



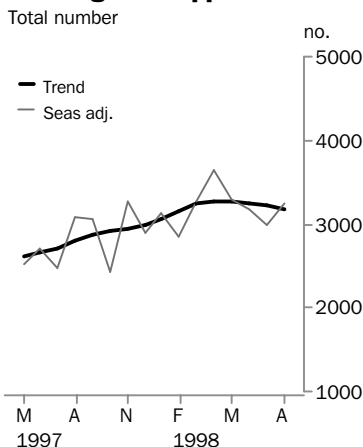
# BUILDING APPROVALS

VICTORIA

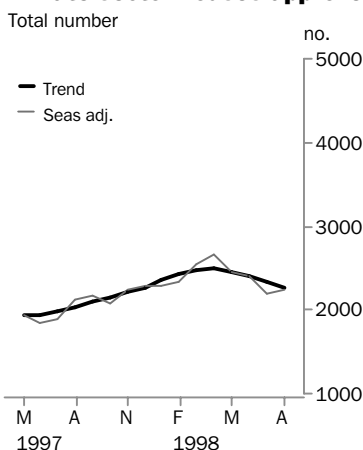
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## AUGUST KEY FIGURES

### Dwelling units approved



### Private sector houses approved



### TREND ESTIMATES

	Aug 1998	% change Jul 1998 to Aug 1998	% change Aug 1997 to Aug 1998
Dwelling units approved			
Private sector houses	2 273	-2.8	12.3
Total dwelling units	3 182	-0.9	13.8

### SEASONALLY ADJUSTED

	Aug 1998	% change Jul 1998 to Aug 1998	% change Aug 1997 to Aug 1998
Dwelling units approved			
Private sector houses	2 248	2.0	5.8
Total dwelling units	3 244	8.8	5.1

## AUGUST KEY POINTS

### TREND ESTIMATES

- Following a third consecutive decline, the trend estimate for the total number of dwelling units approved is now 2.8% below the level of May 1998. The estimate for August is still 13.8% above the level of a year ago.
- The trend for private sector houses also continues to fall (the fourth consecutive decline) and is 8.7% below the estimate for April.

### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector houses has increased by 2%, the first increase since April 1998.

### ORIGINAL ESTIMATES

- In original terms the number of dwelling units approved in August was 3,263 with houses accounting for 2,402 and other dwelling units 861.
- In August the value of non-residential building approved rose to \$366.4 million. The most significant contributor to this total was Shops with a major shopping centre redevelopment in the City of Kingston accounting for \$115.1 million of the \$201.2 million in this category. Significant contributions were also made by Other business premises and Offices with \$43.7 million and \$42.5 million respectively.
- There were 9 building jobs valued at \$5 million and over and 24 jobs valued between \$1 million and \$5 million.

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

# NOTES

## FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
September 1998	9 November 1998
October 1998	8 December 1998
November 1998	14 January 1999
December 1998	10 February 1999
January 1999	9 March 1999
February 1999	8 April 1999



## CHANGES IN THIS ISSUE

There are no changes in this issue.



## DATA NOTES

There are no data notes this issue.



## REVISIONS THIS MONTH

There were no revisions in this month.



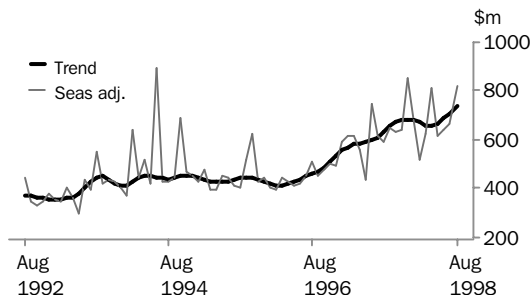
ZIA ABBASI  
Regional Director, Victoria



# VALUE OF BUILDING APPROVED

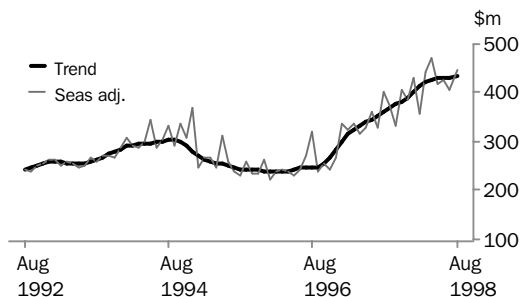
## VALUE OF TOTAL BUILDING

With the exception of four months at the beginning of 1998, the trend estimate for this series shows sustained growth since mid 1996.



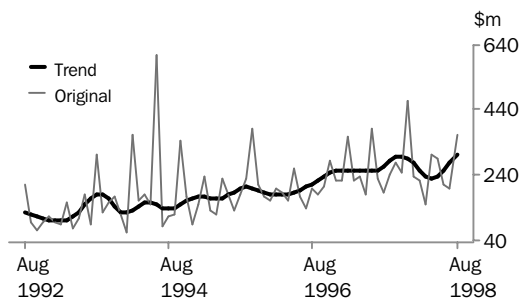
## VALUE OF RESIDENTIAL BUILDING

Following a period of consistent growth since mid 1996, the trend for this series has been relatively flat over the past four months.



## VALUE OF NON-RESIDENTIAL BUILDING

The trend for this series has grown strongly for the fourth consecutive month and is higher than the level of a year ago.



## D W E L L I N G S   A P P R O V E D : 1 9 9 7 – 9 8

### DWELLING UNITS APPROVED

The number of dwelling units approved in Victoria during 1997–98 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 1996–97 and 1997–98.

DWELLING UNITS BY TYPE			
<i>Type of dwelling</i>	<i>Number of units</i>	<i>1997–98 % of total dwellings</i>	<i>1996–97 % of total dwellings</i>
<b>New residential</b>			
Houses	27 937	71.1	76.7
Other residential building			
Semi-detached, row or terrace houses, townhouses etc of:			
1 storey	2 881	10.7	7.9
2 or more storeys	2 153	5.4	5.9
<i>Total</i>	5 034	16.1	13.8
Flats, units, apartments in a building of:			
1 or 2 storeys	425	0.7	1.2
3 storeys	481	1.1	1.3
4 or more storeys	1 472	6.5	4.0
<i>Total</i>	2 378	8.3	6.5
<i>Total other residential building</i>	7 412	24.4	20.3
<b>Other</b>			
Alterations and additions to residential building	287	0.9	0.8
Conversions	700	2.7	1.9
Non-residential building	102	0.9	0.3
<b>Total building</b>	<b>36 438</b>	<b>100.0</b>	<b>100.0</b>

# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

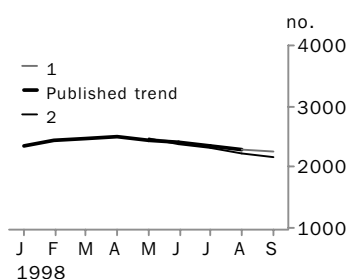
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

### 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 September seasonally adjusted estimate is higher than the August estimate by 5% for the number of private sector houses approved and 8% for total dwelling units approved; and that the September seasonally adjusted estimate is lower than the August estimate by 5% for the number of private sector houses approved and 8% for total dwelling units approved. These percentages were chosen because they represent the average absolute monthly percentage change for these series over the last ten years.

### PRIVATE SECTOR HOUSES

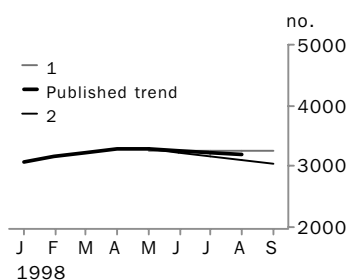


	TREND AS PUBLISHED	
	no.	% change
April 1998	2 486	0.3
May 1998	2 454	-1.3
June 1998	2 400	-2.2
July 1998	2 337	-2.6
August 1998	2 273	-2.8
September 1998	n.y.a.	n.y.a.

### WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:

	<b>1</b>		<b>2</b>	
	no.	% change	no.	% change
	<i>rises by 5% on Aug 1998</i>		<i>falls by 5% on Aug 1998</i>	
April 1998	2 488	0.3	2 496	0.4
May 1998	2 455	-1.3	2 459	-1.5
June 1998	2 400	-2.2	2 390	-2.8
July 1998	2 343	-2.4	2 309	-3.4
August 1998	2 297	-2.0	2 233	-3.3
September 1998	2 255	-1.8	2 158	-3.3

### TOTAL DWELLING UNITS



	TREND AS PUBLISHED	
	no.	% change
April 1998	3 271	1.0
May 1998	3 273	0.1
June 1998	3 250	-0.7
July 1998	3 211	-1.2
August 1998	3 182	-0.9
September 1998	n.y.a.	n.y.a.

### WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:

	<b>1</b>		<b>2</b>	
	no.	% change	no.	% change
	<i>rises by 8% on Aug 1998</i>		<i>falls by 8% on Aug 1998</i>	
April 1998	3 265	1.0	3 284	1.2
May 1998	3 269	0.1	3 278	-0.2
June 1998	3 261	-0.2	3 236	-1.3
July 1998	3 253	-0.2	3 172	-2.0
August 1998	3 263	0.3	3 111	-1.9
September 1998	3 263	0.0	3 033	-2.5

## DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS(a)		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						
<b>1997</b>						
June	1 820	1 827	693	741	2 513	2 568
July	2 051	2 054	539	578	2 590	2 632
August	2 268	2 272	872	948	3 140	3 220
September	2 382	2 416	667	746	3 049	3 162
October	2 192	2 250	377	431	2 569	2 681
November	2 303	2 342	834	905	3 137	3 247
December	2 180	2 241	560	589	2 740	2 830
<b>1998</b>						
January	1 790	1 812	592	627	2 382	2 439
February	2 099	2 149	587	608	2 686	2 757
March	2 595	2 626	902	920	3 497	3 546
April	2 507	2 508	696	805	3 203	3 313
May	2 485	2 621	687	735	3 172	3 356
June	2 554	2 685	519	570	3 073	3 255
July	2 342	2 391	646	672	2 988	3 063
August	2 355	2 402	841	861	3 196	3 263
SEASONALLY ADJUSTED						
<b>1997</b>						
June	1 837	1 844	n.a.	n.a.	2 637	2 704
July	1 880	1 883	n.a.	n.a.	2 427	2 478
August	2 125	2 129	n.a.	n.a.	2 994	3 087
September	2 170	2 221	n.a.	n.a.	2 978	3 070
October	2 071	2 120	n.a.	n.a.	2 313	2 423
November	2 237	2 264	n.a.	n.a.	3 180	3 266
December	2 276	2 320	n.a.	n.a.	2 791	2 906
<b>1998</b>						
January	2 291	2 336	n.a.	n.a.	3 086	3 140
February	2 344	2 411	n.a.	n.a.	2 778	2 841
March	2 539	2 580	n.a.	n.a.	3 216	3 267
April	2 667	2 668	n.a.	n.a.	3 544	3 646
May	2 451	2 567	n.a.	n.a.	3 050	3 284
June	2 399	2 530	n.a.	n.a.	2 955	3 183
July	2 203	2 245	n.a.	n.a.	2 890	2 982
August	2 248	2 306	n.a.	n.a.	3 167	3 244
TREND ESTIMATES						
<b>1997</b>						
June	1 938	1 949	652	702	2 591	2 651
July	1 971	1 985	673	730	2 643	2 714
August	2 024	2 044	690	753	2 715	2 797
September	2 090	2 117	688	753	2 777	2 870
October	2 152	2 188	664	724	2 815	2 912
November	2 209	2 251	641	689	2 849	2 940
December	2 273	2 316	635	671	2 908	2 987
<b>1998</b>						
January	2 349	2 392	643	673	2 992	3 065
February	2 427	2 474	650	685	3 077	3 159
March	2 479	2 533	657	705	3 136	3 238
April	2 486	2 549	659	722	3 145	3 271
May	2 454	2 525	674	748	3 129	3 273
June	2 400	2 475	698	775	3 098	3 250
July	2 337	2 415	723	796	3 061	3 211
August	2 273	2 349	768	833	3 041	3 182

(a) See Glossary for definition.

## DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS(a)		TOTAL DWELLING UNITS...	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
<b>1997</b>						
June	-9.3	-9.5	9.7	12.6	-4.8	-4.0
July	12.7	12.4	-22.2	-22.0	3.1	2.5
August	10.6	10.6	61.8	64.0	21.2	22.3
September	5.0	6.3	-23.5	-21.3	-2.9	-1.8
October	-8.0	-6.9	-43.5	-42.2	-15.7	-15.2
November	5.1	4.1	121.2	110.0	22.1	21.1
December	-5.3	-4.3	-32.9	-34.9	-12.7	-12.8
<b>1998</b>						
January	-17.9	-19.1	5.7	6.5	-13.1	-13.8
February	17.3	18.6	-0.8	-3.0	12.8	13.0
March	23.6	22.2	53.7	51.3	30.2	28.6
April	-3.4	-4.5	-22.8	-12.5	-8.4	-6.6
May	-0.9	4.5	-1.3	-8.7	-1.0	1.3
June	2.8	2.4	-24.5	-22.4	-3.1	-3.0
July	-8.3	-10.9	24.5	17.9	-2.8	-5.9
August	0.6	0.5	30.2	28.1	7.0	6.5
SEASONALLY ADJUSTED (% change from preceding month)						
<b>1997</b>						
June	-4.5	-4.6	n.a.	n.a.	5.8	6.8
July	2.4	2.1	n.a.	n.a.	-7.9	-8.4
August	13.0	13.0	n.a.	n.a.	23.3	24.6
September	2.1	4.3	n.a.	n.a.	-0.5	-0.5
October	-4.6	-4.5	n.a.	n.a.	-22.3	-21.1
November	8.0	6.8	n.a.	n.a.	37.5	34.8
December	1.7	2.5	n.a.	n.a.	-12.2	-11.0
<b>1998</b>						
January	0.6	0.7	n.a.	n.a.	10.6	8.0
February	2.3	3.2	n.a.	n.a.	-10.0	-9.5
March	8.3	7.0	n.a.	n.a.	15.8	15.0
April	5.1	3.4	n.a.	n.a.	10.2	11.6
May	-8.1	-3.8	n.a.	n.a.	-13.9	-9.9
June	-2.1	-1.4	n.a.	n.a.	-3.1	-3.1
July	-8.2	-11.3	n.a.	n.a.	-2.2	-6.3
August	2.0	2.7	n.a.	n.a.	9.6	8.8
TREND ESTIMATES (% change from preceding month)						
<b>1997</b>						
June	0.7	0.7	3.7	4.6	1.4	1.7
July	1.7	1.8	3.1	3.9	2.0	2.4
August	2.7	3.0	2.6	3.2	2.7	3.0
September	3.2	3.6	-0.4	-0.1	2.3	2.6
October	3.0	3.4	-3.5	-3.8	1.4	1.5
November	2.6	2.9	-3.4	-4.8	1.2	1.0
December	2.9	2.9	-0.9	-2.7	2.1	1.6
<b>1998</b>						
January	3.3	3.3	1.3	0.3	2.9	2.6
February	3.3	3.4	1.1	1.8	2.8	3.0
March	2.1	2.4	1.1	3.0	1.9	2.5
April	0.3	0.6	0.3	2.4	0.3	1.0
May	-1.3	-0.9	2.3	3.6	-0.5	0.1
June	-2.2	-2.0	3.5	3.5	-1.0	-0.7
July	-2.6	-2.4	3.7	2.8	-1.2	-1.2
August	-2.8	-2.7	6.2	4.6	-0.6	-0.9

(a) See Glossary for definition.

