Conversions, etc' category is no longer being used. From this issue the components are included in their own rights (tables 5 and 6). For more detail see the Explanatory Notes and Glossary;
- seasonal adjustment and trend estimates have been included for some of the vlaue series (table 3);
- the table giving the full breakdown of dwelling types now includes a time series (table 7);
- a separate table for the Melbourne Statistical Division has been included (table 11);
- data for all Local Government Areas in the State have been included (table 12);
- the tables showing material of outer walls and dual occupancy data have been deleted.

Data previously included and other unpublished data is still available. Contact Richard Mason on (08) 8237 7663.

DATA NOTES

Geographic coding - Dwelling approvals are geographically coded to the Census Collector District (CD) level and will generally be available three months after the end of a quarter. CD information for the five mainland states for the period July 1996 to December 1997 is expected to be released early July 1998. In preparing for this release of information, checking has revealed unexpected differences between the CD code and the Statistical Local Area (SLA) code and has consequently meant a revision to about 2% of SLA codes. Most of the changes have been in Victoria and Queensland and in the main to adjoining Statistical local Areas. For further information please contact Tamra Nitschke on 08 82377655.

REVISIONS THIS MONTH

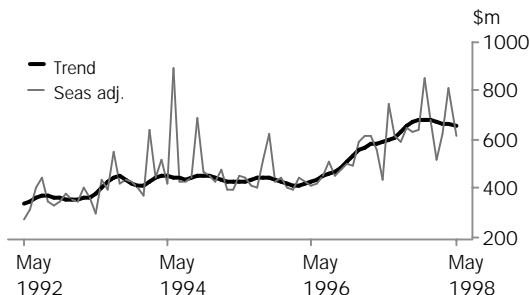
Seasonally adjusted and trend estimates have been revised as a result of the annual reanalysis of seasonal factors.

VINCE LAZZARO
Acting Regional Director, Victoria

VALUE OF BUILDING APPROVED

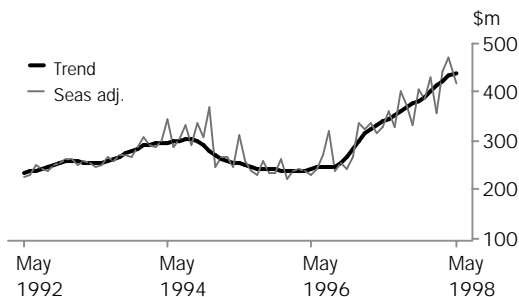
VALUE OF TOTAL BUILDING

Whilst movements in the seasonally adjusted estimate for this series have been volatile over the last six months the trend has dropped by only 2.6% over that period.



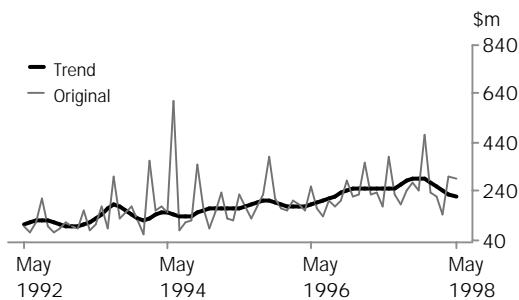
VALUE OF RESIDENTIAL BUILDING

The trend estimate for this series has shown consistent growth since mid 1996.



VALUE OF NON-RESIDENTIAL BUILDING

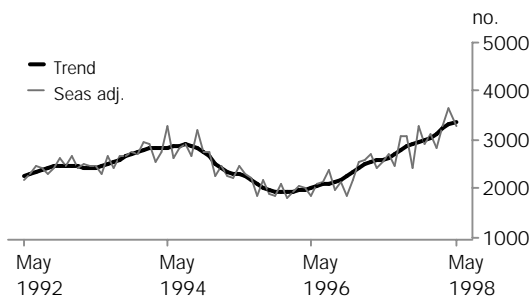
The trend for this series has been in decline since November 1997 although this decline appears to have slowed with the trend falling 2.8% in May following falls of 4.7% in April and 6.6% in March.



DWELLINGS APPROVED

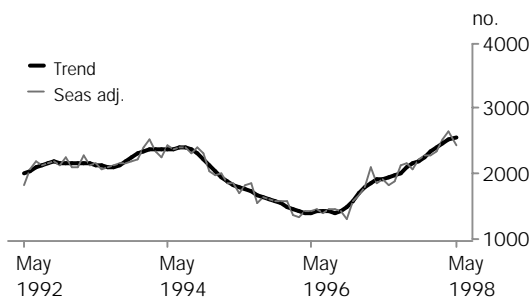
TOTAL DWELLING UNITS

Growth in the trend series has been steady since the beginning of 1996.



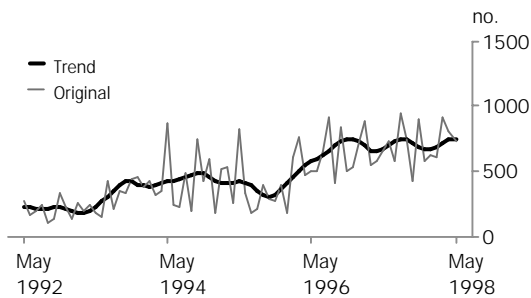
PRIVATE SECTOR HOUSES

This series has shown consistent growth since late 1996.



OTHER DWELLINGS(a)

After three months of strong growth the trend estimate for this series has slowed, with a rise of 0.1% in May.



(a) See Glossary for definition

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

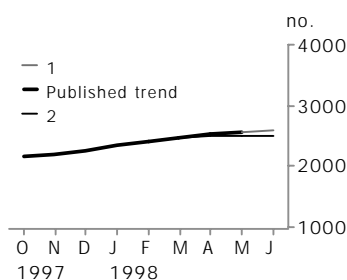
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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 June seasonally adjusted estimate is higher than the May estimate by 5% for the number of private sector houses approved and 8% for total dwelling units approved; and that the June seasonally adjusted estimate is lower than the May 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

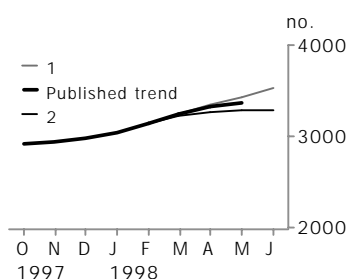


	TREND AS PUBLISHED	
	no.	% change
January 1998	2 334	2.9
February 1998	2 406	3.1
March 1998	2 473	2.8
April 1998	2 529	2.3
May 1998	2 564	1.4
June 1998	n.y.a.	n.y.a.

WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:

	1		2	
	<i>rises by 5% on May 1998 falls by 5% on May 1998</i>			
	no.	% change	no.	% change
January 1998	2 335	2.9	2 344	3.0
February 1998	2 406	3.0	2 411	2.8
March 1998	2 472	2.7	2 461	2.1
April 1998	2 525	2.1	2 488	1.1
May 1998	2 563	1.5	2 493	0.2
June 1998	2 591	1.1	2 486	-0.3

TOTAL DWELLING UNITS



	TREND AS PUBLISHED	
	no.	% change
January 1998	3 049	2.2
February 1998	3 142	3.1
March 1998	3 240	3.1
April 1998	3 334	2.9
May 1998	3 377	1.3
June 1998	n.y.a.	n.y.a.

WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:

	1		2	
	<i>rises by 8% on May 1998 falls by 8% on May 1998</i>			
	no.	% change	no.	% change
January 1998	3 044	2.2	3 063	2.4
February 1998	3 139	3.1	3 148	2.8
March 1998	3 246	3.4	3 222	2.3
April 1998	3 346	3.1	3 264	1.3
May 1998	3 430	2.5	3 276	0.4
June 1998	3 524	2.8	3 292	0.5

DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS(a)		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						
March	1 897	1 909	539	547	2 436	2 456
April	1 928	1 957	531	580	2 459	2 537
May	2 007	2 018	632	658	2 639	2 676
June	1 820	1 827	693	741	2 513	2 568
July	2 051	2 054	539	578	2 590	2 632
August	2 268	2 272	872	948	3 140	3 220
September	2 382	2 416	667	746	3 049	3 162
October	2 192	2 250	377	431	2 569	2 681
November	2 303	2 342	834	905	3 137	3 247
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
SEASONALLY ADJUSTED						
1997						
March	2 105	2 121	n.a.	n.a.	2 645	2 713
April	1 852	1 877	n.a.	n.a.	2 359	2 413
May	1 924	1 933	n.a.	n.a.	2 493	2 531
June	1 837	1 844	n.a.	n.a.	2 637	2 704
July	1 880	1 883	n.a.	n.a.	2 427	2 478
August	2 125	2 129	n.a.	n.a.	2 994	3 087
September	2 170	2 221	n.a.	n.a.	2 978	3 070
October	2 071	2 120	n.a.	n.a.	2 313	2 423
November	2 237	2 264	n.a.	n.a.	3 180	3 266
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
TREND ESTIMATES						
1997						
March	1 872	1 887	637	665	2 509	2 552
April	1 911	1 923	621	655	2 532	2 579
May	1 925	1 936	629	671	2 554	2 607
June	1 938	1 949	652	702	2 591	2 651
July	1 971	1 985	673	730	2 643	2 714
August	2 024	2 044	690	753	2 715	2 797
September	2 090	2 117	688	753	2 777	2 870
October	2 152	2 188	664	724	2 815	2 912
November	2 209	2 251	641	689	2 849	2 940
December	2 269	2 313	633	670	2 902	2 983
1998						
January	2 334	2 378	640	671	2 974	3 049
February	2 406	2 452	657	691	3 063	3 142
March	2 473	2 523	673	717	3 146	3 240
April	2 529	2 585	689	749	3 218	3 334
May	2 564	2 627	672	750	3 236	3 377

(a) See Glossary for definition.

DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS(a)		TOTAL DWELLING UNITS..	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
1997						
March	17.6	17.6	-39.2	-38.7	-2.5	-2.4
April	1.6	2.5	-1.5	6.0	0.9	3.3
May	4.1	3.1	19.0	13.4	7.3	5.5
June	-9.3	-9.5	9.7	12.6	-4.8	-4.0
July	12.7	12.4	-22.2	-22.0	3.1	2.5
August	10.6	10.6	61.8	64.0	21.2	22.3
September	5.0	6.3	-23.5	-21.3	-2.9	-1.8
October	-8.0	-6.9	-43.5	-42.2	-15.7	-15.2
November	5.1	4.1	121.2	110.0	22.1	21.1
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
SEASONALLY ADJUSTED (% change from preceding month)						
1997						
March	17.8	17.9	n.a.	n.a.	2.4	4.4
April	-12.0	-11.5	n.a.	n.a.	-10.8	-11.1
May	3.9	3.0	n.a.	n.a.	5.7	4.9
June	-4.5	-4.6	n.a.	n.a.	5.8	6.8
July	2.4	2.1	n.a.	n.a.	-7.9	-8.4
August	13.0	13.0	n.a.	n.a.	23.3	24.6
September	2.1	4.3	n.a.	n.a.	-0.5	-0.5
October	-4.6	-4.5	n.a.	n.a.	-22.3	-21.1
November	8.0	6.8	n.a.	n.a.	37.5	34.8
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
TREND ESTIMATES (% change from preceding month)						
1997						
March	4.1	4.1	-5.6	-4.9	1.5	1.6
April	2.1	1.9	-2.5	-1.4	0.9	1.0
May	0.8	0.6	1.3	2.4	0.9	1.1
June	0.7	0.7	3.7	4.6	1.4	1.7
July	1.7	1.8	3.1	3.9	2.0	2.4
August	2.7	3.0	2.6	3.2	2.7	3.0
September	3.2	3.6	-0.4	-0.1	2.3	2.6
October	3.0	3.4	-3.5	-3.8	1.4	1.5
November	2.6	2.9	-3.4	-4.8	1.2	1.0
December	2.7	2.7	-1.2	-2.8	1.8	1.4
1998						
January	2.9	2.8	1.1	0.2	2.5	2.2
February	3.1	3.1	2.6	3.0	3.0	3.1
March	2.8	2.9	2.4	3.8	2.7	3.1
April	2.3	2.4	2.5	4.5	2.3	2.9
May	1.4	1.6	-2.4	0.1	0.6	1.3

(a) See Glossary for definition.

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					
March	251.0	63.1	314.1	225.1	539.2
April	261.8	63.5	325.3	237.0	562.3
May	301.1	62.5	363.6	178.3	541.9
June	265.0	84.6	349.7	382.1	731.8
July	277.8	62.9	340.7	227.9	568.6
August	323.7	65.7	389.4	184.5	573.9
September	314.8	83.6	398.4	242.2	640.6
October	283.0	84.4	367.4	279.2	646.7
November	362.1	60.1	422.2	247.3	669.5
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
SEASONALLY ADJUSTED					
1997					
March	275.4	61.9	337.3	n.a.	613.0
April	253.6	60.9	314.5	n.a.	561.3
May	268.0	59.3	327.3	n.a.	436.9
June	266.7	92.6	359.4	n.a.	747.3
July	265.2	61.7	326.9	n.a.	618.3
August	332.3	69.3	401.6	n.a.	588.4
September	295.3	77.7	373.0	n.a.	650.4
October	262.9	68.6	331.5	n.a.	629.3
November	345.1	62.4	407.5	n.a.	644.0
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
TREND ESTIMATES					
1997					
March	259.9	66.4	326.3	254.2	580.5
April	265.3	68.1	333.4	252.4	585.8
May	269.6	69.4	339.0	252.9	592.0
June	274.3	70.8	345.1	252.1	597.2
July	280.7	71.7	352.5	254.9	607.3
August	290.2	71.7	361.8	266.9	628.8
September	299.7	70.4	370.0	284.1	654.1
October	307.9	68.1	376.0	294.6	670.6
November	315.9	66.3	382.2	296.2	678.4
December	324.6	66.2	390.8	290.2	681.0
1998					
January	333.7	67.9	401.6	277.6	679.2
February	342.7	70.9	413.6	257.6	671.2
March	349.6	74.8	424.4	240.7	665.2
April	354.8	79.0	433.8	229.5	663.3
May	354.9	83.0	437.9	223.0	660.9

(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					
March	4.2	-17.8	-1.1	-37.4	-20.4
April	4.3	0.6	3.6	5.3	4.3
May	15.0	-1.6	11.8	-24.8	-3.6
June	-12.0	35.4	-3.8	114.3	35.0
July	4.8	-25.7	-2.6	-40.4	-22.3
August	16.5	4.5	14.3	-19.0	0.9
September	-2.7	27.2	2.3	31.3	11.6
October	-10.1	1.0	-7.8	15.3	1.0
November	28.0	-28.8	14.9	-11.4	3.5
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
SEASONALLY ADJUSTED (% change from preceding month)					
1997					
March	13.7	-22.8	4.6	n.a.	-0.1
April	-7.9	-1.6	-6.8	n.a.	-8.4
May	5.7	-2.6	4.1	n.a.	-22.2
June	-0.5	56.2	9.8	n.a.	71.0
July	-0.6	-33.4	-9.0	n.a.	-17.3
August	25.3	12.3	22.9	n.a.	-4.8
September	-11.1	12.1	-7.1	n.a.	10.5
October	-11.0	-11.7	-11.1	n.a.	-3.2
November	31.3	-9.0	22.9	n.a.	2.3
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
TREND ESTIMATES (% change from preceding month)					
1997					
March	2.9	3.4	3.1	-0.1	1.7
April	2.1	2.6	2.2	-0.7	0.9
May	1.6	1.9	1.7	0.2	1.1
June	1.7	2.0	1.8	-0.3	0.9
July	2.3	1.3	2.1	1.1	1.7
August	3.4	0.0	2.6	4.7	3.5
September	3.3	-1.8	2.3	6.4	4.0
October	2.7	-3.3	1.6	3.7	2.5
November	2.6	-2.6	1.6	0.5	1.2
December	2.8	-0.2	2.3	-2.0	0.4
1998					
January	2.8	2.6	2.8	-4.3	-0.3
February	2.7	4.4	3.0	-7.2	-1.2
March	2.0	5.5	2.6	-6.6	-0.9
April	1.5	5.6	2.2	-4.7	-0.3
May	0.0	5.1	0.9	-2.8	-0.4

(a) Refer to Explanatory Notes paragraph 12.

