Australian Bureau of Statistics

MAY 1999

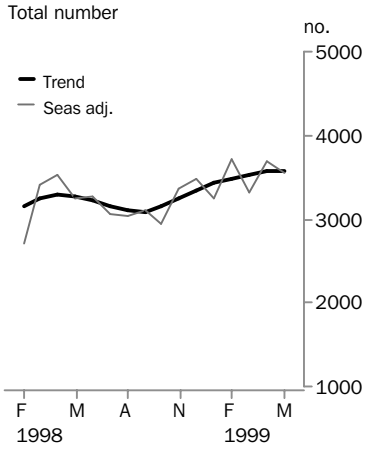
8731.2

BUILDING APPROVALS

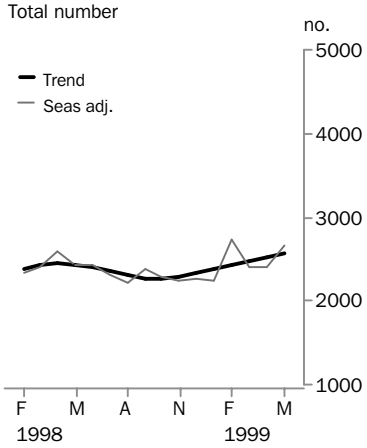
VICTORIA

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

Dwelling units approved
Total number



Private sector houses approved
Total number



MAY KEY FIGURES

TREND ESTIMATES

	May 1999	% change Apr 1999 to May 1999	% change May 1998 to May 1999
Dwelling units approved			
Private sector houses	2 568	1.6	5.3
Total dwelling units	3 575	0.3	9.0

SEASONALLY ADJUSTED

	May 1999	% change Apr 1999 to May 1999	% change May 1998 to May 1999
Dwelling units approved			
Private sector houses	2 662	11.0	9.4
Total dwelling units	3 543	–3.9	9.3

MAY KEY POINTS

TREND ESTIMATES

- The trend for private sector houses has increased by 1.6% in May and by 13.2% since October 1998.
- The trend for total dwelling units has increased by 15.7% over the last eight months but the rate of increase has eased from +3.0% in December 1998 to just 0.3% in May. The decline in other dwellings has contributed most to the easing of growth in total dwelling units.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector houses increased by 11.1% over the last two months and follows a decrease of 12.2% in March.
- The seasonally adjusted estimate for total dwelling units fell by 3.9% in May but follows a increase of 11.3% in April.

ORIGINAL ESTIMATES

- The number of dwelling units approved increased by 5.7% or 194 in May (+525 houses, -331 other dwellings).
- The value of non-residential approvals increased by $57.7 million or 31.4% in May to $241.6 million.

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

NOTES

FORTHCOMING ISSUES

ISSUE	*RELEASE DATE*
June 1999	6 August 1999
July 1999	7 September 1999
August 1999	8 October 1999
September 1999	9 November 1999
October 1999	7 December 1999
November 1999	13 January 2000

CHANGES IN THIS ISSUE

There are no changes in this issue.

DATA NOTES

Seasonally adjusted and trend estimates for the period up to and including 1999 have been revised as a result of the annual reanalysis of the seasonal factors.

REVISIONS THIS MONTH

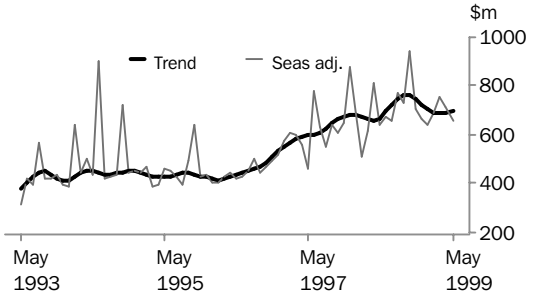
There are no revisions in this issue.

Zia ABBASI
Regional Director, Victoria

VALUE OF BUILDING APPROVED

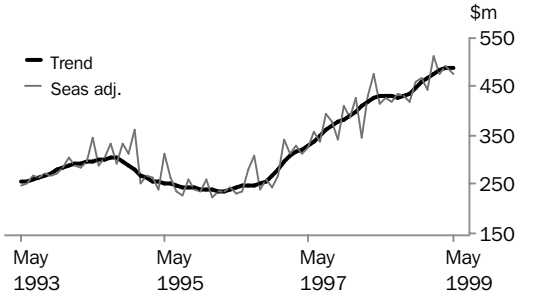
VALUE OF TOTAL BUILDING

The trend is showing growth for the first time in eight months. It has grown by 1.5% following a fall of 9.6% over the preceding seven months.



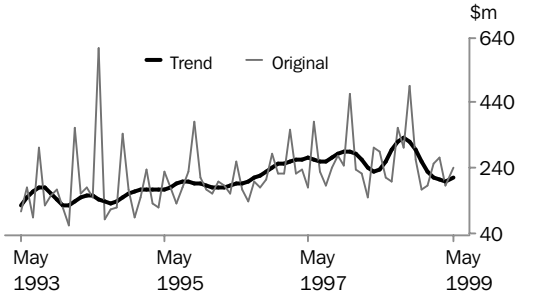
VALUE OF RESIDENTIAL BUILDING

The trend has increased 13.2% since May 1998 and by over 30% per year in the two preceding years .



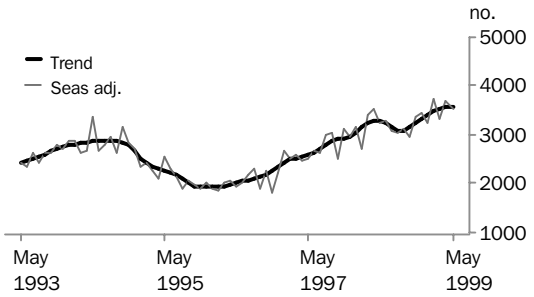
VALUE OF NON-RESIDENTIAL BUILDING

The trend is showing an increase for the first time since September 1998 (+5.2%). This is a volatile series and substantial movements can be expected even in the trend series.



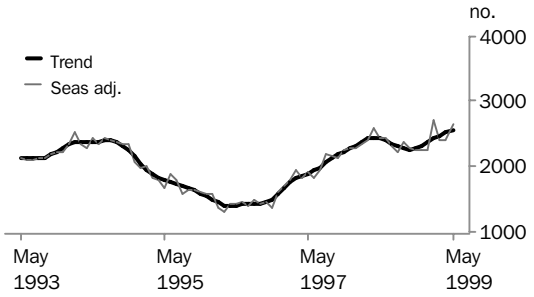
TOTAL DWELLING UNITS

The trend has risen by 9.0% over the last year despite a period of decline (May 1998 to September 1998). The trend increased by 26.3% in the previous year.



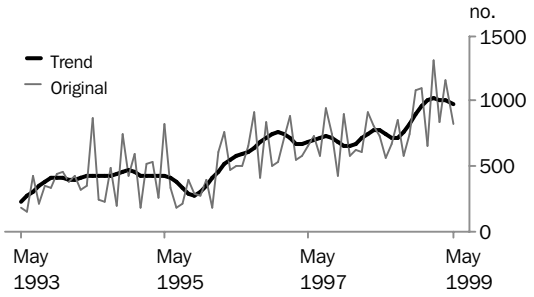
PRIVATE SECTOR HOUSES

The trend has risen by 13.2 % over the last seven months. It is only 5.3% above the level of a year ago because of the decline in the May to October 1998 period. It would take a fall of 10.9% (twice the average monthly movement) in the seasonally adjusted series in June to halt growth in the trend.



OTHER DWELLINGS

The trend has fallen by 3.5% over the last three months but it is still 36.9% above the low point of August 1998.



EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

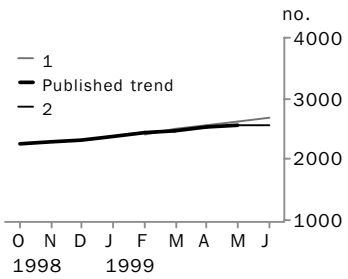
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

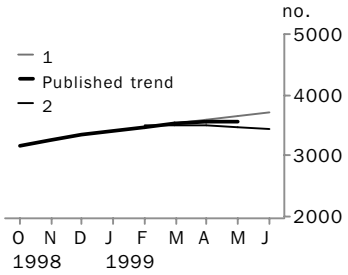
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the June seasonally adjusted estimate is higher than the May estimate by 5% for the number of private sector houses approved and 8% for total dwelling units approved; and that the June 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		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE: **1** *rises by 5% on May 1999*		**2** *falls by 5% on May 1999*	
	no.	*% change*	*no.*	*% change*	*no.*	*% change*
January 1999	2 374	2.1	2 365	2.0	2 374	2.1
February 1999	2 426	2.2	2 422	2.4	2 427	2.2
March 1999	2 479	2.2	2 489	2.8	2 477	2.1
April 1999	2 526	1.9	2 557	2.7	2 518	1.6
May 1999	2 568	1.6	2 623	2.6	2 550	1.3
June 1999	n.y.a.	n.y.a.	2 682	2.3	2 572	0.9

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE: **1** *rises by 8% on May 1999*		**2** *falls by 8% on May 1999*	
	no.	*% change*	*no.*	*% change*	*no.*	*% change*
January 1999	3 423	2.5	3 417	2.5	3 437	2.7
February 1999	3 484	1.8	3 481	1.9	3 491	1.6
March 1999	3 529	1.3	3 536	1.6	3 510	0.5
April 1999	3 566	1.0	3 591	1.5	3 505	–0.2
May 1999	3 575	0.3	3 644	1.5	3 482	–0.7
June 1999	n.y.a.	n.y.a.	3 699	1.5	3 454	–0.8

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DWELLING UNITS APPROVED

	HOUSES.....		OTHER DWELLINGS.....		TOTAL DWELLING UNITS....	
	Private sector	*Total*	*Private sector*	*Total*	*Private sector*	*Total*
Month	*no.*	*no.*	*no.*	*no.*	*no.*	*no.*
			ORIGINAL			
1998						
March	2 595	2 626	902	920	3 497	3 546
April	2 507	2 508	696	805	3 203	3 313
May	2 485	2 621	687	735	3 172	3 356
June	2 554	2 685	519	570	3 073	3 255
July	2 342	2 391	646	672	2 988	3 063
August	2 355	2 402	841	861	3 196	3 263
September	2 694	2 742	583	583	3 277	3 325
October	2 296	2 333	680	746	2 976	3 079
November	2 287	2 345	1 061	1 094	3 348	3 439
December	2 147	2 203	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
			SEASONALLY ADJUSTED			
1998						
March	2 407	2 445	n.a.	n.a.	3 371	3 418
April	2 596	2 597	n.a.	n.a.	3 405	3 526
May	2 432	2 522	n.a.	n.a.	3 074	3 243
June	2 424	2 541	n.a.	n.a.	3 082	3 275
July	2 306	2 354	n.a.	n.a.	2 974	3 070
August	2 221	2 278	n.a.	n.a.	2 969	3 038
September	2 371	2 435	n.a.	n.a.	3 067	3 111
October	2 296	2 332	n.a.	n.a.	2 850	2 950
November	2 249	2 294	n.a.	n.a.	3 305	3 372
December	2 263	2 305	n.a.	n.a.	3 396	3 469
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	3 312
April	2 399	2 425	n.a.	n.a.	3 627	3 688
May	2 662	2 674	n.a.	n.a.	3 508	3 543
			TREND ESTIMATES			
1998						
March	2 431	2 480	705	754	3 136	3 234
April	2 449	2 505	719	779	3 168	3 284
May	2 438	2 502	711	776	3 149	3 278
June	2 406	2 474	692	754	3 098	3 228
July	2 361	2 430	677	724	3 038	3 154
August	2 310	2 375	688	719	2 998	3 094
September	2 274	2 331	734	758	3 009	3 089
October	2 269	2 318	803	831	3 072	3 149
November	2 289	2 333	867	908	3 156	3 240
December	2 325	2 368	917	970	3 243	3 339
1999						
January	2 374	2 415	950	1 008	3 324	3 423
February	2 426	2 464	966	1 020	3 392	3 484
March	2 479	2 512	970	1 017	3 449	3 529
April	2 526	2 555	974	1 011	3 500	3 566
May	2 568	2 591	954	984	3 522	3 575

2 DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES..... Private sector	HOUSES..... Total	OTHER DWELLINGS..... Private sector	OTHER DWELLINGS..... Total	TOTAL DWELLING UNITS.... Private sector	TOTAL DWELLING UNITS.... Total
ORIGINAL (% change from preceding month)						
1998						
March	23.6	22.2	53.7	51.3	30.2	28.6
April	–3.4	–4.5	–22.8	–12.5	–8.4	–6.6
May	–0.9	4.5	–1.3	–8.7	–1.0	1.3
June	2.8	2.4	–24.5	–22.4	–3.1	–3.0
July	–8.3	–10.9	24.5	17.9	–2.8	–5.9
August	0.6	0.5	30.2	28.1	7.0	6.5
September	14.4	14.2	–30.7	–32.3	2.5	1.9
October	–14.8	–14.9	16.6	28.0	–9.2	–7.4
November	–0.4	0.5	56.0	46.6	12.5	11.7
December	–6.1	–6.1	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
SEASONALLY ADJUSTED (% change from preceding month)						
1998						
March	3.0	1.7	n.a.	n.a.	27.4	25.8
April	7.8	6.2	n.a.	n.a.	1.0	3.1
May	–6.3	–2.9	n.a.	n.a.	–9.7	–8.0
June	–0.3	0.7	n.a.	n.a.	0.2	1.0
July	–4.9	–7.4	n.a.	n.a.	–3.5	–6.3
August	–3.7	–3.2	n.a.	n.a.	–0.2	–1.0
September	6.7	6.9	n.a.	n.a.	3.3	2.4
October	–3.1	–4.2	n.a.	n.a.	–7.1	–5.2
November	–2.1	–1.6	n.a.	n.a.	16.0	14.3
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	–10.9
April	0.2	–0.4	n.a.	n.a.	11.5	11.3
May	11.0	10.2	n.a.	n.a.	–3.3	–3.9
TREND ESTIMATES (% change from preceding month)						
1998						
March	2.0	2.1	3.9	5.4	2.4	2.8
April	0.7	1.0	2.0	3.3	1.0	1.6
May	–0.4	–0.1	–1.1	–0.3	–0.6	–0.2
June	–1.3	–1.1	–2.7	–2.9	–1.6	–1.5
July	–1.9	–1.8	–2.3	–4.0	–1.9	–2.3
August	–2.2	–2.3	1.7	–0.6	–1.3	–1.9
September	–1.5	–1.8	6.7	5.4	0.4	–0.2
October	–0.2	–0.6	9.3	9.6	2.1	1.9
November	0.9	0.6	8.0	9.3	2.7	2.9
December	1.6	1.5	5.8	6.9	2.8	3.0
1999						
January	2.1	2.0	3.6	3.9	2.5	2.5
February	2.2	2.0	1.6	1.2	2.0	1.8
March	2.2	2.0	0.5	–0.3	1.7	1.3
April	1.9	1.7	0.3	–0.6	1.5	1.0
May	1.6	1.4	–2.0	–2.6	0.6	0.3

3 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					
March	373.0	83.1	456.2	148.5	**604.6**
April	371.0	77.8	448.8	302.7	**751.5**
May	353.6	89.9	443.5	292.3	**735.7**
June	373.1	71.3	444.3	213.0	**657.3**
July	326.3	72.9	399.2	196.7	**595.9**
August	360.9	78.7	439.6	366.4	**806.0**
September	376.1	80.6	456.8	302.2	**759.0**
October	375.3	85.0	460.3	491.2	**951.4**
November	368.8	90.5	459.4	267.9	**727.2**
December	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**
			SEASONALLY ADJUSTED		
1998					
March	356.3	73.7	430.0	n.a.	**616.9**
April	401.3	76.6	478.0	n.a.	**809.8**
May	330.7	85.9	416.5	n.a.	**644.3**
June	353.0	73.2	426.3	n.a.	**676.5**
July	344.7	75.4	420.1	n.a.	**658.8**
August	355.0	79.6	434.5	n.a.	**770.0**
September	353.7	78.2	431.9	n.a.	**729.7**
October	346.7	74.0	420.7	n.a.	**939.1**
November	371.8	86.7	458.4	n.a.	**703.1**
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**
			TREND ESTIMATES		
1998					
March	346.1	73.8	419.9	245.0	**664.9**
April	350.6	76.6	427.1	232.7	**659.9**
May	353.0	77.8	430.8	237.6	**668.4**
June	353.4	77.9	431.4	262.6	**693.9**
July	351.8	78.0	429.8	296.7	**726.5**
August	350.1	78.0	428.1	322.3	**750.4**
September	351.7	78.1	429.8	332.1	**761.9**
October	359.0	78.6	437.5	323.8	**761.3**
November	369.1	79.3	448.4	299.0	**747.4**
December	379.7	79.9	459.6	263.5	**723.1**
1999					
January	390.2	80.0	470.2	232.0	**702.2**
February	398.8	79.7	478.5	213.5	**692.1**
March	405.1	79.1	484.2	206.3	**690.4**
April	409.6	78.1	487.7	201.4	**689.1**
May	411.3	76.5	487.8	211.9	**699.7**

(a) Refer to Explanatory Notes paragraph 12.