## 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					
<b>1997</b>					
June	265.0	84.6	349.7	382.1	731.8
July	277.8	62.9	340.7	227.9	568.6
August	323.7	65.7	389.4	184.5	573.9
September	314.8	83.6	398.4	242.2	640.6
October	283.0	84.4	367.4	279.2	646.7
November	362.1	60.1	422.2	247.3	669.5
December	301.4	55.6	357.0	470.2	827.2
<b>1998</b>					
January	281.7	56.7	338.5	234.1	572.6
February	284.6	67.3	351.9	222.6	574.5
March	373.0	83.1	456.2	148.5	604.6
April	371.0	77.8	448.8	302.7	751.5
May	353.6	89.9	443.5	292.3	735.7
June	373.1	71.3	444.3	213.0	657.3
July	326.3	72.9	399.2	196.7	595.9
August	360.9	78.7	439.6	366.4	806.0
SEASONALLY ADJUSTED					
<b>1997</b>					
June	266.7	92.6	359.4	n.a.	747.3
July	265.2	61.7	326.9	n.a.	618.3
August	332.3	69.3	401.6	n.a.	588.4
September	295.3	77.7	373.0	n.a.	650.4
October	262.9	68.6	331.5	n.a.	629.3
November	345.1	62.4	407.5	n.a.	644.0
December	324.9	62.4	387.3	n.a.	856.3
<b>1998</b>					
January	359.9	69.9	429.8	n.a.	685.1
February	285.8	70.3	356.0	n.a.	518.3
March	367.8	74.0	441.7	n.a.	624.4
April	395.7	77.1	472.8	n.a.	810.2
May	326.6	89.8	416.4	n.a.	620.1
June	355.3	71.3	426.6	n.a.	637.0
July	329.9	74.5	404.5	n.a.	665.8
August	361.5	86.7	448.2	n.a.	818.9
TREND ESTIMATES					
<b>1997</b>					
June	274.3	70.8	345.1	252.1	597.2
July	280.7	71.7	352.5	254.9	607.3
August	290.2	71.7	361.8	266.9	628.8
September	299.7	70.4	370.0	284.1	654.1
October	307.9	68.1	376.0	294.6	670.6
November	315.9	66.3	382.2	296.2	678.4
December	324.9	66.3	391.2	290.6	681.7
<b>1998</b>					
January	334.8	68.3	403.1	278.2	681.3
February	343.9	71.0	414.8	254.7	669.5
March	349.8	74.2	424.0	234.1	658.1
April	351.4	76.9	428.2	228.0	656.2
May	352.0	78.4	430.4	236.6	667.1
June	351.6	79.5	431.1	255.4	686.5
July	350.3	80.3	430.7	278.9	709.6
August	351.7	81.2	432.8	302.7	735.5

(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)					
<b>1997</b>					
June	-12.0	35.4	-3.8	114.3	35.0
July	4.8	-25.7	-2.6	-40.4	-22.3
August	16.5	4.5	14.3	-19.0	0.9
September	-2.7	27.2	2.3	31.3	11.6
October	-10.1	1.0	-7.8	15.3	1.0
November	28.0	-28.8	14.9	-11.4	3.5
December	-16.8	-7.5	-15.4	90.1	23.6
<b>1998</b>					
January	-6.5	2.0	-5.2	-50.2	-30.8
February	1.0	18.7	4.0	-4.9	0.3
March	31.1	23.5	29.6	-33.3	5.2
April	-0.5	-6.4	-1.6	103.8	24.3
May	-4.7	15.6	-1.2	-3.4	-2.1
June	5.5	-20.7	0.2	-27.1	-10.7
July	-12.5	2.2	-10.2	-7.7	-9.3
August	10.6	8.0	10.1	86.3	35.3
SEASONALLY ADJUSTED (% change from preceding month)					
<b>1997</b>					
June	-0.5	56.2	9.8	n.a.	71.0
July	-0.6	-33.4	-9.0	n.a.	-17.3
August	25.3	12.3	22.9	n.a.	-4.8
September	-11.1	12.1	-7.1	n.a.	10.5
October	-11.0	-11.7	-11.1	n.a.	-3.2
November	31.3	-9.0	22.9	n.a.	2.3
December	-5.9	0.0	-5.0	n.a.	33.0
<b>1998</b>					
January	10.8	12.0	11.0	n.a.	-20.0
February	-20.6	0.6	-17.2	n.a.	-24.3
March	28.7	5.3	24.1	n.a.	20.5
April	7.6	4.2	7.0	n.a.	29.8
May	-17.5	16.5	-11.9	n.a.	-23.5
June	8.8	-20.6	2.4	n.a.	2.7
July	-7.1	4.5	-5.2	n.a.	4.5
August	9.6	16.4	10.8	n.a.	23.0
TREND ESTIMATES (% change from preceding month)					
<b>1997</b>					
June	1.7	2.0	1.8	-0.3	0.9
July	2.3	1.3	2.1	1.1	1.7
August	3.4	0.0	2.6	4.7	3.5
September	3.3	-1.8	2.3	6.4	4.0
October	2.7	-3.3	1.6	3.7	2.5
November	2.6	-2.6	1.6	0.5	1.2
December	2.8	0.0	2.4	-1.9	0.5
<b>1998</b>					
January	3.0	3.0	3.0	-4.3	-0.1
February	2.7	4.0	2.9	-8.4	-1.7
March	1.7	4.5	2.2	-8.1	-1.7
April	0.5	3.6	1.0	-2.6	-0.3
May	0.2	2.0	0.5	3.8	1.7
June	-0.1	1.4	0.2	7.9	2.9
July	-0.4	1.0	-0.1	9.2	3.4
August	0.4	1.1	0.5	8.5	3.6

(a) Refer to Explanatory Notes paragraph 12.

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

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
<b>1995-96</b>	18 425	3 218	(b) 574	(b) 0	60	<b>22 277</b>
<b>1996-97</b>	19 593	6 421	203	741	239	<b>27 197</b>
<b>1997-98</b>	27 367	6 811	262	699	99	<b>35 238</b>
<b>1997</b>						
August	2 262	822	4	50	2	<b>3 140</b>
September	2 379	445	3	219	3	<b>3 049</b>
October	2 190	315	6	57	1	<b>2 569</b>
November	2 300	783	12	38	4	<b>3 137</b>
December	2 173	502	14	47	4	<b>2 740</b>
<b>1998</b>						
January	1 788	517	12	41	24	<b>2 382</b>
February	2 095	525	17	43	6	<b>2 686</b>
March	2 591	822	33	32	19	<b>3 497</b>
April	2 506	648	30	16	3	<b>3 203</b>
May	2 483	459	110	96	24	<b>3 172</b>
June	2 550	460	12	46	5	<b>3 073</b>
July	2 338	512	11	117	10	<b>2 988</b>
August	2 354	646	49	48	99	<b>3 196</b>
PUBLIC SECTOR (Number)						
<b>1995-96</b>	464	937	(b) 29	(b) 0	0	<b>1 430</b>
<b>1996-97</b>	212	384	45	0	12	<b>653</b>
<b>1997-98</b>	570	601	25	1	3	<b>1 200</b>
<b>1997</b>						
August	4	75	0	0	1	<b>80</b>
September	34	79	0	0	0	<b>113</b>
October	58	54	0	0	0	<b>112</b>
November	39	71	0	0	0	<b>110</b>
December	61	29	0	0	0	<b>90</b>
<b>1998</b>						
January	22	35	0	0	0	<b>57</b>
February	50	21	0	0	0	<b>71</b>
March	31	18	0	0	0	<b>49</b>
April	1	109	0	0	0	<b>110</b>
May	136	23	25	0	0	<b>184</b>
June	131	48	0	1	2	<b>182</b>
July	49	26	0	0	0	<b>75</b>
August	47	20	0	0	0	<b>67</b>
TOTAL (Number)						
<b>1995-96</b>	18 889	4 155	(b) 603	(b) 0	60	<b>23 707</b>
<b>1996-97</b>	19 805	6 805	248	741	251	<b>27 850</b>
<b>1997-98</b>	27 937	7 412	287	700	102	<b>36 438</b>
<b>1997</b>						
August	2 266	897	4	50	3	<b>3 220</b>
September	2 413	524	3	219	3	<b>3 162</b>
October	2 248	369	6	57	1	<b>2 681</b>
November	2 339	854	12	38	4	<b>3 247</b>
December	2 234	531	14	47	4	<b>2 830</b>
<b>1998</b>						
January	1 810	552	12	41	24	<b>2 439</b>
February	2 145	546	17	43	6	<b>2 757</b>
March	2 622	840	33	32	19	<b>3 546</b>
April	2 507	757	30	16	3	<b>3 313</b>
May	2 619	482	135	96	24	<b>3 356</b>
June	2 681	508	12	47	7	<b>3 255</b>
July	2 387	538	11	117	10	<b>3 063</b>
August	2 401	666	49	48	99	<b>3 263</b>

