



BUILDING APPROVALS

VICTORIA

EMBARGO: 11:30AM (CANBERRA TIME) TUES 9 NOV 1999

SEPTEMBER KEY FIGURES

TREND ESTIMATES

	Sep 1999	% change Aug 1999 to Sep 1999	% change Sep 1998 to Sep 1999
Dwelling units approved			
Private sector houses	2 880	3.3	28.1
Total dwelling units	4 094	3.3	32.5

SEASONALLY ADJUSTED

	Sep 1999	% change Aug 1999 to Sep 1999	% change Sep 1998 to Sep 1999
Dwelling units approved			
Private sector houses	3 007	7.4	28.8
Total dwelling units	3 877	-13.5	24.6

SEPTEMBER KEY POINTS

TREND ESTIMATES

- The trend for private sector houses continued to grow steadily, increasing 3.3% in September.
- The trend for total dwelling units increased for the twelfth consecutive month rising 32.5% over the period.

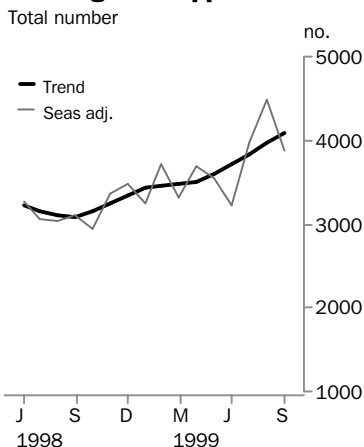
SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector houses increased 7.4% to 3 007, the highest level since May 1989 (3 066).
- The seasonally adjusted estimate for total dwelling units fell 13.5% in September following growth of 39.0% over the previous two months.

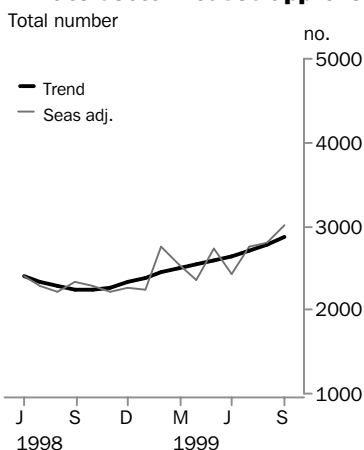
ORIGINAL ESTIMATES

- The number of total dwelling units approved in September was 4 105, comprising 3 403 houses and 702 other dwellings.
- The value of total building approved fell \$120.0 million to \$858.5 million in September. Both residential and non-residential value of approvals fell by \$77.7 million and \$42.2 million respectively.

Dwelling units approved



Private sector houses approved



- For further information about these and related statistics, contact Merv Leaker on Adelaide 08 8237 7536 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>
October 1999	8 December 1999
November 1999	13 January 2000
December 1999	10 February 2000
January 2000	8 March 2000
February 2000	6 April 2000
March 2000	12 May 2000



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

Geographic Coding - Dwelling approvals are geographically coded to the Census Collection District (CCD) level. CCD level information for the period April 1999 to June 1999 will be released at the same time as this publication. Associated with this release will be an update for the period July 1998 to June 1999 and a few revisions at the Statistical Local Area level (SLA).



REVISIONS THIS MONTH

There are no revisions to the original estimates in this issue. However, revisions can be expected to the trend estimates as new data become available (see paragraph 19 of the Explanatory Notes).



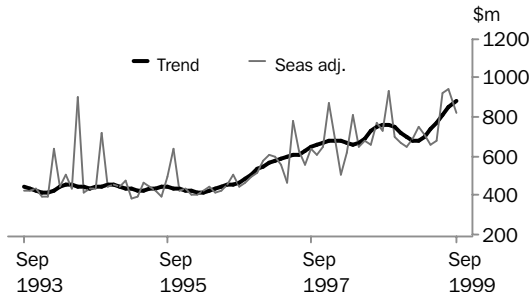
Zia Abbasi
Regional Director, Victoria



VALUE OF BUILDING APPROVED

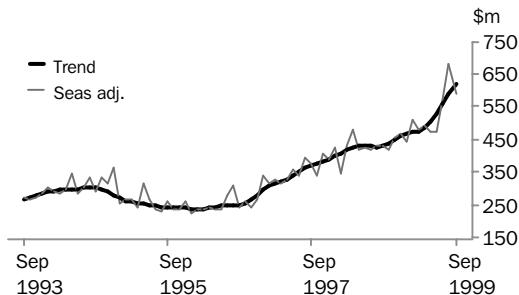
VALUE OF TOTAL BUILDING

The growth in the trend continued in September, however the rate of growth has begun to ease.



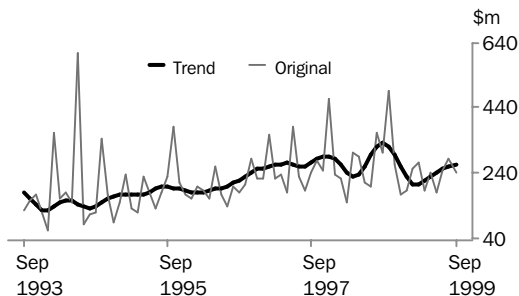
VALUE OF RESIDENTIAL BUILDING

The trend has risen sharply over the last five months increasing 27.8% during this period.



VALUE OF NON-RESIDENTIAL BUILDING

The growth in the trend has slowed in September to 0.8% from a high of 7.8% in May 1999.