4 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					
March	31.1	23.5	29.6	–33.3	**5.2**
April	–0.5	–6.4	–1.6	103.8	**24.3**
May	–4.7	15.6	–1.2	–3.4	**–2.1**
June	5.5	–20.7	0.2	–27.1	**–10.7**
July	–12.5	2.2	–10.2	–7.7	**–9.3**
August	10.6	8.0	10.1	86.3	**35.3**
September	4.2	2.4	3.9	–17.5	**–5.8**
October	–0.2	5.5	0.8	62.5	**25.3**
November	–1.7	6.5	–0.2	–45.5	**–23.6**
December	–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**
			SEASONALLY ADJUSTED (% change from preceding month)		
1998					
March	29.2	6.5	24.6	n.a.	**20.8**
April	12.6	3.9	11.2	n.a.	**31.3**
May	–17.6	12.1	–12.9	n.a.	**–20.4**
June	6.7	–14.8	2.4	n.a.	**5.0**
July	–2.4	3.0	–1.5	n.a.	**–2.6**
August	3.0	5.6	3.4	n.a.	**16.9**
September	–0.4	–1.8	–0.6	n.a.	**–5.2**
October	–2.0	–5.4	–2.6	n.a.	**28.7**
November	7.2	17.2	9.0	n.a.	**–25.1**
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**
			TREND ESTIMATES (% change from preceding month)		
1998					
March	2.1	4.4	2.5	–7.4	**–1.4**
April	1.3	3.8	1.7	–5.0	**–0.8**
May	0.7	1.6	0.9	2.1	**1.3**
June	0.1	0.1	0.1	10.5	**3.8**
July	–0.5	0.1	–0.4	13.0	**4.7**
August	–0.5	0.0	–0.4	8.6	**3.3**
September	0.5	0.1	0.4	3.0	**1.5**
October	2.1	0.6	1.8	–2.5	**–0.1**
November	2.8	0.9	2.5	–7.7	**–1.8**
December	2.9	0.8	2.5	–11.9	**–3.3**
1999					
January	2.8	0.1	2.3	–12.0	**–2.9**
February	2.2	–0.4	1.8	–8.0	**–1.4**
March	1.6	–0.8	1.2	–3.4	**–0.2**
April	1.1	–1.3	0.7	–2.4	**–0.2**
May	0.4	–2.0	0.0	5.2	**1.5**

(a) Refer to Explanatory Notes paragraph 12.

5

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

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	**Total dwelling units**
			PRIVATE SECTOR (Number)			
1995-1996	18 425	3 218	(b) 574	(b) 0	60	**22 277**
1996-1997	19 593	6 421	203	741	239	**27 197**
1997-1998	27 367	6 811	262	699	99	**35 238**
1998						
May	2 483	459	110	96	24	**3 172**
June	2 550	460	12	46	5	**3 073**
July	2 338	512	11	117	10	**2 988**
August	2 354	646	49	48	99	**3 196**
September	2 690	502	16	62	7	**3 277**
October	2 294	627	14	31	10	**2 976**
November	2 284	707	29	327	1	**3 348**
December	2 144	937	13	98	46	**3 238**
1999						
January	1 711	586	9	7	7	**2 320**
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**
			PUBLIC SECTOR (Number)			
1995-1996	464	937	(b) 29	(b) 0	0	**1 430**
1996-1997	212	384	45	0	12	**653**
1997-1998	570	601	25	1	3	**1 200**
1998						
May	136	23	25	0	0	**184**
June	131	48	0	1	2	**182**
July	49	26	0	0	0	**75**
August	47	20	0	0	0	**67**
September	48	0	0	0	0	**48**
October	37	66	0	0	0	**103**
November	58	33	0	0	0	**91**
December	56	5	0	2	0	**63**
1999						
January	98	57	0	0	0	**155**
February	30	53	0	0	0	**83**
March	37	24	2	0	0	**63**
April	27	30	0	0	0	**57**
May	16	26	0	0	0	**42**
			TOTAL (Number)			
1995-1996	18 889	4 155	(b) 603	(b) 0	60	**23 707**
1996-1997	19 805	6 805	248	741	251	**27 850**
1997-1998	27 937	7 412	287	700	102	**36 438**
1998						
May	2 619	482	135	96	24	**3 356**
June	2 681	508	12	47	7	**3 255**
July	2 387	538	11	117	10	**3 063**
August	2 401	666	49	48	99	**3 263**
September	2 738	502	16	62	7	**3 325**
October	2 331	693	14	31	10	**3 079**
November	2 342	740	29	327	1	**3 439**
December	2 200	942	13	100	46	**3 301**
1999						
January	1 809	643	9	7	7	**2 475**
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**

(a) See Glossary for definition. (b) Conversions are included in alterations and additions to residential buildings.

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

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building(a)	**Total building**
				PRIVATE SECTOR ($ million)				
1995-1996	1 845.2	325.9	(b) 25.0	530.9	(b) 0.0	2 726.9	1 721.6	**4 448.5**
1996-1997	2 149.1	644.3	12.6	597.1	84.2	3 487.2	1 879.7	**5 366.9**
1997-1998	3 084.3	727.0	22.0	708.6	63.2	4 605.0	2 476.9	**7 081.9**
1998								
May	289.7	51.3	8.3	63.5	12.2	424.9	243.4	**668.3**
June	300.4	58.8	1.2	63.7	2.3	426.5	136.4	**562.9**
July	278.6	42.9	0.6	62.6	7.5	392.1	174.0	**566.2**
August	271.6	84.0	10.2	57.5	10.8	434.1	340.5	**774.5**
September	321.7	51.1	1.2	72.7	4.5	451.1	230.6	**681.7**
October	272.0	96.0	1.5	77.4	1.9	448.9	242.2	**691.1**
November	272.6	89.8	1.1	61.7	21.8	447.0	204.2	**651.2**
December	250.5	110.6	0.9	54.7	12.3	429.1	136.2	**565.2**
1999								
January	207.0	67.0	0.6	45.9	0.5	321.0	111.6	**432.6**
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**
				PUBLIC SECTOR ($ million)				
1995-1996	42.2	66.4	(b) 0.0	32.7	(b) 0.0	142.9	730.8	**873.8**
1996-1997	22.8	23.8	1.0	32.7	0.9	81.2	960.1	**1 041.3**
1997-1998	48.6	40.0	0.8	63.8	0.1	153.3	587.7	**740.9**
1998								
May	10.6	2.0	0.8	5.2	0.0	18.6	48.9	**67.5**
June	11.0	2.8	0.0	4.0	0.1	17.8	76.6	**94.4**
July	3.2	1.6	0.0	2.3	0.0	7.1	22.7	**29.7**
August	3.8	1.5	0.0	0.2	0.0	5.5	26.0	**31.5**
September	3.4	0.0	0.0	2.2	0.0	5.6	71.6	**77.2**
October	2.9	4.3	0.0	4.2	0.0	11.4	249.0	**260.4**
November	4.6	1.9	0.0	5.9	0.0	12.4	63.6	**76.1**
December	5.7	0.6	0.0	2.1	0.1	8.5	41.2	**49.7**
1999								
January	7.4	3.5	0.0	5.4	0.0	16.2	72.9	**89.2**
February	2.1	3.4	0.0	3.1	0.0	8.7	125.9	**134.6**
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**
				TOTAL ($ million)				
1995-1996	1 887.4	392.3	(b) 26.6	563.5	(b) 0.0	2 869.9	2 452.4	**5 322.3**
1996-1997	2 171.9	668.1	13.5	629.8	85.1	3 568.4	2 839.8	**6 408.2**
1997-1998	3 132.9	766.9	22.8	772.4	63.2	4 758.3	3 064.5	**7 822.8**
1998								
May	300.3	53.3	9.1	68.6	12.2	443.5	292.3	**735.7**
June	311.4	61.6	1.2	67.6	2.4	444.3	213.0	**657.3**
July	281.8	44.5	0.6	64.8	7.5	399.2	196.7	**595.9**
August	275.4	85.5	10.2	57.6	10.8	439.6	366.4	**806.0**
September	325.1	51.1	1.2	75.0	4.5	456.8	302.2	**759.0**
October	275.0	100.3	1.5	81.6	1.9	460.3	491.2	**951.4**
November	277.2	91.7	1.1	67.6	21.8	459.4	267.9	**727.2**
December	256.3	111.1	0.9	56.9	12.4	437.6	177.4	**614.9**
1999								
January	214.4	70.5	0.6	51.3	0.5	337.2	184.6	**521.8**
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**

(a) See Glossary for definition.

