



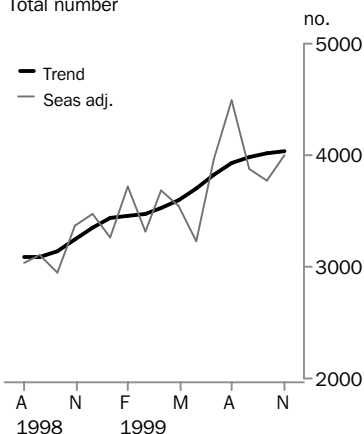
BUILDING APPROVALS

VICTORIA

EMBARGO: 11:30AM (CANBERRA TIME) THURS 13 JAN 2000

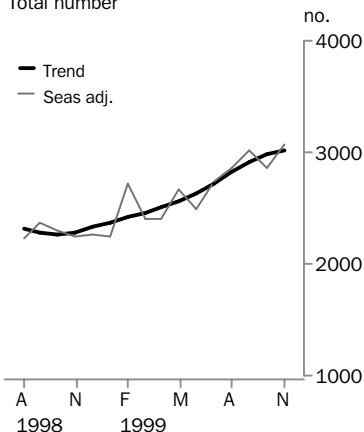
Dwelling units approved

Total number



Private sector houses approved

Total number



NOVEMBER KEY FIGURES

TREND ESTIMATES

	Nov 1999	% change Oct 1999 to Nov 1999	% change Nov 1998 to Nov 1999
Dwelling units approved			
Private sector houses	3 025	1.7	32.2
Total dwelling units	4 033	0.5	24.4

SEASONALLY ADJUSTED

	Nov 1999	% change Oct 1999 to Nov 1999	% change Nov 1998 to Nov 1999
Dwelling units approved			
Private sector houses	3 074	7.6	36.7
Total dwelling units	3 999	6.1	18.6

NOVEMBER KEY POINTS

TREND ESTIMATES

- Growth in the trend for private sector house approvals has continued to ease, showing a 1.7% increase over the previous month.
- The trend for total dwellings units approved increased 0.5% in November and is 24.4% above the level in November 1998. The rate of growth has eased over the past 5 months.

SEASONALLY ADJUSTED ESTIMATES

- Private sector houses rose 7.6% in November after a decrease in the preceding month.
- The seasonally adjusted estimate for total dwellings increased 6.1% in November following decreases in the previous 2 months.

ORIGINAL ESTIMATES

- In original terms there were 4,223 total dwelling units approved in November, a 10.0% increase from October. The number of houses approved increased 15.9% in November after a 15.7% decrease last month and other dwellings fell 7.5% after a 38.3% increase in the previous month.
- The value of total building approved was \$834.2 million, an increase of 2.2% on the previous month. Total residential building accounted for \$611.8 million and non-residential building \$222.3 million.

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

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
December 1999	10 February 2000
January 2000	8 March 2000
February 2000	6 April 2000
March 2000	12 May 2000
April 2000	7 June 2000
May 2000	10 July 2000



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

Records for the Flemington racecourse has been transferred from Mooney Valley (C)-Essendon SLA (5063) to Melbourne (C)-Remainder SLA (4608).



REVISIONS THIS MONTH

There are no revisions in this issue.

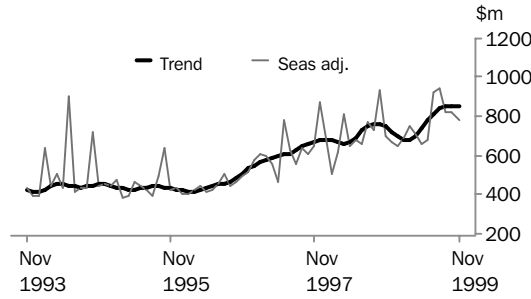


Zia ABBASI
Regional Director, Victoria

VALUE OF BUILDING APPROVED

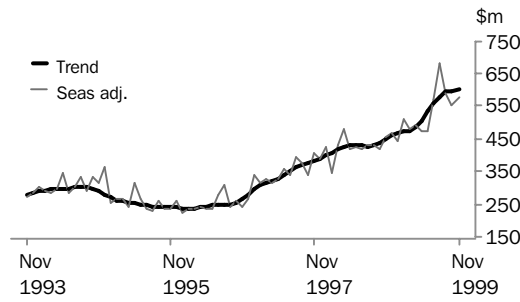
VALUE OF TOTAL BUILDING

The trend has fallen 0.7% in November after 8 months of growth.



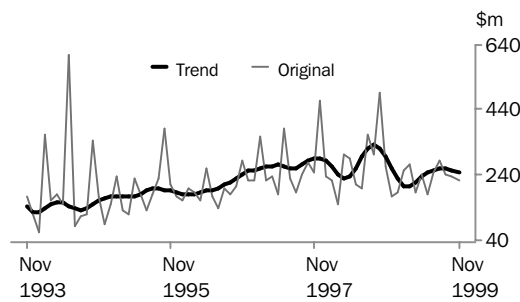
VALUE OF RESIDENTIAL BUILDING

The trend has been increasing since September 1998 but has eased over the past 5 months.



VALUE OF NON-RESIDENTIAL BUILDING

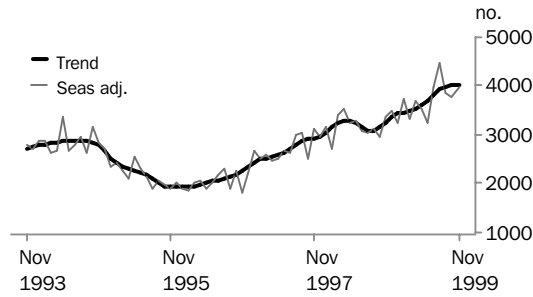
The trend fell by 2.5% in November 1999 and has been in decline for the past 3 months.



DWELLINGS APPROVED

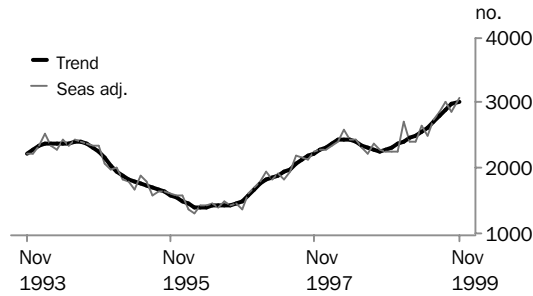
TOTAL DWELLING UNITS

The trend has been increasing since October 1998 but the rate of increase has eased in the last 4 months.



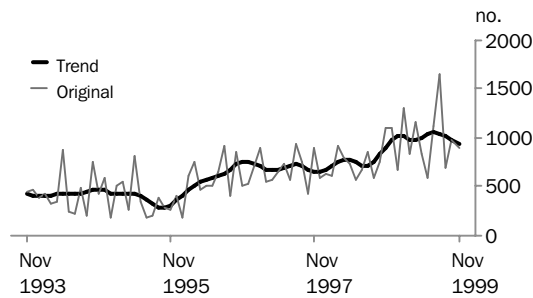
PRIVATE SECTOR HOUSES

After a period of strong growth in the early part of 1999, the increase in the trend has eased over the last 3 months.



OTHER DWELLINGS

The trend fell 3.1% in November 1999 and has been in decline for the past 4 months.



WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

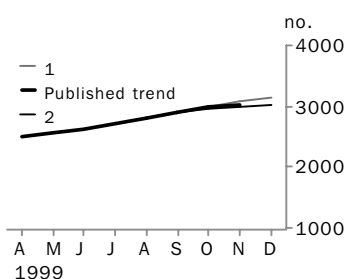
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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



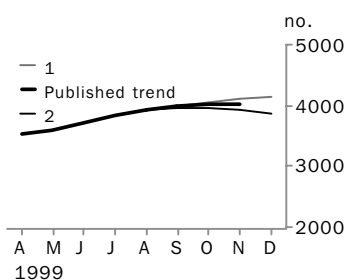
	TREND AS PUBLISHED	
	no.	% change
July 1999	2 720	3.3
August 1999	2 817	3.6
September 1999	2 904	3.1
October 1999	2 975	2.5
November 1999	3 025	1.7
December 1999	n.y.a.	n.y.a.

WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:

1 rises by 5% on Nov 1999
2 falls by 5% on Nov 1999

	1		2	
	no.	% change	no.	% change
July 1999	2 714	3.2	2 725	3.4
August 1999	2 814	3.7	2 819	3.5
September 1999	2 910	3.4	2 896	2.7
October 1999	2 996	3.0	2 951	1.9
November 1999	3 073	2.6	2 989	1.3
December 1999	3 148	2.4	3 021	1.1

TOTAL DWELLING UNITS



	TREND AS PUBLISHED	
	no.	% change
July 1999	3 825	3.1
August 1999	3 922	2.5
September 1999	3 984	1.6
October 1999	4 012	0.7
November 1999	4 033	0.5
December 1999	n.y.a.	n.y.a.

WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:

1 rises by 8% on Nov 1999
2 falls by 8% on Nov 1999

	1		2	
	no.	% change	no.	% change
July 1999	3 817	3.0	3 839	3.3
August 1999	3 917	2.6	3 928	2.3
September 1999	3 994	2.0	3 965	0.9
October 1999	4 050	1.4	3 953	-0.3
November 1999	4 099	1.2	3 916	-0.9
December 1999	4 146	1.1	3 869	-1.2

DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS..	
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL						
1998						
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
June	2 688	2 729	572	583	3 260	3 312
July	2 707	2 771	1 051	1 122	3 758	3 893
August	3 073	3 114	1 631	1 656	4 704	4 770
September	3 338	3 403	662	702	4 000	4 105
October	2 785	2 868	956	971	3 741	3 839
November	3 283	3 325	871	898	4 154	4 223
SEASONALLY ADJUSTED						
1998						
September	2 371	2 435	n.a.	n.a.	3 067	3 111
October	2 296	2 332	n.a.	n.a.	2 850	2 949
November	2 249	2 294	n.a.	n.a.	3 305	3 371
December	2 263	2 305	n.a.	n.a.	3 396	3 470
1999						
January	2 248	2 450	n.a.	n.a.	3 079	3 256
February	2 727	2 766	n.a.	n.a.	3 629	3 716
March	2 395	2 436	n.a.	n.a.	3 253	3 313
April	2 399	2 425	n.a.	n.a.	3 627	3 688
May	2 662	2 674	n.a.	n.a.	3 508	3 544
June	2 489	2 523	n.a.	n.a.	3 166	3 225
July	2 741	2 809	n.a.	n.a.	3 786	3 964
August	2 861	2 908	n.a.	n.a.	4 416	4 483
September	3 013	3 103	n.a.	n.a.	3 787	3 877
October	2 857	2 938	n.a.	n.a.	3 670	3 770
November	3 074	3 106	n.a.	n.a.	3 949	3 999
TREND ESTIMATES						
1998						
September	2 274	2 331	735	758	3 009	3 089
October	2 269	2 317	803	831	3 072	3 149
November	2 289	2 333	867	908	3 156	3 241
December	2 326	2 369	925	978	3 251	3 347
1999						
January	2 372	2 412	962	1 019	3 333	3 430
February	2 418	2 454	958	1 012	3 375	3 464
March	2 461	2 493	941	988	3 401	3 480
April	2 509	2 539	938	980	3 447	3 519
May	2 564	2 597	961	1 001	3 525	3 597
June	2 634	2 674	997	1 036	3 631	3 710
July	2 720	2 771	1 015	1 054	3 735	3 825
August	2 817	2 876	1 009	1 045	3 827	3 922
September	2 904	2 969	988	1 016	3 891	3 984
October	2 975	3 042	949	970	3 924	4 012
November	3 025	3 092	926	940	3 951	4 033

DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS...		TOTAL DWELLING UNITS...	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
1998						
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
June	-2.8	-1.9	-28.7	-29.6	-8.6	-8.3
July	0.7	1.5	83.7	92.5	15.3	17.5
August	13.5	12.4	55.2	47.6	25.2	22.5
September	8.6	9.3	-59.4	-57.6	-15.0	-13.9
October	-16.6	-15.7	44.4	38.3	-6.5	-6.5
November	17.9	15.9	-8.9	-7.5	11.0	10.0
SEASONALLY ADJUSTED (% change from preceding month)						
1998						
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	-10.8
April	0.2	-0.5	n.a.	n.a.	11.5	11.3
May	11.0	10.3	n.a.	n.a.	-3.3	-3.9
June	-6.5	-5.6	n.a.	n.a.	-9.7	-9.0
July	10.1	11.3	n.a.	n.a.	19.6	22.9
August	4.4	3.5	n.a.	n.a.	16.6	13.1
September	5.3	6.7	n.a.	n.a.	-14.2	-13.5
October	-5.2	-5.3	n.a.	n.a.	-3.1	-2.8
November	7.6	5.7	n.a.	n.a.	7.6	6.1
TREND ESTIMATES (% change from preceding month)						
1998						
September	-1.5	-1.9	6.8	5.4	0.4	-0.2
October	-0.2	-0.6	9.3	9.6	2.1	1.9
November	0.9	0.7	8.0	9.3	2.7	2.9
December	1.6	1.5	6.7	7.7	3.0	3.3
1999						
January	2.0	1.8	4.0	4.2	2.5	2.5
February	1.9	1.7	-0.4	-0.7	1.3	1.0
March	1.8	1.6	-1.8	-2.4	0.8	0.5
April	2.0	1.8	-0.3	-0.8	1.3	1.1
May	2.2	2.3	2.5	2.1	2.3	2.2
June	2.7	3.0	3.7	3.5	3.0	3.1
July	3.3	3.6	1.8	1.7	2.9	3.1
August	3.6	3.8	-0.6	-0.9	2.5	2.5
September	3.1	3.2	-2.1	-2.8	1.7	1.6
October	2.5	2.5	-3.9	-4.5	0.8	0.7
November	1.7	1.6	-2.4	-3.1	0.7	0.5

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					
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
June	413.2	83.4	496.6	183.2	679.8
July	454.0	105.2	559.2	248.2	807.4
August	593.7	101.9	695.6	282.8	978.5
September	522.2	95.7	617.9	240.6	858.5
October	481.7	97.7	579.4	236.8	816.2
November	520.5	91.4	611.8	222.3	834.2
SEASONALLY ADJUSTED					
1998					
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
June	388.2	87.7	476.0	n.a.	680.5
July	460.8	113.7	574.5	n.a.	920.4
August	580.9	99.4	680.3	n.a.	943.7
September	501.1	91.9	593.1	n.a.	827.1
October	466.6	88.5	555.1	n.a.	826.8
November	490.8	85.0	575.9	n.a.	786.1
TREND ESTIMATES					
1998					
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	380.3	79.8	460.0	263.4	723.4
1999					
January	390.4	79.1	469.5	228.1	697.6
February	395.0	78.3	473.3	205.5	678.7
March	397.8	78.8	476.6	202.6	679.2
April	405.1	81.4	486.5	214.8	701.3
May	420.4	85.9	506.2	233.6	739.8
June	442.1	90.7	532.8	246.8	779.6
July	465.4	94.1	559.5	255.8	815.3
August	485.7	95.7	581.4	259.9	841.3
September	499.3	95.1	594.5	259.3	853.8
October	506.3	93.2	599.5	255.0	854.5
November	509.1	91.2	600.3	248.5	848.8

(a) Refer to Explanatory Notes paragraph 12.