NEW HOUSES APPROVED: 1998–1999

BY SELECTED MATERIALS OF OUTER WALLS

NEW HOUSES

The number of new houses approved in Victoria during 1998–1999 is shown in the table below, for selected types of material of outer walls, together with the distribution of each material type as a percentage of total new houses approved.

NEW HOUSES BY SELECTED MATERIALS OF OUTER WALLS

<i>Material of outer wall</i>	<i>Number of new houses</i>	<i>% of total new houses</i>
Double brick	445	1.5
Brick veneer	21 256	72.7
Stone or concrete	109	0.4
Fibre cement	252	0.9
Timber	3 039	10.4
Steel, aluminium and other	1 261	4.3
Not stated	2 865	9.8
Total	29 227	100.0

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

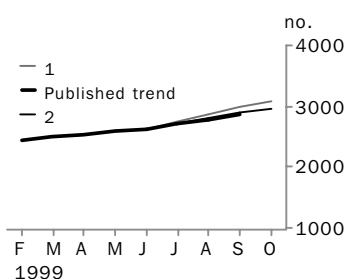
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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



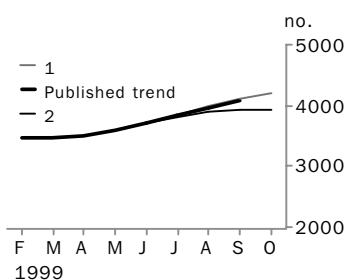
	TREND AS PUBLISHED	
	no.	% change
May 1999	2 583	1.6
June 1999	2 636	2.1
July 1999	2 709	2.8
August 1999	2 788	2.9
September 1999	2 880	3.3
October 1999	n.y.a.	n.y.a.

WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:

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

	1		2	
	no.	% change	no.	% change
May 1999	2 556	2.1	2 566	2.3
June 1999	2 632	3.0	2 637	2.8
July 1999	2 736	3.9	2 723	3.2
August 1999	2 856	4.4	2 812	3.3
September 1999	2 976	4.2	2 893	2.9
October 1999	3 076	3.4	2 952	2.0

TOTAL DWELLING UNITS



	TREND AS PUBLISHED	
	no.	% change
May 1999	3 588	2.1
June 1999	3 704	3.2
July 1999	3 837	3.6
August 1999	3 964	3.3
September 1999	4 094	3.3
October 1999	n.y.a.	n.y.a.

WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:

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

	1		2	
	no.	% change	no.	% change
May 1999	3 583	2.1	3 604	2.3
June 1999	3 702	3.3	3 713	3.0
July 1999	3 843	3.8	3 814	2.7
August 1999	3 985	3.7	3 891	2.0
September 1999	4 113	3.2	3 936	1.2
October 1999	4 198	2.1	3 930	-0.2

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						
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
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
SEASONALLY ADJUSTED						
1998						
July	2 289	2 337	n.a.	n.a.	2 974	3 069
August	2 225	2 282	n.a.	n.a.	2 969	3 039
September	2 335	2 399	n.a.	n.a.	3 067	3 111
October	2 287	2 323	n.a.	n.a.	2 850	2 949
November	2 207	2 252	n.a.	n.a.	3 305	3 371
December	2 253	2 295	n.a.	n.a.	3 396	3 470
1999						
January	2 251	2 453	n.a.	n.a.	3 079	3 256
February	2 747	2 786	n.a.	n.a.	3 629	3 716
March	2 549	2 590	n.a.	n.a.	3 253	3 313
April	2 359	2 385	n.a.	n.a.	3 627	3 688
May	2 732	2 744	n.a.	n.a.	3 508	3 544
June	2 430	2 464	n.a.	n.a.	3 166	3 225
July	2 755	2 823	n.a.	n.a.	3 786	3 964
August	2 801	2 848	n.a.	n.a.	4 416	4 483
September	3 007	3 097	n.a.	n.a.	3 787	3 877
TREND ESTIMATES						
1998						
July	2 345	2 414	693	740	3 038	3 154
August	2 287	2 352	711	742	2 998	3 094
September	2 248	2 305	761	785	3 009	3 089
October	2 245	2 293	827	855	3 072	3 149
November	2 272	2 316	884	925	3 156	3 241
December	2 325	2 368	926	979	3 251	3 347
1999						
January	2 390	2 430	944	1 001	3 333	3 430
February	2 452	2 488	923	977	3 375	3 464
March	2 502	2 534	899	947	3 401	3 480
April	2 543	2 573	898	940	3 441	3 513
May	2 583	2 616	934	973	3 516	3 588
June	2 636	2 675	990	1 029	3 626	3 704
July	2 709	2 758	1 040	1 079	3 749	3 837
August	2 788	2 848	1 079	1 117	3 867	3 964
September	2 880	2 950	1 109	1 143	3 990	4 094