(a) See Glossary for definition.

(b) Conversions are included in alterations and additions to residential buildings.

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

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR (\$ million)								
<b>1995-96</b>	1 845.2	325.9	(b) 25.0	530.9	(b) 0.0	2 726.9	1 721.6	4 448.5
<b>1996-97</b>	2 149.1	644.3	12.6	597.1	84.2	3 487.2	1 879.7	5 366.9
<b>1997-98</b>	3 084.3	727.0	22.0	708.6	63.2	4 605.0	2 476.9	7 081.9
<b>1997</b>								
August	245.7	70.3	0.5	52.2	10.9	379.7	159.5	539.1
September	264.7	42.9	0.1	69.8	10.0	387.5	209.9	597.3
October	244.0	29.8	0.9	65.5	9.6	349.8	204.8	554.6
November	252.7	101.9	0.7	52.9	3.2	411.4	213.5	624.9
December	240.6	52.9	1.6	45.0	3.4	343.5	456.7	800.2
<b>1998</b>								
January	197.3	80.7	1.1	46.0	2.6	327.6	201.7	529.3
February	231.7	46.8	1.6	57.2	2.0	339.3	158.3	497.6
March	297.2	72.4	2.8	69.2	3.2	444.8	129.9	574.8
April	286.8	77.0	2.6	66.7	0.8	433.8	201.2	635.1
May	289.7	51.3	8.3	63.5	12.2	424.9	243.4	668.3
June	300.4	58.8	1.2	63.7	2.3	426.5	136.4	562.9
July	278.6	42.9	0.6	62.6	7.5	392.1	174.0	566.2
August	271.6	84.0	10.2	57.5	10.8	434.1	340.5	774.5
PUBLIC SECTOR (\$ million)								
<b>1995-96</b>	42.2	66.4	(b) 0.0	32.7	(b) 0.0	142.9	730.8	873.8
<b>1996-97</b>	22.8	23.8	1.0	32.7	0.9	81.2	960.1	1 041.3
<b>1997-98</b>	48.6	40.0	0.8	63.8	0.1	153.3	587.7	740.9
<b>1997</b>								
August	0.5	7.2	0.0	2.0	0.0	9.7	25.0	34.7
September	2.5	4.6	0.0	3.7	0.0	10.9	32.4	43.3
October	5.0	4.2	0.0	8.4	0.0	17.6	74.4	92.1
November	3.3	4.2	0.0	3.3	0.0	10.8	33.7	44.6
December	6.2	1.7	0.0	5.5	0.0	13.4	13.6	27.0
<b>1998</b>								
January	1.8	1.9	0.0	7.2	0.0	10.9	32.4	43.3
February	4.9	1.1	0.0	6.6	0.0	12.6	64.3	76.9
March	2.4	1.0	0.0	7.9	0.0	11.3	18.6	29.9
April	0.1	7.1	0.0	7.8	0.0	15.0	101.5	116.5
May	10.6	2.0	0.8	5.2	0.0	18.6	48.9	67.5
June	11.0	2.8	0.0	4.0	0.1	17.8	76.6	94.4
July	3.2	1.6	0.0	2.3	0.0	7.1	22.7	29.7
August	3.8	1.5	0.0	0.2	0.0	5.5	26.0	31.5
TOTAL (\$ million)								
<b>1995-96</b>	1 887.4	392.3	(b) 26.6	563.5	(b) 0.0	2 869.9	2 452.4	5 322.3
<b>1996-97</b>	2 171.9	668.1	13.5	629.8	85.1	3 568.4	2 839.8	6 408.2
<b>1997-98</b>	3 132.9	766.9	22.8	772.4	63.2	4 758.3	3 064.5	7 822.8
<b>1997</b>								
August	246.2	77.5	0.5	54.3	10.9	389.4	184.5	573.9
September	267.3	47.5	0.1	73.6	10.0	398.4	242.2	640.6
October	249.1	34.0	0.9	73.9	9.6	367.4	279.2	646.7
November	256.0	106.1	0.7	56.2	3.2	422.2	247.3	669.5
December	246.8	54.6	1.6	50.6	3.4	357.0	470.2	827.2
<b>1998</b>								
January	199.1	82.6	1.1	53.1	2.6	338.5	234.1	572.6
February	236.6	47.9	1.6	63.8	2.0	351.9	222.6	574.5
March	299.6	73.4	2.8	77.1	3.2	456.2	148.5	604.6
April	286.9	84.1	2.6	74.5	0.8	448.8	302.7	751.5
May	300.3	53.3	9.1	68.6	12.2	443.5	292.3	735.7
June	311.4	61.6	1.2	67.6	2.4	444.3	213.0	657.3
July	281.8	44.5	0.6	64.8	7.5	399.2	196.7	595.9
August	275.4	85.5	10.2	57.6	10.8	439.6	366.4	806.0

(a) See Glossary for definition.

