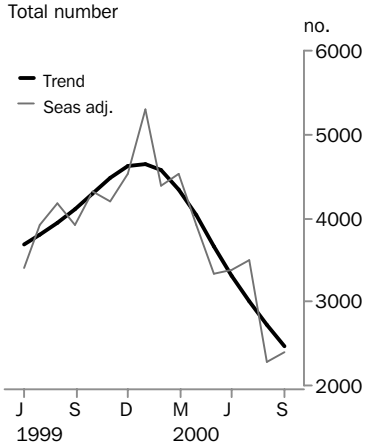
Australian Bureau of Statistics

BUILDING APPROVALS

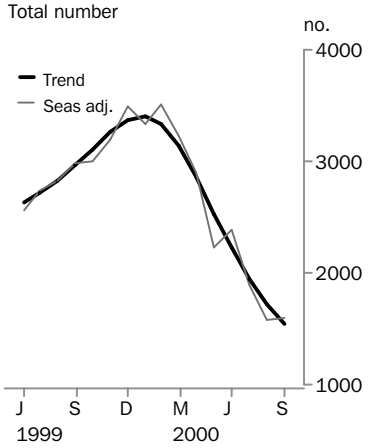
VICTORIA

EMBARGO: 11:30AM (CANBERRA TIME) WED 8 NOV 2000

Dwelling units approved
Total number



Private sector houses approved
Total number



- 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.

SEPTEMBER KEY FIGURES

	Jul 2000	*Aug 2000*	*Sep 2000*
Dwelling units approved			
Original	3 365	2 746	2 458
Seasonally adjusted	3 502	2 291	2 389
Trend	3 005	2 727	2 472

	% change Jun 2000 to Jul 2000	*% change Jul 2000 to Aug 2000*	*% change Aug 2000 to Sep 2000*
Dwelling units approved			
Original	2.6	–18.4	–10.5
Seasonally adjusted	3.3	–34.6	4.3
Trend	–9.4	–9.3	–9.3

SEPTEMBER KEY POINTS

TREND ESTIMATES

- The trend estimates for total dwellings approved in Victoria has continued to decline from January 2000, when it reached a peak of 4,653 dwellings. The September 2000 estimate of 2,472 is 46.9% below that of January.
- The trend for private sector houses also continued to decline from its peak in January of 3403 to 1543 in September 2000.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimates for total dwellings approved rose in both July and September by 3.3% and 4.3% respectively, but fell 34.6% in August 2000.
- The seasonally adjusted estimates for private sector houses fell in July and August before rising 0.7% in September 2000 to 1,595.

ORIGINAL ESTIMATES

- In original terms, the number of dwellings approved in September was 2458, a 49.6% drop from the series high in March 2000 of 4,874.
- The value of total building approved in the three months to September 2000 was $2591.1 million. Of this value, 44.5% or $1,153.5 million was approved in July, and $742.7 million and $694.9 million in August and September respectively.

NOTES

FORTHCOMING ISSUES

ISSUE	*RELEASE DATE*
December 2000	8 February 2001
March 2001	11 May 2001

CHANGES IN THIS ISSUE

Improvements have been made to the price indexes used to derive volume estimates of building activity, resulting in revisions to the growth rates in this issue.

In addition, quarterly chain volume data incorporate a new base year, 1998-99, which has resulted in revisions to growth rates, small in most cases, for the latest year. Also the reference year has been advanced to 1998-99, which has resulted in revisions to levels, but not growth rates, for all periods (see paragraph 20 of the Explanatory Notes).

Area statistics are now classified to the Australian Standard Geographical Classification, 2000 Edition (see paragraph 22 of the Explanatory Notes).

DATA NOTES

ABS statistical series are being impacted to varying degrees as a result of The New Tax System (TNTS), introduced from 1 July 2000. TNTS included the removal of Wholesale Sales Tax (WST) and the introduction of the Goods and Services Tax (GST). In this publication, and in future issues, value series from July 2000 for both residential and non-residential building approved will be on a GST inclusive basis.

Users should exercise caution when analysing movements in the value series in the period around the introduction of TNTS, as they may have been affected in a number of ways, including:

- changing patterns of demand and price changes brought about by the "bringing forward" of building activity prior to 1 July 2000;
- the introduction of the GST and the abolition of the WST; and
- the uncertainty as to whether approval values reported prior to July 2000 included or excluded GST.

For further information, see the technical note in the July and August issues of *Building Approvals, Australia* (Cat. no. 8731.0)

REVISIONS THIS MONTH

As a result of revisions there are an additional 77 dwellings for May 2000 in this issue since the release of the June issue of this publication.

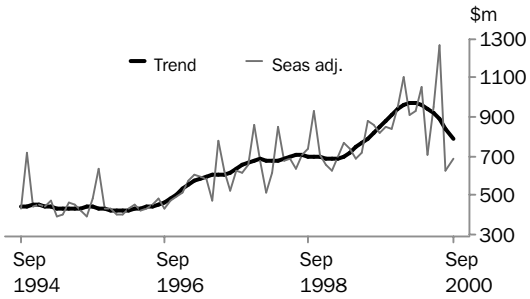
Furthermore, there are 12 fewer dwellings in August in this issue compared with the data released in the August 2000 issue of *Building Approvals, Australia (8731.0).*

Zia ABBASI
Regional Director, Victoria

VALUE OF BUILDING APPROVED

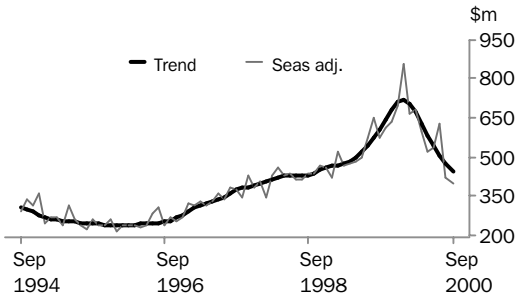
VALUE OF TOTAL BUILDING

The trend for the value of total building has now declined at an increasing rate over the last six months. Since its peak in March 2000 the value has declined by 18.1%.



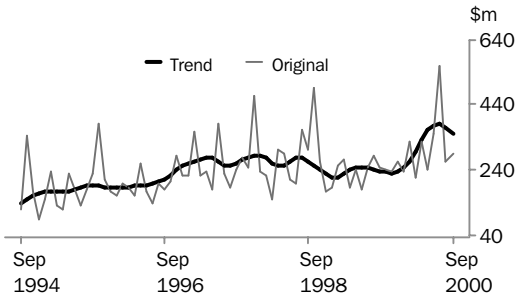
VALUE OF RESIDENTIAL BUILDING

The trend for the value of residential building peaked in January 2000 and has since fallen by 38.1% .



VALUE OF NON-RESIDENTIAL BUILDING

The trend for the value of non-residential building has declined in the last two months after eight months of continuous growth.



DWELLING UNITS APPROVED

The number of dwelling units approved in Victoria during 1999–2000 is shown in the table below, for each type of dwelling category, together with the distribution of each dwelling category as a percentage of total dwelling units approved for 1998–1999 and 1999–2000.