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						
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
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
SEASONALLY ADJUSTED (% change from preceding month)						
1998						
July	-4.3	-6.9	n.a.	n.a.	-3.5	-6.3
August	-2.8	-2.4	n.a.	n.a.	-0.2	-1.0
September	4.9	5.1	n.a.	n.a.	3.3	2.4
October	-2.1	-3.2	n.a.	n.a.	-7.1	-5.2
November	-3.5	-3.1	n.a.	n.a.	16.0	14.3
December	2.1	1.9	n.a.	n.a.	2.7	2.9
1999						
January	-0.1	6.9	n.a.	n.a.	-9.3	-6.2
February	22.0	13.6	n.a.	n.a.	17.9	14.1
March	-7.2	-7.0	n.a.	n.a.	-10.4	-10.8
April	-7.4	-7.9	n.a.	n.a.	11.5	11.3
May	15.8	15.1	n.a.	n.a.	-3.3	-3.9
June	-11.1	-10.2	n.a.	n.a.	-9.7	-9.0
July	13.4	14.6	n.a.	n.a.	19.6	22.9
August	1.7	0.9	n.a.	n.a.	16.6	13.1
September	7.4	8.7	n.a.	n.a.	-14.2	-13.5
TREND ESTIMATES (% change from preceding month)						
1998						
July	-2.3	-2.2	-0.7	-2.5	-1.9	-2.3
August	-2.4	-2.6	2.6	0.3	-1.3	-1.9
September	-1.7	-2.0	7.0	5.8	0.4	-0.2
October	-0.1	-0.5	8.7	8.9	2.1	1.9
November	1.2	1.0	6.9	8.2	2.7	2.9
December	2.3	2.2	4.8	5.8	3.0	3.3
1999						
January	2.8	2.6	1.9	2.2	2.5	2.5
February	2.6	2.4	-2.2	-2.4	1.3	1.0
March	2.0	1.8	-2.6	-3.1	0.8	0.5
April	1.6	1.5	-0.1	-0.7	1.2	0.9
May	1.6	1.7	4.0	3.5	2.2	2.1
June	2.1	2.3	6.0	5.8	3.1	3.2
July	2.8	3.1	5.1	4.9	3.4	3.6
August	2.9	3.3	3.8	3.5	3.1	3.3
September	3.3	3.6	2.8	2.3	3.2	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					
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
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
SEASONALLY ADJUSTED					
1998					
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
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
TREND ESTIMATES					
1998					
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	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	404.3	81.2	485.5	215.9	701.4
May	418.6	85.3	503.9	232.8	736.7
June	440.7	90.1	530.8	244.5	775.3
July	467.2	94.4	561.7	254.6	816.3
August	493.9	97.9	591.7	262.7	854.4
September	519.3	101.0	620.3	264.7	885.0

(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					
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
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
SEASONALLY ADJUSTED (% change from preceding month)					
1998					
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
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
TREND ESTIMATES (% change from preceding month)					
1998					
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	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	1.6	3.0	1.9	6.6	3.3
May	3.5	5.0	3.8	7.8	5.0
June	5.3	5.6	5.3	5.0	5.2
July	6.0	4.8	5.8	4.1	5.3
August	5.7	3.7	5.3	3.2	4.7
September	5.1	3.2	4.8	0.8	3.6

(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						
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
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
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						
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
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
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						
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
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

(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								
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
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
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								
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
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
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								
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
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

(a) See Glossary for definition.

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

NEW OTHER RESIDENTIAL BUILDING.....

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc. of.....			Flats units or apartments in a building of.....				Total	Total new residential building
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
NUMBER OF DWELLING UNITS										
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										
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
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
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										
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
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

(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	2 939.2	6 542.8
1997-1998	3 132.9	766.9	3 899.8	858.4	4 758.3	3 064.5	7 822.8
1998-1999	3 418.8	1 016.5	4 435.3	928.2	5 363.5	3 039.9	8 403.4
ORIGINAL (% change from preceding quarter)							
1998							
March	734.0	202.8	936.2	206.8	1 143.0	601.6	1 746.4
June	897.8	196.8	1 095.1	238.7	1 333.8	798.1	2 132.4
September	876.6	178.4	1 055.0	230.7	1 285.7	850.2	2 135.9
December	798.8	296.6	1 095.4	242.8	1 338.2	912.8	2 251.0
1999							
March	821.8	294.9	1 116.7	222.4	1 339.1	692.3	2 031.4
June	921.6	246.6	1 168.2	232.3	1 400.5	584.6	1 985.1
1998							
March	-2.3	3.8	-1.1	3.5	-0.3	-39.9	-18.5
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	6.5	0.2
December	-8.9	66.3	3.8	5.2	4.1	7.4	5.4
1999							
March	2.9	-0.6	1.9	-8.4	0.1	-24.2	-9.8
June	12.1	-16.4	4.6	4.5	4.6	-15.6	-2.3

(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												
July	4	0.4	63	5.5	37	4.2	74	7.6	41	4.1	17	1.8
August	12	1.1	98	8.5	30	3.4	41	4.1	45	4.1	22	2.6
September	12	1.1	101	9.2	40	4.1	61	6.3	38	3.9	17	1.7
Value—\$200,000—\$499,999												
1999												
July	8	2.1	20	5.6	16	4.9	17	5.1	15	4.1	14	4.4
August	7	1.8	23	6.9	23	7.1	16	4.6	18	4.9	11	3.6
September	2	0.9	21	7.0	21	6.7	25	7.7	16	5.0	12	3.4
Value—\$500,000—\$999,999												
1999												
July	0	0.0	10	7.3	11	7.3	9	6.4	8	5.2	6	4.7
August	3	2.5	8	4.6	5	2.8	9	6.0	16	10.1	7	5.3
September	0	0.0	16	10.5	3	1.9	13	9.0	11	8.0	12	7.9
Value—\$1,000,000—\$4,999,999												
1999												
July	1	1.0	4	5.9	4	9.0	11	18.1	6	9.9	13	29.2
August	3	3.3	3	4.9	4	5.1	7	13.0	13	25.1	7	12.0
September	1	2.4	5	8.6	3	5.9	7	8.9	13	22.4	6	10.2
Value—\$5,000,000 and over												
1999												
July	1	30.0	1	12.0	0	0.0	1	6.5	0	0.0	1	5.4
August	1	13.3	1	5.2	0	0.0	1	5.0	2	10.3	1	15.4
September	1	24.0	1	6.6	0	0.0	2	21.5	1	10.0	0	0.0
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												
July	14	33.5	98	36.3	68	25.4	112	43.6	70	23.3	51	45.5
August	26	22.1	133	29.9	62	18.4	74	32.6	94	54.5	48	39.0
September	16	28.3	144	41.8	67	18.5	108	53.3	79	49.3	47	23.2