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

## 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										
<b>1995-96</b>	18 889	1 854	882	2 736	319	277	823	1 419	4 155	<b>23 044</b>
<b>1996-97</b>	19 805	2 980	1 500	4 480	204	298	1 823	2 325	6 805	<b>26 610</b>
<b>1997-98</b>	27 937	2 881	2 153	5 034	425	481	1 472	2 378	7 412	<b>35 349</b>
<b>1997</b>										
June	1 824	114	138	252	0	16	174	190	442	<b>2 266</b>
July	2 053	284	214	498	15	0	39	54	552	<b>2 605</b>
August	2 266	344	211	555	16	111	215	342	897	<b>3 163</b>
September	2 413	261	165	426	2	14	82	98	524	<b>2 937</b>
October	2 248	180	129	309	25	4	31	60	369	<b>2 617</b>
November	2 339	222	206	428	20	55	351	426	854	<b>3 193</b>
December	2 234	237	173	410	15	5	101	121	531	<b>2 765</b>
<b>1998</b>										
January	1 810	160	204	364	12	47	129	188	552	<b>2 362</b>
February	2 145	212	251	463	35	14	34	83	546	<b>2 691</b>
March	2 622	326	163	489	61	127	163	351	840	<b>3 462</b>
April	2 507	287	165	452	69	76	160	305	757	<b>3 264</b>
May	2 619	183	140	323	55	16	88	159	482	<b>3 101</b>
June	2 681	185	132	317	100	12	79	191	508	<b>3 189</b>
July	2 387	287	146	433	105	0	0	105	538	<b>2 925</b>
August	2 401	202	105	307	0	34	325	359	666	<b>3 067</b>
VALUE (\$ million)										
<b>1995-96</b>	1 887.4	124.5	82.8	207.2	29.6	27.0	128.5	185.1	392.3	<b>2 279.8</b>
<b>1996-97</b>	2 171.8	200.3	140.3	340.7	18.2	38.0	271.3	327.3	668.3	<b>2 840.1</b>
<b>1997-98</b>	3 132.8	211.9	211.4	423.2	36.0	53.4	254.3	343.5	766.9	<b>3 899.8</b>
<b>1997</b>										
June	204.1	8.1	14.6	22.7	0.0	2.0	36.3	38.3	61.0	<b>265.0</b>
July	233.5	19.3	19.0	38.3	1.9	0.0	4.1	6.0	44.3	<b>277.8</b>
August	246.2	23.7	19.6	43.3	2.8	13.3	18.0	34.2	77.5	<b>323.7</b>
September	267.3	19.3	14.7	34.0	0.9	1.8	10.8	13.5	47.5	<b>314.8</b>
October	249.1	12.8	12.9	25.7	2.5	2.4	3.4	8.3	34.0	<b>283.0</b>
November	256.0	15.3	21.4	36.7	2.0	6.6	60.8	69.4	106.1	<b>362.1</b>
December	246.8	17.4	15.7	33.0	1.1	1.7	18.8	21.5	54.6	<b>301.4</b>
<b>1998</b>										
January	199.1	11.2	20.0	31.2	1.0	7.0	43.4	51.4	82.6	<b>281.7</b>
February	236.6	14.3	23.8	38.1	2.8	0.8	6.2	9.8	47.9	<b>284.6</b>
March	299.6	24.3	17.7	42.0	4.4	9.8	17.3	31.4	73.4	<b>373.0</b>
April	286.9	23.5	17.2	40.8	4.3	6.5	32.5	43.3	84.1	<b>371.0</b>
May	300.3	15.2	16.0	31.1	4.5	2.2	15.4	22.1	53.3	<b>353.6</b>
June	311.4	15.6	13.4	29.0	7.8	1.3	23.6	32.6	61.6	<b>373.1</b>
July	281.8	20.4	17.4	37.8	6.7	0.0	0.0	6.7	44.5	<b>326.3</b>
August	275.4	17.7	10.3	27.9	0.0	3.3	54.3	57.6	85.5	<b>360.9</b>

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Average 1989-90 Prices

<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(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
<b>1995-96</b>	1 731.7	465.6	2 197.2	541.3	2 738.5	2 952.0	<b>5 690.4</b>
<b>1996-97</b>	1 981.0	781.1	2 762.3	664.5	3 426.7	3 349.4	<b>6 776.2</b>
<b>1997-98</b>	2 839.1	858.7	3 697.9	778.0	4 475.8	3 465.6	<b>7 941.5</b>
<b>1997</b>							
March	497.2	189.8	687.1	173.2	860.2	955.2	<b>1 815.4</b>
June	590.4	206.7	797.1	191.6	988.7	928.6	<b>1 917.3</b>
September	679.5	193.1	872.6	193.1	1 065.6	752.5	<b>1 818.2</b>
December	680.7	219.2	899.9	181.2	1 081.1	1 132.5	<b>2 213.6</b>
<b>1998</b>							
March	665.2	227.0	892.3	187.4	1 079.7	680.5	<b>1 760.2</b>
June	813.7	219.4	1 033.1	216.3	1 249.4	900.1	<b>2 149.5</b>
ORIGINAL (% change from preceding quarter)							
<b>1997</b>							
March	11.7	21.4	14.3	12.8	13.9	12.7	<b>13.3</b>
June	18.7	8.9	16.0	10.6	14.9	-2.8	<b>5.6</b>
September	15.1	-6.6	9.5	0.8	7.8	-19.0	<b>-5.2</b>
December	0.2	13.5	3.1	-6.2	1.5	50.5	<b>21.7</b>
<b>1998</b>							
March	-2.3	3.6	-0.8	3.4	-0.1	-39.9	<b>-20.5</b>
June	22.3	-3.3	15.8	15.4	15.7	32.3	<b>22.1</b>

(a) 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												
<b>1998</b>												
June	3	0.3	56	5.1	27	2.6	63	6.1	38	3.8	9	0.9
July	5	0.5	66	5.9	33	3.6	51	4.9	40	3.7	9	1.0
August	6	0.6	66	5.6	28	3.5	94	10.3	28	3.2	10	1.1
Value—\$200,000–\$499,999												
<b>1998</b>												
June	2	0.5	16	4.7	12	3.3	20	6.0	19	5.6	15	5.0
July	6	1.4	12	3.9	15	4.3	24	7.1	9	2.5	14	4.4
August	2	0.5	27	7.6	23	6.1	41	11.2	23	7.2	4	1.1
Value—\$500,000–\$999,999												
<b>1998</b>												
June	1	0.8	5	3.2	5	3.0	7	5.0	9	6.5	4	2.8
July	1	0.9	4	3.1	3	1.8	5	3.4	6	4.0	5	4.0
August	4	2.3	2	1.3	8	4.4	10	7.7	10	8.0	2	1.4
Value—\$1,000,000–\$4,999,999												
<b>1998</b>												
June	1	4.9	7	10.7	2	3.3	5	9.9	8	15.1	5	8.9
July	2	2.6	7	12.9	6	9.5	6	10.1	8	17.5	7	11.2
August	2	3.0	3	5.5	2	4.8	5	8.1	5	10.6	3	4.5
Value—\$5,000,000 and over												
<b>1998</b>												
June	0	0.0	1	5.0	0	0.0	0	0.0	1	7.2	5	52.2
July	0	0.0	3	23.7	0	0.0	0	0.0	1	6.3	1	5.2
August	0	0.0	3	181.3	0	0.0	1	5.1	2	14.8	1	12.6
Value—Total												
<b>1995-96</b>	120	136.4	999	390.6	641	230.6	913	418.9	550	340.9	441	365.0
<b>1996-97</b>	117	157.7	921	391.1	734	373.7	914	404.6	685	401.2	354	411.2
<b>1997-98</b>	134	229.4	998	447.4	672	235.5	988	425.5	759	498.2	410	300.4
<b>1998</b>												
June	7	6.5	85	28.7	46	12.2	95	27.0	75	38.2	38	69.7
July	14	5.4	92	49.4	57	19.2	86	25.4	64	34.0	36	25.7
August	14	6.3	101	201.2	61	18.7	151	42.5	68	43.7	20	20.6