DWELLING UNITS BY TYPE

Type of dwelling	*Number of units*	*1998–1999 % of total dwellings*	*1999–2000 % of total dwellings*
New residential			
Houses	36 175	73.6	72.6
Other residential building			
Semi-detached, row or terrace houses, townhouses etc of:			
1 storey	2 668	6.3	5.4
2 or more storeys	3 288	6.1	6.6
Total	*5 956*	*12.3*	*12.0*
Flats, units, apartments in a building of:			
1 or 2 storeys	760	1.7	1.5
3 storeys	453	1.1	0.9
4 or more storeys	4 840	7.1	9.7
Total	*6 053*	*10.0*	*12.2*
Total other residential building	*12 009*	*22.3*	*24.1*
Other			
Alterations and additions to residential building	430	0.7	0.9
Conversions	919	2.8	1.8
Non-residential building	265	0.6	0.5
Total building	**49 798**	**100.0**	**100.0**

SUMMARY COMMENT

The number of dwellings approved has risen by 10,094 (or 25.4%) in 1999-2000. While both houses and other residential buildings have contributed to the rise, there has been a shift in the proportion of each category approved, with a slight increase in the percentage of other residential building.

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

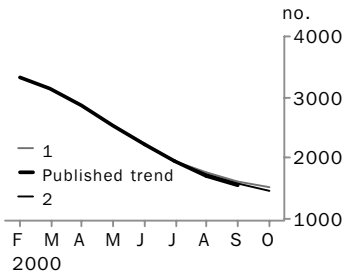
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

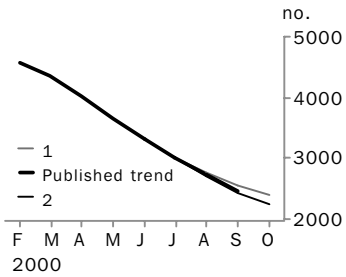
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the October seasonally adjusted estimate is higher than the September estimate by 5% for the number of private sector houses approved and 8% for total dwelling units approved; and that 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		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE: 1 rises by 5% on Sep 2000		2 falls by 5% on Sep 2000	
	no.	*% change*	*no.*	*% change*	*no.*	*% change*
May 2000	2 532	–11.3	2 526	–11.5	2 532	–11.4
June 2000	2 223	–12.2	2 219	–12.2	2 221	–12.3
July 2000	1 950	–12.3	1 964	–11.5	1 956	–11.9
August 2000	1 716	–12.0	1 765	–10.1	1 740	–11.0
September 2000	1 543	–10.1	1 613	–8.6	1 568	–9.9
October 2000	n.y.a.	n.y.a.	1 517	–6.0	1 448	–7.6

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE: 1 rises by 8% on Sep 2000		2 falls by 8% on Sep 2000	
	no.	*% change*	*no.*	*% change*	*no.*	*% change*
May 2000	3 665	–9.0	3 661	–9.1	3 674	–9.0
June 2000	3 318	–9.5	3 313	–9.5	3 320	–9.6
July 2000	3 005	–9.4	3 022	–8.8	3 005	–9.5
August 2000	2 727	–9.3	2 766	–8.5	2 710	–9.8
September 2000	2 472	–9.3	2 543	–8.1	2 437	–10.1
October 2000	n.y.a.	n.y.a.	2 396	–5.8	2 237	–8.2

1 DWELLING UNITS APPROVED

	HOUSES.....		OTHER DWELLINGS.....		TOTAL DWELLING UNITS...	
	Private sector	*Total*	*Private sector*	*Total*	*Private sector*	*Total*
Month	*no.*	*no.*	*no.*	*no.*	*no.*	*no.*
			ORIGINAL			
1999						
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	880	886	3 410	3 460
June	2 382	2 412	848	868	3 230	3 280
July	1 842	1 859	1 485	1 506	3 327	3 365
August	1 809	1 826	878	920	2 687	2 746
September	1 753	1 785	673	673	2 426	2 458
			SEASONALLY ADJUSTED			
1999						
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.	3 279	3 323
June	2 392	2 428	n.a.	n.a.	3 333	3 389
July	1 899	1 917	n.a.	n.a.	3 463	3 502
August	1 584	1 604	n.a.	n.a.	2 229	2 291
September	1 595	1 621	n.a.	n.a.	2 363	2 389
			TREND ESTIMATES			
1999						
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	1 154	1 179	4 415	4 485
December	3 373	3 411	1 191	1 213	4 564	4 624
2000						
January	3 403	3 437	1 196	1 216	4 599	4 653
February	3 328	3 359	1 187	1 205	4 515	4 564
March	3 139	3 170	1 163	1 179	4 302	4 349
April	2 856	2 887	1 125	1 141	3 981	4 028
May	2 532	2 562	1 086	1 103	3 618	3 665
June	2 223	2 251	1 048	1 067	3 271	3 318
July	1 950	1 977	1 008	1 028	2 958	3 005
August	1 716	1 741	966	986	2 682	2 727
September	1 543	1 567	884	905	2 427	2 472

2 DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES..... Private sector	HOUSES..... Total	OTHER DWELLINGS.... Private sector	OTHER DWELLINGS.... Total	TOTAL DWELLING UNITS... Private sector	TOTAL DWELLING UNITS... Total
			ORIGINAL (% change from preceding month)			
1999						
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	–16.2	–17.4	–5.4	–5.3
June	–5.8	–6.3	–3.6	–2.0	–5.3	–5.2
July	–22.7	–22.9	75.1	73.5	3.0	2.6
August	–1.8	–1.8	–40.9	–38.9	–19.2	–18.4
September	–3.1	–2.2	–23.3	–26.8	–9.7	–10.5
			SEASONALLY ADJUSTED (% change from preceding month)			
1999						
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.	–15.1	–15.2
June	7.0	6.8	n.a.	n.a.	1.6	2.0
July	–20.6	–21.0	n.a.	n.a.	3.9	3.3
August	–16.6	–16.3	n.a.	n.a.	–35.6	–34.6
September	0.7	1.1	n.a.	n.a.	6.0	4.3
			TREND ESTIMATES (% change from preceding month)			
1999						
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	4.4	4.0	4.8	4.5
December	3.4	3.2	3.2	2.9	3.4	3.1
2000						
January	0.9	0.8	0.4	0.2	0.8	0.6
February	–2.2	–2.3	–0.8	–0.9	–1.8	–1.9
March	–5.7	–5.6	–2.0	–2.2	–4.7	–4.7
April	–9.0	–8.9	–3.3	–3.2	–7.5	–7.4
May	–11.3	–11.3	–3.5	–3.3	–9.1	–9.0
June	–12.2	–12.1	–3.5	–3.3	–9.6	–9.5
July	–12.3	–12.2	–3.8	–3.7	–9.6	–9.4
August	–12.0	–11.9	–4.2	–4.1	–9.3	–9.3
September	–10.1	–10.0	–8.5	–8.2	–9.5	–9.3

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		
1999					
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	460.3	103.5	563.8	240.2	**804.0**
June	429.7	111.7	541.4	350.9	**892.2**
July	465.2	125.7	590.9	562.6	**1 153.5**
August	370.0	104.9	474.9	267.7	**742.7**
September	330.7	72.4	403.1	291.8	**694.9**
			SEASONALLY ADJUSTED		
1999					
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	422.1	97.1	519.2	n.a.	**712.5**
June	421.9	115.5	537.5	n.a.	**949.2**
July	489.8	138.7	628.5	n.a.	**1 269.3**
August	325.1	95.3	420.4	n.a.	**623.3**
September	328.0	72.0	400.0	n.a.	**686.5**
			TREND ESTIMATES		
1999					
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	585.1	97.0	682.0	232.1	**914.2**
December	611.8	97.8	709.6	237.5	**947.1**
2000					
January	618.5	98.2	716.7	245.6	**962.3**
February	603.4	99.6	703.0	265.9	**968.9**
March	568.1	103.3	671.3	298.4	**969.7**
April	518.7	107.6	626.4	335.3	**961.7**
May	469.8	110.8	580.7	364.3	**944.9**
June	430.3	111.3	541.6	379.7	**921.2**
July	398.7	108.6	507.3	380.3	**887.6**
August	371.9	103.6	475.5	369.7	**845.2**
September	346.0	97.5	443.4	350.4	**793.8**

(a) Refer to Explanatory Notes paragraph 12.

