

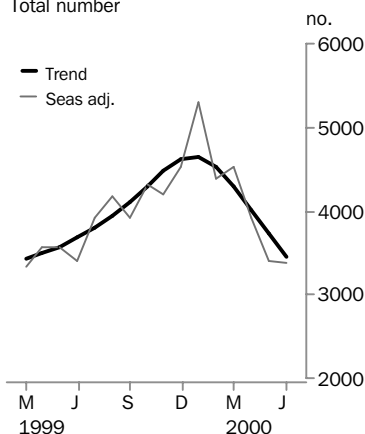
BUILDING APPROVALS

VICTORIA

EMBARGO: 11:30AM (CANBERRA TIME) TUES 8 AUG 2000

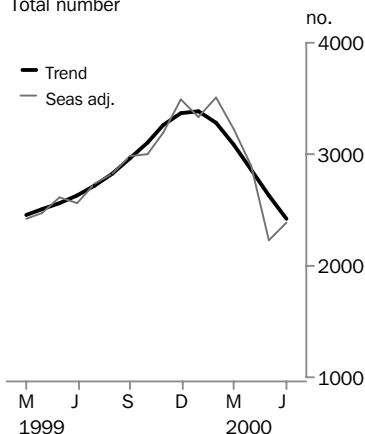
Dwelling units approved

Total number



Private sector houses approved

Total number



JUNE KEY FIGURES

	Apr 2000	May 2000	Jun 2000
Dwelling units approved			
Original	3 655	3 537	3 280
Seasonally adjusted	3 919	3 397	3 389
Trend	4 011	3 728	3 453
.....			
	% change Mar 2000 to Apr 2000	% change Apr 2000 to May 2000	% change May 2000 to Jun 2000
Dwelling units approved			
Original	-25.0	-3.2	-7.3
Seasonally adjusted	-13.3	-13.3	-0.2
Trend	-6.7	-7.0	-7.4

JUNE KEY POINTS

TREND ESTIMATES

- The trend estimate for total dwelling units approved recorded a high point in January 2000 (4,645) and has since fallen 25.7%, to 3,453 in June. This is the lowest level since March 1999.
- The trend for private sector house approvals has been decreasing since a high point was reached in January 2000. It is now 28.7% below the January figure.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units approved has fallen each month of the June quarter. The estimate has dropped 25.0% since the modest rise of 2.9% in March 2000.
- The seasonally adjusted estimate for private sector house approvals increased 7.0% in June, following three successive monthly decreases (totalling 36.4%) from February to May 2000.

ORIGINAL ESTIMATES

- The level of approvals, in original terms, has fallen in each of the three months of the June quarter. Both houses and other dwellings have experienced a decrease in the numbers being approved.
- The value of building approved in the June quarter 2000 was 12.5% (or \$368.9 million) lower than the March quarter 2000. There were two counter-balancing factors underlying the fall; residential building fell 23.5% whilst non-residential building increased by 18.2%.

- For further information about these and related statistics, contact Andrea Woods on Adelaide 08 8237 7350 or the National Information Service on 1300 135 070.

NOTES

FORTHCOMING ISSUES

ISSUE

RELEASE DATE

September 2000

8 November 2000

December 2000

8 February 2001

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CHANGES IN THIS ISSUE

There are no changes in this issue.

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DATA NOTES

Users should exercise caution when analysing movements in the value series over the next few months as they may be affected in a number of ways, including:

- changing patterns in demand and price changes brought about by the "bringing forward" of building activity prior to 1 July 2000;
- the introduction of the Goods and Services Tax (GST) and the abolition of the Wholesale Sales Tax; and
- the uncertainty as to whether approval values reported prior to 1 July 2000 included or excluded the GST component.

ABS has been liaising with councils and other approving authorities to ensure that approval values are reported inclusive of the GST.

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REVISIONS THIS ISSUE

Revisions have been made to the number of dwelling units approved for the period from July 1999 to May 2000. The following summarises changes to estimates released in the March issue of this publication:

	July 1999- December 1999	January 2000- March 2000
Victoria	+681	+702

Furthermore, there is an additional 1 dwelling for May in this issue compared with the data released in the May 2000 issue of *Building Approvals, Australia* (8731.0).

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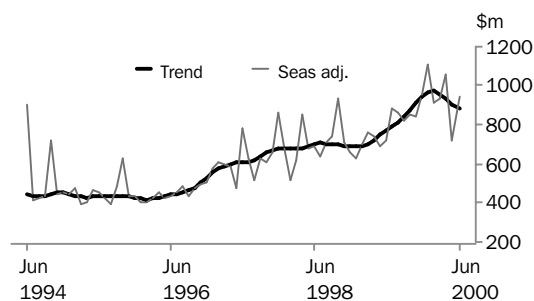
Zia ABBASI

Regional Director, Victoria

VALUE OF BUILDING APPROVED

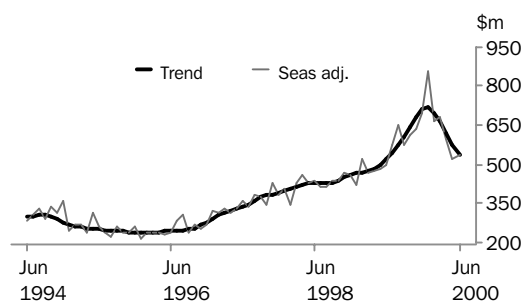
VALUE OF TOTAL BUILDING

The trend value reached in February 2000 was the highest since this series' inception and marks the culmination of growth which began in mid 1996. Over the last four months the rate at which the value has fallen has been accelerating.



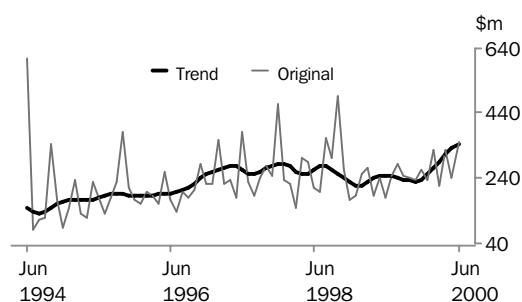
VALUE OF RESIDENTIAL BUILDING

The turnaround in the value of residential building approved is primarily responsible for the fall in the trend for total building. The trend for the value of residential building peaked in January and has since fallen by 25.6%.



VALUE OF NON-RESIDENTIAL BUILDING

Contrary to the residential sector the trend for the value of non-residential building has recorded growth over the past seven months, although the rate of growth is slowing.



SUMMARY OF 1999–2000 BUILDING APPROVALS

DWELLING UNITS APPROVED

The number of dwelling units approved in 1998–1999 and 1999–2000 and the percentage movement between 1998–1999 and 1999–2000 for Victoria is summarised below.

	1998–1999	1999–2000	1998–1999 to 1999–2000
	<i>no.</i>	<i>no.</i>	<i>% change</i>
New residential building	38 088	48 261	26.7
Alterations and additions to residential buildings	267	430	61.0
Conversions	1 092	919	–15.8
Non-residential building	257	265	3.1
Total dwelling units	39 704	49 875	25.6

VALUE OF BUILDING APPROVED

The value of building approved in 1998–1999 and 1999–2000 and the percentage movement between 1998–1999 and 1999–2000 for Victoria is summarised below.

	1998–1999	1999–2000	1998–1999 to 1999–2000
	<i>\$m</i>	<i>\$m</i>	<i>% change</i>
New residential building	4 549.9	6 383.9	40.3
Alterations and additions creating dwellings	31.8	54.8	72.6
Alterations and additions not creating dwellings	810.4	1 046.8	29.2
Conversions	109.0	109.1	0.1
Non-residential building	3 125.7	3 215.2	2.9
Total building	8 626.8	10 809.8	25.3

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

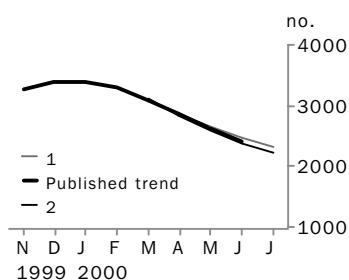
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

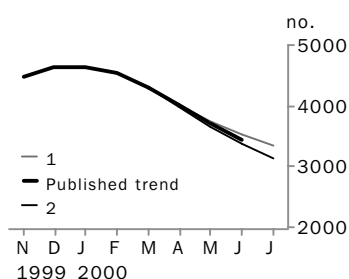
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the July seasonally adjusted estimate is higher than the June estimate by 5% for the number of private sector houses approved and 8% for total dwelling units approved; and that the July seasonally adjusted estimate is lower than the June estimate by 5% for the number of private sector houses approved and 8% for total dwelling units approved. These percentages were chosen because they represent the average absolute monthly percentage change for these series over the last ten years.