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										
<b>1998</b>										
June	2	0.2	11	1.2	13	1.2	15	1.2	237	22.5
July	5	0.4	16	1.5	15	1.4	14	1.3	254	24.2
August	4	0.3	6	0.7	12	1.2	11	1.0	265	27.4
Value—\$200,000—\$499,999										
<b>1998</b>										
June	1	0.3	6	1.6	4	1.2	8	2.4	103	30.6
July	3	0.9	3	0.9	6	1.7	6	1.7	98	28.7
August	1	0.3	5	1.6	4	1.5	7	1.8	137	38.9
Value—\$500,000—\$999,999										
<b>1998</b>										
June	0	0.0	4	3.2	2	1.2	2	1.2	39	26.8
July	0	0.0	3	1.9	1	0.8	1	0.9	29	20.8
August	0	0.0	0	0.0	5	3.7	1	0.7	42	29.4
Value—\$1,000,000—\$4,999,999										
<b>1998</b>										
June	0	0.0	2	2.9	1	2.0	0	0.0	31	57.7
July	1	1.3	1	1.1	4	6.7	0	0.0	42	72.8
August	0	0.0	3	4.9	1	4.0	0	0.0	24	45.3
Value—\$5,000,000 and over										
<b>1998</b>										
June	0	0.0	0	0.0	0	0.0	1	11.0	8	75.4
July	0	0.0	0	0.0	1	15.0	0	0.0	6	50.2
August	0	0.0	1	6.6	1	5.1	0	0.0	9	225.4
Value—Total										
<b>1995-96</b>	34	7.6	155	136.5	234	251.4	298	174.6	4 385	2 452.2
<b>1996-97</b>	57	15.3	217	257.8	219	90.1	357	336.6	4 575	2 839.7
<b>1997-98</b>	61	16.9	200	264.6	238	478.4	315	168.3	4 775	3 064.5
<b>1998</b>										
June	3	0.5	23	8.9	20	5.6	26	15.8	418	213.0
July	9	2.6	23	5.4	27	25.6	21	3.9	429	196.7
August	5	0.6	15	13.9	23	15.5	19	3.4	477	366.4

## 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)											
<b>1995-96</b>	135.2	365.0	227.6	301.0	265.1	80.6	7.5	68.6	136.2	134.7	<b>1 721.6</b>
<b>1996-97</b>	156.0	372.9	352.5	277.7	336.3	72.7	15.4	127.6	47.1	121.5	<b>1 879.7</b>
<b>1997-98</b>	227.7	440.9	232.6	381.1	418.8	117.7	17.0	112.9	435.0	93.2	<b>2 476.9</b>
<b>1997</b>											
August	28.6	20.8	19.9	27.3	25.7	6.8	1.1	20.1	7.7	1.6	<b>159.5</b>
September	4.9	67.6	20.3	27.9	31.2	13.0	1.9	13.6	17.9	11.6	<b>209.9</b>
October	11.4	82.0	26.8	18.0	35.9	10.4	1.9	1.4	12.1	5.0	<b>204.8</b>
November	99.6	20.6	24.4	15.4	26.1	6.1	3.4	3.2	12.1	2.7	<b>213.5</b>
December	4.1	11.5	16.6	38.4	14.2	9.6	0.4	3.3	354.0	4.6	<b>456.7</b>
<b>1998</b>											
January	40.1	27.1	32.9	20.8	34.3	4.3	1.0	17.1	5.0	19.1	<b>201.7</b>
February	14.6	17.4	20.2	46.2	21.7	8.0	0.8	13.8	3.3	12.1	<b>158.3</b>
March	8.2	32.4	14.0	24.6	25.6	5.2	1.3	1.5	4.7	12.3	<b>129.9</b>
April	1.5	54.3	16.1	51.0	33.4	15.5	1.9	11.9	6.0	9.5	<b>201.2</b>
May	6.5	52.4	16.3	43.5	88.9	10.3	0.9	13.0	4.9	6.6	<b>243.4</b>
June	6.4	28.3	12.2	22.5	36.8	19.9	0.5	5.2	1.9	2.7	<b>136.4</b>
July	5.2	47.2	16.5	22.7	33.7	16.2	2.6	3.8	24.0	2.1	<b>174.0</b>
August	6.3	201.2	18.7	38.2	37.1	18.9	0.6	3.1	14.2	2.3	<b>340.5</b>
PUBLIC SECTOR (\$ million)											
<b>1995-96</b>	1.2	25.5	3.0	118.0	75.7	284.3	0.0	68.0	115.3	39.9	<b>730.8</b>
<b>1996-97</b>	1.7	18.3	21.3	126.9	64.7	338.6	0.0	130.2	43.2	215.1	<b>960.1</b>
<b>1997-98</b>	1.5	6.4	3.0	44.4	79.4	182.7	0.0	151.8	43.3	75.1	<b>587.7</b>
<b>1997</b>											
August	0.0	0.1	0.5	6.6	4.2	9.4	0.0	2.7	1.0	0.6	<b>25.0</b>
September	0.0	0.1	0.0	3.2	4.6	6.0	0.0	13.9	3.2	1.3	<b>32.4</b>
October	0.0	0.0	0.4	8.7	4.2	24.4	0.0	32.5	3.5	0.6	<b>74.4</b>
November	0.0	0.1	0.1	2.5	0.2	10.8	0.0	14.2	4.9	0.9	<b>33.7</b>
December	0.1	0.4	0.0	1.8	0.4	6.8	0.0	1.4	1.8	0.8	<b>13.6</b>
<b>1998</b>											
January	0.0	3.3	0.0	2.6	0.2	23.3	0.0	0.8	1.7	0.5	<b>32.4</b>
February	0.3	0.0	0.0	3.0	10.7	12.6	0.0	9.3	2.5	25.8	<b>64.3</b>
March	0.0	0.0	0.5	1.6	2.9	3.6	0.0	2.7	3.7	3.5	<b>18.6</b>
April	0.4	0.1	0.0	3.5	45.2	16.5	0.0	14.0	8.0	14.0	<b>101.5</b>
May	0.6	0.4	0.0	1.3	1.3	8.9	0.0	23.9	6.3	6.4	<b>48.9</b>
June	0.1	0.4	0.0	4.5	1.4	49.8	0.0	3.8	3.7	13.1	<b>76.6</b>
July	0.2	2.2	2.6	2.7	0.3	9.6	0.0	1.6	1.6	1.9	<b>22.7</b>
August	0.0	0.0	0.0	4.3	6.7	1.7	0.0	10.8	1.3	1.2	<b>26.0</b>
TOTAL (\$ million)											
<b>1995-96</b>	136.4	390.4	230.6	419.0	340.8	364.9	7.5	136.6	251.5	174.6	<b>2 452.4</b>
<b>1996-97</b>	157.7	391.1	373.8	404.7	401.1	411.3	15.4	257.8	90.2	336.6	<b>2 839.8</b>
<b>1997-98</b>	229.3	447.4	235.6	425.5	498.2	300.4	17.0	264.6	478.3	168.3	<b>3 064.5</b>
<b>1997</b>											
August	28.6	20.8	20.4	33.9	29.9	16.2	1.1	22.7	8.7	2.2	<b>184.5</b>
September	4.9	67.7	20.3	31.1	35.8	18.9	1.9	27.5	21.1	12.9	<b>242.2</b>
October	11.4	82.0	27.3	26.6	40.1	34.8	1.9	33.9	15.6	5.6	<b>279.2</b>
November	99.6	20.7	24.5	17.9	26.3	16.9	3.4	17.5	17.0	3.6	<b>247.3</b>
December	4.2	11.9	16.6	40.2	14.6	16.4	0.4	4.7	355.8	5.4	<b>470.2</b>
<b>1998</b>											
January	40.1	30.4	32.9	23.4	34.4	27.6	1.0	17.9	6.7	19.6	<b>234.1</b>
February	15.0	17.4	20.2	49.2	32.4	20.6	0.8	23.1	5.9	37.9	<b>222.6</b>
March	8.2	32.4	14.5	26.2	28.6	8.8	1.3	4.3	8.5	15.8	<b>148.5</b>
April	1.9	54.4	16.1	54.5	78.6	32.0	1.9	25.9	14.0	23.5	<b>302.7</b>
May	7.1	52.8	16.3	44.8	90.2	19.2	0.9	36.9	11.1	13.0	<b>292.3</b>
June	6.5	28.7	12.2	27.0	38.2	69.7	0.5	8.9	5.6	15.8	<b>213.0</b>
July	5.4	49.4	19.2	25.4	34.0	25.7	2.6	5.4	25.6	3.9	<b>196.7</b>
August	6.3	201.2	18.7	42.5	43.7	20.6	0.6	13.9	15.5	3.4	<b>366.4</b>



## BUILDING APPROVED IN THE MELBOURNE STATISTICAL DIVISION: Original

DWELLINGS (no.)..... VALUE (\$'000).....