VALUE OF BUILDING APPROVED, Percentage Change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non- residential building	Total building
ORIGINAL (% change from preceding month)					
1998					
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
June	-5.9	12.1	-3.3	-24.2	-10.0
July	9.9	26.1	12.6	35.5	18.8
August	30.8	-3.1	24.4	13.9	21.2
September	-12.0	-6.1	-11.2	-14.9	-12.3
October	-7.8	2.1	-6.2	-1.6	-4.9
November	8.1	-6.4	5.6	-6.1	2.2
SEASONALLY ADJUSTED (% change from preceding month)					
1998					
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
June	-4.1	25.3	0.3	n.a.	3.2
July	18.7	29.6	20.7	n.a.	35.3
August	26.1	-12.6	18.4	n.a.	2.5
September	-13.7	-7.5	-12.8	n.a.	-12.4
October	-6.9	-3.7	-6.4	n.a.	0.0
November	5.2	-4.0	3.7	n.a.	-4.9
TREND ESTIMATES (% change from preceding month)					
1998					
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	3.0	0.6	2.6	-11.9	-3.2
1999					
January	2.7	-0.9	2.1	-13.4	-3.6
February	1.2	-1.0	0.8	-9.9	-2.7
March	0.7	0.6	0.7	-1.4	0.1
April	1.8	3.3	2.1	6.0	3.3
May	3.8	5.5	4.0	8.8	5.5
June	5.2	5.6	5.3	5.7	5.4
July	5.3	3.7	5.0	3.6	4.6
August	4.4	1.7	3.9	1.6	3.2
September	2.8	-0.6	2.3	-0.2	1.5
October	1.4	-2.0	0.8	-1.7	0.1
November	0.6	-2.1	0.1	-2.5	-0.7

(a) Refer to Explanatory Notes paragraph 12.

DWELLING UNITS APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
1996-1997	19 593	6 421	203	741	239	27 197
1997-1998	27 367	6 811	262	699	99	35 238
1998-1999	28 683	8 511	264	1 090	257	38 805
1998						
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
June	2 683	531	8	33	5	3 260
July	2 705	860	6	134	53	3 758
August	3 070	1 549	14	69	2	4 704
September	3 335	629	5	27	4	4 000
October	2 785	868	6	49	33	3 741
November	3 282	766	24	70	12	4 154
PUBLIC SECTOR (Number)						
1996-1997	212	384	45	0	12	653
1997-1998	570	601	25	1	3	1 200
1998-1999	544	350	3	2	0	899
1998						
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
June	41	10	1	0	0	52
July	64	70	1	0	0	135
August	41	25	0	0	0	66
September	65	40	0	0	0	105
October	83	15	0	0	0	98
November	42	26	0	0	1	69
TOTAL (Number)						
1996-1997	19 805	6 805	248	741	251	27 850
1997-1998	27 937	7 412	287	700	102	36 438
1998-1999	29 227	8 861	267	1 092	257	39 704
1998						
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
June	2 724	541	9	33	5	3 312
July	2 769	930	7	134	53	3 893
August	3 111	1 574	14	69	2	4 770
September	3 400	669	5	27	4	4 105
October	2 868	883	6	49	33	3 839
November	3 324	792	24	70	13	4 223

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building(a)	Total building
PRIVATE SECTOR (\$ million)								
1996-1997	2 149.1	644.3	12.6	597.1	84.2	3 487.2	1 879.7	5 366.9
1997-1998	3 084.3	727.0	22.0	708.6	63.2	4 605.0	2 476.9	7 081.9
1998-1999	3 460.8	1 021.8	31.4	775.1	108.9	5 398.1	2 262.5	7 660.6
1998								
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
June	343.9	64.6	0.5	73.9	5.1	488.1	156.3	644.4
July	345.0	99.8	0.5	70.1	28.6	544.0	211.9	756.0
August	382.8	204.5	1.1	87.5	8.2	684.1	204.5	888.6
September	425.3	88.3	0.6	88.6	5.5	608.3	217.2	825.5
October	372.8	100.5	0.4	91.3	4.9	570.0	182.0	751.9
November	440.8	74.2	2.1	81.9	5.2	604.3	184.8	789.1
PUBLIC SECTOR (\$ million)								
1996-1997	22.8	23.8	1.0	32.7	0.9	81.2	960.1	1 041.3
1997-1998	48.6	40.0	0.8	63.8	0.1	153.3	587.7	740.9
1998-1999	44.8	22.4	0.3	35.4	0.1	103.0	863.2	966.2
1998								
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
June	4.0	0.6	0.2	3.6	0.0	8.5	26.9	35.4
July	5.0	4.2	0.1	5.9	0.0	15.2	36.3	51.5
August	4.1	2.4	0.0	5.1	0.0	11.5	78.4	89.9
September	5.9	2.8	0.0	1.0	0.0	9.6	23.5	33.1
October	7.0	1.4	0.0	1.0	0.0	9.4	54.8	64.2
November	3.9	1.5	0.0	2.1	0.0	7.6	37.5	45.1
TOTAL (\$ million)								
1996-1997	2 171.9	668.1	13.5	629.8	85.1	3 568.4	2 839.8	6 408.2
1997-1998	3 132.9	766.9	22.8	772.4	63.2	4 758.3	3 064.5	7 822.8
1998-1999	3 505.7	1 044.2	31.8	810.4	109.0	5 501.1	3 125.7	8 626.8
1998								
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
June	348.0	65.2	0.7	77.6	5.1	496.6	183.2	679.8
July	350.0	104.0	0.6	76.0	28.6	559.2	248.2	807.4
August	386.9	206.9	1.1	92.6	8.2	695.6	282.8	978.5
September	431.1	91.0	0.6	89.6	5.5	617.9	240.6	858.5
October	379.9	101.9	0.4	92.3	4.9	579.4	236.8	816.2
November	444.7	75.8	2.1	84.1	5.2	611.8	222.3	834.2

(a) See Glossary for definition.

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

NEW OTHER RESIDENTIAL BUILDING.....

Period	<i>New houses</i>	<i>Semi-detached, row or terrace houses, townhouses, etc. of.....</i>		<i>Flats units or apartments in a building of.....</i>				<i>Total</i>	<i>Total new residential building</i>	
		<i>One storey</i>	<i>Two or more storeys</i>	<i>Total</i>	<i>One or two storeys</i>	<i>Three storeys</i>	<i>Four or more storeys</i>	<i>Total</i>		
NUMBER OF DWELLING UNITS										
1996-1997	19 805	2 980	1 500	4 480	204	298	1 823	2 325	6 805	26 610
1997-1998	27 937	2 881	2 153	5 034	425	481	1 472	2 378	7 412	35 349
1998-1999	29 227	2 484	2 415	4 899	679	454	2 829	3 962	8 861	38 088
1998										
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
June	2 724	177	201	378	55	21	87	163	541	3 265
July	2 769	269	217	486	82	43	319	444	930	3 699
August	3 111	223	297	520	26	0	1 028	1 054	1 574	4 685
September	3 400	217	214	431	28	49	161	238	669	4 069
October	2 868	168	297	465	21	6	391	418	883	3 751
November	3 324	197	284	481	64	46	201	311	792	4 116
VALUE (\$ million)										
1996-1997	2 171.8	200.3	140.3	340.7	18.2	38.0	271.3	327.3	668.3	2 840.1
1997-1998	3 132.8	211.9	211.4	423.2	36.0	53.4	254.3	343.5	766.9	3 899.8
1998-1999	3 505.8	194.3	261.4	455.2	60.2	64.3	464.2	588.8	1 044.2	4 549.9
1998										
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
June	348.0	13.4	23.2	36.6	11.4	2.6	14.6	28.6	65.2	413.2
July	350.0	22.6	24.9	47.5	6.8	6.5	43.1	56.5	104.0	454.0
August	386.9	18.9	32.2	51.1	3.0	0.0	152.7	155.8	206.9	593.7
September	431.1	18.0	23.3	41.3	3.0	9.1	37.7	49.7	91.0	522.2
October	379.9	13.8	34.2	47.9	1.8	0.9	51.3	53.9	101.9	481.7
November	444.7	15.0	28.6	43.6	6.7	4.4	21.0	32.1	75.8	520.5

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1996-1997	2 186.6	695.9	2 878.1	733.4	3 612.0	2 938.8	6 542.8
1997-1998	3 132.9	766.9	3 899.8	858.4	4 758.3	3 064.5	7 822.9
1998-1999	3 418.8	1 003.2	4 422.0	928.2	5 350.3	3 028.3	8 378.4
ORIGINAL (% change from preceding quarter)							
1998							
June	897.8	196.8	1 095.1	238.7	1 333.8	798.0	2 132.3
September	876.6	178.4	1 055.0	230.7	1 285.7	848.2	2 133.9
December	798.8	294.1	1 092.9	242.8	1 335.8	910.0	2 245.7
1999							
March	821.8	290.1	1 111.9	222.4	1 334.3	689.1	2 023.3
June	921.6	240.6	1 162.2	232.3	1 394.5	581.0	1 975.5
September	1 100.0	374.8	1 474.8	285.2	1 760.0	730.5	2 490.5
1998							
June	22.3	-3.0	17.0	15.4	16.7	32.7	22.1
September	-2.4	-9.3	-3.7	-3.4	-3.6	6.3	0.1
December	-8.9	64.9	3.6	5.2	3.9	7.3	5.2
1999							
March	2.9	-1.4	1.7	-8.4	-0.1	-24.3	-9.9
June	12.1	-17.1	4.5	4.5	4.5	-15.7	-2.4
September	19.4	55.8	26.9	22.8	26.2	25.7	26.1

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

(b) Refer to Explanatory Notes paragraph 12.