4 VALUE OF BUILDING APPROVED, Percentage Change

Month	*New residential building*	*Alterations and additions to residential buildings(a)*	*Total residential building*	*Non-residential building*	***Total building***
			ORIGINAL (% change from preceding month)		
1999					
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	5.6	–8.2	2.7	–26.6	**–8.2**
June	–6.6	7.9	–4.0	46.1	**11.0**
July	8.3	12.5	9.1	60.3	**29.3**
August	–20.5	–16.5	–19.6	–52.4	**–35.6**
September	–10.6	–31.0	–15.1	9.0	**–6.4**
			SEASONALLY ADJUSTED (% change from preceding month)		
1999					
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	–11.6	–20.0	–13.3	n.a.	**–32.6**
June	0.0	18.9	3.5	n.a.	**33.2**
July	16.1	20.1	16.9	n.a.	**33.7**
August	–33.6	–31.3	–33.1	n.a.	**–50.9**
September	0.9	–24.4	–4.9	n.a.	**10.1**
			TREND ESTIMATES (% change from preceding month)		
1999					
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	1.1	0.4	1.0	3.4	**1.6**
February	–2.4	1.4	–1.9	8.3	**0.7**
March	–5.9	3.7	–4.5	12.2	**0.1**
April	–8.7	4.2	–6.7	12.4	**–0.8**
May	–9.4	3.0	–7.3	8.6	**–1.7**
June	–8.4	0.5	–6.7	4.2	**–2.5**
July	–7.3	–2.4	–6.3	0.2	**–3.6**
August	–6.7	–4.6	–6.3	–2.8	**–4.8**
September	–7.0	–5.9	–6.8	–5.2	**–6.1**

(a) Refer to Explanatory Notes paragraph 12.

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

Period	*New houses*	*New other residential building*	*Alterations and additions to residential buildings*	*Conversion(a)*	*Non-residential building(a)*	***Total dwelling units***
			PRIVATE SECTOR (Number)			
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	11 729	416	914	262	**48 989**
1999						
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	813	18	51	6	**3 410**
June	2 378	748	15	71	18	**3 230**
July	1 837	1 014	8	459	9	**3 327**
August	1 803	709	20	151	4	**2 687**
September	1 751	645	19	8	3	**2 426**
			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						
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**
July	17	21	0	0	0	**38**
August	17	42	0	0	0	**59**
September	32	0	0	0	0	**32**
			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	12 009	430	919	265	**49 798**
1999						
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	818	18	51	7	**3 460**
June	2 408	767	15	71	19	**3 280**
July	1 854	1 035	8	459	9	**3 365**
August	1 820	751	20	151	4	**2 746**
September	1 783	645	19	8	3	**2 458**

(a) See Glossary for definition.

6 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	1 571.4	54.3	1 004.4	108.2	7 479.7	2 622.3	**10 101.9**
1999								
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	107.9	1.7	91.9	5.9	555.5	213.2	**768.7**
June	326.6	99.3	2.4	95.0	9.8	533.0	324.3	**857.3**
July	261.7	200.4	0.8	60.3	62.7	585.8	180.8	**766.6**
August	266.3	98.4	1.2	71.2	21.6	458.9	219.0	**677.9**
September	246.0	81.5	1.4	67.8	2.0	398.7	226.0	**624.7**
				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								
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**
July	1.6	1.5	0.0	1.9	0.0	5.1	381.9	**386.9**
August	2.1	3.2	0.0	10.8	0.0	16.1	48.7	**64.7**
September	3.3	0.0	0.0	1.2	0.0	4.4	65.8	**70.3**
				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	1 591.0	54.8	1 046.8	109.1	7 588.6	3 215.2	**10 803.8**
1999								
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	108.3	1.7	96.0	5.9	563.8	240.2	**804.0**
June	329.2	100.5	2.4	99.6	9.8	541.4	350.9	**892.2**
July	263.3	201.9	0.8	62.2	62.7	590.9	562.6	**1 153.5**
August	268.4	101.6	1.2	82.1	21.6	474.9	267.7	**742.7**
September	249.2	81.5	1.4	69.0	2.0	403.1	291.8	**694.9**

(a) See Glossary for definition.

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

	NEW OTHER RESIDENTIAL BUILDING.....									
	New houses	*Semi-detached, row or terrace houses, townhouses, etc. of.....*			*Flats units or apartments in a building of.....*				*Total*	***Total new residential building***
Period		*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	4 840	6 053	12 009	**48 184**
1999										
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	304	439	818	**3 384**
June	2 408	170	203	373	121	51	222	394	767	**3 175**
July	1 854	130	211	341	36	115	543	694	1 035	**2 889**
August	1 820	251	142	393	58	87	213	358	751	**2 571**
September	1 783	136	128	264	2	35	344	381	645	**2 428**
	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	850.3	993.4	1 590.9	**6 377.9**
1999										
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	53.4	66.0	108.3	**460.3**
June	329.2	15.0	21.5	36.5	11.0	6.7	46.3	63.9	100.5	**429.7**
July	263.3	10.9	27.3	38.2	3.9	25.8	134.0	163.7	201.9	**465.2**
August	268.4	22.1	19.2	41.3	6.9	16.8	36.6	60.3	101.6	**370.0**
September	249.2	12.5	17.8	30.3	0.3	3.7	47.2	51.2	81.5	**330.7**

(a) See Glossary for definition.

8 VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

Period	*New houses*	*New other residential building*	*New residential building*	*Alterations and additions to residential buildings(b)*	*Total residential building*	*Non-residential building*	***Total building***
				ORIGINAL ($ million)			
1997-1998	3 212.4	791.3	4 004.5	879.7	4 884.3	3 159.3	**8 042.4**
1998-1999	3 505.7	1 044.2	4 549.9	951.1	5 501.0	3 125.7	**8 626.7**
1999-2000	4 452.4	1 518.6	5 971.0	1 124.1	7 095.2	3 091.4	**10 186.6**
1999							
March	842.7	302.9	1 145.3	227.9	1 373.1	711.6	**2 084.8**
June	944.9	251.7	1 196.5	238.0	1 434.6	601.0	**2 035.8**
September	1 128.7	391.4	1 520.1	292.3	1 812.4	760.0	**2 572.4**
December	1 213.5	295.6	1 509.1	278.6	1 787.8	718.5	**2 506.3**
2000							
March	1 193.0	550.5	1 743.5	260.3	2 003.8	743.2	**2 747.0**
June	917.2	281.1	1 198.3	292.9	1 491.2	869.7	**2 360.9**
				ORIGINAL (% change from preceding quarter)			
1999							
March	2.9	–0.9	1.8	–8.4	0.0	–24.2	**–9.8**
June	12.1	–16.9	4.5	4.4	4.5	–15.5	**–2.4**
September	19.5	55.5	27.0	22.8	26.3	26.5	**26.4**
December	7.5	–24.5	–0.7	–4.7	–1.4	–5.5	**–2.6**
2000							
March	–1.7	86.2	15.5	–6.6	12.1	3.4	**9.6**
June	–23.1	–48.9	–31.3	12.5	–25.6	17.0	**–14.1**

(a) Reference year for chain volume measures is 1998-99. Refer to Explanatory Notes paragraph 20-21.