PRIVATE SECTOR HOUSES



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 5% on Jun 2000</i>		2 <i>falls by 5% on Jun 2000</i>	
			no.	% change	no.	% change
February 2000	3 283	-3.0	3 291	-3.0	3 299	-2.8
March 2000	3 094	-5.8	3 096	-5.9	3 100	-6.0
April 2000	2 865	-7.4	2 863	-7.5	2 852	-8.0
May 2000	2 633	-8.1	2 643	-7.7	2 607	-8.6
June 2000	2 415	-8.3	2 458	-7.0	2 390	-8.3
July 2000	n.y.a.	n.y.a.	2 322	-5.5	2 219	-7.1

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 8% on Jun 2000</i>		2 <i>falls by 8% on Jun 2000</i>	
			no.	% change	no.	% change
February 2000	4 530	-2.5	4 537	-2.4	4 555	-2.3
March 2000	4 297	-5.2	4 299	-5.2	4 308	-5.4
April 2000	4 011	-6.7	4 012	-6.7	3 987	-7.4
May 2000	3 728	-7.0	3 746	-6.6	3 667	-8.0
June 2000	3 453	-7.4	3 528	-5.8	3 379	-7.9
July 2000	n.y.a.	n.y.a.	3 347	-5.1	3 122	-7.6

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						
1999						
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	2 713	2 777	1 054	1 125	3 767	3 902
August	3 078	3 119	1 633	1 658	4 711	4 777
September	3 340	3 405	668	708	4 008	4 113
October	2 862	2 945	1 025	1 040	3 887	3 985
November	3 394	3 436	1 068	1 095	4 462	4 531
December	3 259	3 303	891	919	4 150	4 222
2000						
January	2 523	2 543	1 675	1 682	4 198	4 225
February	3 533	3 568	1 166	1 206	4 699	4 774
March	3 557	3 569	1 305	1 305	4 862	4 874
April	2 555	2 582	1 050	1 073	3 605	3 655
May	2 530	2 574	957	963	3 487	3 537
June	2 382	2 412	848	868	3 230	3 280
SEASONALLY ADJUSTED						
1999						
April	2 469	2 496	n.a.	n.a.	3 511	3 568
May	2 612	2 627	n.a.	n.a.	3 516	3 557
June	2 562	2 611	n.a.	n.a.	3 353	3 413
July	2 744	2 805	n.a.	n.a.	3 796	3 928
August	2 818	2 867	n.a.	n.a.	4 103	4 177
September	2 977	3 036	n.a.	n.a.	3 822	3 921
October	3 007	3 066	n.a.	n.a.	4 232	4 306
November	3 199	3 234	n.a.	n.a.	4 144	4 206
December	3 492	3 523	n.a.	n.a.	4 470	4 529
2000						
January	3 340	3 381	n.a.	n.a.	5 243	5 291
February	3 515	3 551	n.a.	n.a.	4 319	4 395
March	3 236	3 252	n.a.	n.a.	4 505	4 521
April	2 887	2 919	n.a.	n.a.	3 864	3 919
May	2 235	2 273	n.a.	n.a.	3 353	3 397
June	2 392	2 428	n.a.	n.a.	3 333	3 389
TREND ESTIMATES						
1999						
April	2 511	2 545	909	942	3 420	3 487
May	2 569	2 606	931	964	3 500	3 570
June	2 632	2 675	974	1 007	3 606	3 682
July	2 716	2 765	998	1 032	3 714	3 797
August	2 825	2 878	1 023	1 057	3 848	3 935
September	2 959	3 013	1 058	1 091	4 017	4 104
October	3 107	3 158	1 105	1 134	4 212	4 292
November	3 261	3 306	1 152	1 177	4 413	4 483
December	3 373	3 411	1 189	1 211	4 562	4 622
2000						
January	3 385	3 419	1 206	1 226	4 591	4 645
February	3 283	3 314	1 197	1 216	4 480	4 530
March	3 094	3 125	1 155	1 172	4 249	4 297
April	2 865	2 896	1 100	1 115	3 965	4 011
May	2 633	2 665	1 049	1 063	3 682	3 728
June	2 415	2 449	990	1 004	3 405	3 453

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)						
1999						
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	0.9	1.8	84.3	93.0	15.6	17.8
August	13.5	12.3	54.9	47.4	25.1	22.4
September	8.5	9.2	-59.1	-57.3	-14.9	-13.9
October	-14.3	-13.5	53.4	46.9	-3.0	-3.1
November	18.6	16.7	4.2	5.3	14.8	13.7
December	-4.0	-3.9	-16.6	-16.1	-7.0	-6.8
2000						
January	-22.6	-23.0	88.0	83.0	1.2	0.1
February	40.0	40.3	-30.4	-28.3	11.9	13.0
March	0.7	0.0	11.9	8.2	3.5	2.1
April	-28.2	-27.7	-19.5	-17.8	-25.9	-25.0
May	-1.0	-0.3	-8.9	-10.3	-3.3	-3.2
June	-5.8	-6.3	-11.4	-9.9	-7.4	-7.3
SEASONALLY ADJUSTED (% change from preceding month)						
1999						
April	1.8	0.8	n.a.	n.a.	8.0	7.3
May	5.8	5.2	n.a.	n.a.	0.1	-0.3
June	-1.9	-0.6	n.a.	n.a.	-4.6	-4.1
July	7.1	7.4	n.a.	n.a.	13.2	15.1
August	2.7	2.2	n.a.	n.a.	8.1	6.3
September	5.6	5.9	n.a.	n.a.	-6.8	-6.1
October	1.0	1.0	n.a.	n.a.	10.7	9.8
November	6.4	5.5	n.a.	n.a.	-2.1	-2.3
December	9.1	8.9	n.a.	n.a.	7.9	7.7
2000						
January	-4.3	-4.0	n.a.	n.a.	17.3	16.8
February	5.2	5.0	n.a.	n.a.	-17.6	-16.9
March	-8.0	-8.4	n.a.	n.a.	4.3	2.9
April	-10.8	-10.2	n.a.	n.a.	-14.2	-13.3
May	-22.6	-22.1	n.a.	n.a.	-13.2	-13.3
June	7.0	6.8	n.a.	n.a.	-0.6	-0.2
TREND ESTIMATES (% change from preceding month)						
1999						
April	2.3	2.2	-0.1	-0.2	1.6	1.5
May	2.3	2.4	2.4	2.3	2.3	2.4
June	2.5	2.6	4.6	4.5	3.0	3.1
July	3.2	3.4	2.5	2.5	3.0	3.1
August	4.0	4.1	2.5	2.4	3.6	3.6
September	4.7	4.7	3.4	3.2	4.4	4.3
October	5.0	4.8	4.4	3.9	4.9	4.6
November	4.9	4.7	4.3	3.8	4.8	4.5
December	3.4	3.2	3.2	2.9	3.4	3.1
2000						
January	0.4	0.2	1.4	1.2	0.6	0.5
February	-3.0	-3.1	-0.7	-0.8	-2.4	-2.5
March	-5.8	-5.7	-3.5	-3.6	-5.2	-5.2
April	-7.4	-7.3	-4.8	-4.9	-6.7	-6.7
May	-8.1	-8.0	-4.6	-4.7	-7.1	-7.0
June	-8.3	-8.1	-5.6	-5.6	-7.5	-7.4

VALUE OF BUILDING APPROVED

	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
<i>Month</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
ORIGINAL					
1999					
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	455.1	105.2	560.4	249.0	809.4
August	594.4	101.9	696.3	282.9	979.3
September	523.3	95.7	619.0	245.6	864.6
October	496.8	99.5	596.3	240.9	837.2
November	534.7	107.3	642.1	235.7	877.8
December	561.7	88.1	649.8	266.2	916.0
2000					
January	633.0	80.3	713.3	235.1	948.3
February	598.7	101.2	699.9	325.5	1 025.5
March	654.2	103.3	757.5	215.8	973.4
April	436.0	112.8	548.8	327.3	876.1
May	466.3	103.5	569.8	240.2	810.0
June	429.7	111.7	541.4	350.9	892.2
SEASONALLY ADJUSTED					
1999					
April	392.0	84.5	476.5	n.a.	736.5
May	409.7	74.2	483.8	n.a.	690.0
June	408.9	87.5	496.5	n.a.	721.6
July	463.9	113.2	577.1	n.a.	885.2
August	557.9	95.1	653.0	n.a.	860.8
September	486.0	90.3	576.2	n.a.	824.1
October	521.1	91.3	612.5	n.a.	852.0
November	533.7	101.9	635.6	n.a.	842.7
December	600.2	100.5	700.7	n.a.	956.7
2000					
January	759.8	99.0	858.8	n.a.	1 106.9
February	569.6	97.4	667.0	n.a.	916.1
March	591.1	90.4	681.5	n.a.	934.1
April	477.3	121.3	598.6	n.a.	1 057.0
May	427.6	97.1	524.7	n.a.	717.9
June	421.9	115.5	537.5	n.a.	949.2
TREND ESTIMATES					
1999					
April	402.1	80.7	482.8	239.8	722.6
May	418.1	82.6	500.7	247.1	747.8
June	439.1	85.0	524.1	248.4	772.5
July	460.0	87.5	547.5	245.3	792.8
August	484.9	90.3	575.2	241.0	816.2
September	515.2	93.5	608.8	237.9	846.7
October	549.7	95.6	645.3	233.1	878.4
November	585.0	97.0	681.9	232.1	914.1
December	611.7	97.8	709.4	237.5	946.9
2000					
January	618.1	98.8	716.8	251.6	968.5
February	600.6	100.1	700.7	271.0	971.7
March	561.9	102.0	663.9	292.3	956.1
April	514.2	104.4	618.5	313.6	932.1
May	467.9	106.9	574.8	333.4	908.2
June	423.5	109.5	533.0	348.7	881.7