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

Period	<i>Hotels, motels and other short term accommodation</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999												
1999												
September	12	1.1	101	9.2	40	4.1	61	6.3	38	3.9	17	1.7
October	6	0.5	136	12.5	25	2.7	57	5.6	35	3.6	11	1.0
November	6	0.6	107	9.8	52	5.9	41	4.0	38	4.1	15	1.8
Value—\$200,000—\$499,999												
1999												
September	2	0.9	21	7.0	21	6.7	25	7.7	16	5.0	12	3.4
October	3	0.8	20	5.8	14	4.2	20	6.1	15	4.3	7	2.6
November	3	0.7	18	4.9	27	8.5	18	4.9	19	5.9	11	3.5
Value—\$500,000—\$999,999												
1999												
September	0	0.0	16	10.5	3	1.9	13	9.0	11	8.0	12	7.9
October	0	0.0	8	5.0	4	2.3	8	5.2	9	5.7	8	5.5
November	0	0.0	3	2.1	12	7.5	7	4.8	7	4.7	7	5.6
Value—\$1,000,000—\$4,999,999												
1999												
September	1	2.4	5	8.6	3	5.9	7	8.9	13	22.4	6	10.2
October	0	0.0	3	9.4	1	4.0	3	4.0	7	12.4	7	14.5
November	0	0.0	1	1.4	3	7.1	7	15.4	6	11.3	6	10.6
Value—\$5,000,000 and over												
1999												
September	1	24.0	1	6.6	0	0.0	2	21.5	1	10.0	0	0.0
October	0	0.0	2	22.3	1	7.1	2	20.0	0	0.0	2	15.4
November	1	5.9	0	0.0	0	0.0	2	62.0	0	0.0	1	6.0
Value—Total												
1996-1997	117	157.7	921	391.1	734	373.7	914	404.6	685	401.2	354	411.2
1997-1998	134	229.4	998	447.4	672	235.5	988	425.5	759	498.2	410	300.4
1998-1999	140	156.5	1 295	639.8	773	264.4	1 056	389.4	793	492.4	451	398.6
1999												
September	16	28.3	144	41.8	67	18.5	108	53.3	79	49.3	47	23.2
October	9	1.3	169	54.9	45	20.3	90	40.8	66	26.1	35	39.0
November	10	7.2	129	18.2	94	29.0	75	91.0	70	25.9	40	27.4

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

Period	Religious.....		Health.....		Entertainment and recreational.....		Miscellaneous.....		Total non-residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999										
1999										
September	2	0.2	9	1.1	9	0.9	16	1.5	305	29.9
October	1	0.1	9	0.6	7	0.9	7	0.6	294	28.2
November	2	0.2	4	0.5	12	1.0	12	1.1	289	28.9
Value—\$200,000—\$499,999										
1999										
September	2	0.5	10	2.8	12	3.6	7	2.1	128	39.7
October	0	0.0	4	1.0	2	0.5	5	1.3	90	26.6
November	1	0.3	7	2.3	9	2.9	6	1.8	119	35.6
Value—\$500,000—\$999,999										
1999										
September	0	0.0	1	0.5	1	0.6	0	0.0	57	38.3
October	1	1.0	5	3.5	0	0.0	3	1.8	46	29.9
November	0	0.0	1	0.6	5	3.9	0	0.0	42	29.2
Value—\$1,000,000—\$4,999,999										
1999										
September	1	1.1	3	4.2	2	3.0	2	4.1	43	70.7
October	0	0.0	5	13.4	2	3.8	3	7.7	31	69.2
November	1	1.1	1	1.7	3	4.3	1	2.0	29	54.7
Value—\$5,000,000 and over										
1999										
September	0	0.0	0	0.0	0	0.0	0	0.0	5	62.1
October	0	0.0	1	12.6	1	5.5	0	0.0	9	82.9
November	0	0.0	0	0.0	0	0.0	0	0.0	4	73.9
Value—Total										
1996-1997	57	15.3	217	257.8	219	90.1	357	336.6	4 575	2 839.7
1997-1998	61	16.9	200	264.6	238	478.4	315	168.3	4 775	3 064.5
1998-1999	65	20.4	251	232.1	280	412.2	341	119.7	5 445	3 125.8
1999										
September	5	1.7	23	8.6	24	8.1	25	7.7	538	240.6
October	2	1.0	24	31.1	12	10.7	18	11.5	470	236.8
November	4	1.5	13	5.1	29	12.0	19	4.9	483	222.3

VALUE OF NON-RESIDENTIAL BUILDING APPROVED: Original

Period	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
PRIVATE SECTOR (\$ million)											
1996-1997	156.0	372.9	352.5	277.7	336.3	72.7	15.4	127.6	47.1	121.5	1 879.7
1997-1998	227.7	440.9	232.6	381.1	418.8	117.7	17.0	112.9	435.0	93.2	2 476.9
1998-1999	150.3	609.6	258.3	296.5	434.5	118.0	19.7	122.7	204.1	48.9	2 262.5
1998											
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
June	13.5	33.8	13.0	10.1	37.2	6.1	0.4	21.4	16.8	4.1	156.3
July	33.5	34.1	25.3	37.7	22.8	24.5	3.3	22.5	4.9	3.5	211.9
August	22.0	29.7	18.4	26.0	53.5	28.9	1.7	6.4	8.5	9.2	204.5
September	28.3	41.6	18.4	49.9	46.0	16.3	1.7	7.2	3.0	4.6	217.2
October	1.3	54.9	20.3	40.0	24.2	11.8	1.0	8.6	9.9	10.0	182.0
November	7.2	17.9	28.9	83.9	24.8	5.2	1.5	3.9	8.3	3.2	184.8
PUBLIC SECTOR (\$ million)											
1996-1997	1.7	18.3	21.3	126.9	64.7	338.6	0.0	130.2	43.2	215.1	960.1
1997-1998	1.5	6.4	3.0	44.4	79.4	182.7	0.0	151.8	43.3	75.1	587.7
1998-1999	6.1	30.2	6.3	93.0	58.1	280.6	0.8	109.3	207.9	70.9	863.2
1998											
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
June	0.0	0.7	1.1	3.7	0.1	8.9	0.0	4.4	2.6	5.5	26.9
July	0.0	2.3	0.1	5.9	0.6	21.0	0.0	2.5	1.4	2.5	36.3
August	0.1	0.2	0.0	6.6	1.0	10.1	0.0	56.6	2.1	1.7	78.4
September	0.0	0.3	0.1	3.4	3.3	6.9	0.0	1.3	5.2	3.1	23.5
October	0.0	0.0	0.0	0.9	1.9	27.3	0.0	22.5	0.8	1.4	54.8
November	0.0	0.4	0.1	7.1	1.2	22.2	0.0	1.2	3.7	1.6	37.5
TOTAL (\$ million)											
1996-1997	157.7	391.1	373.8	404.7	401.1	411.3	15.4	257.8	90.2	336.6	2 839.8
1997-1998	229.3	447.4	235.6	425.5	498.2	300.4	17.0	264.6	478.3	168.3	3 064.5
1998-1999	156.4	639.8	264.6	389.4	492.6	398.6	20.5	232.0	412.0	119.8	3 125.7
1998											
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
June	13.5	34.5	14.0	13.8	37.3	15.0	0.4	25.7	19.5	9.5	183.2
July	33.5	36.3	25.4	43.6	23.3	45.5	3.3	25.0	6.3	6.0	248.2
August	22.1	29.9	18.4	32.6	54.5	39.0	1.7	63.0	10.6	11.0	282.8
September	28.3	41.8	18.5	53.3	49.3	23.2	1.7	8.6	8.1	7.7	240.6
October	1.3	54.9	20.3	40.8	26.1	39.0	1.0	31.1	10.7	11.5	236.8
November	7.2	18.2	29.0	91.0	25.9	27.4	1.5	5.1	12.0	4.9	222.3