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

Period	Religious.....		Health.....		Entertainment and recreational.....		Miscellaneous.....		Total non-residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999										
1999										
July	1	0.2	10	1.3	12	1.1	18	1.6	277	27.8
August	1	0.1	11	1.1	19	2.0	19	2.0	298	29.0
September	2	0.2	9	1.1	9	0.9	16	1.5	305	29.9
Value—\$200,000—\$499,999										
1999										
July	4	1.4	10	2.7	7	1.8	5	1.6	116	33.6
August	2	0.6	6	1.7	6	1.5	4	1.3	116	34.0
September	2	0.5	10	2.8	12	3.6	7	2.1	128	39.7
Value—\$500,000—\$999,999										
1999										
July	3	1.8	4	3.1	0	0.0	2	1.4	53	37.0
August	2	1.1	3	2.1	4	2.6	0	0.0	57	37.0
September	0	0.0	1	0.5	1	0.6	0	0.0	57	38.3
Value—\$1,000,000—\$4,999,999										
1999										
July	0	0.0	3	4.4	2	3.4	1	1.4	45	82.3
August	0	0.0	3	8.0	1	4.5	2	2.7	43	78.4
September	1	1.1	3	4.2	2	3.0	2	4.1	43	70.7
Value—\$5,000,000 and over										
1999										
July	0	0.0	2	13.6	0	0.0	0	0.0	6	67.5
August	0	0.0	3	50.2	0	0.0	1	5.0	10	104.4
September	0	0.0	0	0.0	0	0.0	0	0.0	5	62.1
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										
July	8	3.3	29	25.0	21	6.3	26	6.0	497	248.2
August	5	1.7	26	63.0	30	10.6	26	11.0	524	282.8
September	5	1.7	23	8.6	24	8.1	25	7.7	538	240.6

VALUE OF NON-RESIDENTIAL BUILDING APPROVED: Original

Period	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	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											
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
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
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											
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
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
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											
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
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

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									
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	1 778	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
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									
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
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
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									
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	1 801	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