(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)					
1999					
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	10.1	26.1	12.8	35.9	19.1
August	30.6	-3.1	24.3	13.6	21.0
September	-12.0	-6.1	-11.1	-13.2	-11.7
October	-5.1	4.0	-3.7	-1.9	-3.2
November	7.6	7.8	7.7	-2.2	4.8
December	5.0	-17.9	1.2	12.9	4.4
2000					
January	12.7	-8.9	9.8	-11.7	3.5
February	-5.4	26.0	-1.9	38.5	8.1
March	9.3	2.1	8.2	-33.7	-5.1
April	-33.4	9.2	-27.6	51.7	-10.0
May	6.9	-8.2	3.8	-26.6	-7.5
June	-7.8	7.9	-5.0	46.1	10.1
SEASONALLY ADJUSTED (% change from preceding month)					
1999					
April	0.0	8.1	1.4	n.a.	-3.9
May	4.5	-12.2	1.5	n.a.	-6.3
June	-0.2	17.9	2.6	n.a.	4.6
July	13.5	29.4	16.2	n.a.	22.7
August	20.3	-16.0	13.2	n.a.	-2.8
September	-12.9	-5.0	-11.8	n.a.	-4.3
October	7.2	1.1	6.3	n.a.	3.4
November	2.4	11.6	3.8	n.a.	-1.1
December	12.5	-1.4	10.2	n.a.	13.5
2000					
January	26.6	-1.5	22.6	n.a.	15.7
February	-25.0	-1.6	-22.3	n.a.	-17.2
March	3.8	-7.2	2.2	n.a.	2.0
April	-19.3	34.2	-12.2	n.a.	13.2
May	-10.4	-20.0	-12.3	n.a.	-32.1
June	-1.3	18.9	2.4	n.a.	32.2
TREND ESTIMATES (% change from preceding month)					
1999					
April	2.3	1.6	2.2	4.5	2.9
May	4.0	2.4	3.7	3.0	3.5
June	5.0	2.9	4.7	0.5	3.3
July	4.8	2.9	4.5	-1.2	2.6
August	5.4	3.2	5.1	-1.8	3.0
September	6.2	3.5	5.8	-1.3	3.7
October	6.7	2.2	6.0	-2.0	3.7
November	6.4	1.5	5.7	-0.4	4.1
December	4.6	0.8	4.0	2.3	3.6
2000					
January	1.0	1.0	1.0	5.9	2.3
February	-2.8	1.3	-2.2	7.7	0.3
March	-6.4	1.9	-5.3	7.9	-1.6
April	-8.5	2.4	-6.8	7.3	-2.5
May	-9.0	2.4	-7.1	6.3	-2.6
June	-9.5	2.4	-7.3	4.6	-2.9

(a) Refer to Explanatory Notes paragraph 12.

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

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
PRIVATE SECTOR (Number)						
1997-1998	27 367	6 811	262	699	99	35 238
1998-1999	28 683	8 511	264	1 090	257	38 805
1999-2000	35 668	11 806	416	914	262	49 066
1999						
June	2 683	531	8	33	5	3 260
July	2 711	863	6	134	53	3 767
August	3 075	1 551	14	69	2	4 711
September	3 337	635	5	27	4	4 008
October	2 862	926	6	58	35	3 887
November	3 393	768	24	230	47	4 462
December	3 247	800	20	66	17	4 150
2000						
January	2 519	1 527	49	78	25	4 198
February	3 527	1 070	54	36	12	4 699
March	3 550	1 241	22	24	25	4 862
April	2 547	787	183	70	18	3 605
May	2 522	890	18	51	6	3 487
June	2 378	748	15	71	18	3 230
PUBLIC SECTOR (Number)						
1997-1998	570	601	25	1	3	1 200
1998-1999	544	350	3	2	0	899
1999-2000	507	280	14	5	3	809
1999						
June	41	10	1	0	0	52
July	64	70	1	0	0	135
August	41	25	0	0	0	66
September	65	40	0	0	0	105
October	83	15	0	0	0	98
November	42	26	0	0	1	69
December	44	23	0	5	0	72
2000						
January	20	7	0	0	0	27
February	35	38	2	0	0	75
March	12	0	0	0	0	12
April	27	12	11	0	0	50
May	44	5	0	0	1	50
June	30	19	0	0	1	50
TOTAL (Number)						
1997-1998	27 937	7 412	287	700	102	36 438
1998-1999	29 227	8 861	267	1 092	257	39 704
1999-2000	36 175	12 086	430	919	265	49 875
1999						
June	2 724	541	9	33	5	3 312
July	2 775	933	7	134	53	3 902
August	3 116	1 576	14	69	2	4 777
September	3 402	675	5	27	4	4 113
October	2 945	941	6	58	35	3 985
November	3 435	794	24	230	48	4 531
December	3 291	823	20	71	17	4 222
2000						
January	2 539	1 534	49	78	25	4 225
February	3 562	1 108	56	36	12	4 774
March	3 562	1 241	22	24	25	4 874
April	2 574	799	194	70	18	3 655
May	2 566	895	18	51	7	3 537
June	2 408	767	15	71	19	3 280

(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)								
1997-1998	3 084.3	727.0	22.0	708.6	63.2	4 605.0	2 476.9	7 081.9
1998-1999	3 460.8	1 021.8	31.4	775.1	108.9	5 398.1	2 262.5	7 660.6
1999-2000	4 741.4	1 577.4	54.3	1 004.4	108.2	7 485.7	2 622.3	10 107.9
1999								
June	343.9	64.6	0.5	73.9	5.1	488.1	156.3	644.4
July	345.6	100.3	0.5	70.1	28.6	545.2	212.7	757.9
August	383.2	204.7	1.1	87.5	8.2	684.8	204.6	889.3
September	425.5	89.2	0.6	88.6	5.5	609.4	222.1	831.6
October	381.7	106.7	0.4	92.0	6.0	586.9	186.1	772.9
November	454.9	74.4	2.1	82.9	20.2	634.5	198.0	832.5
December	432.2	122.9	2.0	72.4	7.3	636.8	186.6	823.4
2000								
January	341.9	288.7	6.6	62.4	4.4	704.0	196.5	900.5
February	473.8	119.0	4.8	90.9	3.8	692.3	235.1	927.4
March	484.1	169.0	1.7	96.4	2.2	753.4	185.8	939.2
April	343.8	89.2	30.5	74.3	6.2	543.9	257.2	801.1
May	348.1	113.9	1.7	91.9	5.9	561.5	213.2	774.7
June	326.6	99.3	2.4	95.0	9.8	533.0	324.3	857.3
PUBLIC SECTOR (\$ million)								
1997-1998	48.6	40.0	0.8	63.8	0.1	153.3	587.7	740.9
1998-1999	44.8	22.4	0.3	35.4	0.1	103.0	863.2	966.2
1999-2000	45.5	19.6	0.5	42.4	0.9	108.9	592.9	701.9
1999								
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	64.3
November	3.9	1.5	0.0	2.1	0.0	7.6	37.7	45.3
December	4.9	1.8	0.0	5.5	0.9	13.0	79.6	92.6
2000								
January	1.7	0.6	0.0	6.9	0.0	9.3	38.5	47.8
February	3.3	2.6	0.1	1.7	0.0	7.7	90.4	98.1
March	1.1	0.0	0.0	3.0	0.0	4.1	30.0	34.1
April	2.1	0.8	0.4	1.5	0.0	4.9	70.2	75.1
May	3.9	0.4	0.0	4.0	0.0	8.3	27.0	35.2
June	2.6	1.2	0.0	4.6	0.0	8.4	26.5	34.9
TOTAL (\$ million)								
1997-1998	3 132.9	766.9	22.8	772.4	63.2	4 758.3	3 064.5	7 822.8
1998-1999	3 505.7	1 044.2	31.8	810.4	109.0	5 501.1	3 125.7	8 626.8
1999-2000	4 786.9	1 597.0	54.8	1 046.8	109.1	7 594.6	3 215.2	10 809.8
1999								
June	348.0	65.2	0.7	77.6	5.1	496.6	183.2	679.8
July	350.6	104.5	0.6	76.0	28.6	560.4	249.0	809.4
August	387.3	207.1	1.1	92.6	8.2	696.3	282.9	979.3
September	431.3	92.0	0.6	89.6	5.5	619.0	245.6	864.6
October	388.7	108.1	0.4	93.1	6.0	596.3	240.9	837.2
November	458.8	75.9	2.1	85.0	20.2	642.1	235.7	877.8
December	437.1	124.6	2.0	77.9	8.2	649.8	266.2	916.0
2000								
January	343.7	289.3	6.6	69.3	4.4	713.3	235.1	948.3
February	477.1	121.6	4.8	92.6	3.8	699.9	325.5	1 025.5
March	485.2	169.0	1.7	99.4	2.2	757.5	215.8	973.4
April	346.0	90.0	30.9	75.8	6.2	548.8	327.3	876.1
May	352.0	114.3	1.7	96.0	5.9	569.8	240.2	810.0
June	329.2	100.5	2.4	99.6	9.8	541.4	350.9	892.2