(b) Refer to Explanatory Notes paragraph 12.

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

Period	*Hotels, motels and other short term accommodation*		*Shops*		*Factories*		*Offices*		*Other business premises*		*Educational*	
	no.	*$m*	*no.*	*$m*	*no.*	*$m*	*no.*	*$m*	*no.*	*$m*	*no.*	*$m*
Value—$50,000–$199,999												
2000												
July	5	0.4	73	7.1	43	5.0	45	4.7	27	2.7	40	3.9
August	8	0.9	108	9.4	21	2.1	49	5.3	42	4.1	15	1.3
September	1	0.1	88	8.6	21	1.9	83	8.5	39	4.1	45	4.5
Value—$200,000–$499,999												
2000												
July	3	1.0	18	4.9	19	5.0	23	6.5	26	8.0	5	1.4
August	2	0.6	34	9.7	13	4.0	27	8.7	19	5.2	8	3.0
September	4	1.0	20	5.8	16	4.3	28	8.1	16	5.2	8	2.5
Value—$500,000–$999,999												
2000												
July	0	0.0	6	4.0	6	3.6	11	6.8	5	3.5	3	2.0
August	1	0.6	14	9.5	8	5.2	12	9.1	3	1.6	8	6.0
September	1	1.0	4	2.7	5	3.4	8	4.7	8	5.8	12	8.3
Value—$1,000,000–$4,999,999												
2000												
July	2	3.0	7	13.4	5	7.0	5	7.3	8	18.0	10	22.1
August	1	1.0	11	28.7	4	6.5	8	18.9	6	15.8	6	11.9
September	0	0.0	12	28.3	3	4.5	10	16.8	8	18.3	12	23.7
Value—$5,000,000 and over												
2000												
July	0	0.0	2	26.0	1	5.0	2	10.5	0	0.0	1	209.0
August	0	0.0	2	21.4	0	0.0	1	6.6	0	0.0	2	17.1
September	0	0.0	2	16.5	1	10.8	0	0.0	1	5.0	2	13.7
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												
July	10	4.4	106	55.3	74	25.6	86	35.8	66	32.2	59	238.3
August	12	3.0	169	78.7	46	17.8	97	48.6	70	26.7	39	39.2
September	6	2.0	126	61.9	46	24.9	129	38.2	72	38.4	79	52.7

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										
July	1	0.1	7	0.8	11	1.1	19	1.7	271	27.4
August	6	0.5	8	0.8	12	1.2	18	1.9	287	27.6
September	3	0.3	7	0.6	7	0.7	18	1.5	312	30.7
					Value—$200,000–$499,999					
2000										
July	1	0.4	4	1.0	8	2.3	7	2.0	114	32.6
August	2	0.7	4	1.5	4	1.5	9	2.8	122	37.7
September	1	0.4	2	0.6	8	2.5	11	3.1	114	33.5
					Value—$500,000–$999,999					
2000										
July	0	0.0	3	2.1	5	3.7	0	0.0	39	25.4
August	2	1.5	3	1.8	1	0.6	1	0.7	53	36.6
September	0	0.0	4	3.0	2	1.5	1	0.8	45	31.3
					Value—$1,000,000–$4,999,999					
2000										
July	0	0.0	2	4.4	6	12.7	0	0.0	45	87.8
August	0	0.0	3	7.4	2	4.9	1	2.6	42	97.5
September	0	0.0	3	9.1	4	10.8	0	0.0	52	111.4
					Value—$5,000,000 and over					
2000										
July	0	0.0	0	0.0	0	0.0	2	138.8	8	389.3
August	0	0.0	1	13.4	1	9.9	0	0.0	7	68.3
September	0	0.0	1	5.6	2	17.0	2	16.3	11	84.9
					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										
July	2	0.5	16	8.3	30	19.7	28	142.5	477	562.6
August	10	2.7	19	24.9	20	18.1	29	8.0	511	267.7
September	4	0.7	17	18.9	23	32.5	32	21.6	534	291.8

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

Period	*Hotels, motels and other short term accomm-odation*	*Shops*	*Factories*	*Offices*	*Other business premises*	*Educational*	*Religious*	*Health*	*Entertain-ment and recreational*	*Miscell-aneous*	***Total non-residential building***
					PRIVATE SECTOR ($ million)						
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											
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**
July	4.1	53.5	25.6	27.7	32.1	17.7	0.5	2.3	8.3	9.0	**180.8**
August	3.0	78.1	17.8	44.9	26.6	6.6	2.7	21.7	12.0	5.6	**219.0**
September	2.0	61.8	24.8	36.7	36.3	18.4	0.7	17.0	18.5	9.8	**226.0**
					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											
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**
July	0.3	1.8	0.0	8.1	0.1	220.6	0.0	6.0	11.3	133.6	**381.9**
August	0.0	0.6	0.0	3.7	0.2	32.6	0.0	3.2	6.1	2.4	**48.7**
September	0.0	0.2	0.1	1.5	2.1	34.3	0.0	1.8	14.1	11.8	**65.8**
					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											
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**
July	4.4	55.3	25.6	35.8	32.2	238.3	0.5	8.3	19.7	142.5	**562.6**
August	3.0	78.7	17.8	48.6	26.7	39.2	2.7	24.9	18.1	8.0	**267.7**
September	2.0	61.9	24.9	38.2	38.4	52.7	0.7	18.9	32.5	21.6	**291.8**

11 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	25 643	11 124	38 287	3 537 499	1 515 440	988 287	6 041 226	2 226 933	**8 268 160**
1999									
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	1 823	701	2 596	262 245	95 433	81 832	439 509	158 100	**597 609**
June	1 747	687	2 536	250 378	94 465	90 931	435 774	283 304	**719 077**
July	1 364	952	2 787	203 035	192 248	113 383	508 666	155 329	**663 995**
August	1 291	658	2 119	200 526	90 717	81 011	372 253	192 998	**565 251**
September	1 262	557	1 848	184 276	74 185	55 435	313 896	178 379	**492 275**
				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									
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**
July	17	19	36	1 637	1 367	1 539	4 543	367 644	**372 187**
August	10	22	32	1 391	1 677	7 793	10 860	34 798	**45 658**
September	32	0	32	3 256	0	1 077	4 332	36 759	**41 091**
				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	26 038	11 340	38 916	3 573 215	1 530 801	1 019 039	6 123 055	2 654 309	**8 777 364**
1999									
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	1 860	704	2 636	265 585	95 633	83 666	444 883	173 428	**618 311**
June	1 771	706	2 579	252 446	95 657	93 329	441 432	305 520	**746 952**
July	1 381	971	2 823	204 672	193 615	114 922	513 209	522 973	**1 036 182**
August	1 301	680	2 151	201 916	92 393	88 804	383 114	227 796	**610 910**
September	1 294	557	1 880	187 532	74 185	56 511	318 228	215 138	**533 366**

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

(b) Refer to the Explanatory Notes paragraph 12.