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

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

Period	New houses	NEW OTHER RESIDENTIAL BUILDING: Semi-detached, row or terrace houses, townhouses, etc. of: One storey	Two or more storeys	Total	Flats units or apartments in a building of: One or two storeys	Three storeys	Four or more storeys	Total	Total	**Total new residential building**
				NUMBER OF DWELLING UNITS						
1995-1996	18 889	1 854	882	2 736	319	277	823	1 419	4 155	**23 044**
1996-1997	19 805	2 980	1 500	4 480	204	298	1 823	2 325	6 805	**26 610**
1997-1998	27 937	2 881	2 153	5 034	425	481	1 472	2 378	7 412	**35 349**
1998										
March	2 622	326	163	489	61	127	163	351	840	**3 462**
April	2 507	287	165	452	69	76	160	305	757	**3 264**
May	2 619	183	140	323	55	16	88	159	482	**3 101**
June	2 681	185	132	317	100	12	79	191	508	**3 189**
July	2 387	287	146	433	105	0	0	105	538	**2 925**
August	2 401	202	105	307	0	34	325	359	666	**3 067**
September	2 738	191	241	432	3	35	32	70	502	**3 240**
October	2 331	217	139	356	22	16	299	337	693	**3 024**
November	2 342	180	200	380	69	24	267	360	740	**3 082**
December	2 200	210	230	440	11	114	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**
				VALUE ($ million)						
1995-1996	1 887.4	124.5	82.8	207.2	29.6	27.0	128.5	185.1	392.3	**2 279.8**
1996-1997	2 171.8	200.3	140.3	340.7	18.2	38.0	271.3	327.3	668.3	**2 840.1**
1997-1998	3 132.8	211.9	211.4	423.2	36.0	53.4	254.3	343.5	766.9	**3 899.8**
1998										
March	299.6	24.3	17.7	42.0	4.4	9.8	17.3	31.4	73.4	**373.0**
April	286.9	23.5	17.2	40.8	4.3	6.5	32.5	43.3	84.1	**371.0**
May	300.3	15.2	16.0	31.1	4.5	2.2	15.4	22.1	53.3	**353.6**
June	311.4	15.6	13.4	29.0	7.8	1.3	23.6	32.6	61.6	**373.1**
July	281.8	20.4	17.4	37.8	6.7	0.0	0.0	6.7	44.5	**326.3**
August	275.4	17.7	10.3	27.9	0.0	3.3	54.3	57.6	85.5	**360.9**
September	325.1	14.4	25.2	39.6	0.2	5.2	6.0	11.5	51.1	**376.1**
October	275.0	16.7	14.7	31.3	1.4	3.1	64.5	69.0	100.3	**375.3**
November	277.2	14.9	20.7	35.5	6.5	2.6	47.0	56.1	91.7	**368.8**
December	256.3	17.2	24.2	41.4	1.8	16.5	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**

(a) See Glossary for definition.

8

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	**Total building**
				ORIGINAL ($ million)			
1995-1996	1 897.5	398.4	2 297.5	593.4	2 890.7	2 499.7	**5 389.0**
1996-1997	2 171.9	668.0	2 839.9	728.5	3 568.4	2 839.7	**6 408.2**
1997-1998	3 111.9	736.6	3 848.5	852.7	4 701.4	2 947.0	**7 648.3**
1997							
December	746.1	187.5	933.7	198.6	1 132.3	961.3	**2 093.6**
1998							
March	729.1	194.8	923.9	205.4	1 129.4	579.4	**1 708.7**
June	891.8	189.1	1 080.9	237.1	1 318.0	768.7	**2 086.7**
September	871.0	171.3	1 042.3	229.3	1 271.6	820.6	**2 092.2**
December	793.7	285.0	1 078.7	241.3	1 319.9	882.0	**2 201.9**
1999							
March	816.5	283.5	1 100.0	220.9	1 320.9	668.3	**1 989.2**
				ORIGINAL (% change from preceding quarter)			
1997							
December	0.2	13.5	2.6	–6.1	0.9	50.8	**19.0**
1998							
March	–2.3	3.9	–1.0	3.4	–0.3	–39.7	**–18.4**
June	22.3	–2.9	17.0	15.4	16.7	32.7	**22.1**
September	–2.3	–9.4	–3.6	–3.3	–3.5	6.8	**0.3**
December	–8.9	66.4	3.5	5.2	3.8	7.5	**5.2**
1999							
March	2.9	–0.5	2.0	–8.5	0.1	–24.2	**–9.7**

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

(b) Refer to Explanatory Notes paragraph 12.

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

Period	Hotels, motels and other short term accommodation		Shops		Factories		Offices		Other business premises		Educational	
	no.	$m	no.	$m	no.	$m	no.	$m	no.	$m	no.	$m
Value—$50,000–$199,999												
1999												
March	5	0.4	89	7.7	36	3.9	72	7.4	42	4.1	15	1.4
April	3	0.3	60	5.5	20	2.1	52	4.9	44	4.4	17	1.8
May	10	1.4	82	7.1	36	3.3	49	4.5	33	2.7	11	1.2
Value—$200,000–$499,999												
1999												
March	0	0.0	15	4.5	25	7.9	15	4.8	15	4.4	6	1.7
April	7	2.2	15	3.9	22	6.5	14	4.0	14	4.6	8	2.3
May	2	0.8	24	7.4	28	8.5	24	7.1	19	6.3	10	3.1
Value—$500,000–$999,999												
1999												
March	0	0.0	11	8.1	8	5.7	6	4.0	10	7.2	4	2.9
April	2	1.7	5	3.3	7	4.9	6	4.3	8	5.8	2	1.4
May	1	0.8	7	4.7	12	8.3	3	2.8	11	7.6	3	2.5
Value—$1,000,000–$4,999,999												
1999												
March	0	0.0	9	25.7	1	1.5	4	7.0	7	12.8	2	2.4
April	2	5.0	3	4.3	1	1.0	3	9.4	6	15.2	11	26.7
May	2	3.2	7	16.8	6	10.2	7	12.8	11	19.2	5	10.7
Value—$5,000,000 and over												
1999												
March	1	9.7	0	0.0	0	0.0	1	6.9	0	0.0	0	0.0
April	0	0.0	0	0.0	0	0.0	0	0.0	1	5.1	0	0.0
May	0	0.0	3	26.0	0	0.0	1	6.7	0	0.0	0	0.0
Value—Total												
1995-1996	120	136.4	999	390.6	641	230.6	913	418.9	550	340.9	441	365.0
1996-1997	117	157.7	921	391.1	734	373.7	914	404.6	685	401.2	354	411.2
1997-1998	134	229.4	998	447.4	672	235.5	988	425.5	759	498.2	410	300.4
1999												
March	6	10.2	124	46.1	70	18.9	98	30.1	74	28.5	27	8.3
April	14	9.1	83	16.9	50	14.5	75	22.5	73	35.0	38	32.1
May	15	6.2	123	61.9	82	30.3	84	33.9	74	35.8	29	17.6

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

Period	Religious..... no.	Religious..... $m	Health..... no.	Health..... $m	Entertainment and recreational..... no.	Entertainment and recreational..... $m	Miscellaneous..... no.	Miscellaneous..... $m	Total non-residential building..... no.	Total non-residential building..... $m
					Value—$50,000–$199,999					
1999										
March	6	0.6	9	0.9	8	1.0	11	1.2	293	28.8
April	1	0.1	9	1.1	8	0.8	19	1.6	233	22.5
May	3	0.3	10	0.9	15	1.6	14	1.6	263	24.7
					Value—$200,000–$499,999					
1999										
March	1	0.2	6	2.1	3	0.9	9	2.6	95	29.2
April	0	0.0	5	1.5	8	2.2	7	2.2	100	29.3
May	1	0.2	5	1.6	6	2.4	8	2.2	127	39.6
					Value—$500,000–$999,999					
1999										
March	1	0.6	3	1.9	1	0.6	2	1.5	46	32.3
April	3	2.4	3	1.9	0	0.0	1	0.5	37	26.0
May	1	0.6	4	3.0	4	3.1	3	1.7	49	35.0
					Value—$1,000,000–$4,999,999					
1999										
March	0	0.0	2	4.5	4	6.0	1	1.3	30	61.1
April	0	0.0	2	6.0	5	8.9	3	4.0	36	80.4
May	0	0.0	8	15.1	3	4.9	2	3.7	51	96.6
					Value—$5,000,000 and over					
1999										
March	0	0.0	1	5.4	7	94.8	1	6.9	11	123.6
April	0	0.0	0	0.0	2	20.6	0	0.0	3	25.7
May	0	0.0	0	0.0	2	13.0	0	0.0	6	45.7
					Value—Total					
1995-1996	34	7.6	155	136.5	234	251.4	298	174.6	4 385	2 452.2
1996-1997	57	15.3	217	257.8	219	90.1	357	336.6	4 575	2 839.7
1997-1998	61	16.9	200	264.6	238	478.4	315	168.3	4 775	3 064.5
1999										
March	8	1.4	21	14.8	23	103.3	24	13.5	475	275.0
April	4	2.4	19	10.5	23	32.6	30	8.2	409	183.9
May	5	1.2	27	20.7	30	25.0	27	9.1	496	241.6