DWELLING UNITS APPROVED, Private and Public Sector: **Original**

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
PRIVATE SECTOR (Number)						
1994-95	25 282	3 225	(b)1 288	(b) 0	52	29 847
1995-96	18 425	3 218	(b) 574	(b) 0	60	22 277
1996-97	19 593	6 421	203	741	239	27 197
1997						
May	2 004	561	3	64	7	2 639
June	1 817	438	81	157	20	2 513
July	2 050	513	9	14	4	2 590
August	2 262	822	4	50	2	3 140
September	2 379	445	3	219	3	3 049
October	2 190	315	6	57	1	2 569
November	2 300	783	12	38	4	3 137
December	2 173	502	14	47	4	2 740
1998						
January	1 788	517	12	41	24	2 382
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
PUBLIC SECTOR (Number)						
1994-95	601	808	(b) 6	(b) 0	1	1 416
1995-96	464	937	(b) 29	(b) 0	0	1 430
1996-97	212	384	45	0	12	653
1997						
May	11	26	0	0	0	37
June	7	4	44	0	0	55
July	3	39	0	0	0	42
August	4	75	0	0	1	80
September	34	79	0	0	0	113
October	58	54	0	0	0	112
November	39	71	0	0	0	110
December	61	29	0	0	0	90
1998						
January	22	35	0	0	0	57
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
TOTAL (Number)						
1994-95	25 883	4 033	(b)1 294	(b) 0	53	31 263
1995-96	18 889	4 155	(b) 603	(b) 0	60	23 707
1996-97	19 805	6 805	248	741	251	27 850
1997						
May	2 015	587	3	64	7	2 676
June	1 824	442	125	157	20	2 568
July	2 053	552	9	14	4	2 632
August	2 266	897	4	50	3	3 220
September	2 413	524	3	219	3	3 162
October	2 248	369	6	57	1	2 681
November	2 339	854	12	38	4	3 247
December	2 234	531	14	47	4	2 830
1998						
January	1 810	552	12	41	24	2 439
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

(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	Total building
PRIVATE SECTOR (\$ million)								
1994-95	2 383.2	388.8	(b) 134.7	535.9	(b) 0.0	3 442.6	1 274.7	4 717.3
1995-96	1 845.2	325.9	(b) 25.0	530.9	(b) 0.0	2 726.9	1 721.6	4 448.5
1996-97	2 149.1	644.3	12.6	597.1	84.2	3 487.2	1 879.7	5 366.9
1997								
May	224.1	74.8	0.2	53.8	5.3	358.3	135.6	493.9
June	203.7	60.8	4.4	46.5	31.5	346.8	120.3	467.1
July	233.4	42.1	0.7	57.0	3.1	336.2	161.6	497.8
August	245.7	70.3	0.5	52.2	10.9	379.7	159.5	539.1
September	264.7	42.9	0.1	69.8	10.0	387.5	209.9	597.3
October	244.0	29.8	0.9	65.5	9.6	349.8	204.8	554.6
November	252.7	101.9	0.7	52.9	3.2	411.4	213.5	624.9
December	240.6	52.9	1.6	45.0	3.4	343.5	456.7	800.2
1998								
January	197.3	80.7	1.1	46.0	2.6	327.6	201.7	529.3
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
PUBLIC SECTOR (\$ million)								
1994-95	41.9	59.9	(b) 0.3	14.1	(b) 0.0	116.2	700.5	816.7
1995-96	42.2	66.4	(b) 1.6	32.7	(b) 0.0	142.9	730.8	873.8
1996-97	22.8	23.8	1.0	32.7	0.9	81.2	960.1	1 041.3
1997								
May	0.9	1.4	0.0	3.1	0.0	5.3	42.7	48.0
June	0.4	0.2	0.9	1.4	0.0	2.9	261.8	264.6
July	0.2	2.2	0.0	2.2	0.0	4.5	66.3	70.8
August	0.5	7.2	0.0	2.0	0.0	9.7	25.0	34.7
September	2.5	4.6	0.0	3.7	0.0	10.9	32.4	43.3
October	5.0	4.2	0.0	8.4	0.0	17.6	74.4	92.1
November	3.3	4.2	0.0	3.3	0.0	10.8	33.7	44.6
December	6.2	1.7	0.0	5.5	0.0	13.4	13.6	27.0
1998								
January	1.8	1.9	0.0	7.2	0.0	10.9	32.4	43.3
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
TOTAL (\$ million)								
1994-95	2 425.1	448.7	(b) 135.0	550.0	(b) 0.0	3 558.9	1 975.2	5 534.0
1995-96	1 887.4	392.3	(b) 26.6	563.5	(b) 0.0	2 869.9	2 452.4	5 322.3
1996-97	2 171.9	668.1	13.5	629.8	85.1	3 568.4	2 839.8	6 408.2
1997								
May	225.0	76.2	0.2	56.9	5.3	363.6	178.3	541.9
June	204.1	61.0	5.3	47.8	31.5	349.7	382.1	731.8
July	233.5	44.3	0.7	59.1	3.1	340.7	227.9	568.6
August	246.2	77.5	0.5	54.3	10.9	389.4	184.5	573.9
September	267.3	47.5	0.1	73.6	10.0	398.4	242.2	640.6
October	249.1	34.0	0.9	73.9	9.6	367.4	279.2	646.7
November	256.0	106.1	0.7	56.2	3.2	422.2	247.3	669.5
December	246.8	54.6	1.6	50.6	3.4	357.0	470.2	827.2
1998								
January	199.1	82.6	1.1	53.1	2.6	338.5	234.1	572.6
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

(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	New houses	Semi-detached, row or terrace houses, townhouses, etc. of.....		Flats units or apartments in a building of.....			Total	Total new residential building		
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
NUMBER OF DWELLING UNITS										
1994-95	25 883	1 434	835	2 269	102	96	1 566	1 764	4 033	29 916
1995-96	18 889	1 854	882	2 736	319	277	823	1 419	4 155	23 044
1996-97	19 805	2 980	1 500	4 480	204	298	1 823	2 325	6 805	26 610
1997										
March	1 907	276	177	453	26	3	30	59	512	2 419
April	1 955	342	134	476	17	5	4	26	502	2 457
May	2 015	237	117	354	21	55	157	233	587	2 602
June	1 824	114	138	252	0	16	174	190	442	2 266
July	2 053	284	214	498	15	0	39	54	552	2 605
August	2 266	344	211	555	16	111	215	342	897	3 163
September	2 413	261	165	426	2	14	82	98	524	2 937
October	2 248	180	129	309	25	4	31	60	369	2 617
November	2 339	222	206	428	20	55	351	426	854	3 193
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
VALUE (\$ million)										
1994-95	2 424.9	99.4	72.7	172.3	11.0	7.8	258.1	276.8	448.7	2 873.8
1995-96	1 887.4	124.5	82.8	207.2	29.6	27.0	128.5	185.1	392.3	2 279.8
1996-97	2 171.8	200.3	140.3	340.7	18.2	38.0	271.3	327.3	668.3	2 840.1
1997										
March	211.0	18.5	16.9	35.4	1.8	0.8	2.0	4.5	40.0	251.0
April	220.0	24.4	13.7	38.0	1.6	1.0	1.1	3.7	41.8	261.8
May	225.0	16.5	11.3	27.9	1.3	7.9	39.1	48.3	76.2	301.1
June	204.1	8.1	14.6	22.7	0.0	2.0	36.3	38.3	61.0	265.0
July	233.5	19.3	19.0	38.3	1.9	0.0	4.1	6.0	44.3	277.8
August	246.2	23.7	19.6	43.3	2.8	13.3	18.0	34.2	77.5	323.7
September	267.3	19.3	14.7	34.0	0.9	1.8	10.8	13.5	47.5	314.8
October	249.1	12.8	12.9	25.7	2.5	2.4	3.4	8.3	34.0	283.0
November	256.0	15.3	21.4	36.7	2.0	6.6	60.8	69.4	106.1	362.1
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