(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	3 400	669	4 105	431 118	91 047	95 724	617 890	240 629	858 518
Melbourne (SD)	2 479	631	3 143	323 186	88 400	76 934	488 520	213 957	702 477
Inner Melbourne (SSD)	32	198	256	5 150	44 519	16 001	65 671	90 419	156 090
Melbourne (C)–Inner	0	0	0	0	0	2 994	2 994	41 200	44 194
Melbourne (C)–S'bank–D'land	0	0	0	0	0	0	0	5 953	5 953
Melbourne (C)–Remainder	7	2	12	1 168	200	3 216	4 585	7 574	12 158
Port Phillip (C)–St Kilda	4	16	20	406	1 399	2 314	4 119	1 958	6 077
Port Phillip (C)–West	5	80	85	840	27 070	1 810	29 720	12 535	42 254
Stonnington (C)–Prahran	10	51	61	2 109	8 764	1 718	12 591	3 559	16 151
Yarra (C)–North	1	45	68	182	6 530	3 074	9 786	1 380	11 166
Yarra (C)–Richmond	5	4	10	445	556	875	1 877	16 260	18 137
Western Melbourne (SSD)	322	98	420	41 810	10 492	6 970	59 272	16 432	75 703
Brimbank (C)–Keilor	131	28	159	18 820	2 123	377	21 320	6 458	27 778
Brimbank (C)–Sunshine	41	2	43	4 813	250	222	5 285	5 272	10 557
Hobsons Bay (C)–Altona	60	2	62	6 109	181	406	6 697	150	6 847
Hobsons Bay (C)–Williamstown	20	24	44	2 795	4 190	1 145	8 130	700	8 830
Maribyrnong (C)	43	21	64	5 186	2 037	1 163	8 387	3 731	12 118
Moonee Valley (C)–Essendon	13	18	31	1 880	1 520	3 117	6 517	70	6 587
Mooney Valley (C)–West	14	3	17	2 205	190	542	2 937	50	2 987
Melton Wyndham (SSD)	316	12	328	40 642	945	747	42 334	11 204	53 538
Melton (S)–East	125	7	132	16 457	630	64	17 151	1 000	18 151
Melton (S) Balance	29	0	29	3 473	0	297	3 770	1 100	4 870
Wyndham (C)–North West	20	0	20	2 881	0	0	2 881	0	2 881
Wyndham (C)–Werribee	79	5	84	9 202	315	386	9 903	930	10 833
Wyndham (C)–Balance	63	0	63	8 629	0	0	8 629	8 174	16 803
Moreland City (SSD)	65	30	96	8 049	2 623	2 946	13 618	1 224	14 842
Moreland (C)–Brunswick	11	4	16	1 288	280	845	2 413	0	2 413
Moreland (C)–Coburg	19	12	31	2 190	1 013	1 615	4 818	500	5 318
Moreland (C)–North	35	14	49	4 571	1 330	486	6 388	724	7 112
Northern Middle Melbourne (SSD)	98	20	118	12 483	2 173	5 231	19 886	8 655	28 541
Banyule (C)–Heidelberg	10	3	13	1 260	834	2 088	4 182	4 489	8 671
Banyule (C)–North	40	0	40	4 696	0	1 168	5 864	983	6 847
Darebin (C)–Northcote	7	8	15	804	620	1 156	2 581	189	2 770
Darebin (C)–Preston	41	9	50	5 723	719	819	7 260	2 994	10 254
Hume City (SSD)	135	15	150	17 713	1 128	915	19 756	5 814	25 570
Hume (C)–Broadmeadows	15	6	21	1 664	528	438	2 631	4 414	7 045
Hume (C)–Craigieburn	98	9	107	12 922	600	182	13 703	1 150	14 853
Hume (C)–Sunbury	22	0	22	3 127	0	296	3 422	250	3 672
Northern Outer Melbourne (SSD)	97	4	101	14 123	350	1 512	15 985	2 110	18 095
Nillumbik (S)–South	20	0	20	3 434	0	609	4 044	0	4 044
Nillumbik (S)–South-West	20	0	20	3 366	0	212	3 578	0	3 578
Nillumbik (S)–Balance	1	0	1	150	0	51	201	0	201
Whittlesea (C)–North	15	0	15	1 876	0	50	1 926	0	1 926
Whittlesea (C)–South	41	4	45	5 297	350	590	6 236	2 110	8 346
Boroondara City (SSD)	46	35	81	10 097	4 974	7 407	22 478	2 477	24 955
Boroondara (C)–Camberwell N	24	11	35	4 871	1 350	1 777	7 997	0	7 997
Boroondara (C)–Camberwell S	13	2	15	2 783	320	2 883	5 986	340	6 326
Boroondara (C)–Hawthorn	1	22	23	214	3 304	1 091	4 610	1 569	6 179
Boroondara (C)–Kew	8		8	2 230		1 656	3 886	568	4 453

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)	194	64	261	28 997	6 213	8 255	43 464	27 517	70 982
Manningham (C)–East	14	0	14	3 190	0	355	3 545	0	3 545
Manningham (C)–West	35	10	45	6 120	1 262	1 727	9 110	162	9 272
Monash (C)–South West	20	22	42	2 023	2 123	778	4 924	4 103	9 027
Monash (C)–Waverley East	12	2	14	1 998	260	761	3 019	860	3 879
Monash (C)–Waverley West	61	20	84	9 322	1 667	1 266	12 255	12 613	24 868
Whitehorse (C)–Box Hill	19	10	29	2 500	900	1 362	4 762	2 415	7 177
Whitehorse (C)–Nunawading E	12	0	12	1 467	0	1 016	2 483	3 223	5 706
Whitehorse (C)–Nunawading W	21	0	21	2 376	0	990	3 367	4 141	7 508
Eastern Outer Melbourne (SSD)	154	25	179	21 307	2 114	2 531	25 952	5 593	31 545
Knox (C)–North	49	15	64	5 103	1 464	1 187	7 753	1 020	8 773
Knox (C)–South	61	0	61	9 741	0	234	9 976	0	9 976
Maroondah (C)–Croydon	37	4	41	5 406	312	342	6 061	360	6 421
Maroondah (C)–Ringwood	7	6	13	1 056	338	767	2 162	4 213	6 375
Yarra Ranges Shire Part A (SSD)	94	21	115	11 845	1 521	1 577	14 943	5 089	20 031
Yarra Ranges (S)–Central	6	0	6	1 077	0	262	1 339	55	1 394
Yarra Ranges (S)–North	7	0	7	799	0	50	849	600	1 449
Yarra Ranges (S)–South-West	81	21	102	9 969	1 521	1 265	12 755	4 434	17 189
Southern Melbourne (SSD)	199	66	267	28 833	7 738	16 422	52 992	19 521	72 514
Bayside (C)–Brighton	18	7	25	3 377	1 150	3 588	8 115	300	8 415
Bayside (C)–South	20	4	25	3 263	483	2 919	6 665	1 349	8 014
Glen Eira (C)–Caulfield	42	15	57	7 267	1 360	2 958	11 584	428	12 012
Glen Eira (C)–South	29	7	36	3 456	770	1 966	6 192	620	6 812
Kingston (C)–North	42	25	68	3 969	3 030	1 585	8 584	4 650	13 233
Kingston (C)–South	38	0	38	4 983	0	503	5 486	500	5 986
Stonnington (C)–Malvern	10	8	18	2 518	945	2 903	6 366	11 675	18 041
Greater Dandenong City (SSD)	58	2	61	5 019	100	620	5 739	7 455	13 194
Gr. Dandenong (C)–Dandenong	47	2	49	3 683	100	277	4 059	5 655	9 715
Gr. Dandenong (C)–Balance	11	0	12	1 336	0	343	1 679	1 800	3 479
Southern Eastern Outer Melbourne (SSD)	332	4	336	40 639	240	1 676	42 555	7 012	49 568
Cardinia (S)–North	12	0	12	1 459	0	276	1 735	0	1 735
Cardinia (S)–Pakenham	31	0	31	3 262	0	188	3 450	730	4 180
Cardinia (S)–South	3	0	3	359	0	48	407	0	407
Casey (C)–Berwick	186	2	188	23 371	110	494	23 975	5 687	29 662
Casey (C)–Cranbourne	37	0	37	3 458	0	352	3 810	465	4 275
Casey (C)–Hallam	55	2	57	7 825	130	226	8 181	130	8 311
Casey (C)–South	8	0	8	906	0	92	998	0	998
Frankston City (SSD)	145	0	145	12 752	0	897	13 649	2 265	15 914
Frankston (C)–East	99	0	99	8 232	0	209	8 441	60	8 501
Frankston (C)–West	46	0	46	4 520	0	688	5 208	2 205	7 413
Mornington Peninsula Shire (SSD)	192	37	229	23 728	3 270	3 227	30 225	1 170	31 395
Mornington P'sula (S)–East	39	0	39	4 343	0	186	4 529	139	4 668
Mornington P'sula (S)–South	103	5	108	13 232	720	1 184	15 136	362	15 498
Mornington P'sula (S)–West	50	32	82	6 153	2 550	1 858	10 560	669	11 229