(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										
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
1999-2000	36 175	2 668	3 288	5 956	760	453	4 917	6 130	12 086	48 261
1999										
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	2 775	269	220	489	82	43	319	444	933	3 708
August	3 116	225	297	522	26	0	1 028	1 054	1 576	4 692
September	3 402	219	218	437	28	49	161	238	675	4 077
October	2 945	198	325	523	21	6	391	418	941	3 886
November	3 435	199	284	483	64	46	201	311	794	4 229
December	3 291	147	174	321	79	69	354	502	823	4 114
2000										
January	2 539	123	360	483	53	46	952	1 051	1 534	4 073
February	3 562	373	403	776	65	32	235	332	1 108	4 670
March	3 562	325	300	625	93	24	499	616	1 241	4 803
April	2 574	225	320	545	62	18	174	254	799	3 373
May	2 566	195	184	379	66	69	381	516	895	3 461
June	2 408	170	203	373	121	51	222	394	767	3 175
VALUE (\$ million)										
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
1999-2000	4 787.0	230.3	367.3	597.4	78.0	65.0	856.3	999.4	1 596.9	6 383.9
1999										
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	350.6	22.6	25.5	48.1	6.8	6.5	43.1	56.5	104.5	455.1
August	387.3	19.1	32.2	51.3	3.0	0.0	152.7	155.8	207.1	594.4
September	431.3	18.3	24.0	42.2	3.0	9.1	37.7	49.7	92.0	523.3
October	388.7	16.1	38.1	54.2	1.8	0.9	51.3	53.9	108.1	496.8
November	458.8	15.2	28.6	43.8	6.7	4.4	21.0	32.1	75.9	534.7
December	437.1	12.1	20.1	32.2	7.2	8.6	76.7	92.5	124.6	561.7
2000										
January	343.7	10.4	39.8	50.1	4.7	8.7	225.7	239.2	289.3	633.0
February	477.1	34.0	45.1	79.1	7.2	5.3	30.0	42.5	121.6	598.7
March	485.2	27.5	37.5	65.0	12.8	3.7	87.5	104.0	169.0	654.2
April	346.0	19.4	33.3	52.7	9.3	3.1	24.9	37.3	90.0	436.0
May	352.0	20.6	21.6	42.2	4.5	8.0	59.4	72.0	114.3	466.3
June	329.2	15.0	21.5	36.5	11.0	6.7	46.3	63.9	100.5	429.7

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1996-1997	2 186.6	695.9	2 878.1	733.4	3 612.0	2 938.8	6 542.8
1997-1998	3 132.9	766.9	3 899.8	858.4	4 758.3	3 064.5	7 822.9
1998-1999	3 418.8	1 014.6	4 433.4	928.2	5 361.5	3 031.9	8 393.4
1998							
December	798.8	296.2	1 095.0	242.8	1 337.8	910.8	2 248.6
1999							
March	821.8	294.1	1 115.9	222.4	1 338.3	690.2	2 028.5
June	921.6	245.9	1 167.5	232.3	1 399.7	582.7	1 982.4
September	1 101.2	384.6	1 485.7	285.2	1 771.0	738.6	2 509.6
December	1 184.0	291.9	1 475.9	271.8	1 747.8	700.1	2 447.9
2000							
March	1 164.1	544.1	1 708.1	253.9	1 962.1	726.2	2 688.3
ORIGINAL (% change from preceding quarter)							
1998							
December	-8.9	66.0	3.8	5.2	4.1	7.4	5.4
1999							
March	2.9	-0.7	1.9	-8.4	0.0	-24.2	-9.8
June	12.1	-16.4	4.6	4.5	4.6	-15.6	-2.3
September	19.5	56.4	27.3	22.8	26.5	26.8	26.6
December	7.5	-24.1	-0.7	-4.7	-1.3	-5.2	-2.5
2000							
March	-1.7	86.4	15.7	-6.6	12.3	3.7	9.8

(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												
2000												
April	10	1.0	87	7.6	25	2.6	58	5.5	38	3.8	22	2.3
May	10	0.9	74	6.6	36	3.7	78	8.5	32	3.1	34	3.3
June	8	0.9	106	10.4	27	2.9	86	8.1	45	4.7	26	2.8
Value—\$200,000–\$499,999												
2000												
April	3	1.0	21	6.4	38	11.5	17	4.8	20	5.5	10	2.5
May	4	1.2	24	6.7	19	5.6	25	7.6	26	7.9	9	2.7
June	6	1.8	25	7.8	23	6.6	28	8.6	26	8.8	10	3.1
Value—\$500,000–\$999,999												
2000												
April	2	1.3	8	5.1	6	4.0	8	5.5	9	6.3	10	8.3
May	1	0.6	8	5.8	11	7.8	5	3.5	7	4.9	8	5.7
June	3	1.7	8	5.0	8	5.7	6	4.4	15	11.1	2	1.4
Value—\$1,000,000–\$4,999,999												
2000												
April	3	5.3	6	13.3	3	7.6	8	11.3	10	19.4	5	8.8
May	0	0.0	8	17.1	7	10.0	7	10.8	9	14.6	8	15.9
June	1	1.6	9	22.1	4	5.8	15	30.7	7	12.4	5	9.1
Value—\$5,000,000 and over												
2000												
April	0	0.0	4	32.4	2	51.2	1	11.0	2	12.0	1	6.7
May	0	0.0	0	0.0	2	14.5	0	0.0	3	19.0	0	0.0
June	0	0.0	3	81.4	2	10.5	0	0.0	1	8.3	0	0.0
Value—Total												
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
1999-2000	174	169.3	1 550	560.1	849	371.1	1 192	539.3	971	518.4	550	410.6
2000												
April	18	8.6	126	64.7	74	76.9	92	38.0	79	47.1	48	28.5
May	15	2.7	114	36.2	75	41.6	115	30.4	77	49.5	59	27.6
June	18	6.0	151	126.8	64	31.5	135	51.7	94	45.3	43	16.3

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										
2000										
April	1	0.1	11	1.0	13	1.1	11	0.9	276	25.8
May	3	0.3	23	2.5	22	2.1	24	1.8	336	32.7
June	3	0.4	5	0.5	17	1.7	22	1.7	345	34.3
Value—\$200,000–\$499,999										
2000										
April	1	0.4	5	1.4	5	1.6	8	2.5	128	37.6
May	0	0.0	12	3.5	3	1.1	6	1.7	128	38.0
June	0	0.0	4	1.0	10	2.5	13	3.9	145	44.1
Value—\$500,000–\$999,999										
2000										
April	2	1.4	2	1.2	2	1.4	1	0.7	50	35.2
May	1	0.8	3	1.5	3	2.1	1	0.9	48	33.6
June	0	0.0	4	2.3	3	2.3	7	5.8	56	39.5
Value—\$1,000,000–\$4,999,999										
2000										
April	0	0.0	4	9.7	7	10.1	1	1.6	47	87.1
May	0	0.0	2	7.1	2	4.1	3	3.4	46	83.2
June	0	0.0	3	8.3	4	9.3	1	3.5	49	102.8
Value—\$5,000,000 and over										
2000										
April	0	0.0	1	11.0	1	11.4	1	6.0	13	141.6
May	0	0.0	1	19.2	0	0.0	0	0.0	6	52.7
June	0	0.0	1	10.0	1	15.0	1	5.0	9	130.2
Value—Total										
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
1999-2000	55	26.5	303	343.0	321	159.4	325	117.0	6 290	3 215.1
2000										
April	4	1.9	23	24.3	28	25.6	22	11.7	514	327.3
May	4	1.1	41	33.8	30	9.5	34	7.8	564	240.2
June	3	0.4	17	22.1	35	30.8	44	19.9	604	350.9