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Average 1989-90 Prices

<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(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1994-95	2 259.0	543.9	2 802.9	637.9	3 440.8	2 423.6	5 864.4
1995-96	1 731.7	465.6	2 197.2	541.3	2 738.5	2 952.0	5 690.4
1996-97	1 982.8	781.3	2 764.1	664.5	3 428.6	3 350.6	6 779.2
1996							
December	445.6	156.4	601.9	153.5	755.5	847.5	1 603.0
1997							
March	497.2	189.8	687.1	173.2	860.2	955.2	1 815.4
June	590.4	206.7	797.1	191.6	988.7	929.8	1 918.5
September	679.5	193.4	872.9	193.1	1 066.0	755.4	1 821.4
December	680.7	220.3	901.0	181.2	1 082.2	1 139.8	2 222.0
1998							
March	665.2	229.0	894.2	187.4	1 081.6	686.6	1 768.2
ORIGINAL (% change from preceding quarter)							
1996							
December	-0.9	-31.5	-11.2	5.0	-8.3	37.1	11.1
1997							
March	11.6	21.4	14.2	12.8	13.9	12.7	13.3
June	18.7	8.9	16.0	10.6	14.9	-2.7	5.7
September	15.1	-6.4	9.5	0.8	7.8	-18.8	-5.1
December	0.2	13.9	3.2	-6.2	1.5	50.9	22.0
1998							
March	-2.3	3.9	-0.8	3.4	-0.1	-39.8	-20.4

(a) 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												
1998												
March	2	0.3	55	5.1	21	2.4	45	4.0	35	3.5	10	1.1
April	3	0.3	54	5.1	19	2.0	61	6.5	23	2.5	15	1.3
May	7	0.6	60	5.4	31	3.3	50	4.6	40	3.8	8	0.7
Value—\$200,000—\$499,999												
1998												
March	4	1.2	13	3.7	25	6.9	22	6.2	18	5.6	8	2.5
April	3	0.9	15	4.8	11	3.9	22	6.2	13	4.0	11	3.4
May	1	0.4	17	5.1	16	4.0	17	5.3	23	6.4	5	1.5
Value—\$500,000—\$999,999												
1998												
March	2	1.4	8	5.3	8	5.1	6	4.4	12	8.2	3	2.5
April	1	0.7	9	5.9	6	4.6	11	6.6	8	5.8	3	2.2
May	1	0.6	2	1.4	8	5.0	2	1.7	9	5.3	8	5.2
Value—\$1,000,000—\$4,999,999												
1998												
March	3	5.3	3	5.4	0	0.0	5	11.5	6	11.2	1	2.7
April	0	0.0	16	32.7	3	5.7	5	14.7	4	8.9	5	10.7
May	0	0.0	5	6.7	3	4.0	1	1.0	7	14.4	8	11.8
Value—\$5,000,000 and over												
1998												
March	0	0.0	1	13.0	0	0.0	0	0.0	0	0.0	0	0.0
April	0	0.0	1	5.9	0	0.0	1	20.4	4	57.3	2	14.4
May	1	5.5	1	34.3	0	0.0	2	32.2	4	60.2	0	0.0
Value—Total												
1994-95	96	48.0	820	358.8	689	219.1	789	361.2	463	218.3	345	303.7
1995-96	120	136.4	999	390.6	641	230.6	913	418.9	550	340.9	441	365.0
1996-97	117	157.7	921	391.1	734	373.7	914	404.6	685	401.2	354	411.2
1998												
March	11	8.2	80	32.4	54	14.5	78	26.2	71	28.6	22	8.8
April	7	1.9	95	54.4	39	16.1	100	54.5	52	78.6	36	32.0
May	10	7.1	85	52.8	58	16.3	72	44.8	83	90.2	29	19.2

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										
March	3	0.3	7	0.6	8	0.8	21	1.8	207	19.9
April	2	0.2	12	1.1	13	1.4	26	2.5	228	22.9
May	1	0.1	6	0.7	14	1.1	24	3.0	241	23.4
Value—\$200,000—\$499,999										
1998										
March	3	1.0	3	1.1	6	1.6	8	2.6	110	32.5
April	1	0.3	6	1.7	6	1.6	16	4.4	104	31.2
May	1	0.3	3	0.7	6	1.8	11	3.3	100	28.9
Value—\$500,000—\$999,999										
1998										
March	0	0.0	1	0.6	4	2.8	5	3.5	49	33.8
April	0	0.0	0	0.0	2	1.5	3	2.1	43	29.3
May	1	0.6	0	0.0	1	0.7	0	0.0	32	20.4
Value—\$1,000,000—\$4,999,999										
1998										
March	0	0.0	1	2.0	2	3.3	1	2.0	22	43.3
April	1	1.5	7	17.4	5	9.5	4	7.6	50	108.7
May	0	0.0	0	0.0	3	7.5	2	6.6	29	51.9
Value—\$5,000,000 and over										
1998										
March	0	0.0	0	0.0	0	0.0	1	5.9	2	18.9
April	0	0.0	1	5.7	0	0.0	1	6.9	10	110.7
May	0	0.0	4	35.4	0	0.0	0	0.0	12	167.6
Value—Total										
1994-95	55	15.4	137	121.1	230	230.4	210	98.9	3 834	1 975.3
1995-96	34	7.6	155	136.5	234	251.4	298	174.6	4 385	2 452.2
1996-97	57	15.3	217	257.8	219	90.1	357	336.6	4 575	2 839.7
1998										
March	6	1.3	12	4.3	20	8.5	36	15.8	390	148.5
April	4	1.9	26	25.9	26	14.0	50	23.5	435	302.7
May	3	0.9	13	36.9	24	11.1	37	13.0	414	292.3