STATISTICAL AREA	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*
VICTORIA	**5 457**	**2 431**	**8 569**	**780 951**	**384 988**	**302 989**	**1 468 927**	**1 122 200**	**2 591 127**
Melbourne (SD)	**3 976**	**2 208**	**6 854**	**594 120**	**360 193**	**260 238**	**1 214 550**	**965 907**	**2 180 457**
Inner Melbourne (SSD)	56	*1 109*	*1 794*	*14 928*	*240 931*	*115 579*	*371 438*	*510 836*	*882 274*
Melbourne (C)–Inner	0	238	683	0	35 000	61 250	96 250	190 000	286 250
Melbourne (C)–S'bank–D'lands	0	330	330	0	84 740	70	84 810	21 696	106 506
Melbourne (C)–Remainder	7	196	203	1 311	47 524	3 697	52 532	248 235	300 767
Port Phillip (C)–St Kilda	7	57	82	1 229	10 206	4 762	16 197	14 081	30 279
Port Phillip (C)–West	4	105	254	941	21 320	28 209	50 470	5 918	56 387
Stonnington (C)–Prahran	17	118	139	8 073	31 693	8 548	48 315	18 209	66 524
Yarra (C)–North	12	32	58	1 905	4 937	6 714	13 555	7 350	20 905
Yarra (C)–Richmond	9	33	45	1 469	5 511	2 330	9 310	5 347	14 656
Western Melbourne (SSD)	*345*	*167*	*523*	*51 794*	*15 683*	*14 881*	*82 358*	*81 667*	*164 025*
Brimbank (C)–Keilor	116	28	144	17 728	2 560	781	21 068	14 102	35 170
Brimbank (C)–Sunshine	92	17	109	11 321	1 204	1 069	13 594	17 541	31 135
Hobsons Bay (C)–Altona	26	9	35	3 413	724	576	4 713	9 786	14 499
Hobsons Bay (C)–Williamstown	32	0	39	6 988	0	2 897	9 886	3 400	13 286
Maribyrnong (C)	46	66	113	7 723	6 775	2 011	16 509	29 313	45 822
Moonee Valley (C)–Essendon	14	41	56	1 979	3 700	6 653	12 332	7 108	19 440
Moonee Valley (C)–West	19	6	27	2 641	720	894	4 255	418	4 673
Melton–Wyndham (SSD)	*557*	*16*	*573*	*80 197*	*1 364*	*2 679*	*84 240*	*32 491*	*116 731*
Melton (S)–East	240	0	240	34 538	0	327	34 865	0	34 865
Melton (S) Balance	58	4	62	7 172	260	714	8 146	1 668	9 814
Wyndham (C)–North West	21	0	21	2 733	0	0	2 733	0	2 733
Wyndham (C)–Werribee	132	9	141	17 323	635	1 584	19 542	17 184	36 725
Wyndham (C)–Balance	106	3	109	18 432	469	54	18 955	13 640	32 595
Moreland City (SSD)	*73*	*162*	*242*	*9 804*	*18 257*	*7 032*	*35 093*	*6 687*	*41 780*
Moreland (C)–Brunswick	9	122	137	1 311	14 427	3 144	18 881	744	19 625
Moreland (C)–Coburg	15	36	52	2 251	3 505	2 901	8 657	3 231	11 888
Moreland (C)–North	49	4	53	6 242	325	987	7 555	2 712	10 267
Northern Middle Melbourne (SSD)	*112*	*94*	*212*	*14 984*	*8 100*	*13 826*	*36 910*	*29 480*	*66 390*
Banyule (C)–Heidelberg	35	27	62	4 284	2 281	3 567	10 131	11 309	21 440
Banyule (C)–North	28	22	50	3 078	1 933	1 844	6 856	3 123	9 979
Darebin (C)–Northcote	13	2	18	1 762	203	4 663	6 628	421	7 049
Darebin (C)–Preston	36	43	82	5 859	3 684	3 752	13 295	14 626	27 922
Hume City (SSD)	*287*	*17*	*304*	*41 055*	*1 371*	*2 783*	*45 209*	*18 656*	*63 865*
Hume (C)–Broadmeadows	35	0	35	3 959	0	1 524	5 483	12 785	18 268
Hume (C)–Craigieburn	202	4	206	30 131	297	659	31 087	5 292	36 379
Hume (C)–Sunbury	50	13	63	6 965	1 074	600	8 639	579	9 218
Northern Outer Melbourne (SSD)	*301*	*22*	*324*	*45 532*	*1 910*	*4 652*	*52 093*	*51 574*	*103 667*
Nillumbik (S)–South	14	2	16	2 726	200	1 248	4 173	7 390	11 563
Nillumbik (S)–South-West	23	2	25	5 066	240	726	6 032	500	6 532
Nillumbik (S)–Balance	6	0	6	1 097	0	914	2 011	250	2 261
Whittlesea (C)–North	125	0	125	16 553	0	344	16 898	3 312	20 210
Whittlesea (C)–South	133	18	152	20 091	1 470	1 419	22 980	40 122	63 102
Boroondara City (SSD)	*67*	*42*	*114*	*14 972*	*6 617*	*18 553*	*40 141*	*26 843*	*66 984*
Boroondara (C)–Camberwell N.	21	8	29	5 035	1 085	3 910	10 030	5 708	15 738
Boroondara (C)–Camberwell S.	18	11	29	3 580	1 366	7 101	12 047	1 830	13 877
Boroondara (C)–Hawthorn	12	9	25	2 612	1 487	4 135	8 234	16 041	24 275
Boroondara (C)–Kew	16	14	31	3 745	2 679	3 407	9 831	3 264	13 095