Period	DWELLINGS (no.)			VALUE (\$'000)					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	Total building
<b>PRIVATE SECTOR</b>									
<b>1996-97</b>	13 726	5 944	20 805	1 574 222	611 026	566 418	2 751 665	1 527 058	4 278 724
<b>1997-98</b>	20 055	6 445	27 500	2 330 032	697 059	651 111	3 678 201	2 168 189	5 846 390
<b>1997</b>									
August	1 701	789	2 544	188 164	67 836	52 895	308 894	122 835	431 729
September	1 759	415	2 396	201 335	40 578	65 533	307 446	173 464	480 910
October	1 512	295	1 871	176 342	27 601	60 937	264 880	179 977	444 857
November	1 694	757	2 503	191 506	100 303	46 358	338 168	195 763	533 931
December	1 610	462	2 132	182 127	49 956	40 904	272 987	440 683	713 669
<b>1998</b>									
January	1 388	470	1 932	155 514	75 411	39 939	270 865	174 206	445 071
February	1 533	501	2 099	174 650	45 151	51 254	271 054	137 723	408 777
March	1 852	781	2 710	219 053	69 350	62 394	350 798	103 995	454 792
April	1 860	627	2 534	221 469	75 586	58 555	355 609	172 933	528 543
May	1 807	440	2 446	218 421	49 334	67 885	335 640	223 937	559 577
June	1 808	429	2 298	222 908	56 419	54 500	333 827	110 620	444 446
July	1 756	469	2 359	217 007	40 014	60 883	317 903	142 054	459 957
August	1 750	626	2 568	207 867	82 454	69 440	359 761	314 245	674 006
<b>PUBLIC SECTOR</b>									
<b>1996-97</b>	136	311	501	16 625	19 152	25 833	61 609	775 904	837 513
<b>1997-98</b>	374	349	752	31 539	24 497	50 116	106 152	424 780	530 933
<b>1997</b>									
August	3	75	79	217	7 207	1 343	8 766	19 180	27 947
September	21	40	61	1 637	2 520	2 992	7 148	18 654	25 803
October	47	30	77	4 204	2 763	8 085	15 052	58 315	73 367
November	24	47	71	2 064	2 866	2 727	7 657	17 865	25 522
December	55	16	71	5 125	963	2 704	8 792	9 873	18 665
<b>1998</b>									
January	14	9	23	1 041	480	4 277	5 798	28 856	34 654
February	10	15	25	1 160	795	4 805	6 760	28 050	34 810
March	5	6	11	358	336	6 904	7 598	13 604	21 202
April	0	55	55	0	3 650	7 580	11 229	81 251	92 481
May	112	10	147	8 741	564	4 975	14 279	41 691	55 971
June	80	11	94	6 800	603	2 568	9 970	63 309	73 279
July	31	14	45	2 066	890	1 829	4 785	20 118	24 903
August	35	16	51	2 951	1 250	62	4 262	20 951	25 213
<b>TOTAL</b>									
<b>1996-97</b>	13 862	6 255	21 306	1 590 846	630 178	592 250	2 813 274	2 302 962	5 116 236
<b>1997-98</b>	20 429	6 794	28 252	2 361 571	721 556	701 227	3 784 353	2 592 969	6 377 322
<b>1997</b>									
August	1 704	864	2 623	188 380	75 043	54 238	317 660	142 015	459 676
September	1 780	455	2 457	202 972	43 098	68 525	314 594	192 119	506 713
October	1 559	325	1 948	180 547	30 365	69 021	279 933	238 291	518 224
November	1 718	804	2 574	193 571	103 169	49 085	345 825	213 628	559 452
December	1 665	478	2 203	187 252	50 919	43 608	281 779	450 555	732 334
<b>1998</b>									
January	1 402	479	1 955	156 556	75 891	44 215	276 662	203 063	479 725
February	1 543	516	2 124	175 810	45 946	56 058	277 814	165 774	443 588
March	1 857	787	2 721	219 411	69 686	69 298	358 396	117 599	475 994
April	1 860	682	2 589	221 469	79 236	66 135	366 839	254 185	621 023
May	1 919	450	2 593	227 162	49 898	72 860	349 920	265 628	615 548
June	1 888	440	2 392	229 707	57 022	57 068	343 797	173 928	517 725
July	1 787	483	2 404	219 073	40 904	62 712	322 688	162 172	484 860
August	1 785	642	2 619	210 818	83 704	69 501	364 023	335 196	699 219

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

(b) Refer to the Explanatory Notes paragraph 12.

## BUILDING APPROVED IN STATISTICAL AREAS

DWELLINGS (no.)..... VALUE (\$'000).....

	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
STATISTICAL AREA									
<b>VICTORIA</b>	<b>2 401</b>	<b>666</b>	<b>3 263</b>	<b>275 417</b>	<b>85 487</b>	<b>78 673</b>	<b>439 578</b>	<b>366 421</b>	<b>805 998</b>
<b>Melbourne (SD)</b>	<b>1 785</b>	<b>642</b>	<b>2 619</b>	<b>210 818</b>	<b>83 704</b>	<b>69 502</b>	<b>364 023</b>	<b>335 197</b>	<b>699 220</b>
Inner Melbourne (SSD)	37	380	593	4 614	59 546	25 909	90 068	49 578	139 646
Melbourne (C)–Inner	0	16	38	0	1 200	9 080	10 280	15 082	25 362
Melbourne (C)–S'bank–D'land	0	0	0	0	0	0	0	560	560
Melbourne (C)–Remainder	14	37	185	1 260	3 300	10 433	14 993	21 296	36 289
Port Phillip (C)–St Kilda	1	2	4	250	287	710	1 247	709	1 956
Port Phillip (C)–West	1	309	310	65	53 100	1 602	54 767	2 123	56 890
Stonnington (C)–Prahran	6	7	13	819	740	1 195	2 754	7 964	10 718
Yarra (C)–North	10	4	30	1 554	394	1 969	3 916	310	4 226
Yarra (C)–Richmond	5	5	13	667	525	920	2 112	1 534	3 646
Western Melbourne (SSD)	247	32	280	26 742	2 383	4 630	33 755	11 569	45 323
Brimbank (C)–Keilor	85	8	93	10 005	470	364	10 839	1 538	12 376
Brimbank (C)–Sunshine	26	0	26	2 445	0	400	2 845	4 200	7 045
Hobsons Bay (C)–Altona	50	4	54	4 299	253	166	4 717	1 404	6 121
Hobsons Bay (C)–Williamstown	8	0	8	1 254	0	697	1 951	964	2 915
Maribyrnong (C)	29	6	36	3 026	460	698	4 184	1 138	5 322
Moonee Valley (C)–Essendon	42	14	56	4 679	1 200	2 014	7 892	1 875	9 768
Mooney Valley (C)–West	7	0	7	1 035	0	292	1 327	450	1 777
Melton Wyndham (SSD)	146	2	148	16 613	100	622	17 335	1 045	18 380
Melton (S)–East	66	0	66	7 600	0	167	7 767	0	7 767
Melton (S) Balance	14	0	14	1 625	0	97	1 723	0	1 723
Wyndham (C)–North West	5	0	5	653	0	0	653	0	653
Wyndham (C)–Werribee	53	2	55	5 621	100	343	6 064	760	6 824
Wyndham (C)–Balance	8	0	8	1 114	0	15	1 128	285	1 413
Moreland City (SSD)	14	10	30	1 391	787	1 836	4 014	2 965	6 979
Moreland (C)–Brunswick	7	4	17	820	471	879	2 170	190	2 360
Moreland (C)–Coburg	2	2	4	200	100	688	988	2 775	3 763
Moreland (C)–North	5	4	9	371	216	269	856	0	856
Northern Middle Melbourne (SSD)	74	13	87	7 991	990	4 117	13 098	3 693	16 791
Banyule (C)–Heidelberg	28	0	28	3 139	0	1 005	4 144	1 090	5 234
Banyule (C)–North	15	4	19	1 174	400	688	2 262	1 608	3 871
Darebin (C)–Northcote	10	0	10	1 002	0	1 757	2 760	245	3 005
Darebin (C)–Preston	21	9	30	2 676	590	666	3 932	750	4 682
Hume City (SSD)	127	9	136	14 917	750	683	16 350	11 790	28 139
Hume (C)–Broadmeadows	21	4	25	1 824	400	271	2 495	10 072	12 567
Hume (C)–Craigieburn	68	0	68	8 480	0	217	8 697	1 540	10 237
Hume (C)–Sunbury	38	5	43	4 613	350	195	5 158	178	5 336
Northern Outer Melbourne (SSD)	117	0	117	14 318	0	1 777	16 095	3 270	19 365
Nillumbik (S)–South	10	0	10	1 727	0	340	2 067	315	2 382
Nillumbik (S)–South-West	9	0	9	1 259	0	444	1 704	100	1 804
Nillumbik (S)–Balance	2	0	2	234	0	237	471	0	471
Whittlesea (C)–North	15	0	15	1 918	0	294	2 212	382	2 594
Whittlesea (C)–South	81	0	81	9 180	0	462	9 642	2 473	12 114
Boroondara City (SSD)	42	21	63	8 457	2 585	5 645	16 687	6 899	23 586
Boroondara (C)–Camberwell N	19	2	21	3 776	300	676	4 752	176	4 928
Boroondara (C)–Camberwell S	14	7	21	2 301	675	2 695	5 671	782	6 453
Boroondara (C)–Hawthorn	4	3	7	1 093	500	1 077	2 670	5 748	8 418
Boroondara (C)–Kew	5	9	14	1 286	1 110	1 197	3 594	193	3 787