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)											
1994-95	47.0	351.0	206.8	238.1	165.0	77.4	15.4	49.2	81.9	42.9	1 274.7
1995-96	135.2	365.0	227.6	301.0	265.1	80.6	7.5	68.6	136.2	134.7	1 721.6
1996-97	156.0	372.9	352.5	277.7	336.3	72.7	15.4	127.6	47.1	121.5	1 879.7
1997											
May	1.5	37.7	24.1	37.6	14.4	2.6	1.8	7.1	3.4	5.4	135.6
June	18.7	16.4	20.3	15.5	19.6	11.0	1.5	7.9	1.4	8.0	120.3
July	1.9	26.5	12.8	45.5	44.9	8.7	1.8	8.8	5.4	5.3	161.6
August	28.6	20.8	19.9	27.3	25.7	6.8	1.1	20.1	7.7	1.6	159.5
September	4.9	67.6	20.3	27.9	31.2	13.0	1.9	13.6	17.9	11.6	209.9
October	11.4	82.0	26.8	18.0	35.9	10.4	1.9	1.4	12.1	5.0	204.8
November	99.6	20.6	24.4	15.4	26.1	6.1	3.4	3.2	12.1	2.7	213.5
December	4.1	11.5	16.6	38.4	14.2	9.6	0.4	3.3	354.0	4.6	456.7
1998											
January	40.1	27.1	32.9	20.8	34.3	4.3	1.0	17.1	5.0	19.1	201.7
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
PUBLIC SECTOR (\$ million)											
1994-95	1.1	7.7	12.4	123.1	53.3	226.3	0.0	71.8	148.6	56.2	700.5
1995-96	1.2	25.5	3.0	118.0	75.7	284.3	0.0	68.0	115.3	39.9	730.8
1996-97	1.7	18.3	21.3	126.9	64.7	338.6	0.0	130.2	43.2	215.1	960.1
1997											
May	0.5	0.1	0.4	12.5	5.4	14.8	0.0	2.3	3.6	3.0	42.7
June	0.0	0.3	0.4	2.0	52.2	160.2	0.0	1.8	3.6	41.2	261.8
July	0.0	1.7	1.4	5.2	4.2	10.7	0.0	32.5	3.0	7.6	66.3
August	0.0	0.1	0.5	6.6	4.2	9.4	0.0	2.7	1.0	0.6	25.0
September	0.0	0.1	0.0	3.2	4.6	6.0	0.0	13.9	3.2	1.3	32.4
October	0.0	0.0	0.4	8.7	4.2	24.4	0.0	32.5	3.5	0.6	74.4
November	0.0	0.1	0.1	2.5	0.2	10.8	0.0	14.2	4.9	0.9	33.7
December	0.1	0.4	0.0	1.8	0.4	6.8	0.0	1.4	1.8	0.8	13.6
1998											
January	0.0	3.3	0.0	2.6	0.2	23.3	0.0	0.8	1.7	0.5	32.4
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
TOTAL (\$ million)											
1994-95	48.1	358.8	219.2	361.2	218.3	303.7	15.4	121.0	230.4	99.0	1 975.2
1995-96	136.4	390.4	230.6	419.0	340.8	364.9	7.5	136.6	251.5	174.6	2 452.4
1996-97	157.7	391.1	373.8	404.7	401.1	411.3	15.4	257.8	90.2	336.6	2 839.8
1997											
May	2.0	37.9	24.5	50.1	19.9	17.4	1.8	9.4	6.9	8.4	178.3
June	18.7	16.7	20.7	17.6	71.8	171.2	1.5	9.6	5.0	49.2	382.1
July	1.9	28.2	14.2	50.7	49.1	19.3	1.8	41.3	8.4	13.0	227.9
August	28.6	20.8	20.4	33.9	29.9	16.2	1.1	22.7	8.7	2.2	184.5
September	4.9	67.7	20.3	31.1	35.8	18.9	1.9	27.5	21.1	12.9	242.2
October	11.4	82.0	27.3	26.6	40.1	34.8	1.9	33.9	15.6	5.6	279.2
November	99.6	20.7	24.5	17.9	26.3	16.9	3.4	17.5	17.0	3.6	247.3
December	4.2	11.9	16.6	40.2	14.6	16.4	0.4	4.7	355.8	5.4	470.2
1998											
January	40.1	30.4	32.9	23.4	34.4	27.6	1.0	17.9	6.7	19.6	234.1
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

BUILDING APPROVED IN THE MELBOURNE STATISTICAL DIVISION: Original

DWELLINGS (no.).....

VALUE (\$'000).....

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									
1995-96	12 690	2 977	16 266	1 315 778	307 875	445 795	2 069 448	1 352 461	3 421 910
1996-97	13 708	5 940	20 783	1 572 314	610 826	566 418	2 749 558	1 527 058	4 276 616
1997									
May	1 469	494	2 033	171 837	70 103	46 912	288 852	106 375	395 227
June	1 324	420	2 000	155 119	59 352	72 344	286 815	102 993	389 809
July	1 519	479	2 023	177 395	39 534	49 957	266 885	132 053	398 938
August	1 679	789	2 522	185 825	67 836	52 895	306 556	122 835	429 391
September	1 737	415	2 374	198 503	40 578	65 533	304 614	173 464	478 079
October	1 507	295	1 866	175 723	27 601	60 937	264 261	179 977	444 238
November	1 693	757	2 502	191 351	100 303	46 358	338 013	195 763	533 776
December	1 610	462	2 132	182 127	49 956	40 904	272 987	440 683	713 669
1998									
January	1 387	468	1 929	155 412	75 260	39 939	270 611	174 206	444 817
February	1 531	501	2 097	174 503	45 151	51 254	270 907	137 723	408 630
March	1 852	781	2 710	218 993	69 350	62 394	350 737	103 995	454 732
April	1 860	627	2 534	221 469	75 586	58 555	355 609	172 933	528 543
May	1 807	440	2 446	218 421	49 334	67 885	335 640	223 937	559 577
PUBLIC SECTOR									
1995-96	344	723	1 085	32 432	53 917	21 391	107 740	582 047	689 786
1996-97	136	311	501	16 625	19 152	25 833	61 609	775 904	837 513
1997									
May	0	23	23	0	1 220	2 100	3 320	30 236	33 556
June	0	4	48	0	160	1 859	2 019	248 382	250 401
July	3	35	38	192	1 750	1 159	3 101	44 132	47 233
August	3	75	79	217	7 207	1 343	8 766	19 180	27 947
September	17	40	57	1 320	2 520	2 992	6 831	18 654	25 486
October	47	30	77	4 204	2 763	8 085	15 052	58 315	73 367
November	24	47	71	2 064	2 866	2 727	7 657	17 865	25 522
December	55	16	71	5 125	963	2 704	8 792	9 873	18 665
1998									
January	14	9	23	1 041	480	4 277	5 798	28 856	34 654
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
TOTAL									
1995-96	13 034	3 700	17 351	1 348 210	361 792	467 186	2 177 188	1 934 508	4 111 696
1996-97	13 844	6 251	21 284	1 588 938	629 978	592 250	2 811 167	2 302 962	5 114 129
1997									
May	1 469	517	2 056	171 837	71 323	49 012	292 172	136 611	428 784
June	1 324	424	2 048	155 119	59 512	74 203	288 834	351 375	640 209
July	1 522	514	2 061	177 586	41 284	51 116	269 986	176 186	446 172
August	1 682	864	2 601	186 042	75 043	54 238	315 322	142 015	457 338
September	1 754	455	2 431	199 823	43 098	68 525	311 446	192 119	503 564
October	1 554	325	1 943	179 927	30 365	69 021	279 313	238 291	517 605
November	1 717	804	2 573	193 416	103 169	49 085	345 670	213 628	559 297
December	1 665	478	2 203	187 252	50 919	43 608	281 779	450 555	732 334
1998									
January	1 401	477	1 952	156 453	75 740	44 215	276 409	203 063	479 471
February	1 541	516	2 122	175 663	45 946	56 058	277 667	165 774	443 441
March	1 857	787	2 721	219 351	69 686	69 298	358 335	117 599	475 934
April	1 860	682	2 589	221 469	79 236	66 135	366 839	254 185	621 023
May	1 919	450	2 593	227 162	49 898	72 860	349 920	265 628	615 548