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

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

11 BUILDING APPROVED IN THE MELBOURNE STATISTICAL DIVISION: **Original**

Period	DWELLINGS (no.) New houses	New other residential building	Total dwellings(a)	VALUE ($'000) New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	**Total building**
				PRIVATE SECTOR					
1996-1997	13 726	5 944	20 805	1 574 222	611 026	566 418	2 751 665	1 527 058	**4 278 724**
1997-1998	20 045	6 445	27 490	2 329 489	697 059	651 111	3 677 659	2 168 189	**5 845 847**
1998									
May	1 806	440	2 445	218 356	49 334	67 885	335 575	223 937	**559 512**
June	1 808	429	2 298	222 908	56 419	54 500	333 827	110 620	**444 446**
July	1 757	469	2 360	217 127	40 014	60 883	318 023	142 054	**460 077**
August	1 750	626	2 568	207 867	82 454	69 440	359 761	314 245	**674 006**
September	1 882	453	2 412	235 688	46 845	64 524	347 056	192 729	**539 785**
October	1 684	603	2 338	206 690	93 818	65 494	366 001	216 460	**582 461**
November	1 589	693	2 633	198 182	88 782	71 961	358 925	179 527	**538 452**
December	1 620	904	2 667	194 583	108 069	58 353	361 006	107 083	**468 089**
1999									
January	1 139	569	1 730	144 692	65 657	36 671	247 021	87 929	**334 950**
February	1 779	996	3 004	215 708	137 716	71 764	425 188	109 293	**534 482**
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**
				PUBLIC SECTOR					
1996-1997	136	311	501	16 625	19 152	25 833	61 609	775 904	**837 513**
1997-1998	374	349	752	31 539	24 497	50 116	106 152	424 780	**530 933**
1998									
May	112	10	147	8 741	564	4 975	14 279	41 691	**55 971**
June	80	11	94	6 800	603	2 568	9 970	63 309	**73 279**
July	31	14	45	2 066	890	1 829	4 785	20 118	**24 903**
August	35	16	51	2 951	1 250	62	4 262	20 951	**25 213**
September	33	0	33	2 336	0	2 197	4 533	53 378	**57 911**
October	19	55	74	1 491	3 548	4 130	9 169	240 740	**249 909**
November	25	32	57	1 896	1 809	4 193	7 897	56 518	**64 415**
December	49	5	56	5 153	550	2 194	7 897	26 586	**34 483**
1999									
January	95	30	125	7 137	1 652	4 901	13 690	65 903	**79 593**
February	23	28	51	1 492	1 591	1 920	5 004	97 422	**102 426**
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**
				TOTAL					
1996-1997	13 862	6 255	21 306	1 590 846	630 178	592 250	2 813 274	2 302 962	**5 116 236**
1997-1998	20 419	6 794	28 242	2 361 028	721 556	701 227	3 783 811	2 592 969	**6 376 780**
1998									
May	1 918	450	2 592	227 097	49 898	72 860	349 855	265 628	**615 483**
June	1 888	440	2 392	229 707	57 022	57 068	343 797	173 928	**517 725**
July	1 788	483	2 405	219 193	40 904	62 712	322 808	162 172	**484 980**
August	1 785	642	2 619	210 818	83 704	69 501	364 023	335 196	**699 219**
September	1 915	453	2 445	238 023	46 845	66 721	351 589	246 107	**597 696**
October	1 703	658	2 412	208 180	97 366	69 624	375 170	457 200	**832 370**
November	1 614	725	2 690	200 077	90 591	76 154	366 822	236 045	**602 867**
December	1 669	909	2 723	199 737	108 619	60 546	368 903	133 670	**502 572**
1999									
January	1 234	599	1 855	151 829	67 309	41 572	260 711	153 832	**414 543**
February	1 802	1 024	3 055	217 200	139 308	73 685	430 192	206 716	**636 907**
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**

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

(b) Refer to the Explanatory Notes paragraph 12.

BUILDING APPROVED IN STATISTICAL AREAS

STATISTICAL AREA	DWELLINGS (no.) New houses	New other residential building	Total dwellings(a)	VALUE ($'000) New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
VICTORIA	**2 780**	**778**	**3 610**	**344 092**	**95 240**	**74 396**	**513 728**	**241 645**	**755 373**
Melbourne (SD)	**1 937**	**742**	**2 727**	**248 273**	**91 221**	**62 976**	**402 470**	**201 981**	**604 451**
Inner Melbourne (SSD)	*16*	*366*	*399*	*2 825*	*55 696*	*13 990*	*72 511*	*36 278*	*108 789*
Melbourne (C)–Inner	0	0	3	0	0	90	90	5 030	5 120
Melbourne (C)–S'bank–D'land	0	0	0	0	0	0	0	1 598	1 598
Melbourne (C)–Remainder	8	85	95	1 195	11 373	2 226	14 794	17 690	32 484
Port Phillip (C)–St Kilda	2	42	47	370	6 030	1 853	8 253	2 658	10 911
Port Phillip (C)–West	1	6	7	120	660	1 739	2 519	3 981	6 500
Stonnington (C)–Prahran	2	135	140	606	23 910	2 165	26 681	3 607	30 288
Yarra (C)–North	0	17	23	0	1 939	2 479	4 418	1 466	5 884
Yarra (C)–Richmond	3	81	84	534	11 784	3 438	15 756	248	16 004
Western Melbourne (SSD)	*241*	*63*	*307*	*29 839*	*5 314*	*5 081*	*40 234*	*16 975*	*57 209*
Brimbank (C)–Keilor	94	12	106	12 323	716	129	13 168	175	13 343
Brimbank (C)–Sunshine	35	4	39	3 409	255	239	3 903	2 038	5 941
Hobsons Bay (C)–Altona	50	3	53	4 476	210	337	5 023	8 110	13 133
Hobsons Bay (C)–Williamstown	8	6	14	1 113	500	823	2 436	635	3 071
Maribyrnong (C)	31	2	34	4 428	270	1 101	5 799	4 455	10 254
Moonee Valley (C)–Essendon	16	32	50	2 436	3 000	1 951	7 387	1 270	8 657
Mooney Valley (C)–West	7	4	11	1 654	363	501	2 518	292	2 810
Melton Wyndham (SSD)	*186*	*0*	*186*	*22 691*	*0*	*621*	*23 312*	*13 728*	*37 040*
Melton (S)–East	84	0	84	10 733	0	0	10 733	1 600	12 333
Melton (S) Balance	24	0	24	2 264	0	188	2 452	318	2 770
Wyndham (C)–North West	13	0	13	1 525	0	97	1 622	0	1 622
Wyndham (C)–Werribee	51	0	51	6 023	0	313	6 336	8 067	14 403
Wyndham (C)–Balance	14	0	14	2 146	0	23	2 169	3 743	5 912
Moreland City (SSD)	*30*	*18*	*59*	*3 386*	*1 550*	*3 158*	*8 094*	*1 103*	*9 197*
Moreland (C)–Brunswick	2	8	21	137	750	1 377	2 264	120	2 384
Moreland (C)–Coburg	9	6	15	1 241	600	1 292	3 133	500	3 633
Moreland (C)–North	19	4	23	2 008	200	489	2 697	483	3 180
Northern Middle Melbourne (SSD)	*57*	*44*	*106*	*6 735*	*3 730*	*4 971*	*15 436*	*8 621*	*24 057*
Banyule (C)–Heidelberg	11	8	22	1 409	850	1 424	3 683	5 892	9 575
Banyule (C)–North	11	0	11	1 086	0	587	1 673	480	2 153
Darebin (C)–Northcote	5	10	17	733	1 180	1 648	3 561	110	3 671
Darebin (C)–Preston	30	26	56	3 507	1 700	1 312	6 519	2 139	8 658
Hume City (SSD)	*83*	*2*	*85*	*10 062*	*150*	*436*	*10 648*	*12 866*	*23 514*
Hume (C)–Broadmeadows	4	2	6	393	150	107	650	1 347	1 997
Hume (C)–Craigieburn	60	0	60	7 557	0	185	7 742	11 169	18 911
Hume (C)–Sunbury	19	0	19	2 112	0	144	2 256	350	2 606
Northern Outer Melbourne (SSD)	*109*	*2*	*111*	*15 353*	*120*	*1 767*	*17 240*	*3 022*	*20 262*
Nillumbik (S)–South	17	0	17	2 669	0	469	3 138	0	3 138
Nillumbik (S)–South-West	20	0	20	3 292	0	573	3 865	0	3 865
Nillumbik (S)–Balance	5	0	5	465	0	178	643	0	643
Whittlesea (C)–North	6	0	6	792	0	47	839	50	889
Whittlesea (C)–South	61	2	63	8 135	120	500	8 755	2 972	11 727
Boroondara City (SSD)	*56*	*18*	*75*	*12 159*	*2 275*	*7 148*	*21 582*	*9 848*	*31 430*
Boroondara (C)–Camberwell N	22	12	34	4 717	1 588	1 540	7 845	135	7 980
Boroondara (C)–Camberwell S	20	2	22	3 860	107	2 683	6 650	670	7 320
Boroondara (C)–Hawthorn	3	2	6	1 326	280	1 439	3 045	9 043	12 088
Boroondara (C)–Kew	11	2	13	2 256	300	1 486	4 042		4 042