BUILDING APPROVED IN STATISTICAL AREAS—Sep Qtr 2000 *continued*

	DWELLINGS (no.)			VALUE ($'000)					
STATISTICAL AREA	*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*
Eastern Middle Melbourne (SSD)	*237*	*133*	*375*	*40 193*	*14 676*	*18 429*	*73 298*	*45 426*	*118 724*
Manningham (C)–East	10	0	10	2 444	0	1 163	3 607	784	4 391
Manningham (C)–West	49	44	95	8 629	5 410	2 648	16 688	792	17 480
Monash (C)–South West	32	11	44	4 045	1 026	2 587	7 659	5 010	12 669
Monash (C)–Waverley East	11	3	14	3 237	326	1 661	5 224	9 257	14 482
Monash (C)–Waverley West	80	17	98	13 689	1 737	2 439	17 865	9 175	27 041
Whitehorse (C)–Box Hill	16	29	45	2 373	3 482	2 510	8 365	9 240	17 605
Whitehorse (C)–Nunawading E.	26	18	45	3 725	1 434	2 323	7 482	1 968	9 450
Whitehorse (C)–Nunawading W.	13	11	24	2 050	1 260	3 097	6 407	9 200	15 607
Eastern Outer Melbourne (SSD)	*278*	*80*	*360*	*40 140*	*6 867*	*7 216*	*54 223*	*29 645*	*83 869*
Knox (C)–North	73	33	106	9 510	2 868	3 077	15 456	6 273	21 729
Knox (C)–South	108	4	112	18 129	579	686	19 394	1 253	20 646
Maroondah (C)–Croydon	69	27	96	9 008	1 940	1 534	12 482	15 074	27 555
Maroondah (C)–Ringwood	28	16	46	3 493	1 480	1 919	6 892	7 046	13 938
Yarra Ranges Shire Part A (SSD)	*155*	*10*	*166*	*21 022*	*2 200*	*4 495*	*27 717*	*20 147*	*47 864*
Yarra Ranges (S)–Central	13	0	13	1 401	0	284	1 684	1 706	3 391
Yarra Ranges (S)–North	19	0	20	2 663	0	487	3 149	809	3 958
Yarra Ranges (S)–South-West	123	10	133	16 958	2 200	3 724	22 883	17 632	40 515
Southern Melbourne (SSD)	*321*	*206*	*530*	*59 449*	*30 495*	*29 919*	*119 862*	*55 229*	*175 091*
Bayside (C)–Brighton	28	20	48	6 837	4 520	3 379	14 736	918	15 654
Bayside (C)–South	51	20	73	9 534	4 372	6 165	20 072	5 068	25 140
Glen Eira (C)–Caulfield	50	30	80	11 474	4 774	4 100	20 347	4 467	24 814
Glen Eira (C)–South	23	8	31	3 141	825	3 399	7 364	7 457	14 821
Kingston (C)–North	90	49	139	13 919	6 239	4 455	24 613	10 416	35 028
Kingston (C)–South	58	38	96	7 754	3 468	924	12 145	3 635	15 780
Stonnington (C)–Malvern	21	41	63	6 790	6 298	7 498	20 586	23 268	43 854
Greater Dandenong City (SSD)	*29*	*16*	*45*	*3 300*	*1 231*	*1 182*	*5 713*	*21 046*	*26 759*
Gr. Dandenong (C)–Dandenong	14	0	14	1 490	0	646	2 136	8 628	10 763
Gr. Dandenong (C)–Balance	15	16	31	1 810	1 231	536	3 577	12 419	15 996
Southern Eastern Outer Melbourne (SSD)	*697*	*78*	*775*	*90 606*	*5 366*	*5 489*	*101 461*	*20 662*	*122 123*
Cardinia (S)–North	25	0	25	3 433	0	909	4 341	935	5 276
Cardinia (S)–Pakenham	90	2	92	10 921	120	481	11 522	384	11 906
Cardinia (S)–South	3	0	3	489	0	226	715	668	1 384
Casey (C)–Berwick	324	16	340	46 790	1 405	1 609	49 804	6 429	56 234
Casey (C)–Cranbourne	198	2	200	20 711	167	888	21 766	3 552	25 318
Casey (C)–Hallam	41	58	99	6 278	3 675	905	10 858	8 411	19 269
Casey (C)–South	16	0	16	1 984	0	470	2 455	282	2 737
Frankston City (SSD)	*103*	*45*	*148*	*13 572*	*3 683*	*2 555*	*19 809*	*6 769*	*26 579*
Frankston (C)–East	74	22	96	9 403	1 625	809	11 837	1 555	13 392
Frankston (C)–West	29	23	52	4 169	2 058	1 746	7 973	5 214	13 187
Mornington Peninsula Shire (SSD)	*358*	*11*	*369*	*52 572*	*1 441*	*10 970*	*64 983*	*8 748*	*73 731*
Mornington P'sula (S)–East	50	3	53	7 410	301	1 664	9 375	1 142	10 516
Mornington P'sula (S)–South	161	6	167	21 987	900	6 399	29 286	2 542	31 828
Mornington P'sula (S)–West	147	2	149	23 176	240	2 906	26 322	5 065	31 387

	DWELLINGS (no.)			VALUE ($'000)					
STATISTICAL AREA	*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*
Barwon (SD)	384	**107**	**495**	**53 216**	**11 634**	**10 423**	**75 273**	**20 910**	**96 183**
Greater Geelong City Part A (SSD)	179	*53*	*233*	*24 375*	*3 473*	*5 582*	*33 430*	*12 450*	*45 880*
Bellarine–Inner	32	0	32	3 945	0	336	4 281	919	5 200
Corio–Inner	64	2	66	7 801	150	1 127	9 078	2 397	11 475
Geelong	5	48	53	623	3 023	1 041	4 688	2 527	7 215
Geelong West	8	0	8	550	0	819	1 369	758	2 127
Newton	7	3	10	1 691	300	1 417	3 408	860	4 268
South Barwon–Inner	63	0	64	9 764	0	842	10 606	4 989	15 595
East Barwon (SSD)	*165*	*46*	*214*	*23 731*	*7 221*	*4 105*	*35 057*	*7 063*	*42 120*
Greater Geelong (C) –Pt B	76	5	83	11 259	480	1 373	13 112	52	13 164
Queenscliffe (B)	7	6	13	1 429	972	158	2 558	0	2 558
Surf Coast (S)–East	55	3	59	7 596	380	972	8 948	5 452	14 400
Surf Coast (S)–West	27	32	59	3 448	5 389	1 603	10 440	1 559	11 998
West Barwon (SSD)	*40*	*8*	*48*	*5 109*	*940*	*736*	*6 785*	*1 398*	*8 183*
Colac-Otway (S)–Colac	8	0	8	1 080	0	184	1 264	763	2 026
Colac-Otway (S)–North	2	0	2	270	0	82	352	0	352
Colac-Otway (S)–South	14	8	22	1 740	940	195	2 876	250	3 126
Golden Plains (S)–North-West	5	0	5	709	0	82	791	0	791
Golden Plains (S)–South-East	10	0	10	1 111	0	118	1 229	385	1 614
Greater Geelong (C)–Pt C	1	0	1	200	0	74	274	0	274
Western District (SD)	**61**	**11**	**72**	**8 891**	**1 060**	**3 551**	**13 502**	**12 478**	**25 980**
Hopkins (SSD)	43	*11*	*54*	*5 985*	*1 060*	*1 999*	*9 044*	*10 133*	*19 178*
Corangamite (S)–North	2	0	2	210	0	172	382	130	512
Corangamite (S)–South	4	0	4	501	0	204	705	1 384	2 089
Moyne (S)–North-East	1	0	1	280	0	55	335	208	542
Moyne (S)–North-West	0	0	0	0	0	104	104	0	104
Moyne (S)–South	13	0	13	1 725	0	549	2 274	1 102	3 377
Warrnambool (C)	23	11	34	3 268	1 060	916	5 244	7 310	12 554
Lady Julia Percy Island	0	0	0	0	0	0	0	0	0
Glenelg (SSD)	*18*	*0*	*18*	*2 906*	*0*	*1 551*	*4 458*	*2 345*	*6 803*
Glenelg (S)–Heywood	4	0	4	486	0	227	713	0	713
Glenelg (S)–North	1	0	1	190	0	10	200	280	480
Glenelg (S)–Portland	3	0	3	458	0	716	1 174	630	1 804
S. Grampians (S)–Hamilton	6	0	6	1 167	0	437	1 604	1 435	3 039
S. Grampians (S)–Wannon	0	0	0	0	0	75	75	0	75
S. Grampians (S)–Balance	4	0	4	605	0	87	692	0	692
Central Highlands (SD)	**130**	**25**	**155**	**16 015**	**4 688**	**4 670**	**25 373**	**14 169**	**39 542**
Ballarat City (SSD)	70	*25*	*95*	*8 941*	*4 688*	*2 073*	*15 702*	*11 526*	*27 229*
Ballarat (C)–Central	13	25	38	1 064	4 688	1 307	7 059	3 768	10 826
Ballarat (C)–Inner North	34	0	34	5 133	0	390	5 523	7 082	12 605
Ballarat (C)–North	1	0	1	149	0	0	149	0	149
Ballarat (C)–South	22	0	22	2 595	0	377	2 972	676	3 648
East Central Highlands (SSD)	*50*	*0*	*50*	*6 120*	*0*	*1 995*	*8 115*	*1 805*	*9 920*
Hepburn (S)–East	10	0	10	775	0	573	1 348	938	2 286
Hepburn (S)–West	11	0	11	1 071	0	420	1 491	0	1 491
Moorabool (S)–Bacchus Marsh	17	0	17	2 644	0	569	3 213	197	3 409
Moorabool (S)–Ballan	9	0	9	1 315	0	403	1 718	410	2 128
Moorabool (S)–West	3	0	3	316	0	30	346	260	606