(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	2 619	482	3 356	300 335	53 269	89 859	443 463	292 275	735 738
Melbourne (SD)	1 919	450	2 593	227 162	49 898	72 860	349 920	265 628	615 548
Inner Melbourne (SSD)	50	98	289	6 081	17 629	22 806	46 516	57 480	103 996
Melbourne (C) - Inner	0	0	95	0	0	7 900	7 900	31 785	39 685
Melbourne (C) - Remainder	9	7	19	1 340	455	905	2 700	6 900	9 600
Port Phillip (C) - St Kilda	1	0	1	170	0	732	902	199	1 101
Port Phillip (C) - West	32	15	48	3 771	2 537	1 061	7 369	1 872	9 241
Stonnington (C) - Prahran	2	6	8	190	1 707	4 107	6 005	12 928	18 933
Yarra (C) - North	4	7	44	410	590	6 696	7 696	1 698	9 393
Yarra (C) - Richmond	2	63	74	200	12 340	1 405	13 945	2 100	16 044
Western Melbourne (SSD)	174	73	253	20 029	5 543	5 544	31 116	59 714	90 830
Brimbank (C) - Keilor	93	16	109	11 012	1 210	289	12 511	1 470	13 981
Brimbank (C) - Sunshine	26	8	36	2 663	426	367	3 456	1 671	5 126
Hobsons Bay (C) - Altona	22	17	41	1 805	1 023	781	3 609	7 670	11 279
Hobsons Bay (C) - Williamstown	7	7	14	1 339	600	783	2 722	11 828	14 549
Maribyrnong (C)	12	5	17	1 396	424	873	2 693	1 186	3 879
Moonee Valley (C) - Essendon	9	17	28	1 182	1 640	2 165	4 987	1 190	6 177
Mooney Valley (C) - West	5	3	8	633	220	286	1 139	34 700	35 839
Melton Wyndham (SSD)	98	2	100	11 264	140	738	12 142	35 401	47 543
Melton (S) - East	30	0	30	4 030	0	0	4 030	0	4 030
Melton (S) Balance	10	0	10	996	0	193	1 189	200	1 389
Wyndham (C) - North West	11	0	11	1 001	0	0	1 001	0	1 001
Wyndham (C) - Werribee	42	2	44	4 554	140	514	5 209	1 051	6 260
Wyndham (C) - Balance	5	0	5	683	0	30	713	34 150	34 863
Moreland City (SSD)	40	31	78	3 798	2 147	2 003	7 949	3 917	11 865
Moreland (C) - Brunswick	7	20	32	867	1 482	1 052	3 401	205	3 606
Moreland (C) - Coburg	7	7	16	665	450	736	1 851	2 050	3 901
Moreland (C) - North	26	4	30	2 266	215	215	2 696	1 662	4 358
Northern Middle Melbourne (SSD)	83	14	103	8 785	1 125	4 650	14 560	15 538	30 097
Banyule (C) - Heidelberg	15	0	18	1 473	0	1 718	3 190	315	3 505
Banyule (C) - North	26	0	26	2 750	0	695	3 445	270	3 715
Darebin (C) - Northcote	3	4	9	503	435	1 411	2 349	1 882	4 231
Darebin (C) - Preston	39	10	50	4 060	690	826	5 575	13 071	18 646
Hume City (SSD)	164	10	174	17 517	589	578	18 683	2 833	21 516
Hume (C) - Broadmeadows	50	10	60	4 149	589	112	4 849	2 833	7 681
Hume (C) - Craigieburns	85	0	85	10 078	0	231	10 309	0	10 309
Hume (C) - Sunbury	29	0	29	3 290	0	236	3 526	0	3 526
Northern Outer Melbourne (SSD)	106	7	113	13 297	390	1 810	15 497	2 200	17 697
Nillumbik (S) - South	11	0	11	2 061	0	642	2 703	0	2 703
Nillumbik (S) - South-West	15	0	15	2 273	0	458	2 731	0	2 731
Nillumbik (S) - Balance	2	0	2	166	0	156	322	0	322
Whittlesea (C) - North	11	0	11	1 598	0	101	1 699	70	1 769
Whittlesea (C) - South	67	7	74	7 200	390	453	8 043	2 130	10 173
Boroondara City (SSD)	43	48	93	7 267	5 620	4 826	17 713	2 850	20 563
Boroondara (C) - Camberwell N	14	0	14	2 704	0	594	3 298	85	3 383
Boroondara (C) - Camberwell S	25	2	27	3 526	220	1 616	5 362	100	5 462
Boroondara (C) - Hawthorn	1	6	7	130	868	1 125	2 123	350	2 473
Boroondara (C) - Kew	3	40	45	907	4 533	1 491	6 931	2 315	9 245

BUILDING APPROVED IN STATISTICAL AREAS *continued*

	DWELLINGS (no.).....			VALUE (\$'000).....					
	<i>New houses</i>	<i>New other residential building</i>	<i>Total dwellings(a)</i>	<i>New houses</i>	<i>New other residential buildings</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
STATISTICAL AREA									
Eastern Middle Melbourne (SSD)	190	85	276	25 028	7 720	4 881	37 629	15 772	53 401
Manningham (C) - East	7	0	7	1 270	0	87	1 357	0	1 357
Manningham (C) - West	40	49	89	7 478	4 395	469	12 342	1 245	13 587
Monash (C) - South West	23	3	26	2 327	180	456	2 963	541	3 504
Monash (C) - Waverly East	13	9	22	1 510	905	520	2 934	290	3 224
Monash (C) - Waverly West	37	0	37	5 071	0	978	6 050	160	6 210
Whitehorse (C) - Box Hill	31	22	53	2 413	2 051	1 151	5 615	7 467	13 082
Whitehorse (C) - Nunawading E	21	2	24	2 632	190	487	3 310	338	3 648
Whitehorse (C) - Nunawading W	18	0	18	2 326	0	732	3 058	5 731	8 789
Eastern Outer Melbourne (SSD)	179	18	197	21 377	1 138	1 762	24 277	12 624	36 901
Knox (C) - North	48	6	54	5 277	408	734	6 418	3 340	9 758
Knox (C) - South	72	0	72	8 848	0	283	9 130	5 250	14 380
Maroondah (C) - Croydon	41	5	46	4 898	310	342	5 550	1 705	7 255
Maroondah (C) - Ringwood	18	7	25	2 356	421	404	3 180	2 329	5 508
Yarra Ranges Shire Part A (SSD)	86	1	113	9 761	60	2 825	12 646	2 084	14 730
Yarra Ranges (S) - Central	3	1	4	359	60	132	551	150	701
Yarra Ranges (S) - North	9	0	35	842	0	917	1 759	116	1 875
Yarra Ranges (S) - South-West	74	0	74	8 561	0	1 775	10 336	1 818	12 154
Southern Melbourne (SSD)	152	53	238	20 149	6 886	12 928	39 963	11 691	51 653
Bayside (C) - Brighton	19	8	48	2 994	1 940	3 048	7 982	271	8 253
Bayside (C) - South	15	12	27	2 050	1 927	1 817	5 794	526	6 319
Glen Eira (C) - Caulfield	25	11	37	4 028	1 150	2 713	7 892	158	8 050
Glen Eira (C) - South	14	2	16	1 574	180	899	2 653	0	2 653
Kingston (C) - North	30	7	48	2 693	479	2 095	5 267	8 896	14 163
Kingston (C) - South	43	7	50	4 945	560	656	6 161	901	7 062
Stonnington (C) - Malvern	6	6	12	1 864	650	1 700	4 215	939	5 154
Greater Dandenong City (SSD)	42	6	48	3 833	345	472	4 650	29 232	33 882
Gr. Dandenong (C) - Dandenong	19	6	25	1 756	345	86	2 187	24 301	26 488
Gr. Dandenong (C) - Balance	23	0	23	2 077	0	386	2 463	4 931	7 394
Southern Eastern Outer Melbourne (SSD)	254	0	256	27 637	0	1 881	29 518	5 748	35 266
Cardinia (S) - North	8	0	8	923	0	284	1 206	207	1 413
Cardinia (S) - Pakenham	19	0	19	1 761	0	205	1 965	50	2 015
Cardinia (S) - South	2	0	2	95	0	0	95	0	95
Casey (C) - Berwick	158	0	159	18 277	0	263	18 540	2 028	20 567
Casey (C) - Cranbourne	31	0	31	2 777	0	410	3 187	316	3 503
Casey (C) - Hallam	26	0	26	3 095	0	343	3 438	2 995	6 433
Casey (C) - South	10	0	11	710	0	377	1 087	152	1 239
Frankston City (SSD)	63	0	63	6 892	0	960	7 852	3 111	10 963
Frankston (C) - East	40	0	40	3 877	0	314	4 191	0	4 191
Frankston (C) - West	23	0	23	3 015	0	646	3 662	3 111	6 773
Mornington Peninsula Shire (SSD)	195	4	199	24 447	566	4 197	29 211	5 435	34 645
Mornington P'sula (S) - East	28	0	28	4 633	0	371	5 004	140	5 144
Mornington P'sula (S) - South	85	4	89	9 950	566	2 758	13 274	613	13 887
Mornington P'sula (S) - West	82	0	82	9 864	0	1 069	10 933	4 682	15 615