BUILDING APPROVED IN STATISTICAL AREAS *continued*

STATISTICAL AREA	DWELLINGS (no.) New houses	New other residential building	Total dwellings(a)	VALUE ($'000) New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
Eastern Middle Melbourne (SSD)	*225*	*51*	*276*	*30 164*	*5 992*	*5 312*	*41 468*	*17 303*	*58 771*
Manningham (C)–East	7	0	7	1 374	0	412	1 786	0	1 786
Manningham (C)–West	52	0	52	8 020	0	692	8 712	620	9 332
Monash (C)–South West	25	7	32	2 469	600	688	3 757	5 141	8 898
Monash (C)–Waverley East	12	8	20	1 946	780	243	2 969	410	3 379
Monash (C)–Waverley West	63	4	67	8 832	374	813	10 019	4 493	14 512
Whitehorse (C)–Box Hill	21	18	39	2 222	2 338	1 353	5 913	124	6 037
Whitehorse (C)–Nunawading E	20	7	27	2 475	700	534	3 709	3 260	6 969
Whitehorse (C)–Nunawading W	25	7	32	2 826	1 200	577	4 603	3 255	7 858
Eastern Outer Melbourne (SSD)	*136*	*9*	*146*	*17 313*	*745*	*2 020*	*20 078*	*5 700*	*25 778*
Knox (C)–North	42	9	51	4 984	745	639	6 368	2 105	8 473
Knox (C)–South	66	0	66	8 703	0	412	9 115	570	9 685
Maroondah (C)–Croydon	16	0	17	1 967	0	494	2 461	1 480	3 941
Maroondah (C)–Ringwood	12	0	12	1 659	0	475	2 134	1 545	3 679
Yarra Ranges Shire Part A (SSD)	*77*	*2*	*80*	*9 105*	*40*	*1 388*	*10 533*	*18 707*	*29 240*
Yarra Ranges (S)–Central	3	0	3	276	0	12	288	167	455
Yarra Ranges (S)–North	6	2	8	805	40	59	904	75	979
Yarra Ranges (S)–South-West	68	0	69	8 024	0	1 317	9 341	18 465	27 806
Southern Melbourne (SSD)	*160*	*148*	*317*	*23 671*	*14 522*	*11 090*	*49 283*	*24 453*	*73 736*
Bayside (C)–Brighton	11	4	21	2 586	800	2 156	5 542	950	6 492
Bayside (C)–South	25	7	32	4 250	850	1 979	7 079	314	7 393
Glen Eira (C)–Caulfield	14	12	29	3 817	1 487	1 388	6 692	9 000	15 692
Glen Eira (C)–South	22	8	30	2 428	930	1 319	4 677	200	4 877
Kingston (C)–North	31	35	66	3 889	3 796	988	8 673	7 956	16 629
Kingston (C)–South	52	72	124	5 618	5 379	513	11 510	4 111	15 621
Stonnington (C)–Malvern	5	10	15	1 083	1 280	2 747	5 110	1 922	7 032
Greater Dandenong City (SSD)	*35*	*12*	*47*	*3 139*	*697*	*596*	*4 432*	*9 815*	*14 247*
Gr. Dandenong (C)–Dandenong	15	7	22	1 254	430	372	2 056	7 455	9 511
Gr. Dandenong (C)–Balance	20	5	25	1 885	267	224	2 376	2 360	4 736
Southern Eastern Outer Melbourne (SSD)	*319*	*0*	*319*	*35 384*	*0*	*1 638*	*37 022*	*4 765*	*41 787*
Cardinia (S)–North	9	0	9	838	0	424	1 262	0	1 262
Cardinia (S)–Pakenham	25	0	25	2 306	0	124	2 430	768	3 198
Cardinia (S)–South	0	0	0	0	0	29	29	0	29
Casey (C)–Berwick	167	0	167	19 692	0	263	19 955	2 200	22 155
Casey (C)–Cranbourne	57	0	57	4 692	0	380	5 072	1 047	6 119
Casey (C)–Hallam	53	0	53	6 698	0	313	7 011	750	7 761
Casey (C)–South	8	0	8	1 158	0	105	1 263	0	1 263
Frankston City (SSD)	*77*	*7*	*84*	*8 316*	*390*	*1 397*	*10 103*	*7 750*	*17 853*
Frankston (C)–East	50	0	50	4 994	0	435	5 429	0	5 429
Frankston (C)–West	27	7	34	3 322	390	962	4 674	7 750	12 424
Mornington Peninsula Shire (SSD)	*130*	*0*	*130*	*18 131*	*0*	*2 363*	*20 494*	*11 047*	*31 541*
Mornington P'sula (S)–East	28	0	28	2 939	0	489	3 428	816	4 244
Mornington P'sula (S)–South	63	0	63	9 213	0	1 106	10 319	2 215	12 534
Mornington P'sula (S)–West	39	0	39	5 979	0	768	6 747	8 016	14 763

STATISTICAL AREA	DWELLINGS (no.) New houses	New other residential building	Total dwellings(a)	VALUE ($'000) New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
Barwon (SD)	**239**	**9**	**250**	**28 147**	**883**	**1 788**	**30 818**	**4 735**	**35 553**
Greater Geelong City Part A (SSD)	*139*	*5*	*146*	*15 932*	*423*	*1 049*	*17 404*	*4 250*	*21 654*
Bellarine–Inner	21	0	21	2 591	0	246	2 837	0	2 837
Corio–Inner	45	0	45	5 015	0	106	5 121	144	5 265
Geelong	1	2	4	130	243	89	462	3 201	3 663
Geelong West	0	0	1	0	0	327	327	0	327
Newton	2	0	2	140	0	110	250	400	650
South Barwon–Inner	70	3	73	8 056	180	171	8 407	505	8 912
East Barwon (SSD)	*82*	*4*	*86*	*10 191*	*460*	*646*	*11 297*	*160*	*11 457*
Greater Geelong (C) –Pt B	35	2	37	4 090	150	235	4 475	0	4 475
Queenscliff (B)	3	0	3	358	0	174	532	0	532
Surf Coast (S)–East	19	0	19	2 577	0	122	2 699	160	2 859
Surf Coast (S)–West	25	2	27	3 166	310	115	3 591	0	3 591
West Barwon (SSD)	*18*	*0*	*18*	*2 024*	*0*	*93*	*2 117*	*325*	*2 442*
Colac-Otway (S)–Colac	1	0	1	35	0	13	48	325	373
Colac-Otway (S)–North	0	0	0	0	0	0	0	0	0
Colac-Otway (S)–South	5	0	5	458	0	20	478	0	478
Golden Plains (S)–North-West	6	0	6	736	0	0	736	0	736
Golden Plains (S)–South-East	2	0	2	255	0	30	285	0	285
Greater Geelong (C)–Pt C	4	0	4	540	0	30	570	0	570
Western District (SD)	**32**	**0**	**33**	**3 957**	**0**	**945**	**4 902**	**3 419**	**8 321**
Hopkins (SSD)	*29*	*0*	*30*	*3 707*	*0*	*701*	*4 408*	*3 130*	*7 538*
Corangamite (S)–North	1	0	1	98	0	36	134	0	134
Corangamite (S)–South	4	0	4	577	0	0	577	2 500	3 077
Moyne (S)–North-East	1	0	1	146	0	0	146	0	146
Moyne (S)–North-West	0	0	0	0	0	100	100	0	100
Moyne (S)–South	5	0	6	627	0	75	702	310	1 012
Warrnambool (C)	18	0	18	2 259	0	490	2 749	320	3 069
Lady Julia Percy Island	0	0	0	0	0	0	0	0	0
Glenelg (SSD)	*3*	*0*	*3*	*250*	*0*	*244*	*494*	*289*	*783*
Glenelg (S)–Heywood	2	0	2	182	0	10	192	0	192
Glenelg (S)–North	1	0	1	68	0	0	68	0	68
Glenelg (S)–Portland	0	0	0	0	0	165	165	150	315
S. Grampians (S)–Hamilton	0	0	0	0	0	69	69	139	208
S. Grampians (S)–Wannon	0	0	0	0	0	0	0	0	0
S. Grampians (S)–Balance	0	0	0	0	0	0	0	0	0
Central Highlands (SD)	**87**	**6**	**93**	**10 131**	**590**	**1 264**	**11 985**	**5 627**	**17 612**
Ballarat City (SSD)	*54*	*4*	*58*	*6 175*	*465*	*667*	*7 307*	*2 580*	*9 887*
Ballarat (C)–Central	15	4	19	1 347	465	187	1 999	2 504	4 503
Ballarat (C)–Inner North	21	0	21	2 985	0	247	3 232	76	3 308
Ballarat (C)–North	0	0	0	0	0	0	0	0	0
Ballarat (C)–South	18	0	18	1 843	0	233	2 076	0	2 076
East Central Highlands (SSD)	*31*	*2*	*33*	*3 811*	*125*	*516*	*4 452*	*2 787*	*7 239*
Hepburn (S)–East	12	2	14	974	125	95	1 194	2 497	3 691
Hepburn (S)–West	2	0	2	98	0	10	108	0	108
Moorabool (S)–Bacchus Marsh	15	0	15	2 532	0	130	2 662	290	2 952
Moorabool (S)–Ballan	2	0	2	207	0	70	277	0	277
Moorabool (S)–West	0	0	0	0	0	211	211	0	211