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)	262	19	281	32 604	1 650	7 099	41 354	4 221	45 575
Greater Geelong City Part A (SSD)	135	17	152	17 157	1 470	2 742	21 369	2 304	23 673
Bellarine-Inner	20	3	23	2 353	180	297	2 831	0	2 831
Corio-Inner	45	0	45	5 586	0	155	5 741	842	6 583
Geelong	0	0	0	0	0	645	645	692	1 336
Geelong West	4	0	4	350	0	559	909	80	989
Newton	2	0	2	330	0	418	748	0	748
South Barwon-Inner	64	14	78	8 538	1 290	668	10 496	690	11 186
East Barwon (SSD)	109	2	111	13 512	180	3 863	17 555	1 368	18 922
Greater Geelong (C) -Pt B	45	0	45	5 366	0	1 042	6 408	783	7 190
Queenscliff (B)	4	0	4	598	0	649	1 247	60	1 307
Surf Coast (S)-East	31	2	33	3 299	180	1 413	4 892	445	5 337
Surf Coast (S)-West	29	0	29	4 250	0	758	5 008	80	5 088
West Barwon (SSD)	18	0	18	1 935	0	495	2 430	550	2 980
Colac-Otway (S)-Colac	1	0	1	95	0	54	149	500	649
Colac-Otway (S)-North	1	0	1	123	0	15	138	0	138
Colac-Otway (S)-South	4	0	4	421	0	80	501	50	551
Golden Plains (S)-North-West	3	0	3	361	0	238	599	0	599
Golden Plains (S)-South-East	6	0	6	567	0	108	675	0	675
Greater Geelong (C)-Pt C	3	0	3	370	0	0	370	0	370
Western District (SD)	38	5	43	4 216	255	1 606	6 077	3 119	9 196
Hopkins (SSD)	24	5	29	2 783	255	833	3 871	1 678	5 550
Corangamite (S)-North	1	0	1	131	0	54	186	320	506
Corangamite (S)-South	2	0	2	184	0	97	281	445	726
Moyne (S)-North-East	0	0	0	0	0	0	0	0	0
Moyne (S)-North-West	0	0	0	0	0	32	32	0	32
Moyne (S)-South	6	0	6	691	0	375	1 066	556	1 622
Warrnambool (C)	15	5	20	1 777	255	275	2 307	357	2 664
Lady Julia Percy Island	0	0	0	0	0	0	0	0	0
Glenelg (SSD)	14	0	14	1 433	0	773	2 206	1 441	3 646
Glenelg (S)-Heywood	0	0	0	0	0	134	134	0	134
Glenelg (S)-North	0	0	0	0	0	10	10	60	70
Glenelg (S)-Portland	4	0	4	633	0	80	713	76	789
S. Grampians (S)-Hamilton	5	0	5	510	0	201	711	737	1 447
S. Grampians (S)-Wannon	1	0	1	90	0	48	138	0	138
S. Grampians (S)-Balance	4	0	4	200	0	300	500	568	1 068
Central Highlands (SD)	69	0	69	8 256	0	925	9 182	4 281	13 462
Ballarat City (SSD)	37	0	37	4 415	0	389	4 805	3 022	7 827
Ballarat (C)-Central	12	0	12	1 090	0	189	1 279	1 979	3 258
Ballarat (C)-Inner North	18	0	18	2 631	0	72	2 703	766	3 469
Ballarat (C)-North	0	0	0	0	0	20	20	0	20
Ballarat (C)-South	7	0	7	694	0	108	803	278	1 080
East Central Highlands (SSD)	29	0	29	3 643	0	524	4 167	729	4 895
Hepburn (S)-East	4	0	4	309	0	164	473	398	872
Hepburn (S)-West	2	0	2	147	0	81	228	0	228
Moorabool (S)-Bacchus Marsh	17	0	17	2 343	0	107	2 450	330	2 780
Moorabool (S)-Ballan	5	0	5	638	0	142	780	0	780
Moorabool (S)-West	1	0	1	206	0	30	236	0	236