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

Period	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total non- residential building
PRIVATE SECTOR (\$ million)											
1997-1998	227.7	440.9	232.6	381.1	418.8	117.7	17.0	112.9	435.0	93.2	2 476.9
1998-1999	150.3	609.6	258.3	296.5	434.5	118.0	19.7	122.7	204.1	48.9	2 262.5
1999-2000	167.7	554.0	369.6	474.9	505.5	171.0	26.5	180.4	93.0	79.6	2 622.3
1999											
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	34.9	25.3	37.7	22.8	24.5	3.3	22.5	4.9	3.5	212.7
August	22.0	29.7	18.5	26.0	53.5	28.9	1.7	6.4	8.5	9.2	204.6
September	28.3	41.6	18.4	54.3	46.6	16.3	1.7	7.2	3.0	4.6	222.1
October	1.3	57.9	20.3	40.0	24.6	11.8	1.0	8.6	10.5	10.1	186.1
November	20.3	17.9	28.9	83.9	24.8	5.2	1.5	3.9	8.4	3.2	198.0
December	7.7	41.3	25.5	41.0	25.6	12.1	11.0	10.7	5.0	6.8	186.6
2000											
January	21.5	29.6	30.1	27.4	36.5	21.2	1.6	19.2	7.5	2.0	196.5
February	15.7	37.7	28.5	28.1	87.2	6.2	1.0	19.4	5.5	5.8	235.1
March	0.7	36.7	25.1	36.0	43.5	12.1	0.3	20.8	3.1	7.6	185.8
April	8.6	64.5	76.0	23.9	46.7	10.3	1.9	8.5	7.4	9.4	257.2
May	2.6	35.7	41.5	28.1	49.5	13.6	1.1	31.1	5.9	4.0	213.2
June	5.6	126.6	31.5	48.5	44.3	9.0	0.4	22.0	23.2	13.3	324.3
PUBLIC SECTOR (\$ million)											
1997-1998	1.5	6.4	3.0	44.4	79.4	182.7	0.0	151.8	43.3	75.1	587.7
1998-1999	6.1	30.2	6.3	93.0	58.1	280.6	0.8	109.3	207.9	70.9	863.2
1999-2000	1.4	6.1	1.4	64.5	13.1	239.7	0.0	162.8	66.5	37.3	592.9
1999											
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	3.9	1.6	37.7
December	0.0	0.0	0.1	2.7	0.5	59.6	0.0	5.2	3.9	7.7	79.6
2000											
January	0.0	1.0	0.1	0.9	2.8	9.9	0.0	18.0	3.8	2.1	38.5
February	0.3	0.0	0.0	11.6	0.1	38.8	0.0	29.1	7.6	2.9	90.4
March	0.5	1.1	0.1	5.7	0.4	4.5	0.0	7.7	8.4	1.6	30.0
April	0.0	0.3	0.9	14.1	0.4	18.3	0.0	15.8	18.2	2.3	70.2
May	0.1	0.5	0.1	2.3	0.1	14.0	0.0	2.7	3.5	3.8	27.0
June	0.4	0.1	0.0	3.3	1.1	7.3	0.0	0.1	7.6	6.6	26.5
TOTAL (\$ million)											
1997-1998	229.3	447.4	235.6	425.5	498.2	300.4	17.0	264.6	478.3	168.3	3 064.5
1998-1999	156.4	639.8	264.6	389.4	492.6	398.6	20.5	232.0	412.0	119.8	3 125.7
1999-2000	169.1	560.1	371.1	539.4	518.6	410.8	26.5	343.1	159.5	116.9	3 215.2
1999											
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	37.1	25.4	43.6	23.3	45.5	3.3	25.0	6.3	6.0	249.0
August	22.1	29.9	18.5	32.6	54.5	39.0	1.7	63.0	10.6	11.0	282.9
September	28.3	41.8	18.5	57.7	49.8	23.2	1.7	8.6	8.1	7.7	245.6
October	1.3	57.9	20.3	40.8	26.5	39.0	1.0	31.1	11.3	11.6	240.9
November	20.3	18.3	29.0	91.0	25.9	27.4	1.5	5.1	12.3	4.9	235.7
December	7.7	41.3	25.6	43.7	26.0	71.6	11.0	15.8	8.9	14.5	266.2
2000											
January	21.5	30.6	30.2	28.4	39.3	31.1	1.6	37.1	11.4	4.0	235.1
February	16.0	37.7	28.5	39.7	87.4	44.9	1.0	48.5	13.1	8.7	325.5
March	1.3	37.8	25.1	41.7	43.8	16.5	0.3	28.6	11.5	9.2	215.8
April	8.6	64.7	76.9	38.0	47.1	28.5	1.9	24.3	25.6	11.7	327.3
May	2.7	36.2	41.6	30.4	49.5	27.6	1.1	33.8	9.5	7.8	240.2
June	6.0	126.8	31.5	51.7	45.3	16.3	0.4	22.1	30.8	19.9	350.9

BUILDING APPROVED IN THE MELBOURNE STATISTICAL DIVISION: Original

DWELLINGS (no.).....

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

Period	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									
1998-1999	20 515	8 100	30 165	2 563 813	986 485	771 135	4 321 432	1 918 597	6 240 029
1999-2000	25 642	11 201	38 363	3 537 272	1 521 440	988 287	6 046 999	2 226 933	8 273 932
1999									
June	1 942	508	2 492	258 290	62 630	67 111	388 031	108 417	496 448
July	1 921	834	2 948	254 540	98 488	87 281	440 309	183 611	623 920
August	2 258	1 517	3 853	292 692	201 960	82 431	577 083	159 346	736 429
September	2 441	605	3 079	319 863	86 980	76 232	483 075	203 304	686 379
October	1 927	890	2 914	268 892	103 295	83 929	456 115	158 198	614 314
November	2 509	704	3 504	348 860	68 338	91 288	508 486	167 472	675 959
December	2 346	776	3 219	323 034	120 895	68 617	512 546	148 646	661 193
2000									
January	1 779	1 471	3 394	251 927	283 790	60 745	596 462	171 626	768 088
February	2 495	979	3 566	347 461	109 825	86 204	543 490	208 241	751 731
March	2 604	1 205	3 874	367 888	165 411	82 668	615 968	152 967	768 935
April	1 793	755	2 804	249 719	86 559	96 130	432 409	232 119	664 527
May	1 822	778	2 672	262 017	101 433	81 832	445 281	158 100	603 382
June	1 747	687	2 536	250 378	94 465	90 931	435 774	283 304	719 077
PUBLIC SECTOR									
1998-1999	415	246	666	34 265	15 344	29 140	78 748	723 688	802 437
1999-2000	395	216	629	35 716	15 361	30 752	81 829	427 375	509 204
1999									
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	27 030	33 303
December	42	23	70	4 613	1 759	3 386	9 758	64 551	74 309
2000									
January	12	7	19	998	587	6 142	7 727	16 979	24 706
February	26	28	56	2 488	1 600	1 338	5 426	54 306	59 732
March	9	0	9	783	0	2 259	3 042	18 097	21 139
April	18	12	40	1 449	846	1 633	3 928	57 800	61 728
May	37	3	40	3 340	200	1 834	5 374	15 328	20 702
June	24	19	43	2 068	1 192	2 399	5 659	22 217	27 875
TOTAL									
1998-1999	20 930	8 346	30 831	2 598 077	1 001 829	800 275	4 400 181	2 642 285	7 042 466
1999-2000	26 037	11 417	38 992	3 572 988	1 536 801	1 019 039	6 128 828	2 654 309	8 783 136
1999									
June	1 977	518	2 538	261 604	63 278	69 160	394 043	125 123	519 166
July	1 975	868	3 037	258 853	100 467	92 222	451 542	208 645	660 187
August	2 280	1 534	3 892	295 105	203 881	86 141	585 127	226 337	811 464
September	2 481	637	3 151	323 395	89 350	76 934	489 680	218 900	708 580
October	2 005	905	3 007	275 558	104 653	84 664	464 875	201 645	666 520
November	2 542	730	3 563	351 913	69 886	92 961	514 760	194 502	709 262
December	2 388	799	3 289	327 647	122 654	72 004	522 304	213 197	735 502
2000									
January	1 791	1 478	3 413	252 925	284 377	66 887	604 189	188 605	792 794
February	2 521	1 007	3 622	349 949	111 425	87 542	548 916	262 547	811 463
March	2 613	1 205	3 883	368 671	165 411	84 928	619 010	171 063	790 074
April	1 811	767	2 844	251 168	87 406	97 764	436 337	289 919	726 256
May	1 859	781	2 712	265 357	101 633	83 666	450 655	173 428	624 083
June	1 771	706	2 579	252 446	95 657	93 329	441 432	305 520	746 952

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

(b) Refer to the Explanatory Notes paragraph 12.