BUILDING APPROVED IN STATISTICAL AREAS—Sep Qtr 2000 *continued*

	DWELLINGS (no.)			VALUE ($'000)					
STATISTICAL AREA	*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*
West Central Highlands (SSD)	10	*0*	*10*	*954*	*0*	*602*	*1 556*	*838*	*2 394*
Ararat (RC)	6	0	6	610	0	406	1 016	685	1 701
Pyrenees (S)–North	3	0	3	279	0	155	434	80	514
Pyrenees (S)–South	1	0	1	65	0	41	106	73	179
Wimmera (SD)	18	**0**	**18**	**1 980**	**0**	**489**	**2 469**	**9 072**	**11 541**
South Wimmera (SSD)	15	*0*	*15*	*1 857*	*0*	*479*	*2 336*	*8 992*	*11 329*
Horsham (RC)–Central	3	0	3	385	0	122	507	3 695	4 201
Horsham (RC)–Balance	3	0	3	285	0	48	333	571	904
N. Grampians (S)–St Arnaud	2	0	2	348	0	29	377	0	377
N. Grampians (S)–Stawell	6	0	6	661	0	104	765	2 846	3 611
West Wimmera (S)	1	0	1	178	0	176	355	1 880	2 235
North Wimmera (SSD)	*3*	*0*	*3*	*123*	*0*	*10*	*133*	*80*	*213*
Hindmarsh (S)	2	0	2	98	0	10	108	80	188
Yarriambiack (S)–North	0	0	0	0	0	0	0	0	0
Yarriambiack (S)–South	1	0	1	25	0	0	25	0	25
Mallee(SD)	**86**	**20**	**106**	**11 548**	**1 500**	**2 312**	**15 360**	**10 402**	**25 762**
Mildura Rural City Part A (SSD)	60	*20*	*80*	*7 609*	*1 500*	*1 342*	*10 451*	*7 757*	*18 207*
Mildura (RC)–Pt A	60	20	80	7 609	1 500	1 342	10 451	7 757	18 207
West Mallee (SSD)	*6*	*0*	*6*	*765*	*0*	*108*	*873*	*447*	*1 320*
Buloke (S)–North	1	0	1	30	0	50	80	0	80
Buloke (S)–South	0	0	0	0	0	0	0	247	247
Mildura (RC)–Pt B	5	0	5	735	0	58	793	200	993
East Mallee (SSD)	*20*	*0*	*20*	*3 174*	*0*	*862*	*4 036*	*2 199*	*6 235*
Gannawarra (S)	5	0	5	595	0	502	1 097	1 358	2 455
Swan Hill (RC)–Central	6	0	6	819	0	210	1 029	180	1 209
Swan Hill (RC)–Robinvale	5	0	5	1 292	0	87	1 380	281	1 660
Swan Hill (RC)–Balance	4	0	4	468	0	63	530	380	910
Loddon (SD)	**170**	**18**	**188**	**20 433**	**1 355**	**5 716**	**27 505**	**15 434**	**42 938**
Greater Bendigo City Part A (SSD)	84	*15*	*99*	*9 888*	*1 195*	*3 576*	*14 659*	*7 930*	*22 589*
Greater Bendigo (C)–Central	7	10	17	681	835	2 085	3 601	2 738	6 340
Greater Bendigo (C)–Eaglehawk	5	0	5	483	0	146	629	200	829
Greater Bendigo (C)–Inner East	34	5	39	4 109	360	782	5 251	3 950	9 201
Greater Bendigo (C)–Inner North	8	0	8	852	0	214	1 066	485	1 550
Greater Bendigo (C)–Inner West	21	0	21	2 780	0	296	3 076	407	3 484
Greater Bendigo (C)–S'saye	9	0	9	983	0	53	1 036	150	1 186
North Loddon (SSD)	*39*	*3*	*42*	*4 156*	*160*	*919*	*5 235*	*5 461*	*10 695*
C. Goldfields (S)–M'borough	3	0	3	366	0	111	478	1 350	1 828
C. Goldfields (S)–Balance	3	0	3	226	0	165	391	0	391
Gr Bendigo (C)–Pt B	10	0	10	1 025	0	298	1 323	60	1 383
Loddon (S)–North	0	0	0	0	0	40	40	99	139
Loddon (S)–South	5	0	5	497	0	36	532	2 396	2 928
Mount Alexander (S)–C'maine	3	3	6	327	160	113	600	997	1 596
Mount Alexander (S)–Balance	15	0	15	1 716	0	155	1 872	559	2 431
South Loddon (SSD)	*47*	*0*	*47*	*6 389*	*0*	*1 222*	*7 611*	*2 043*	*9 653*
Macedon Ranges (S)–Kyneton	7	0	7	845	0	233	1 078	300	1 378
Macedon Ranges (S)–Romsey	13	0	13	1 596	0	301	1 897	237	2 133
Macedon Ranges (S)–Balance	27	0	27	3 948	0	688	4 636	1 506	6 142