STATISTICAL AREA	DWELLINGS (no.) New houses	New other residential building	Total dwellings(a)	VALUE ($'000) New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
West Central Highlands (SSD)	*2*	*0*	*2*	*145*	*0*	*81*	*226*	*260*	*486*
Ararat (RC)	1	0	1	127	0	55	182	92	274
Pyrenees (S)–North	1	0	1	18	0	26	44	168	212
Pyrenees (S)–South	0	0	0	0	0	0	0	0	0
Wimmera (SD)	**24**	**0**	**24**	**2 888**	**0**	**385**	**3 273**	**352**	**3 625**
South Wimmera (SSD)	*24*	*0*	*24*	*2 888*	*0*	*296*	*3 184*	*300*	*3 484*
Horsham (RC)–Central	14	0	14	1 935	0	72	2 007	0	2 007
Horsham (RC)–Balance	1	0	1	228	0	130	358	0	358
N. Grampians (S)–St Arnaud	1	0	1	102	0	0	102	0	102
N. Grampians (S)–Stawell	7	0	7	499	0	37	536	300	836
West Wimmera (S)	1	0	1	124	0	57	181	0	181
North Wimmera (SSD)	*0*	*0*	*0*	*0*	*0*	*89*	*89*	*52*	*141*
Hindmarsh (S)	0	0	0	0	0	44	44	52	96
Yarriambiack (S)–North	0	0	0	0	0	45	45	0	45
Yarriambiack (S)–South	0	0	0	0	0	0	0	0	0
Mallee(SD)	**43**	**0**	**43**	**4 141**	**0**	**719**	**4 860**	**2 135**	**6 995**
Mildura Rural City Part A (SSD)	*26*	*0*	*26*	*2 719*	*0*	*363*	*3 082*	*950*	*4 032*
Mildura (RC)–Pt A	26	0	26	2 719	0	363	3 082	950	4 032
West Mallee (SSD)	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Buloke (S)–North	0	0	0	0	0	0	0	0	0
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)	*17*	*0*	*17*	*1 422*	*0*	*356*	*1 778*	*1 185*	*2 963*
Gannawarra (S)	2	0	2	161	0	81	242	0	242
Swan Hill (RC)–Central	11	0	11	838	0	100	938	335	1 273
Swan Hill (RC)–Robinvale	1	0	1	149	0	72	221	850	1 071
Swan Hill (RC)–Balance	3	0	3	274	0	103	377	0	377
Loddon (SD)	**84**	**4**	**89**	**10 230**	**120**	**1 469**	**11 819**	**7 204**	**19 023**
Greater Bendigo City Part A (SSD)	*40*	*4*	*44*	*4 634*	*120*	*387*	*5 141*	*6 478*	*11 619*
Greater Bendigo (C)–Central	5	0	5	569	0	65	634	398	1 032
Greater Bendigo (C)–Eaglehawk	7	0	7	622	0	140	762	645	1 407
Greater Bendigo (C)–Inner East	9	0	9	1 464	0	90	1 554	205	1 759
Greater Bendigo (C)–Inner North	6	0	6	572	0	62	634	200	834
Greater Bendigo (C)–Inner West	6	4	10	653	120	20	793	5 030	5 823
Greater Bendigo (C)–S'saye	7	0	7	754	0	10	764	0	764
North Loddon (SSD)	*15*	*0*	*15*	*1 588*	*0*	*481*	*2 069*	*406*	*2 475*
C. Goldfields (S)–M'borough	2	0	2	230	0	12	242	300	542
C. Goldfields (S)–Balance	1	0	1	61	0	22	83	0	83
Gr Bendigo (C)–Pt B	5	0	5	380	0	59	439	0	439
Loddon (S)–North	0	0	0	0	0	0	0	0	0
Loddon (S)–South	2	0	2	253	0	20	273	0	273
Mount Alexander (S)–C'maine	3	0	3	360	0	85	445	106	551
Mount Alexander (S)–Balance	2	0	2	304	0	283	587	0	587
South Loddon (SSD)	*29*	*0*	*30*	*4 008*	*0*	*601*	*4 609*	*320*	*4 929*
Macedon Ranges (S)–Kyneton	8	0	9	888	0	327	1 215	320	1 535
Macedon Ranges (S)–Romsey	8	0	8	1 204	0	0	1 204	0	1 204
Macedon Ranges (S)–Balance	13	0	13	1 916	0	274	2 190	0	2 190

STATISTICAL AREA	DWELLINGS (no.) New houses	New other residential building	Total dwellings(a)	VALUE ($'000) New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
Goulburn (SD)	**129**	**0**	**129**	**14 599**	**0**	**1 189**	**15 788**	**3 463**	**19 251**
Greater Shepparton City Part A (SSD)	*34*	*0*	*34*	*3 556*	*0*	*70*	*3 626*	*700*	*4 326*
Gr. Shepparton (C) Pt A	34	0	34	3 556	0	70	3 626	700	4 326
North Goulburn (SSD)	*40*	*0*	*40*	*4 684*	*0*	*333*	*5 017*	*1 669*	*6 686*
Campaspe (S)–Echuca	10	0	10	1 159	0	0	1 159	560	1 719
Campaspe (S)–Kyabram	2	0	2	202	0	0	202	0	202
Campaspe (S)–Rochester	4	0	4	525	0	85	610	70	680
Campaspe (S)–South	0	0	0	0	0	0	0	0	0
Gr. Shepparton (C)–Pt B East	1	0	1	75	0	0	75	0	75
Gr. Shepparton (C)–Pt B West	3	0	3	340	0	197	537	0	537
Moira (S)–East	8	0	8	1 105	0	0	1 105	0	1 105
Moira (S)–West	12	0	12	1 278	0	51	1 329	1 039	2 368
South Goulburn (SSD)	*19*	*0*	*19*	*2 033*	*0*	*269*	*2 302*	*1 094*	*3 396*
Delatite (S)–Benalla	3	0	3	328	0	51	379	142	521
Delatite (S)–North	2	0	2	283	0	63	346	0	346
Delatite (S)–South	4	0	4	345	0	128	473	824	1 297
Strathbogie (S)	10	0	10	1 077	0	27	1 104	128	1 232
South West Goulburn (SSD)	*36*	*0*	*36*	*4 326*	*0*	*517*	*4 843*	*0*	*4 843*
Mitchell (S)–North	3	0	3	96	0	75	171	0	171
Mitchell (S)–South	21	0	21	2 339	0	227	2 566	0	2 566
Murrindindi (S)–East	1	0	1	120	0	89	209	0	209
Murrindindi (S)–West	11	0	11	1 771	0	126	1 897	0	1 897
Ovens-Murray (SD)	**37**	**6**	**43**	**4 849**	**540**	**649**	**6 038**	**4 630**	**10 668**
Wodonga (SSD)	*24*	*0*	*24*	*3 351*	*0*	*377*	*3 728*	*4 580*	*8 308*
Indigo (S)–Pt A	2	0	2	292	0	215	507	1 300	1 807
Towong (S)–Pt A	1	0	1	234	0	10	244	1 600	1 844
Wodonga (RC)	21	0	21	2 825	0	152	2 977	1 680	4 657
West Ovens-Murray (SSD)	*8*	*6*	*14*	*1 058*	*540*	*28*	*1 626*	*0*	*1 626*
Indigo (S)–Pt B	2	0	2	262	0	0	262	0	262
Wangaratta (RC)–Central	2	0	2	230	0	28	258	0	258
Wangaratta (RC)–North	4	6	10	566	540	0	1 106	0	1 106
Wangaratta (RC)–South	0	0	0	0	0	0	0	0	0
East Ovens-Murray (SSD)	*5*	*0*	*5*	*440*	*0*	*244*	*684*	*50*	*734*
Alpine (S)–East	2	0	2	140	0	152	292	50	342
Alpine (S)–West	2	0	2	280	0	27	307	0	307
Towong (S)–Pt B	1	0	1	20	0	65	85	0	85
East Gippsland (SD)	**40**	**2**	**42**	**4 025**	**386**	**961**	**5 372**	**574**	**5 946**
East Gippsland Shire (SSD)	*32*	*2*	*34*	*3 523*	*386*	*754*	*4 663*	*355*	*5 018*
E. Gippsland (S)–Bairnsdale	23	2	25	2 679	386	347	3 412	305	3 717
E. Gippsland (S)–Orbost	5	0	5	422	0	189	611	50	661
E. Gippsland (S)–South-West	3	0	3	317	0	159	476	0	476
E. Gippsland (S)–Balance	1	0	1	105	0	59	164	0	164
Wellington Shire (SSD)	*8*	*0*	*8*	*502*	*0*	*207*	*709*	*219*	*928*
Wellington (S)–Alberton	2	0	2	144	0	25	169	0	169
Wellington (S)–Avon	1	0	1	100	0	36	136	0	136
Wellington (S)–Maffra	1	0	1	72	0	38	110	104	214
Wellington (S)–Rosedale	4	0	4	186	0	85	271	0	271
Wellington (S)–Sale	0	0	0	0	0	23	23	115	138