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)	3	0	3	198	0	12	210	530	740
Ararat (RC)	1	0	1	98	0	0	98	410	508
Pyrenees (S)–North	0	0	0	0	0	0	0	0	0
Pyrenees (S)–South	2	0	2	100	0	12	112	120	232
Wimmera (SD)	27	0	27	3 455	0	241	3 696	902	4 599
South Wimmera (SSD)	21	0	21	2 769	0	169	2 938	184	3 122
Horsham (RC)–Central	11	0	11	1 573	0	126	1 699	70	1 769
Horsham (RC)–Balance	3	0	3	400	0	0	400	0	400
N. Grampians (S)–St Arnaud	0	0	0	0	0	0	0	0	0
N. Grampians (S)–Stawell	6	0	6	676	0	43	719	114	833
West Wimmera (S)	1	0	1	120	0	0	120	0	120
North Wimmera (SSD)	6	0	6	686	0	72	759	718	1 477
Hindmarsh (S)	5	0	5	554	0	72	627	718	1 345
Yarriambiack (S)–North	1	0	1	132	0	0	132	0	132
Yarriambiack (S)–South	0	0	0	0	0	0	0	0	0
Mallee(SD)	61	8	69	7 136	392	924	8 452	2 881	11 333
Mildura Rural City Part A (SSD)	50	8	58	5 443	392	560	6 395	1 493	7 888
Mildura (RC)–Pt A	50	8	58	5 443	392	560	6 395	1 493	7 888
West Mallee (SSD)	1	0	1	257	0	120	377	218	595
Buloke (S)–North	1	0	1	257	0	17	274	70	344
Buloke (S)–South	0	0	0	0	0	47	47	70	117
Mildura (RC)–Pt B	0	0	0	0	0	56	56	78	134
East Mallee (SSD)	10	0	10	1 436	0	244	1 680	1 170	2 850
Gannawarra (S)	1	0	1	92	0	68	160	0	160
Swan Hill (RC)–Central	3	0	3	426	0	26	452	1 040	1 492
Swan Hill (RC)–Robinvale	6	0	6	917	0	150	1 067	80	1 147
Swan Hill (RC)–Balance	0	0	0	0	0	0	0	50	50
Loddon (SD)	120	0	123	14 320	0	1 749	16 068	3 517	19 585
Greater Bendigo City Part A (SSD)	75	0	77	8 529	0	1 239	9 768	2 360	12 128
Greater Bendigo (C)–Central	9	0	11	1 166	0	833	1 999	251	2 250
Greater Bendigo (C)–Eaglehawk	13	0	13	1 049	0	66	1 115	0	1 115
Greater Bendigo (C)–Inner East	24	0	24	2 680	0	162	2 842	0	2 842
Greater Bendigo (C)–Inner North	3	0	3	301	0	39	340	1 304	1 644
Greater Bendigo (C)–Inner West	17	0	17	2 269	0	93	2 362	805	3 167
Greater Bendigo (C)–S'saye	9	0	9	1 064	0	45	1 109	0	1 109
North Loddon (SSD)	22	0	22	2 593	0	231	2 824	130	2 954
C. Goldfields (S)–M'borough	4	0	4	340	0	26	366	0	366
C. Goldfields (S)–Balance	2	0	2	148	0	14	162	0	162
Gr Bendigo (C)–Pt B	7	0	7	868	0	45	913	0	913
Loddon (S)–North	0	0	0	0	0	0	0	0	0
Loddon (S)–South	1	0	1	170	0	0	170	0	170
Mount Alexander (S)–C'maine	5	0	5	793	0	30	823	0	823
Mount Alexander (S)–Balance	3	0	3	273	0	116	389	130	519
South Loddon (SSD)	23	0	24	3 198	0	279	3 477	1 027	4 504
Macedon Ranges (S)–Kyneton	2	0	2	162	0	0	162	0	162
Macedon Ranges (S)–Romsey	6	0	6	659	0	55	714	0	714
Macedon Ranges (S)–Balance	15	0	16	2 377	0	224	2 600	1 027	3 627