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)	127	0	151	14 830	0	7 304	22 134	2 554	24 687
Greater Geelong City Part A (SSD)	72	0	96	7 526	0	6 444	13 970	2 109	16 079
Bellarine - Inner	9	0	9	913	0	272	1 184	180	1 364
Corio - Inner	38	0	38	3 919	0	340	4 259	1 049	5 307
Geelong	1	0	24	80	0	5 068	5 148	360	5 508
Geelong West	4	0	4	239	0	69	308	80	388
Newton	2	0	2	145	0	497	642	0	642
South Barwon - Inner	18	0	19	2 231	0	198	2 429	440	2 869
East Barwon (SSD)	46	0	46	6 322	0	624	6 945	150	7 095
Greater Geelong (C) Part Pt B	21	0	21	2 246	0	151	2 397	0	2 397
Queenscliff (B)	4	0	4	454	0	0	454	0	454
Surf Coast (S) - East	10	0	10	904	0	115	1 019	150	1 169
Surf Coast (S) - West	11	0	11	2 718	0	357	3 075	0	3 075
West Barwon (SSD)	9	0	9	982	0	237	1 218	295	1 513
Colac-Otway (S) - Colac	0	0	0	0	0	0	0	0	0
Colac-Otway (S) - North	0	0	0	0	0	0	0	150	150
Colac-Otway (S) - South	3	0	3	295	0	0	295	95	390
Golden Plains (S) - North-West	1	0	1	90	0	10	100	50	150
Golden Plains (S) - South-East	4	0	4	465	0	227	691	0	691
Greater Geelong (C) - Pt C	1	0	1	132	0	0	132	0	132
Western District (SD)	48	3	51	4 872	584	825	6 281	3 461	9 742
Hopkins (SSD)	39	3	42	4 102	584	494	5 180	3 021	8 201
Corangamite (S) - North	1	0	1	90	0	70	160	260	420
Corangamite (S) - South	6	0	6	556	0	0	556	372	928
Moyne (S) - North-East	0	0	0	0	0	95	95	0	95
Moyne (S) - North-West	0	0	0	0	0	64	64	0	64
Moyne (S) - South	7	3	10	827	584	64	1 475	104	1 579
Warrnambool (C)	25	0	25	2 629	0	201	2 830	2 285	5 115
Lady Julia Percy Island	0	0	0	0	0	0	0	0	0
Glenelg (SSD)	9	0	9	770	0	331	1 102	440	1 542
Glenelg (S) - Heywood	3	0	3	252	0	81	333	0	333
Glenelg (S) - North	0	0	0	0	0	42	42	0	42
Glenelg (S) - Portland	2	0	2	156	0	30	186	300	486
S. Grampians (S) - Hamilton	2	0	2	282	0	129	411	0	411
S. Grampians (S) - Wannon	1	0	1	60	0	19	79	0	79
S. Grampians (S) - Balance	1	0	1	20	0	31	51	140	191
Central Highlands (SD)	85	16	106	8 509	1 772	1 461	11 741	1 860	13 601
Ballarat City (SSD)	55	16	76	5 641	1 772	803	8 215	1 467	9 682
Ballarat (C) - Central	15	6	26	1 625	480	447	2 552	988	3 540
Ballarat (C) - Inner North	21	3	24	2 399	225	170	2 794	162	2 956
Ballarat (C) - North	0	0	0	0	0	25	25	0	25
Ballarat (C) - South	19	7	26	1 616	1 067	162	2 844	317	3 161
East Central Highlands (SSD)	23	0	23	2 200	0	541	2 740	122	2 862
Hepburn (S) - East	6	0	6	370	0	264	634	122	756
Hepburn (S) - West	6	0	6	600	0	159	759	0	759
Moorabool (S) - Bacchus Marsh	9	0	9	921	0	39	960	0	960
Moorabool (S) - Ballan	0	0	0	0	0	59	59	0	59
Moorabool (S) - West	2	0	2	309	0	20	329	0	329

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	669	0	117	786	272	1 057
Ararat (RC)	5	0	5	530	0	73	603	272	874
Pyrenees (S) - North	0	0	0	0	0	22	22	0	22
Pyrenees (S) - South	2	0	2	139	0	22	161	0	161
Wimmera (SD)	23	0	23	2 285	0	521	2 807	720	3 527
South Wimmera (SSD)	20	0	20	1 957	0	368	2 325	430	2 755
Horsham (RC) - Central	9	0	9	919	0	77	996	0	996
Horsham (RC) - Balance	3	0	3	358	0	107	465	0	465
N. Grampians (S) - St Arnaud	1	0	1	135	0	0	135	50	185
N. Grampians (S) - Stawell	6	0	6	415	0	60	475	380	855
West Wimmera (S)	1	0	1	130	0	124	254	0	254
North Wimmera (SSD)	3	0	3	328	0	154	482	290	772
Hindmarsh (S)	1	0	1	100	0	59	159	290	449
Yarriambiack (S) - North	0	0	0	0	0	47	47	0	47
Yarriambiack (S) - South	2	0	2	228	0	48	276	0	276
Mallee(SD)	12	0	12	1 326	0	340	1 665	1 315	2 980
Mildura Rural City Part A (SSD)	5	0	5	450	0	51	501	900	1 401
Mildura (RC) - Pt A	5	0	5	450	0	51	501	900	1 401
West Mallee (SSD)	0	0	0	0	0	23	23	275	298
Buloke (S) - North	0	0	0	0	0	10	10	0	10
Buloke (S) - South	0	0	0	0	0	13	13	0	13
Mildura (RC) - Pt B	0	0	0	0	0	0	0	275	275
East Mallee (SSD)	7	0	7	875	0	266	1 141	140	1 281
Gannawarra (S)	3	0	3	282	0	137	419	70	489
Swan Hill (RC) - Central	3	0	3	424	0	109	533	0	533
Swan Hill (RC) - Robinvale	0	0	0	0	0	0	0	70	70
Swan Hill (RC) - Balance	1	0	1	169	0	19	189	0	189
Loddon (SD)	98	6	105	9 891	330	1 244	11 465	3 567	15 031
Greater Bendigo City Part A (SSD)	41	0	41	3 840	0	389	4 228	410	4 638
Greater Bendigo (C) - Central	10	0	10	745	0	106	850	140	990
Greater Bendigo (C) - Eaglehawk	3	0	3	381	0	65	446	0	446
Greater Bendigo (C) - Inner East	13	0	13	1 288	0	27	1 315	110	1 425
Greater Bendigo (C) - Inner North	2	0	2	189	0	41	230	0	230
Greater Bendigo (C) - Inner West	6	0	6	552	0	125	677	160	837
Greater Bendigo (C) - S'saye	7	0	7	685	0	25	710	0	710
North Loddon (SSD)	27	6	33	1 932	330	355	2 617	432	3 049
C. Goldfields (S) - M'borough	2	0	2	157	0	22	179	110	289
C. Goldfields (S) - Balance	4	0	4	294	0	40	334	0	334
Gr Bendigo (C) - Pt B	4	0	4	202	0	22	224	0	224
Loddon (S) - North	1	0	1	76	0	40	116	182	298
Loddon (S) - South	3	0	3	172	0	15	187	0	187
Mount Alexander (S) - C'maine	8	6	14	746	330	116	1 192	0	1 192
Mount Alexander (S) - Balance	5	0	5	285	0	100	385	140	525
South Loddon (SSD)	30	0	31	4 120	0	500	4 620	2 725	7 344
Macedon Ranges (S) - Kyneton	4	0	4	399	0	16	415	465	879
Macedon Ranges (S) - Romsey	9	0	10	1 039	0	216	1 255	1 500	2 755
Macedon Ranges (S) - Balance	17	0	17	2 681	0	268	2 949	760	3 709