BUILDING APPROVED IN THE MELBOURNE STATISTICAL DIVISION: Original

Period	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR									
1997-1998	20 045	6 445	27 490	2 329 489	697 059	651 111	3 677 659	2 168 189	5 845 847
1998-1999	20 516	8 100	30 166	2 563 924	986 485	771 135	4 321 543	1 918 597	6 240 140
1998									
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	1 778	1 007	3 014	215 593	138 366	71 764	425 723	109 293	535 017
March	1 884	670	2 655	241 192	84 926	74 304	400 423	159 687	560 110
April	1 565	882	2 607	196 464	85 403	70 215	352 081	126 749	478 831
May	1 926	716	2 690	247 556	89 521	60 416	397 493	174 422	571 915
June	1 942	508	2 492	258 290	62 630	67 111	388 031	108 417	496 448
July	1 916	831	2 940	254 073	97 933	87 281	439 287	183 611	622 898
August	2 253	1 515	3 846	292 224	201 742	82 431	576 397	159 246	735 643
September	2 439	599	3 071	319 654	86 030	76 232	481 915	198 361	680 277
October	1 853	832	2 771	260 421	97 060	82 101	439 582	154 445	594 028
November	2 403	702	3 201	335 320	68 156	75 495	478 971	154 222	633 194
PUBLIC SECTOR									
1997-1998	374	349	752	31 539	24 497	50 116	106 152	424 780	530 933
1998-1999	415	246	666	34 265	15 344	29 140	78 748	723 688	802 437
1998									
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
June	35	10	46	3 314	649	2 049	6 012	16 706	22 718
July	54	34	89	4 313	1 979	4 941	11 233	25 034	36 267
August	22	17	39	2 414	1 921	3 709	8 044	66 991	75 035
September	40	32	72	3 532	2 370	702	6 605	15 596	22 201
October	78	15	93	6 667	1 358	735	8 760	43 447	52 207
November	33	26	59	3 052	1 548	1 673	6 273	26 855	33 128
TOTAL									
1997-1998	20 419	6 794	28 242	2 361 028	721 556	701 227	3 783 811	2 592 969	6 376 780
1998-1999	20 931	8 346	30 832	2 598 188	1 001 829	800 275	4 400 292	2 642 285	7 042 577
1998									
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	1 801	1 035	3 065	217 085	139 958	73 685	430 727	206 716	637 442
March	1 921	670	2 694	245 219	84 926	75 288	405 434	226 821	632 255
April	1 587	912	2 659	198 151	87 108	72 335	357 594	157 423	515 017
May	1 937	742	2 727	248 271	91 221	62 977	402 470	201 980	604 450
June	1 977	518	2 538	261 604	63 278	69 160	394 043	125 123	519 166
July	1 970	865	3 029	258 385	99 912	92 222	450 520	208 645	659 165
August	2 275	1 532	3 885	294 638	203 663	86 141	584 441	226 237	810 677
September	2 479	631	3 143	323 186	88 400	76 934	488 520	213 957	702 477
October	1 931	847	2 864	267 088	98 418	82 836	448 342	197 892	646 235
November	2 436	728	3 260	338 372	69 704	77 168	485 244	181 077	666 322

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

(b) Refer to the Explanatory Notes paragraph 12.

BUILDING APPROVED IN STATISTICAL AREAS

	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
STATISTICAL AREA									
VICTORIA	3 324	792	4 223	444 727	75 754	91 366	611 846	222 312	834 157
Melbourne (SD)	2 436	728	3 260	338 372	69 704	77 168	485 244	181 077	666 322
Inner Melbourne (SSD)	28	261	355	4 857	28 285	14 852	47 994	97 950	145 943
Melbourne (C)–Inner	0	69	118	0	5 565	4 400	9 965	46 897	56 862
Melbourne (C)–S'bank–D'lands	0	0	0	0	0	0	0	32 743	32 743
Melbourne (C)–Remainder	8	29	48	1 076	3 400	1 445	5 921	12 921	18 842
Port Phillip (C)–St Kilda	8	33	43	1 475	3 753	1 231	6 460	288	6 748
Port Phillip (C)–West	2	90	94	300	10 900	2 163	13 363	2 093	15 456
Stonnington (C)–Prahran	3	17	20	959	1 740	3 254	5 952	1 667	7 619
Yarra (C)–North	4	11	16	537	1 207	1 312	3 056	120	3 176
Yarra (C)–Richmond	3	12	16	510	1 720	1 047	3 277	1 220	4 497
Western Melbourne (SSD)	255	48	307	33 017	3 959	8 442	45 418	8 918	54 336
Brimbank (C)–Keilor	98	6	104	13 213	430	272	13 915	376	14 290
Brimbank (C)–Sunshine	32	7	39	3 483	660	366	4 509	2 380	6 889
Hobsons Bay (C)–Altona	33	0	33	3 887	0	406	4 294	1 463	5 756
Hobsons Bay (C)–Williamstown	16	6	23	2 440	591	953	3 984	580	4 564
Maribyrnong (C)	60	7	67	6 844	651	1 446	8 941	851	9 792
Moonee Valley (C)–Essendon	10	13	23	2 332	1 177	4 441	7 950	3 119	11 069
Moonee Valley (C)–West	6	9	18	818	450	558	1 826	150	1 976
Melton-Wyndham (SSD)	165	12	178	21 796	400	703	22 898	2 514	25 412
Melton (S)–East	77	0	77	10 270	0	105	10 375	0	10 375
Melton (S) Balance	17	0	18	2 324	0	136	2 460	677	3 137
Wyndham (C)–North West	10	0	10	1 251	0	0	1 251	0	1 251
Wyndham (C)–Werribee	32	12	44	4 042	400	376	4 817	325	5 142
Wyndham (C)–Balance	29	0	29	3 909	0	86	3 995	1 512	5 508
Moreland City (SSD)	56	85	160	6 134	6 412	3 241	15 786	2 211	17 997
Moreland (C)–Brunswick	9	70	98	1 219	5 060	1 691	7 969	160	8 129
Moreland (C)–Coburg	14	12	26	1 320	1 145	1 103	3 568	2 051	5 619
Moreland (C)–North	33	3	36	3 595	207	447	4 248	0	4 248
Northern Middle Melbourne (SSD)	83	33	116	11 906	3 030	4 784	19 720	6 397	26 117
Banyule (C)–Heidelberg	21	5	26	3 606	650	1 900	6 156	250	6 406
Banyule (C)–North	20	19	39	2 619	1 500	1 024	5 143	2 000	7 143
Darebin (C)–Northcote	6	6	12	821	730	1 061	2 611	323	2 934
Darebin (C)–Preston	36	3	39	4 860	150	799	5 809	3 824	9 634
Hume City (SSD)	138	2	140	18 709	165	1 110	19 984	7 979	27 963
Hume (C)–Broadmeadows	16	0	16	1 531	0	431	1 962	4 286	6 248
Hume (C)–Craigieburn	100	0	100	14 221	0	176	14 397	3 693	18 090
Hume (C)–Sunbury	22	2	24	2 957	165	503	3 625	0	3 625
Northern Outer Melbourne (SSD)	92	2	94	16 436	253	2 430	19 119	3 113	22 232
Nillumbik (S)–South	8	2	10	2 033	253	1 066	3 352	771	4 123
Nillumbik (S)–South-West	33	0	33	6 331	0	576	6 907	335	7 242
Nillumbik (S)–Balance	9	0	9	1 453	0	551	2 005	0	2 005
Whittlesea (C)–North	11	0	11	1 583	0	58	1 641	0	1 641
Whittlesea (C)–South	31	0	31	5 036	0	179	5 215	2 007	7 222
Boroondara City (SSD)	51	9	60	12 872	1 438	7 187	21 496	1 175	22 671
Boroondara (C)–Camberwell N.	19	2	21	4 640	300	1 752	6 691	0	6 691
Boroondara (C)–Camberwell S.	12	0	12	2 025	0	2 292	4 316	315	4 631
Boroondara (C)–Hawthorn	6	2	8	2 358	350	1 229	3 937	750	4 687
Boroondara (C)–Kew	14	5	19	3 849	788	1 915	6 552	110	6 662