BUILDING APPROVED IN STATISTICAL AREAS—Jun Qtr 2000

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	7 548	2 461	10 472	1 027 212	304 748	327 983	1 659 944	918 416	2 578 360
Melbourne (SD)	5 441	2 254	8 135	768 971	284 695	274 758	1 328 424	768 867	2 097 291
Inner Melbourne (SSD)	90	865	1 236	20 736	132 582	91 403	244 722	175 003	419 725
Melbourne (C)—Inner	0	41	189	0	12 800	42 636	55 436	60 189	115 626
Melbourne (C)—S'bank—D'lands	3	178	181	390	31 856	0	32 246	10 640	42 886
Melbourne (C)—Remainder	21	159	224	2 662	16 350	10 195	29 207	59 580	88 788
Port Phillip (C)—St Kilda	8	225	265	2 720	41 518	7 187	51 425	10 425	61 850
Port Phillip (C)—West	8	99	137	1 715	8 990	10 833	21 537	14 231	35 769
Stonnington (C)—Prahran	23	55	91	8 970	8 990	9 887	27 847	9 605	37 452
Yarra (C)—North	14	60	84	2 508	5 975	5 930	14 413	4 654	19 067
Yarra (C)—Richmond	13	48	65	1 773	6 103	4 736	12 611	5 678	18 289
Western Melbourne (SSD)	585	236	849	82 155	24 399	20 713	127 267	74 750	202 016
Brimbank (C)—Keilor	191	112	304	26 387	9 547	1 390	37 324	24 188	61 511
Brimbank (C)—Sunshine	117	12	130	14 614	857	1 240	16 711	23 537	40 249
Hobsons Bay (C)—Altona	62	11	74	8 019	996	1 360	10 376	9 829	20 205
Hobsons Bay (C)—Williamstown	44	28	72	6 946	5 095	2 707	14 748	3 642	18 389
Maribymong (C)	110	18	153	15 193	1 813	5 360	22 366	8 141	30 507
Moonee Valley (C)—Essendon	35	35	70	7 415	4 157	7 558	19 129	4 336	23 466
Moonee Valley (C)—West	26	20	46	3 580	1 936	1 097	6 613	1 077	7 690
Melton—Wyndham (SSD)	650	18	668	88 270	2 186	2 843	93 299	28 459	121 758
Melton (S)—East	314	0	314	42 115	0	180	42 295	585	42 880
Melton (S) Balance	39	2	41	5 356	130	1 221	6 707	6 703	13 410
Wyndham (C)—North West	20	0	20	2 758	0	106	2 863	0	2 863
Wyndham (C)—Werribee	138	5	143	17 422	508	1 134	19 064	6 504	25 568
Wyndham (C)—Balance	139	11	150	20 620	1 548	203	22 371	14 667	37 037
Moreland City (SSD)	86	87	198	10 284	7 388	7 647	25 320	3 822	29 142
Moreland (C)—Brunswick	16	31	59	2 010	3 022	2 410	7 442	1 429	8 870
Moreland (C)—Coburg	31	42	85	3 798	3 447	4 245	11 490	1 301	12 792
Moreland (C)—North	39	14	54	4 476	920	992	6 388	1 092	7 480
Northern Middle Melbourne (SSD)	187	133	321	26 847	11 806	17 642	56 296	17 909	74 204
Banyule (C)—Heidelberg	39	55	94	5 642	4 900	4 738	15 280	9 209	24 489
Banyule (C)—North	49	12	61	8 095	847	2 136	11 079	1 064	12 143
Darebin (C)—Northcote	23	29	52	3 112	3 170	5 658	11 940	1 016	12 956
Darebin (C)—Preston	76	37	114	9 998	2 889	5 110	17 996	6 620	24 615
Hume City (SSD)	384	23	407	52 592	1 766	1 746	56 104	91 059	147 163
Hume (C)—Broadmeadows	54	10	64	5 647	668	637	6 952	56 789	63 741
Hume (C)—Craigieburn	265	2	267	37 537	258	636	38 431	27 712	66 143
Hume (C)—Sunbury	65	11	76	9 408	841	473	10 722	6 558	17 279
Northern Outer Melbourne (SSD)	430	81	511	62 790	6 973	4 345	74 108	17 690	91 798
Nillumbik (S)—South	29	32	61	5 513	4 008	1 446	10 967	6 343	17 310
Nillumbik (S)—South-West	60	2	62	10 392	250	798	11 441	661	12 101
Nillumbik (S)—Balance	19	0	19	2 589	0	525	3 115	50	3 165
Whittlesea (C)—North	155	3	158	20 534	240	80	20 854	3 799	24 653
Whittlesea (C)—South	167	44	211	23 762	2 475	1 495	27 731	6 838	34 569
Boroondara City (SSD)	82	63	187	19 095	8 682	24 656	52 433	10 195	62 628
Boroondara (C)—Camberwell N.	39	33	72	8 170	4 932	3 826	16 928	1 683	18 611
Boroondara (C)—Camberwell S.	25	19	46	5 044	2 595	7 922	15 561	1 057	16 619
Boroondara (C)—Hawthorn	6	6	51	1 951	630	7 917	10 498	4 756	15 254
Boroondara (C)—Kew	12	5	18	3 930	525	4 992	9 446	2 699	12 145

BUILDING APPROVED IN STATISTICAL AREAS—Jun Qtr 2000 *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)	368	276	650	55 297	36 811	22 597	114 706	67 119	181 825
Manningham (C)—East	23	0	23	5 082	0	845	5 927	0	5 927
Manningham (C)—West	59	78	141	11 247	15 023	3 911	30 181	21 899	52 080
Monash (C)—South West	51	14	66	6 344	1 448	1 837	9 629	13 018	22 647
Monash (C)—Waverley East	19	4	23	3 236	540	1 802	5 578	3 870	9 448
Monash (C)—Waverley West	119	46	166	16 321	4 940	2 039	23 299	9 272	32 571
Whitehorse (C)—Box Hill	63	122	185	8 752	13 502	7 120	29 374	11 366	40 740
Whitehorse (C)—Nunawading E.	12	3	15	1 775	341	2 464	4 579	2 080	6 659
Whitehorse (C)—Nunawading W.	22	9	31	2 540	1 018	2 580	6 138	5 614	11 752
Eastern Outer Melbourne (SSD)	400	145	547	55 068	9 994	9 759	74 822	31 330	106 151
Knox (C)—North	97	29	128	12 068	2 239	4 355	18 661	16 228	34 889
Knox (C)—South	150	9	159	24 546	796	1 516	26 857	6 045	32 902
Maroondah (C)—Croydon	107	101	208	12 697	6 571	1 785	21 053	8 107	29 160
Maroondah (C)—Ringwood	46	6	52	5 758	389	2 104	8 250	950	9 200
Yarra Ranges Shire Part A (SSD)	212	31	244	27 647	6 307	7 466	41 420	3 838	45 259
Yarra Ranges (S)—Central	23	0	23	2 389	0	534	2 924	1 023	3 947
Yarra Ranges (S)—North	26	0	26	3 947	0	988	4 935	141	5 076
Yarra Ranges (S)—South-West	163	31	195	21 310	6 307	5 944	33 561	2 674	36 236
Southern Melbourne (SSD)	356	194	581	68 252	27 321	38 518	134 091	47 944	182 035
Bayside (C)—Brighton	34	12	46	12 622	2 675	4 667	19 964	8 097	28 061
Bayside (C)—South	65	31	97	12 211	3 396	6 074	21 682	1 996	23 677
Glen Eira (C)—Caulfield	53	38	100	8 959	5 007	8 277	22 242	1 595	23 837
Glen Eira (C)—South	46	39	85	6 765	4 002	4 304	15 070	360	15 430
Kingston (C)—North	71	41	117	10 223	5 973	3 673	19 870	27 410	47 280
Kingston (C)—South	54	11	75	7 548	1 249	2 005	10 801	3 764	14 565
Stonnington (C)—Malvern	33	22	61	9 924	5 019	9 518	24 462	4 722	29 184
Greater Dandenong City (SSD)	70	31	102	7 651	2 276	1 976	11 903	58 415	70 317
Gr. Dandenong (C)—Dandenong	27	13	40	3 293	940	816	5 049	32 595	37 645
Gr. Dandenong (C)—Balance	43	18	62	4 358	1 336	1 159	6 853	25 819	32 673
Southern Eastern Outer Melbourne (SSD)	738	8	748	93 447	724	5 693	99 864	125 166	225 030
Cardinia (S)—North	31	0	32	4 422	0	1 275	5 697	313	6 010
Cardinia (S)—Pakenham	66	0	66	8 313	0	911	9 224	1 067	10 292
Cardinia (S)—South	5	0	5	603	0	94	697	209	906
Casey (C)—Berwick	354	2	356	48 499	235	1 806	50 540	14 156	64 696
Casey (C)—Cranbourne	206	0	206	20 652	0	677	21 329	11 812	33 141
Casey (C)—Hallam	64	6	71	9 844	489	576	10 909	97 194	108 103
Casey (C)—South	12	0	12	1 114	0	354	1 468	415	1 883
Frankston City (SSD)	311	38	358	28 881	3 017	3 867	35 765	7 681	43 446
Frankston (C)—East	185	0	185	16 524	0	1 144	17 669	928	18 597
Frankston (C)—West	126	38	173	12 357	3 017	2 722	18 097	6 753	24 850
Mornington Peninsula Shire (SSD)	492	25	528	69 957	2 463	13 886	86 305	8 488	94 793
Mornington P'sula (S)—East	75	3	78	9 896	360	1 857	12 114	1 327	13 441
Mornington P'sula (S)—South	246	2	249	33 813	180	7 885	41 879	3 109	44 988
Mornington P'sula (S)—West	171	20	201	26 247	1 923	4 143	32 313	4 051	36 364