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)	**128**	**9**	**137**	**12 852**	**1 500**	**2 051**	**16 403**	**7 525**	**23 928**
La Trobe Valley (SSD)	*30*	*7*	*37*	*3 555*	*1 400*	*619*	*5 574*	*3 207*	*8 781*
Baw Baw (S)–Pt A	0	0	0	0	0	60	60	0	60
La Trobe (S)–Moe	6	7	13	786	1 400	147	2 333	1 281	3 614
La Trobe (S)–Morwell	6	0	6	636	0	226	862	622	1 484
La Trobe (S)–Traralgon	18	0	18	2 133	0	161	2 294	1 304	3 598
La Trobe (S)–Balance	0	0	0	0	0	25	25	0	25
West Gippsland (SSD)	*22*	*2*	*24*	*2 580*	*100*	*330*	*3 010*	*1 978*	*4 988*
Baw Baw (S)–Pt B East	1	0	1	80	0	40	120	0	120
Baw Baw (S)–Pt B West	21	2	23	2 500	100	290	2 890	1 978	4 868
Yarra Ranges (S)–Pt B	0	0	0	0	0	0	0	0	0
South Gippsland (SSD)	*76*	*0*	*76*	*6 717*	*0*	*1 102*	*7 819*	*2 340*	*10 159*
Bass Coast (S)–Phillip Island	26	0	26	2 271	0	199	2 470	1 880	4 350
Bass Coast (S)–Balance	34	0	34	3 026	0	445	3 471	0	3 471
South Gippsland (S)–Central	9	0	9	606	0	273	879	460	1 339
South Gippsland (S)–East	4	0	4	326	0	100	426	0	426
South Gippsland (S)–West	3	0	3	488	0	85	573	0	573
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	103	6	109	14 009	530	1 931	16 470	12 408	28 878
Geelong VIC	139	5	146	15 932	423	1 049	17 404	4 250	21 654
Ballarat VIC	54	4	58	6 175	465	667	7 307	2 580	9 887
Bendigo VIC	40	4	44	4 634	120	387	5 141	6 478	11 619
Shepparton VIC	34	0	34	3 556	0	70	3 626	700	4 326
La Trobe Valley VIC	30	7	37	3 555	1 400	619	5 574	3 207	8 781
Mildura VIC	26	0	26	2 719	0	363	3 082	950	4 032

(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.

BUILDING CLASSIFICATIONS *continued*

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

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

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

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

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

SEASONAL ADJUSTMENT

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

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

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

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

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

TREND ESTIMATES

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

TREND ESTIMATES *continued*

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

CHAIN VOLUME MEASURES

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

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

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)

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

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

UNPUBLISHED DATA

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

RELATED PUBLICATIONS

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

- *Building Activity, Australia* (Cat. no. 8752.0)
- *Building Activity, Australia: Dwelling Unit Commencements* (Cat. no. 8750.0)
- *Building Activity, Victoria* (Cat. no. 8752.2)
- *Building Activity,Building Work Done (Cat. No. 8755.0)*
- *Building Approvals, Australia* (Cat. no. 8731.0)
- *Engineering Construction Activity, Australia* (Cat. no. 8762.0)
- *House Price Indexes: Eight Capital Cities* (Cat. no. 6416.0).
- *Housing Finance for Owner Occupation, Australia* (Cat. no. 5609.0)
- *Price Index of Materials Used in Building Other than House Building* (Cat. no. 6407.0)
- *Price Index of Materials Used in House Building* (Cat. no. 6408.0).

ROUNDING

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

SYMBOLS AND OTHER USAGES

n.a.	not available
n.y.a.	not yet available
B	Borough
C	City
RC	Rural City
SD	Statistical Division
SSD	Statistical SubDivision

GLOSSARY

Alterations and additions Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.

Alterations and additions to residential buildings Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes paragraph 12.

Building A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design is the provision for regular access by persons in order to satisfy its intended use.

Conversion Building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration, and these jobs have been separately identified as such from the July 1996 reference month, though they have only appeared separately in this publication from the April 1998 issue. Prior to that issue, conversions were published as part of the 'Conversions, etc.' category or included elsewhere within a table. Prior to July 1996, Table 5 includes the number of Conversions in the 'Alterations and additions to residential buildings' category while Table 6 includes the value of Conversions in the 'Alterations and additions to residential buildings, creating dwellings' category. See also Explanatory Notes paragraph 12.

Dwelling unit A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals. Dwelling units can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building or through conversion of a non-residential building to a residential building.

Educational Includes schools, colleges, kindergartens, libraries, museums and universities.

Entertainment and recreational Includes clubs, cinemas, sport and recreation centres.

Factories Includes paper mills, oil refinery buildings, brickworks and powerhouses.

Flats, units or apartments Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.

Health Includes hospitals, nursing homes, surgeries, clinics and medical centres.

Hotels, motels and other short term accommodation Includes hostels, boarding houses, guest houses, and holiday apartment buildings.

House A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (e.g. caretakers residences) associated with a non-residential building are defined as houses.

Miscellaneous Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.

New building work Building activity which will result in the creation of a building which previously did not exist.

New other residential buildings Building activity which will result in the creation of a residential building other than a house, which previously did not exist.

New residential Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.

Non-residential building A non-residential building is primarily intended for purposes other than long term residential purposes. Note that, on occasions, one or more dwelling units may be created through non-residential building activity. Prior to the April 1998 issue of this publication, they have been included in the 'Conversions, etc.' column in tables showing dwelling units approved. They are now identified separately (e.g. see table 5). However, the value of these dwelling units cannot be separated out from that of the non-residential building which they are part of, therefore the value associated with these remain in the appropriate Non-residential category.

Offices Includes banks, post offices and council chambers.

Other business premises Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.

Other dwellings Includes all dwellings other than houses. They can be created by: the creation of new other residential buildings (e.g. flats); alteration/addition work to an existing residential building; either new or alteration/addition work on a non-residential building; conversion of a non-residential building to a residential building creating more than one dwelling unit.

Other residential building An other residential building is a building other than a house primarily used for long-term residential purposes. An other residential building contains more than one dwelling unit. Other residential buildings are coded to the following categories: semi-detached, row or terrace house or townhouse with one storey; semi-detached, row or terrace house or townhouse with two or more storeys; flat, unit or apartment in a building of one or two storeys; flat, unit or apartment in a building of three storeys; flat, unit or apartment in a building of four or more storeys; flat, unit or apartment attached to a house; other/number of storeys unknown. The latter two categories are included with the semi-detached, row or terrace house or townhouse with one storey category in table 7 of this publication.

Religious Includes convents, churches, temples, mosques, monasteries and noviciates.

Residential building A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.

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

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

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