BUILDING APPROVED IN STATISTICAL AREAS *continued*

	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
STATISTICAL AREA									
Eastern Middle Melbourne (SSD)	238	35	273	38 794	5 137	7 323	51 254	6 714	57 968
Manningham (C)–East	17	0	17	3 694	0	770	4 463	123	4 586
Manningham (C)–West	71	22	93	13 118	3 677	933	17 727	367	18 094
Monash (C)–South West	26	4	30	2 843	370	816	4 028	1 805	5 833
Monash (C)–Waverley East	19	2	21	3 116	250	997	4 363	125	4 488
Monash (C)–Waverley West	60	0	60	9 191	0	928	10 119	1 130	11 249
Whitehorse (C)–Box Hill	24	3	27	3 290	319	1 379	4 988	0	4 988
Whitehorse (C)–Nunawading E.	8	4	12	1 294	520	582	2 397	675	3 072
Whitehorse (C)–Nunawading W.	13	0	13	2 250	0	918	3 168	2 490	5 658
Eastern Outer Melbourne (SSD)	226	71	297	29 438	5 486	2 575	37 499	14 528	52 028
Knox (C)–North	60	44	104	7 182	3 472	880	11 535	4 531	16 066
Knox (C)–South	79	0	79	12 005	0	406	12 411	6 200	18 611
Maroondah (C)–Croydon	56	18	74	6 830	1 232	980	9 042	1 314	10 355
Maroondah (C)–Ringwood	31	9	40	3 421	782	309	4 513	2 484	6 996
Yarra Ranges Shire Part A (SSD)	104	0	104	15 015	0	1 972	16 987	3 660	20 647
Yarra Ranges (S)–Central	2	0	2	217	0	103	320	250	570
Yarra Ranges (S)–North	8	0	8	940	0	60	1 000	160	1 160
Yarra Ranges (S)–South-West	94	0	94	13 858	0	1 809	15 667	3 250	18 917
Southern Melbourne (SSD)	205	64	275	35 003	7 721	15 096	57 820	12 828	70 647
Bayside (C)–Brighton	22	0	22	4 867	0	2 377	7 244	120	7 364
Bayside (C)–South	31	14	48	5 454	2 435	2 618	10 507	655	11 162
Glen Eira (C)–Caulfield	30	10	40	6 459	891	2 485	9 835	150	9 985
Glen Eira (C)–South	22	6	28	2 872	876	1 316	5 064	280	5 344
Kingston (C)–North	46	14	63	5 853	1 088	1 953	8 895	9 609	18 503
Kingston (C)–South	45	18	63	6 618	2 108	789	9 514	60	9 574
Stonnington (C)–Malvern	9	2	11	2 881	322	3 558	6 760	1 954	8 714
Greater Dandenong City (SSD)	20	0	20	2 050	0	708	2 758	4 421	7 178
Gr. Dandenong (C)–Dandenong	13	0	13	1 188	0	75	1 264	3 326	4 589
Gr. Dandenong (C)–Balance	7	0	7	862	0	632	1 494	1 095	2 589
Southern Eastern Outer Melbourne (SSD)	416	45	461	49 819	3 770	1 442	55 031	3 127	58 158
Cardinia (S)–North	15	0	15	1 552	0	202	1 754	120	1 874
Cardinia (S)–Pakenham	41	3	44	4 593	180	232	5 005	755	5 760
Cardinia (S)–South	7	0	7	736	0	116	852	0	852
Casey (C)–Berwick	226	30	256	27 582	3 000	499	31 081	389	31 470
Casey (C)–Cranbourne	68	12	80	6 925	590	219	7 734	1 096	8 830
Casey (C)–Hallam	48	0	48	7 024	0	139	7 162	767	7 929
Casey (C)–South	11	0	11	1 408	0	35	1 443	0	1 443
Frankston City (SSD)	138	35	173	13 919	2 106	1 775	17 799	2 300	20 099
Frankston (C)–East	78	22	100	7 629	1 590	539	9 758	540	10 298
Frankston (C)–West	60	13	73	6 289	516	1 236	8 041	1 760	9 801
Mornington Peninsula Shire (SSD)	221	26	247	28 608	1 543	3 531	33 682	3 243	36 924
Mornington P'sula (S)–East	50	0	50	7 757	0	828	8 585	1 137	9 722
Mornington P'sula (S)–South	93	0	93	10 398	0	1 393	11 791	192	11 983
Mornington P'sula (S)–West	78	26	104	10 453	1 543	1 310	13 305	1 914	15 219

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)	231	40	278	29 499	4 358	2 915	36 771	8 824	45 595
Greater Geelong City Part A (SSD)	137	18	158	17 671	1 546	1 889	21 105	3 258	24 363
Bellarine-Inner	14	0	14	1 869	0	107	1 976	612	2 588
Corio-Inner	48	0	48	6 237	0	250	6 487	721	7 208
Geelong	8	0	11	1 026	0	567	1 593	1 675	3 268
Geelong West	2	6	8	145	380	257	782	0	782
Newton	2	6	8	171	524	434	1 129	0	1 129
South Barwon-Inner	63	6	69	8 223	642	274	9 138	250	9 387
East Barwon (SSD)	65	18	87	8 754	2 600	789	12 144	1 608	13 752
Greater Geelong (C)-Pt B	42	16	62	5 465	1 980	418	7 863	1 300	9 164
Queenscliffe (B)	4	2	6	599	620	104	1 323	0	1 323
Surf Coast (S)-East	14	0	14	1 731	0	31	1 762	150	1 912
Surf Coast (S)-West	5	0	5	960	0	236	1 196	158	1 354
West Barwon (SSD)	29	4	33	3 073	212	236	3 522	3 957	7 479
Colac-Otway (S)-Colac	1	0	1	103	0	0	103	3 658	3 761
Colac-Otway (S)-North	4	0	4	416	0	15	431	0	431
Colac-Otway (S)-South	4	4	8	315	212	90	617	0	617
Golden Plains (S)-North-West	13	0	13	1 632	0	61	1 693	0	1 693
Golden Plains (S)-South-East	5	0	5	402	0	71	473	299	772
Greater Geelong (C)-Pt C	2	0	2	204	0	0	204	0	204
Western District (SD)	43	2	45	5 137	128	2 340	7 605	1 417	9 021
Hopkins (SSD)	31	2	33	3 182	128	1 961	5 271	1 081	6 352
Corangamite (S)-North	1	0	1	65	0	39	104	61	165
Corangamite (S)-South	8	0	8	842	0	160	1 002	57	1 058
Moyne (S)-North-East	0	0	0	0	0	0	0	80	80
Moyne (S)-North-West	1	0	1	102	0	22	124	0	124
Moyne (S)-South	2	0	2	115	0	1 003	1 119	358	1 477
Warrnambool (C)	19	2	21	2 059	128	736	2 922	525	3 447
Lady Julia Percy Island	0	0	0	0	0	0	0	0	0
Glenelg (SSD)	12	0	12	1 954	0	379	2 333	335	2 669
Glenelg (S)-Heywood	2	0	2	281	0	43	324	150	474
Glenelg (S)-North	0	0	0	0	0	59	59	0	59
Glenelg (S)-Portland	6	0	6	971	0	180	1 151	120	1 271
S. Grampians (S)-Hamilton	3	0	3	363	0	83	446	0	446
S. Grampians (S)-Wannon	0	0	0	0	0	15	15	0	15
S. Grampians (S)-Balance	1	0	1	339	0	0	339	65	404
Central Highlands (SD)	85	9	95	9 022	715	1 475	11 211	4 071	15 282
Ballarat City (SSD)	51	9	60	5 780	715	643	7 138	3 458	10 596
Ballarat (C)-Central	17	7	24	1 713	515	321	2 549	2 668	5 217
Ballarat (C)-Inner North	17	0	17	2 335	0	150	2 486	790	3 276
Ballarat (C)-North	2	0	2	204	0	52	256	0	256
Ballarat (C)-South	15	2	17	1 527	200	120	1 848	0	1 848
East Central Highlands (SSD)	24	0	25	2 443	0	721	3 164	476	3 640
Hepburn (S)-East	5	0	5	300	0	248	548	266	813
Hepburn (S)-West	5	0	6	514	0	0	514	60	574
Moorabool (S)-Bacchus Marsh	9	0	9	1 127	0	152	1 279	0	1 279
Moorabool (S)-Ballan	4	0	4	427	0	307	734	0	734
Moorabool (S)-West	1	0	1	75	0	15	90	150	240