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)	126	4	131	13 993	255	1 763	16 012	8 206	24 218
Greater Shepparton City Part A (SSD)	40	0	40	4 580	0	162	4 742	2 449	7 191
Gr. Shepparton (C) Pt A	40	0	40	4 580	0	162	4 742	2 449	7 191
North Goulburn (SSD)	55	2	57	6 173	105	661	6 939	1 040	7 979
Campaspe (S) - Echuca	8	0	8	694	0	174	868	60	928
Campaspe (S) - Kyabram	6	0	6	764	0	71	835	50	885
Campaspe (S) - Rochester	6	0	6	879	0	35	914	0	914
Campaspe (S) - South	2	0	2	140	0	0	140	0	140
Gr. Shepparton (C) - Pt B East	9	0	9	1 109	0	129	1 238	0	1 238
Gr. Shepparton (C) - Pt B West	4	0	4	629	0	110	739	150	889
Moira (S) - East	8	0	8	1 108	0	52	1 160	55	1 214
Moira (S) - West	12	2	14	850	105	90	1 045	726	1 771
South Goulburn (SSD)	23	2	25	2 362	150	590	3 102	3 349	6 451
Delatite (S) - Benalla	2	2	4	222	150	133	505	100	605
Delatite (S) - North	3	0	3	340	0	84	424	1 200	1 624
Delatite (S) - South	11	0	11	980	0	162	1 142	2 049	3 191
Strathbogie (S)	7	0	7	820	0	211	1 031	0	1 031
South West Goulburn (SSD)	8	0	9	879	0	350	1 229	1 369	2 598
Mitchell (S) - North	1	0	1	140	0	135	275	0	275
Mitchell (S) - South	6	0	7	647	0	101	748	1 369	2 117
Murrindindi (S) - East	0	0	0	0	0	0	0	0	0
Murrindindi (S) - West	1	0	1	92	0	114	206	0	206
Ovens-Murray (SD)	42	0	42	4 931	0	997	5 928	1 660	7 588
Wodonga (SSD)	24	0	24	2 717	0	677	3 394	1 200	4 594
Indigo (S) - Pt A	3	0	3	238	0	448	685	0	685
Towong (S) - Pt A	0	0	0	0	0	15	15	0	15
Wodonga (RC)	21	0	21	2 480	0	214	2 694	1 200	3 894
West Ovens-Murray (SSD)	10	0	10	1 333	0	207	1 539	460	1 999
Indigo (S) - Pt B	0	0	0	0	0	40	40	320	360
Wangaratta (RC) - Central	5	0	5	644	0	0	644	0	644
Wangaratta (RC) - North	4	0	4	597	0	27	624	0	624
Wangaratta (RC) - South	1	0	1	92	0	140	232	140	372
East Ovens-Murray (SSD)	8	0	8	881	0	114	994	0	994
Alpine (S) - East	7	0	7	776	0	76	852	0	852
Alpine (S) - West	1	0	1	105	0	0	105	0	105
Towong (S) - Pt B	0	0	0	0	0	38	38	0	38
East Gippsland (SD)	36	3	39	3 504	430	829	4 763	611	5 374
East Gippsland Shire (SSD)	19	3	22	1 819	430	293	2 542	80	2 622
E. Gippsland (S) - Bairnsdale	13	3	16	1 051	430	126	1 606	80	1 686
E. Gippsland (S) - Orbost	1	0	1	60	0	107	167	0	167
E. Gippsland (S) - South-West	5	0	5	709	0	60	769	0	769
E. Gippsland (S) - Balance	0	0	0	0	0	0	0	0	0
Wellington Shire (SSD)	17	0	17	1 684	0	536	2 221	531	2 752
Wellington (S) - Aliberton	2	0	2	275	0	12	287	0	287
Wellington (S) - Avon	1	0	1	74	0	39	113	400	513
Wellington (S) - Maffra	2	0	2	230	0	139	369	77	446
Wellington (S) - Rosedale	6	0	6	536	0	0	536	0	536
Wellington (S) - Sale	6	0	6	570	0	346	916	54	970

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)	103	0	103	9 033	0	1 716	10 749	2 693	13 442
La Trobe Valley (SSD)	28	0	28	2 739	0	445	3 184	758	3 942
Baw Baw (S) - Pt A	4	0	4	266	0	0	266	0	266
La Trobe (S) - Moe	5	0	5	390	0	0	390	0	390
La Trobe (S) - Morwell	2	0	2	172	0	259	432	0	432
La Trobe (S) - Traralgon	14	0	14	1 625	0	185	1 810	758	2 568
La Trobe (S) - Balance	3	0	3	287	0	0	287	0	287
Yallourn Works Area	0	0	0	0	0	0	0	0	0
West Gippsland (SSD)	16	0	16	1 774	0	303	2 077	1 015	3 092
Baw Baw (S) - Pt B East	2	0	2	179	0	121	299	755	1 054
Baw Baw (S) - Pt B West	14	0	14	1 595	0	183	1 778	260	2 038
Yarra Ranges (S) - Pt B	0	0	0	0	0	0	0	0	0
South Gippsland (SSD)	59	0	59	4 520	0	968	5 488	920	6 408
Bass Coast (S) - Phillip Island	24	0	24	1 666	0	231	1 898	0	1 898
Bass Coast (S) - Balance	17	0	17	1 259	0	276	1 535	320	1 855
South Gippsland (S) - Central	12	0	12	1 151	0	197	1 348	600	1 948
South Gippsland (S) - East	3	0	3	199	0	99	298	0	298
South Gippsland (S) - West	3	0	3	244	0	165	409	0	409
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	44	0	44	5 143	0	1 051	6 194	3 105	9 299
Geelong VIC	72	0	96	7 526	0	6 444	13 970	2 109	16 079
Ballarat VIC	55	16	76	5 641	1 772	803	8 215	1 467	9 682
Bendigo VIC	41	0	41	3 840	0	389	4 228	410	4 638
Shepparton VIC	40	0	40	4 580	0	162	4 742	2 449	7 191
La Trobe Valley VIC	28	0	28	2 739	0	445	3 184	758	3 942
Mildura VIC	5	0	5	450	0	51	501	900	1 401

(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 local government authorities;
- 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;
- permits issued by licensed private building surveyors. The last category reflects implementation of the 1993 Buildings Act by the Victorian Government from the 1 July 1994.

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* (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* (1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6345.

EXPLANATORY NOTES

TREND ESTIMATES <i>continued</i>	<p>19 While the smoothing techniques described in paragraph 18 enables trend estimates to be produced for the latest few periods, it does 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.</p>
CONSTANT PRICE ESTIMATES	<p>20 Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.</p> <p>21 Estimates at constant prices are subject to a number of approximations and assumptions. For more information on the nature and concepts of constant price estimates, see Chapter 4 of <i>Australian National Accounts: Concepts, Sources and Methods</i> (5216.0). Monthly value data at constant prices are not available.</p>
AUSTRALIAN STANDARD GEOGRAPHIC CLASSIFICATION (ASGC)	<p>22 Area statistics are now being classified to the <i>Australian Standard Geographic Classification</i>, 1996 Edition (1216.0), effective from 1 July 1996, and ASGC terminology has been adopted in the presentation of building statistics.</p> <p>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).</p>
UNPUBLISHED DATA	<p>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.</p>
RELATED PUBLICATIONS	<p>25 Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none">▪ <i>Building Activity, Australia: Dwelling Unit Commencements</i> (8750.0)▪ <i>Building Activity, Australia</i> (8752.0)▪ <i>Building Activity, Victoria</i> (8752.2)▪ <i>Building Approvals, Australia</i> (8731.0)▪ <i>Engineering Construction Activity, Australia</i> (8762.0)▪ <i>House Price Indexes: Eight Capital Cities</i> (6416.0).▪ <i>Housing Finance for Owner Occupation, Australia</i> (5609.0)▪ <i>Price Index of Materials Used in House Building</i> (6408.0)▪ <i>Price Index of Materials Used in Building Other than House Building</i> (6407.0)
ROUNDING	<p>When figures have been rounded, discrepancies may occur between sums of the component items and totals.</p>
SYMBOLS AND OTHER USAGES	<p>n.a. not available n.y.a. not yet available (B) Borough (C) City (RC) Rural City (SD) Statistical Division (SSD) Statistical SubDivision</p>

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 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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