BUILDING APPROVED IN STATISTICAL AREAS—Jun Qtr 2000 *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)	526	86	612	70 381	11 986	13 360	95 727	17 939	113 666
Greater Geelong City Part A (SSD)	234	63	297	32 023	9 915	5 899	47 838	9 601	57 439
Bellarine—Inner	45	4	49	5 760	193	387	6 340	130	6 470
Corio—Inner	73	6	79	9 706	602	901	11 209	2 319	13 528
Geelong	7	48	55	867	8 780	763	10 410	5 641	16 051
Geelong West	15	0	15	1 873	0	1 023	2 896	332	3 229
Newton	6	2	8	1 583	160	1 694	3 437	572	4 009
South Barwon—Inner	88	3	91	12 234	180	1 132	13 546	607	14 153
East Barwon (SSD)	226	17	243	31 541	1 726	6 145	39 412	3 775	43 187
Greater Geelong (C) —Pt B	104	4	108	13 301	280	2 227	15 808	1 502	17 310
Queenscliffe (B)	11	0	11	1 913	0	488	2 401	200	2 601
Surf Coast (S)—East	58	13	71	8 722	1 446	1 545	11 713	1 136	12 849
Surf Coast (S)—West	53	0	53	7 604	0	1 885	9 490	937	10 427
West Barwon (SSD)	66	6	72	6 817	345	1 315	8 477	4 563	13 040
Colac-Otway (S)—Colac	8	0	8	962	0	332	1 294	906	2 200
Colac-Otway (S)—North	5	4	9	243	200	280	723	217	940
Colac-Otway (S)—South	25	0	25	2 320	0	283	2 602	1 826	4 428
Golden Plains (S)—North-West	11	0	11	1 314	0	160	1 475	250	1 725
Golden Plains (S)—South-East	16	0	16	1 763	0	212	1 975	1 363	3 338
Greater Geelong (C)—Pt C	1	2	3	216	145	48	409	0	409
Western District (SD)	81	4	88	10 386	411	4 632	15 429	10 305	25 733
Hopkins (SSD)	60	2	65	7 854	227	3 316	11 397	7 870	19 267
Corangamite (S)—North	7	0	7	981	0	723	1 704	625	2 330
Corangamite (S)—South	5	0	5	585	0	248	833	2 751	3 584
Moyne (S)—North-East	1	0	1	84	0	131	215	0	215
Moyne (S)—North-West	1	0	1	92	0	101	193	75	268
Moyne (S)—South	12	2	16	1 492	227	658	2 378	1 730	4 107
Warrnambool (C)	34	0	35	4 620	0	1 454	6 074	2 690	8 764
Lady Julia Percy Island	0	0	0	0	0	0	0	0	0
Glenelg (SSD)	21	2	23	2 532	184	1 316	4 032	2 434	6 466
Glenelg (S)—Heywood	7	0	7	673	0	152	825	0	825
Glenelg (S)—North	1	0	1	140	0	24	164	0	164
Glenelg (S)—Portland	5	0	5	451	0	700	1 151	1 030	2 181
S. Grampians (S)—Hamilton	4	2	6	468	184	226	878	1 404	2 282
S. Grampians (S)—Wannon	0	0	0	0	0	40	40	0	40
S. Grampians (S)—Balance	4	0	4	800	0	175	975	0	975
Central Highlands (SD)	209	6	216	26 382	370	4 666	31 418	32 057	63 475
Ballarat City (SSD)	95	4	99	12 481	240	2 044	14 766	27 961	42 727
Ballarat (C)—Central	25	0	25	2 928	0	1 151	4 079	21 009	25 088
Ballarat (C)—Inner North	52	0	52	7 185	0	180	7 365	6 752	14 117
Ballarat (C)—North	1	0	1	69	0	12	81	0	81
Ballarat (C)—South	17	4	21	2 300	240	701	3 241	200	3 441
East Central Highlands (SSD)	101	2	104	12 523	130	2 253	14 906	2 219	17 125
Hepburn (S)—East	34	0	34	3 810	0	858	4 668	90	4 758
Hepburn (S)—West	9	0	9	1 216	0	298	1 514	1 300	2 814
Moorabool (S)—Bacchus Marsh	28	2	30	3 825	130	689	4 645	829	5 473
Moorabool (S)—Ballan	27	0	28	3 370	0	209	3 579	0	3 579
Moorabool (S)—West	3	0	3	302	0	198	500	0	500

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)	13	0	13	1 378	0	368	1 746	1 877	3 623
Ararat (RC)	5	0	5	464	0	211	674	1 504	2 178
Pyrenees (S)—North	5	0	5	541	0	115	656	373	1 029
Pyrenees (S)—South	3	0	3	373	0	42	415	0	415
Wimmera (SD)	45	0	47	5 092	0	1 229	6 321	7 318	13 638
South Wimmera (SSD)	36	0	36	4 175	0	906	5 081	6 682	11 762
Horsham (RC)—Central	16	0	16	2 182	0	213	2 395	5 672	8 067
Horsham (RC)—Balance	7	0	7	759	0	188	946	133	1 080
N. Grampians (S)—St Arnaud	1	0	1	78	0	75	153	544	697
N. Grampians (S)—Stawell	11	0	11	1 027	0	304	1 331	332	1 663
West Wimmera (S)	1	0	1	130	0	126	255	0	255
North Wimmera (SSD)	9	0	11	917	0	323	1 240	636	1 876
Hindmarsh (S)	3	0	4	349	0	225	574	398	972
Yarriambiack (S)—North	2	0	3	206	0	24	230	150	380
Yarriambiack (S)—South	4	0	4	362	0	74	436	88	524
Mallee(SD)	104	8	116	12 790	650	2 759	16 199	5 242	21 442
Mildura Rural City Part A (SSD)	75	8	87	9 656	650	1 431	11 738	3 173	14 911
Mildura (RC)—Pt A	75	8	87	9 656	650	1 431	11 738	3 173	14 911
West Mallee (SSD)	4	0	4	372	0	367	739	263	1 002
Buloke (S)—North	0	0	0	0	0	123	123	0	123
Buloke (S)—South	3	0	3	287	0	33	320	263	583
Mildura (RC)—Pt B	1	0	1	85	0	211	296	0	296
East Mallee (SSD)	25	0	25	2 762	0	961	3 723	1 806	5 529
Gannawarra (S)	5	0	5	807	0	401	1 208	267	1 475
Swan Hill (RC)—Central	16	0	16	1 502	0	134	1 636	434	2 070
Swan Hill (RC)—Robinvale	1	0	1	230	0	280	510	0	510
Swan Hill (RC)—Balance	3	0	3	223	0	146	369	1 105	1 473
Loddon (SD)	307	18	331	37 567	1 343	6 783	45 693	10 720	56 413
Greater Bendigo City Part A (SSD)	153	12	169	17 065	1 003	2 228	20 297	6 761	27 057
Greater Bendigo (C)—Central	7	7	16	621	511	774	1 906	2 717	4 623
Greater Bendigo (C)—Eaglehawk	13	0	14	1 123	0	178	1 301	668	1 969
Greater Bendigo (C)—Inner East	57	5	63	6 471	492	539	7 502	1 209	8 711
Greater Bendigo (C)—Inner North	15	0	15	1 499	0	211	1 711	934	2 645
Greater Bendigo (C)—Inner West	36	0	36	4 048	0	171	4 218	501	4 719
Greater Bendigo (C)—S'saye	25	0	25	3 304	0	355	3 658	732	4 390
North Loddon (SSD)	76	0	78	8 209	0	1 509	9 718	2 656	12 373
C. Goldfields (S)—M'borough	7	0	7	841	0	159	1 000	258	1 258
C. Goldfields (S)—Balance	4	0	4	294	0	72	366	66	433
Gr Bendigo (C)—Pt B	27	0	28	2 643	0	652	3 295	549	3 843
Loddon (S)—North	1	0	1	183	0	67	251	0	251
Loddon (S)—South	1	0	1	150	0	88	238	70	307
Mount Alexander (S)—C'maine	16	0	16	1 885	0	126	2 011	1 497	3 508
Mount Alexander (S)—Balance	20	0	21	2 213	0	345	2 557	216	2 773
South Loddon (SSD)	78	6	84	12 293	340	3 046	15 679	1 303	16 983
Macedon Ranges (S)—Kyneton	14	0	14	1 734	0	180	1 914	200	2 114
Macedon Ranges (S)—Romsey	21	0	21	3 426	0	704	4 130	50	4 180
Macedon Ranges (S)—Balance	43	6	49	7 133	340	2 162	9 635	1 053	10 688