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)	10	0	10	799	0	110	909	137	1 046
Ararat (RC)	7	0	7	603	0	19	622	0	622
Pyrenees (S)–North	0	0	0	0	0	73	73	137	210
Pyrenees (S)–South	3	0	3	196	0	18	214	0	214
Wimmera (SD)	19	9	28	2 370	538	125	3 033	761	3 794
South Wimmera (SSD)	17	9	26	2 139	538	93	2 770	761	3 531
Horsham (RC)–Central	6	9	15	983	538	0	1 521	53	1 573
Horsham (RC)–Balance	3	0	3	411	0	29	439	0	439
N. Grampians (S)–St Arnaud	1	0	1	123	0	26	149	0	149
N. Grampians (S)–Stawell	7	0	7	622	0	39	661	538	1 199
West Wimmera (S)	0	0	0	0	0	0	0	170	170
North Wimmera (SSD)	2	0	2	231	0	32	263	0	263
Hindmarsh (S)	1	0	1	127	0	18	145	0	145
Yarriambiack (S)–North	1	0	1	104	0	0	104	0	104
Yarriambiack (S)–South	0	0	0	0	0	14	14	0	14
Mallee(SD)	37	2	39	4 309	126	634	5 069	3 754	8 823
Mildura Rural City Part A (SSD)	20	0	20	2 640	0	175	2 815	2 781	5 596
Mildura (RC)–Pt A	20	0	20	2 640	0	175	2 815	2 781	5 596
West Mallee (SSD)	1	0	1	129	0	151	281	179	460
Buloke (S)–North	0	0	0	0	0	53	53	81	134
Buloke (S)–South	1	0	1	129	0	0	129	0	129
Mildura (RC)–Pt B	0	0	0	0	0	98	98	99	197
East Mallee (SSD)	16	2	18	1 540	126	308	1 974	794	2 768
Gannawarra (S)	2	0	2	251	0	36	287	384	671
Swan Hill (RC)–Central	6	0	6	471	0	233	703	200	903
Swan Hill (RC)–Robinvale	7	2	9	711	126	10	847	210	1 057
Swan Hill (RC)–Balance	1	0	1	108	0	30	137	0	137
Loddon (SD)	105	0	107	12 655	0	1 543	14 198	3 577	17 775
Greater Bendigo City Part A (SSD)	64	0	64	7 805	0	611	8 415	1 465	9 880
Greater Bendigo (C)–Central	10	0	10	1 623	0	196	1 819	130	1 949
Greater Bendigo (C)–Eaglehawk	0	0	0	0	0	64	64	92	156
Greater Bendigo (C)–Inner East	22	0	22	3 094	0	158	3 252	0	3 252
Greater Bendigo (C)–Inner North	2	0	2	199	0	106	305	0	305
Greater Bendigo (C)–Inner West	24	0	24	2 047	0	27	2 074	1 158	3 232
Greater Bendigo (C)–S'saye	6	0	6	842	0	59	901	85	986
North Loddon (SSD)	22	0	23	1 909	0	627	2 536	1 061	3 597
C. Goldfields (S)–M'borough	0	0	1	0	0	23	23	430	453
C. Goldfields (S)–Balance	1	0	1	68	0	100	168	0	168
Gr Bendigo (C)–Pt B	9	0	9	626	0	235	861	147	1 008
Loddon (S)–North	0	0	0	0	0	0	0	140	140
Loddon (S)–South	1	0	1	52	0	25	77	0	77
Mount Alexander (S)–C'maine	3	0	3	281	0	15	296	344	640
Mount Alexander (S)–Balance	8	0	8	882	0	230	1 112	0	1 112
South Loddon (SSD)	19	0	20	2 941	0	305	3 247	1 051	4 298
Macedon Ranges (S)–Kyneton	3	0	3	562	0	0	562	691	1 253
Macedon Ranges (S)–Romsey	4	0	4	472	0	167	639	0	639
Macedon Ranges (S)–Balance	12	0	13	1 908	0	138	2 046	360	2 406

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)	138	0	138	17 600	0	1 605	19 205	3 781	22 986
Greater Shepparton City Part A (SSD)	46	0	46	6 201	0	662	6 863	1 990	8 853
Gr. Shepparton (C)-Pt A	46	0	46	6 201	0	662	6 863	1 990	8 853
North Goulburn (SSD)	56	0	56	7 033	0	616	7 649	1 366	9 015
Campaspe (S)-Echuca	10	0	10	1 242	0	60	1 302	0	1 302
Campaspe (S)-Kyabram	10	0	10	1 257	0	10	1 267	0	1 267
Campaspe (S)-Rochester	6	0	6	884	0	60	944	0	944
Campaspe (S)-South	2	0	2	166	0	0	166	0	166
Gr. Shepparton (C)-Pt B East	3	0	3	396	0	28	425	0	425
Gr. Shepparton (C)-Pt B West	11	0	11	1 453	0	395	1 848	344	2 192
Moira (S)-East	7	0	7	847	0	0	847	0	847
Moira (S)-West	7	0	7	787	0	63	850	1 022	1 872
South Goulburn (SSD)	4	0	4	660	0	90	749	155	904
Delatite (S)-Benalla	0	0	0	0	0	0	0	0	0
Delatite (S)-North	0	0	0	0	0	0	0	0	0
Delatite (S)-South	2	0	2	347	0	0	347	0	347
Strathbogie (S)	2	0	2	313	0	90	402	155	557
South West Goulburn (SSD)	32	0	32	3 706	0	237	3 943	270	4 213
Mitchell (S)-North	0	0	0	0	0	40	40	50	90
Mitchell (S)-South	18	0	18	2 219	0	14	2 233	0	2 233
Murrindindi (S)-East	7	0	7	687	0	114	801	170	971
Murrindindi (S)-West	7	0	7	800	0	69	870	50	920
Ovens-Murray (SD)	73	2	75	9 187	185	959	10 331	6 298	16 629
Wodonga (SSD)	44	0	44	5 678	0	209	5 887	791	6 678
Indigo (S)-Pt A	2	0	2	151	0	0	151	60	211
Towong (S)-Pt A	2	0	2	341	0	10	351	0	351
Wodonga (RC)	40	0	40	5 187	0	199	5 385	731	6 116
West Ovens-Murray (SSD)	16	2	18	2 013	185	668	2 866	5 442	8 308
Indigo (S)-Pt B	2	0	2	248	0	0	248	0	248
Wangaratta (RC)-Central	8	2	10	1 006	185	247	1 438	4 792	6 230
Wangaratta (RC)-North	5	0	5	620	0	181	801	0	801
Wangaratta (RC)-South	1	0	1	139	0	240	379	650	1 029
East Ovens-Murray (SSD)	13	0	13	1 495	0	83	1 578	65	1 643
Alpine (S)-East	12	0	12	1 371	0	83	1 453	65	1 518
Alpine (S)-West	1	0	1	124	0	0	124	0	124
Towong (S)-Pt B	0	0	0	0	0	0	0	0	0
East Gippsland (SD)	46	0	46	4 787	0	592	5 379	3 360	8 738
East Gippsland Shire (SSD)	33	0	33	3 350	0	345	3 695	1 200	4 894
E. Gippsland (S)-Bairnsdale	27	0	27	2 630	0	224	2 854	1 055	3 909
E. Gippsland (S)-Orbost	4	0	4	494	0	74	567	0	567
E. Gippsland (S)-South-West	2	0	2	226	0	20	247	145	392
E. Gippsland (S)-Balance	0	0	0	0	0	27	27	0	27
Wellington Shire (SSD)	13	0	13	1 437	0	247	1 684	2 160	3 844
Wellington (S)-Alberton	1	0	1	25	0	35	60	0	60
Wellington (S)-Avon	0	0	0	0	0	0	0	0	0
Wellington (S)-Maffra	1	0	1	186	0	55	241	0	241
Wellington (S)-Rosedale	4	0	4	493	0	70	563	300	863
Wellington (S)-Sale	7	0	7	734	0	87	821	1 860	2 681