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)	143	6	149	16 711	350	2 665	19 726	2 754	22 480
Greater Shepparton City Part A (SSD)	34	0	34	4 320	0	459	4 779	1 053	5 832
Gr. Shepparton (C) Pt A	34	0	34	4 320	0	459	4 779	1 053	5 832
North Goulburn (SSD)	35	0	35	4 325	0	805	5 129	721	5 850
Campaspe (S)–Echuca	8	0	8	870	0	284	1 155	396	1 551
Campaspe (S)–Kyabram	4	0	4	485	0	85	570	0	570
Campaspe (S)–Rochester	5	0	5	681	0	0	681	100	781
Campaspe (S)–South	0	0	0	0	0	60	60	0	60
Gr. Shepparton (C)–Pt B East	1	0	1	138	0	35	173	0	173
Gr. Shepparton (C)–Pt B West	3	0	3	408	0	48	456	225	681
Moira (S)–East	6	0	6	724	0	149	873	0	873
Moira (S)–West	8	0	8	1 019	0	144	1 163	0	1 163
South Goulburn (SSD)	28	0	28	2 816	0	523	3 339	0	3 339
Delatite (S)–Benalla	6	0	6	729	0	100	830	0	830
Delatite (S)–North	0	0	0	0	0	42	42	0	42
Delatite (S)–South	12	0	12	859	0	109	968	0	968
Strathbogie (S)	10	0	10	1 228	0	272	1 499	0	1 499
South West Goulburn (SSD)	46	6	52	5 250	350	879	6 478	980	7 458
Mitchell (S)–North	2	0	2	139	0	80	218	0	218
Mitchell (S)–South	24	6	30	3 005	350	544	3 899	130	4 029
Murrindindi (S)–East	7	0	7	713	0	159	872	850	1 722
Murrindindi (S)–West	13	0	13	1 393	0	96	1 489	0	1 489
Ovens-Murray (SD)	74	0	74	8 468	0	998	9 466	956	10 422
Wodonga (SSD)	44	0	44	5 388	0	245	5 633	238	5 872
Indigo (S)–Pt A	6	0	6	523	0	44	567	148	716
Towong (S)–Pt A	1	0	1	115	0	0	115	0	115
Wodonga (RC)	37	0	37	4 749	0	202	4 951	90	5 041
West Ovens-Murray (SSD)	21	0	21	2 234	0	483	2 717	608	3 325
Indigo (S)–Pt B	8	0	8	786	0	0	786	0	786
Wangaratta (RC)–Central	9	0	9	909	0	311	1 220	608	1 828
Wangaratta (RC)–North	4	0	4	539	0	15	554	0	554
Wangaratta (RC)–South	0	0	0	0	0	157	157	0	157
East Ovens-Murray (SSD)	9	0	9	846	0	269	1 115	110	1 225
Alpine (S)–East	7	0	7	622	0	269	891	0	891
Alpine (S)–West	2	0	2	224	0	0	224	0	224
Towong (S)–Pt B	0	0	0	0	0	0	0	110	110
East Gippsland (SD)	31	0	31	3 250	0	858	4 108	2 432	6 540
East Gippsland Shire (SSD)	22	0	22	2 418	0	450	2 868	2 186	5 055
E. Gippsland (S)–Bairnsdale	15	0	15	1 719	0	370	2 089	2 121	4 210
E. Gippsland (S)–Orbost	6	0	6	519	0	0	519	65	584
E. Gippsland (S)–South-West	1	0	1	180	0	80	260	0	260
E. Gippsland (S)–Balance	0	0	0	0	0	0	0	0	0
Wellington Shire (SSD)	9	0	9	832	0	407	1 239	246	1 485
Wellington (S)–Alberton	0	0	0	0	0	235	235	76	311
Wellington (S)–Avon	1	0	1	89	0	49	138	0	138
Wellington (S)–Maffra	2	0	2	157	0	30	186	0	186
Wellington (S)–Rosedale	2	0	2	140	0	25	165	60	225
Wellington (S)–Sale	4	0	4	447	0	69	516	110	626

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)	96	0	96	9 517	0	1 725	11 242	1 608	12 849
La Trobe Valley (SSD)	19	0	19	2 175	0	647	2 821	505	3 326
Baw Baw (S)–Pt A	1	0	1	90	0	66	156	0	156
La Trobe (S)–Moe	3	0	3	336	0	150	486	0	486
La Trobe (S)–Morwell	3	0	3	305	0	85	390	290	680
La Trobe (S)–Traralgon	12	0	12	1 443	0	316	1 759	215	1 974
La Trobe (S)–Balance	0	0	0	0	0	30	30	0	30
West Gippsland (SSD)	21	0	21	2 491	0	212	2 703	770	3 473
Baw Baw (S)–Pt B East	5	0	5	541	0	0	541	0	541
Baw Baw (S)–Pt B West	16	0	16	1 950	0	212	2 161	770	2 931
Yarra Ranges (S)–Pt B	0	0	0	0	0	0	0	0	0
South Gippsland (SSD)	56	0	56	4 851	0	866	5 718	333	6 050
Bass Coast (S)–Phillip Island	13	0	13	1 293	0	283	1 576	100	1 676
Bass Coast (S)–Balance	30	0	30	2 373	0	326	2 699	120	2 819
South Gippsland (S)–Central	6	0	6	586	0	149	735	113	848
South Gippsland (S)–East	1	0	1	29	0	65	94	0	94
South Gippsland (S)–West	6	0	6	570	0	44	614	0	614
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	81	4	87	10 348	355	1 165	11 868	809	12 677
Geelong VIC	135	17	152	17 157	1 470	2 742	21 369	2 304	23 673
Ballarat VIC	37	0	37	4 415	0	389	4 805	3 022	7 827
Bendigo VIC	75	0	77	8 529	0	1 239	9 768	2 360	12 128
Shepparton VIC	34	0	34	4 320	0	459	4 779	1 053	5 832
La Trobe Valley VIC	19	0	19	2 175	0	647	2 821	505	3 326
Mildura VIC	50	8	58	5 443	392	560	6 395	1 493	7 888

(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 become 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, 1998 Edition* (Cat. no. 1216.0), effective from 1 July 1998, and ASGC terminology has been adopted in the presentation of building statistics.

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

UNPUBLISHED DATA

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

RELATED PUBLICATIONS

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

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

ROUNDING

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

SYMBOLS AND OTHER USAGES

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

GLOSSARY

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

GLOSSARY

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

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2873120009998
ISSN 1031-1998

RRP \$17.50