	DWELLINGS (no.)			VALUE ($'000)					
STATISTICAL AREA	*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*
Goulburn (SD)	244	**20**	**265**	**31 496**	**1 631**	**5 386**	**38 513**	**26 461**	**64 974**
Greater Shepparton City Part A (SSD)	62	*18*	*80*	*7 524*	*1 521*	*867*	*9 912*	*7 701*	*17 613*
Gr. Shepparton (C) Pt A	62	18	80	7 524	1 521	867	9 912	7 701	17 613
North Goulburn (SSD)	*79*	*0*	*79*	*9 994*	*0*	*2 085*	*12 079*	*13 223*	*25 302*
Campaspe (S)–Echuca	14	0	14	1 970	0	201	2 171	5 243	7 414
Campaspe (S)–Kyabram	13	0	13	1 663	0	303	1 966	668	2 634
Campaspe (S)–Rochester	10	0	10	931	0	106	1 037	0	1 037
Campaspe (S)–South	2	0	2	235	0	75	310	0	310
Gr. Shepparton (C)–Pt B East	2	0	2	399	0	92	491	0	491
Gr. Shepparton (C)–Pt B West	5	0	5	726	0	190	916	3 838	4 754
Moira (S)–East	15	0	15	1 826	0	294	2 120	780	2 900
Moira (S)–West	18	0	18	2 243	0	825	3 068	2 694	5 762
South Goulburn (SSD)	*29*	*2*	*32*	*4 898*	*110*	*925*	*5 932*	*2 542*	*8 475*
Delatite (S)–Benalla	6	2	9	715	110	198	1 023	1 292	2 315
Delatite (S)–North	1	0	1	110	0	71	181	0	181
Delatite (S)–South	11	0	11	2 092	0	161	2 253	1 250	3 503
Strathbogie (S)	11	0	11	1 981	0	495	2 476	0	2 476
South West Goulburn (SSD)	*74*	*0*	*74*	*9 082*	*0*	*1 509*	*10 591*	*2 994*	*13 584*
Mitchell (S)–North	9	0	9	1 110	0	240	1 349	1 610	2 959
Mitchell (S)–South	46	0	46	6 003	0	656	6 659	1 072	7 731
Murrindindi (S)–East	5	0	5	491	0	268	759	312	1 071
Murrindindi (S)–West	14	0	14	1 478	0	345	1 823	0	1 823
Ovens-Murray (SD)	**93**	**4**	**99**	**11 840**	**274**	**2 527**	**14 640**	**28 449**	**43 089**
Wodonga (SSD)	49	*4*	*55*	*6 557*	*274*	*1 164*	*7 995*	*24 375*	*32 370*
Indigo (S)–Pt A	13	0	15	1 708	0	454	2 162	155	2 317
Towong (S)–Pt A	1	0	1	118	0	97	215	0	215
Wodonga (RC)	35	4	39	4 731	274	614	5 618	24 220	29 838
West Ovens-Murray (SSD)	*22*	*0*	*22*	*2 785*	*0*	*637*	*3 422*	*2 335*	*5 757*
Indigo (S)–Pt B	3	0	3	249	0	110	358	575	933
Wangaratta (RC)–Central	8	0	8	1 225	0	370	1 595	1 360	2 955
Wangaratta (RC)–North	7	0	7	891	0	122	1 013	400	1 413
Wangaratta (RC)–South	4	0	4	421	0	35	456	0	456
East Ovens-Murray (SSD)	*22*	*0*	*22*	*2 498*	*0*	*725*	*3 223*	*1 739*	*4 962*
Alpine (S)–East	13	0	13	1 607	0	514	2 121	0	2 121
Alpine (S)–West	6	0	6	572	0	160	732	1 222	1 954
Towong (S)–Pt B	3	0	3	319	0	51	370	516	887
East Gippsland (SD)	**78**	**0**	**78**	**7 877**	**0**	**2 920**	**10 797**	**2 475**	**13 272**
East Gippsland Shire (SSD)	54	*0*	*54*	*5 714*	*0*	*1 472*	*7 186*	*1 398*	*8 584*
E. Gippsland (S)–Bairnsdale	42	0	42	4 479	0	1 080	5 559	1 099	6 658
E. Gippsland (S)–Orbost	4	0	4	447	0	224	671	0	671
E. Gippsland (S)–South-West	5	0	5	648	0	139	787	201	988
E. Gippsland (S)–Balance	3	0	3	140	0	29	169	98	267
Wellington Shire (SSD)	*24*	*0*	*24*	*2 163*	*0*	*1 448*	*3 611*	*1 077*	*4 688*
Wellington (S)–Alberton	1	0	1	54	0	294	348	0	348
Wellington (S)–Avon	2	0	2	267	0	95	361	201	562
Wellington (S)–Maffra	3	0	3	303	0	347	650	306	956
Wellington (S)–Rosedale	12	0	12	919	0	268	1 187	0	1 187
Wellington (S)–Sale	6	0	6	620	0	445	1 065	570	1 635

	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)	217	**18**	**239**	**23 534**	**2 654**	**4 756**	**30 944**	**16 444**	**47 388**
La Trobe Valley (SSD)	42	*0*	*42*	*5 271*	*0*	*1 239*	*6 510*	*5 249*	*11 759*
Baw Baw (S)–Pt A	11	0	11	971	0	98	1 069	0	1 069
Latrobe (C)–Moe	4	0	4	557	0	210	767	377	1 144
Latrobe (C)–Morwell	7	0	7	745	0	236	981	1 024	2 005
Latrobe (C)–Traralgon	19	0	19	2 815	0	679	3 494	3 849	7 342
Latrobe (C)–Balance	1	0	1	183	0	15	198	0	198
West Gippsland (SSD)	*33*	*0*	*33*	*4 396*	*0*	990	*5 386*	*3 752*	*9 138*
Baw Baw (S)–Pt B East	5	0	5	770	0	151	921	80	1 001
Baw Baw (S)–Pt B West	28	0	28	3 626	0	839	4 465	3 672	8 137
Yarra Ranges (S)–Pt B	0	0	0	0	0	0	0	0	0
South Gippsland (SSD)	*142*	*18*	*164*	*13 868*	*2 654*	*2 527*	*19 049*	*7 442*	*26 491*
Bass Coast (S)–Phillip Island	57	15	74	5 251	2 279	1 204	8 734	3 055	11 789
Bass Coast (S)–Balance	51	3	56	4 887	375	705	5 967	908	6 875
South Gippsland (S)–Central	14	0	14	1 337	0	272	1 609	1 868	3 477
South Gippsland (S)–East	14	0	14	1 582	0	170	1 753	575	2 328
South Gippsland (S)–West	6	0	6	810	0	176	987	1 036	2 022
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)	93	4	99	11 742	274	2 631	14 647	24 978	39 625
Geelong Vic	179	53	233	24 375	3 473	5 582	33 430	12 450	45 880
Ballarat Vic	70	25	95	8 941	4 688	2 073	15 702	11 526	27 229
Bendigo Vic	84	15	99	9 888	1 195	3 576	14 659	7 930	22 589
Shepparton Vic	62	18	80	7 524	1 521	867	9 912	7 701	17 613
La Trobe Valley Vic	42	0	42	5 271	0	1 239	6 510	5 249	11 759
Mildura Vic	60	20	80	7 609	1 500	1 342	10 451	7 757	18 207

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

(b) Refer to Explanatory Notes paragraph 12.

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following activities:

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

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

VALUE DATA

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

OWNERSHIP

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

BUILDING CLASSIFICATIONS

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

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

BUILDING CLASSIFICATIONS *continued*

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

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

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

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

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

SEASONAL ADJUSTMENT

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

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

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

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

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

TREND ESTIMATES

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

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 1998–99). The reference year will be updated annually in the September 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, 2000 Edition* (Cat. no. 1216.0), effective from 1 July 2000, 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.

EXPLANATORY NOTES

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

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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