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)	111	0	112	11 789	0	2 009	13 799	5 393	19 192
La Trobe Valley (SSD)	27	0	27	3 468	0	518	3 986	1 666	5 652
Baw Baw (S)–Pt A	3	0	3	335	0	30	365	120	485
La Trobe (S)–Moe	4	0	4	497	0	74	572	163	735
La Trobe (S)–Morwell	6	0	6	690	0	108	798	311	1 108
La Trobe (S)–Traralgon	14	0	14	1 946	0	306	2 252	1 072	3 324
La Trobe (S)–Balance	0	0	0	0	0	0	0	0	0
West Gippsland (SSD)	25	0	26	3 238	0	332	3 570	1 553	5 123
Baw Baw (S)–Pt B East	2	0	2	250	0	40	290	0	290
Baw Baw (S)–Pt B West	23	0	24	2 988	0	292	3 280	1 553	4 833
Yarra Ranges (S)–Pt B	0	0	0	0	0	0	0	0	0
South Gippsland (SSD)	59	0	59	5 083	0	1 160	6 243	2 174	8 417
Bass Coast (S)–Phillip Island	23	0	23	1 730	0	231	1 961	1 327	3 288
Bass Coast (S)–Balance	26	0	26	2 376	0	678	3 054	657	3 711
South Gippsland (S)–Central	3	0	3	255	0	69	324	0	324
South Gippsland (S)–East	2	0	2	187	0	67	253	190	443
South Gippsland (S)–West	5	0	5	536	0	115	651	0	651
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	91	0	92	12 771	0	603	13 374	2 259	15 633
Geelong VIC	137	18	158	17 671	1 546	1 889	21 105	3 258	24 363
Ballarat VIC	51	9	60	5 780	715	643	7 138	3 458	10 596
Bendigo VIC	64	0	64	7 805	0	611	8 415	1 465	9 880
Shepparton VIC	46	0	46	6 201	0	662	6 863	1 990	8 853
La Trobe Valley VIC	27	0	27	3 468	0	518	3 986	1 666	5 652
Mildura VIC	20	0	20	2 640	0	175	2 815	2 781	5 596

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

(b) Refer to Explanatory Notes paragraph 12.

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE

2 Statistics of building work approved are compiled from:

- permits issued by licensed building surveyors;
- contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
- major building activity in areas not subject to normal administrative approval e.g. building on remote mine sites;

3 The scope of the survey comprises the following activities:

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

From July 1990, the statistics include:

- all approved new residential building valued at \$10,000 or more
- approved alterations and additions to residential building valued at \$10,000 or more
- all approved non-residential building jobs valued at \$50,000 or more.

Excluded from the statistics is:

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

VALUE DATA

4 Value data are derived by aggregation of the estimated value of building work when completed as reported on approval documents. Such value data excludes the value of land and landscaping but includes site preparation. These estimates are usually a reliable indicator of the completed value of 'houses'. However, for 'other residential buildings' and 'non-residential buildings', these estimates can differ significantly from the completed value of the building.

OWNERSHIP

5 Building ownership is classified as either public or private sector and is based on the sector of intended owner of the completed building at the time of approval. Residential buildings constructed by private sector builders under government housing authority schemes are classified as public sector when the authority has contracted, or intends to contract, to purchase the building on or before completion.

BUILDING CLASSIFICATIONS

6 Building approvals are classified both by the Type of Building (e.g. 'house', 'factory') and by the Type of Work involved (e.g. 'new', 'alterations and additions'). These classifications are often used in conjunction with each other to describe building approvals in this publication.

7 The Type of Building classification refers to the intended major function of a building. A building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building, not to the function of the group as a whole.

EXPLANATORY NOTES

BUILDING CLASSIFICATIONS

continued

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

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

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

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

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

SEASONAL ADJUSTMENT

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

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

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

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

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

TREND ESTIMATES

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

EXPLANATORY NOTES

TREND ESTIMATES

continued

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

CHAIN VOLUME MEASURES

20 The chain volume measures appearing in this publication are annually re-weighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 1997–1998). The reference year will be updated annually in the July publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes.

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

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)

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

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

UNPUBLISHED DATA

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

RELATED PUBLICATIONS

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

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

ROUNDING

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

SYMBOLS AND OTHER USAGES

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

GLOSSARY

Alterations and additions	Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.
Alterations and additions to residential buildings	Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes paragraph 12.
Building	A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design is the provision for regular access by persons in order to satisfy its intended use.
Conversion	Building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration, and these jobs have been separately identified as such from the July 1996 reference month, though they have only appeared separately in this publication from the April 1998 issue. Prior to that issue, conversions were published as part of the 'Conversions, etc.' category or included elsewhere within a table. Prior to July 1996, Table 5 includes the number of Conversions in the 'Alterations and additions to residential buildings' category while Table 6 includes the value of Conversions in the 'Alterations and additions to residential buildings, creating dwellings' category. See also Explanatory Notes paragraph 12.
Dwelling unit	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals. Dwelling units can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building or through conversion of a non-residential building to a residential building.
Educational	Includes schools, colleges, kindergartens, libraries, museums and universities.
Entertainment and recreational	Includes clubs, cinemas, sport and recreation centres.
Factories	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
Flats, units or apartments	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
Health	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
Hotels, motels and other short term accommodation	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
House	A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (e.g. caretakers residences) associated with a non-residential building are defined as houses.

GLOSSARY

Miscellaneous	Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.
New building work	Building activity which will result in the creation of a building which previously did not exist.
New other residential buildings	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
New residential	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
Non-residential building	A non-residential building is primarily intended for purposes other than long term residential purposes. Note that, on occasions, one or more dwelling units may be created through non-residential building activity. Prior to the April 1998 issue of this publication, they have been included in the 'Conversions, etc.' column in tables showing dwelling units approved. They are now identified separately (e.g. see table 5). However, the value of these dwelling units cannot be separated out from that of the non-residential building which they are part of, therefore the value associated with these remain in the appropriate Non-residential category.
Offices	Includes banks, post offices and council chambers.
Other business premises	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.
Other dwellings	Includes all dwellings other than houses. They can be created by: the creation of new other residential buildings (e.g. flats); alteration/addition work to an existing residential building; either new or alteration/addition work on a non-residential building; conversion of a non-residential building to a residential building creating more than one dwelling unit.
Other residential building	An other residential building is a building other than a house primarily used for long-term residential purposes. An other residential building contains more than one dwelling unit. Other residential buildings are coded to the following categories: semi-detached, row or terrace house or townhouse with one storey; semi-detached, row or terrace house or townhouse with two or more storeys; flat, unit or apartment in a building of one or two storeys; flat, unit or apartment in a building of three storeys; flat, unit or apartment in a building of four or more storeys; flat, unit or apartment attached to a house; other/number of storeys unknown. The latter two categories are included with the semi-detached, row or terrace house or townhouse with one storey category in table 7 of this publication.
Religious	Includes convents, churches, temples, mosques, monasteries and noviciates.
Residential building	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
Semi-detached, row or terrace houses, townhouses	Dwellings having their own private grounds with no other dwellings above or below.
Shops	Includes retail shops, restaurants, taverns and shopping arcades.

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