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)	324	17	345	39 339	1 478	6 686	47 503	23 185	70 687
Greater Shepparton City Part A (SSD)	57	9	66	7 997	656	840	9 493	8 528	18 021
Gr. Shepparton (C) Pt A	57	9	66	7 997	656	840	9 493	8 528	18 021
North Goulburn (SSD)	114	1	117	13 808	42	2 265	16 114	9 177	25 291
Campaspe (S)—Echuca	27	1	29	3 770	42	314	4 125	5 391	9 515
Campaspe (S)—Kyabram	13	0	13	1 527	0	424	1 952	405	2 356
Campaspe (S)—Rochester	12	0	12	1 881	0	281	2 162	370	2 532
Campaspe (S)—South	3	0	3	434	0	171	605	0	605
Gr. Shepparton (C)—Pt B East	1	0	1	110	0	176	286	0	286
Gr. Shepparton (C)—Pt B West	12	0	12	1 331	0	269	1 600	902	2 502
Moirra (S)—East	20	0	21	2 403	0	390	2 793	587	3 380
Moirra (S)—West	26	0	26	2 353	0	240	2 592	1 523	4 115
South Goulburn (SSD)	52	7	59	5 694	780	1 897	8 371	4 265	12 636
Delatite (S)—Benalla	10	3	13	1 080	180	862	2 122	989	3 111
Delatite (S)—North	7	0	7	836	0	78	914	0	914
Delatite (S)—South	19	4	23	2 255	600	699	3 555	1 216	4 771
Strathbogrie (S)	16	0	16	1 523	0	258	1 780	2 060	3 840
South West Goulburn (SSD)	101	0	103	11 840	0	1 684	13 524	1 215	14 739
Mitchell (S)—North	12	0	12	1 420	0	453	1 873	100	1 973
Mitchell (S)—South	67	0	68	8 066	0	545	8 610	450	9 060
Murrindindi (S)—East	9	0	10	729	0	294	1 023	590	1 613
Murrindindi (S)—West	13	0	13	1 625	0	393	2 018	75	2 093
Ovens-Murray (SD)	113	45	160	13 364	2 130	3 749	19 244	22 525	41 769
Wodonga (SSD)	56	45	101	6 641	2 130	1 756	10 527	13 123	23 650
Indigo (S)—Pt A	19	0	19	2 084	0	488	2 572	512	3 084
Towong (S)—Pt A	1	0	1	50	0	25	75	95	170
Wodonga (RC)	36	45	81	4 507	2 130	1 244	7 880	12 516	20 396
West Ovens-Murray (SSD)	26	0	27	3 277	0	1 596	4 873	8 629	13 502
Indigo (S)—Pt B	4	0	5	511	0	119	630	391	1 021
Wangaratta (RC)—Central	6	0	6	734	0	1 154	1 887	8 088	9 976
Wangaratta (RC)—North	10	0	10	1 468	0	206	1 673	0	1 673
Wangaratta (RC)—South	6	0	6	565	0	117	682	150	832
East Ovens-Murray (SSD)	31	0	32	3 446	0	397	3 844	773	4 616
Alpine (S)—East	17	0	17	1 836	0	159	1 995	610	2 605
Alpine (S)—West	11	0	12	1 356	0	121	1 477	163	1 640
Towong (S)—Pt B	3	0	3	254	0	118	372	0	372
East Gippsland (SD)	94	6	101	10 913	590	2 833	14 336	3 641	17 977
East Gippsland Shire (SSD)	55	2	58	7 366	250	1 475	9 091	2 769	11 860
E. Gippsland (S)—Bairnsdale	38	0	38	4 860	0	991	5 852	2 221	8 073
E. Gippsland (S)—Orbost	13	2	15	1 688	250	291	2 228	428	2 656
E. Gippsland (S)—South-West	4	0	5	817	0	126	944	120	1 064
E. Gippsland (S)—Balance	0	0	0	0	0	67	67	0	67
Wellington Shire (SSD)	39	4	43	3 547	340	1 358	5 245	872	6 116
Wellington (S)—Alberton	4	0	4	315	0	221	536	100	636
Wellington (S)—Avon	3	0	3	294	0	167	461	70	531
Wellington (S)—Maffra	12	0	12	1 197	0	186	1 383	203	1 586
Wellington (S)—Rosedale	14	0	14	989	0	522	1 510	142	1 652
Wellington (S)—Sale	6	4	10	752	340	262	1 354	357	1 711

BUILDING APPROVED IN STATISTICAL AREAS—Jun Qtr 2000 *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)	304	17	321	32 027	1 096	6 529	39 651	16 618	56 269
La Trobe Valley (SSD)	65	3	68	7 614	165	1 481	9 260	2 682	11 943
Baw Baw (S)—Pt A	3	0	3	484	0	88	572	71	643
La Trobe (S)—Moe	9	0	9	1 018	0	406	1 423	302	1 725
La Trobe (S)—Morwell	12	3	15	1 358	165	318	1 840	835	2 675
La Trobe (S)—Traralgon	39	0	39	4 635	0	577	5 212	1 475	6 687
La Trobe (S)—Balance	2	0	2	120	0	93	213	0	213
West Gippsland (SSD)	52	2	54	6 814	103	1 376	8 292	2 218	10 511
Baw Baw (S)—Pt B East	6	0	6	650	0	67	717	200	917
Baw Baw (S)—Pt B West	46	2	48	6 164	103	1 309	7 576	2 018	9 594
Yarra Ranges (S)—Pt B	0	0	0	0	0	0	0	0	0
South Gippsland (SSD)	187	12	199	17 598	828	3 672	22 098	11 717	33 816
Bass Coast (S)—Phillip Island	69	10	79	5 541	630	1 588	7 759	6 227	13 986
Bass Coast (S)—Balance	65	2	67	6 271	198	1 291	7 759	2 425	10 184
South Gippsland (S)—Central	28	0	28	3 114	0	320	3 433	2 320	5 753
South Gippsland (S)—East	7	0	7	599	0	193	792	683	1 475
South Gippsland (S)—West	18	0	18	2 075	0	263	2 338	62	2 400
French Island	0	0	0	0	0	18	18	0	18
Bass Strait Islands	0	0	0	0	0	0	0	0	0
STATISTICAL DISTRICT									
Albury-Wodonga (NSW/Vic)	133	47	180	15 775	2 290	3 247	21 312	21 069	42 381
Geelong Vic	234	63	297	32 023	9 915	5 899	47 838	9 601	57 439
Ballarat Vic	95	4	99	12 481	240	2 044	14 766	27 961	42 727
Bendigo Vic	153	12	169	17 065	1 003	2 228	20 297	6 761	27 057
Shepparton Vic	57	9	66	7 997	656	840	9 493	8 528	18 021
La Trobe Valley Vic	65	3	68	7 614	165	1 481	9 260	2 682	11 943
Mildura Vic	75	8	87	9 656	650	1 431	11 738	3 173	14 911

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

(b) Refer to Explanatory Notes paragraph 12.

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following activities:

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

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

VALUE DATA

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

OWNERSHIP

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

BUILDING CLASSIFICATIONS

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

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

EXPLANATORY NOTES

BUILDING CLASSIFICATIONS

continued

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

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

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

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

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

SEASONAL ADJUSTMENT

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

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

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

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

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

TREND ESTIMATES

18 Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. For monthly series, these trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For further information, see *A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6076.

EXPLANATORY NOTES

TREND ESTIMATES

continued

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

CHAIN VOLUME MEASURES

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

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

AUSTRALIAN STANDARD

GEOGRAPHICAL CLASSIFICATION
(ASGC)

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

23 Some Statistical Districts straddle State/Territory boundaries (e.g. the Albury–Wodonga Statistical District lies partly in Victoria and partly in New South Wales).

UNPUBLISHED DATA

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

RELATED PUBLICATIONS

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

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

ROUNDING

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

SYMBOLS AND OTHER USAGES

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

G L O S S A R Y

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.

G L O S S A R Y

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

FOR MORE INFORMATION...

- INTERNET** www.abs.gov.au the ABS web site is the best place to start for access to summary data from our latest publications, information about the ABS, advice about upcoming releases, our catalogue, and Australia Now—a statistical profile.
- LIBRARY** A range of ABS publications is available from public and tertiary libraries Australia-wide. Contact your nearest library to determine whether it has the ABS statistics you require, or visit our web site for a list of libraries.
- CPI INFOLINE** For current and historical Consumer Price Index data, call 1902 981 074 (call cost 77c per minute).
- DIAL-A-STATISTIC** For the latest figures for National Accounts, Balance of Payments, Labour Force, Average Weekly Earnings, Estimated Resident Population and the Consumer Price Index call 1900 986 400 (call cost 77c per minute).

INFORMATION SERVICE

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