BUILDING APPROVED IN STATISTICAL AREAS *continued*

	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
STATISTICAL AREA									
Eastern Middle Melbourne (SSD)	144	66	218	20 169	6 589	5 862	32 620	15 507	48 128
Manningham (C)–East	4	0	4	820	0	150	970	0	970
Manningham (C)–West	42	18	66	7 146	1 946	927	10 019	3 121	13 140
Monash (C)–South West	13	10	25	1 249	770	923	2 942	5 239	8 182
Monash (C)–Waverley East	11	0	11	1 613	0	637	2 250	50	2 300
Monash (C)–Waverley West	26	9	35	3 811	800	766	5 377	4 040	9 417
Whitehorse (C)–Box Hill	14	2	16	1 520	200	1 076	2 796	889	3 685
Whitehorse (C)–Nunawading E	17	25	42	1 688	2 603	453	4 744	1 633	6 378
Whitehorse (C)–Nunawading W	17	2	19	2 322	270	930	3 522	535	4 057
Eastern Outer Melbourne (SSD)	165	15	180	20 986	2 135	1 910	25 031	4 903	29 934
Knox (C)–North	46	6	52	5 245	450	901	6 595	2 534	9 129
Knox (C)–South	61	5	66	8 302	355	175	8 833	626	9 459
Maroondah (C)–Croydon	31	2	33	3 516	130	304	3 950	1 459	5 409
Maroondah (C)–Ringwood	27	2	29	3 923	1 200	530	5 653	284	5 936
Yarra Ranges Shire Part A (SSD)	62	0	63	6 654	0	1 780	8 435	5 010	13 445
Yarra Ranges (S)–Central	2	0	2	210	0	18	228	0	228
Yarra Ranges (S)–North	1	0	1	175	0	0	175	0	175
Yarra Ranges (S)–South-West	59	0	60	6 269	0	1 762	8 032	5 010	13 042
Southern Melbourne (SSD)	131	54	185	17 965	4 980	9 012	31 956	202 927	234 883
Bayside (C)–Brighton	11	7	18	1 755	1 020	1 010	3 784	4 204	7 988
Bayside (C)–South	11	3	14	1 345	280	1 822	3 447	1 049	4 496
Glen Eira (C)–Caulfield	17	15	32	3 199	1 315	2 050	6 564	2 108	8 672
Glen Eira (C)–South	17	8	25	1 968	728	1 050	3 745	2 260	6 005
Kingston (C)–North	28	16	44	3 397	1 315	1 295	6 007	119 993	126 000
Kingston (C)–South	40	5	45	4 944	322	351	5 617	0	5 617
Stonnington (C)–Malvern	7	0	7	1 358	0	1 434	2 792	73 313	76 105
Greater Dandenong City (SSD)	16	22	38	1 522	1 545	582	3 649	5 151	8 800
Gr. Dandenong (C)–Dandenong	7	15	22	759	1 065	304	2 128	2 300	4 427
Gr. Dandenong (C)–Balance	9	7	16	763	480	279	1 522	2 851	4 373
Southern Eastern Outer Melbourne (SSD)	263	4	267	27 141	274	1 736	29 151	4 787	33 937
Cardinia (S)–North	9	0	9	967	0	258	1 225	509	1 733
Cardinia (S)–Pakenham	21	0	21	1 599	0	104	1 703	1 749	3 452
Cardinia (S)–South	4	0	4	404	0	0	404	0	404
Casey (C)–Berwick	125	0	125	14 135	0	462	14 597	124	14 721
Casey (C)–Cranbourne	58	2	60	4 499	104	490	5 093	360	5 453
Casey (C)–Hallam	35	0	35	4 253	0	196	4 448	1 490	5 938
Casey (C)–South	11	2	13	1 284	170	227	1 680	555	2 235
Frankston City (SSD)	55	12	67	5 650	850	884	7 385	3 524	10 909
Frankston (C)–East	32	5	37	2 975	300	366	3 640	1 700	5 340
Frankston (C)–West	23	7	30	2 675	550	519	3 744	1 824	5 568
Mornington Peninsula Shire (SSD)	145	2	147	15 689	192	2 516	18 397	2 579	20 976
Mornington P'sula (S)–East	21	0	21	2 604	0	708	3 312	256	3 568
Mornington P'sula (S)–South	67	2	69	6 511	192	1 293	7 996	1 063	9 059
Mornington P'sula (S)–West	57	0	57	6 573	0	516	7 089	1 260	8 348

BUILDING APPROVED IN STATISTICAL AREAS *continued*

	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
STATISTICAL AREA									
<b>Barwon (SD)</b>	<b>170</b>	<b>3</b>	<b>174</b>	<b>17 656</b>	<b>300</b>	<b>2 065</b>	<b>20 021</b>	<b>4 665</b>	<b>24 687</b>
Greater Geelong City Part A (SSD)	101	3	105	9 964	300	1 261	11 525	3 208	14 734
Bellarine-Inner	13	0	13	1 404	0	42	1 446	50	1 496
Corio-Inner	32	0	32	2 983	0	60	3 043	340	3 383
Geelong	4	3	7	350	300	463	1 113	797	1 909
Geelong West	1	0	1	125	0	104	229	194	424
Newton	4	0	4	340	0	331	671	0	671
South Barwon-Inner	47	0	48	4 763	0	260	5 023	1 827	6 851
East Barwon (SSD)	61	0	61	7 142	0	569	7 711	691	8 402
Greater Geelong (C) Part Pt B	29	0	29	3 179	0	260	3 440	0	3 440
Queenscliff (B)	1	0	1	300	0	0	300	581	881
Surf Coast (S)-East	14	0	14	1 600	0	110	1 710	0	1 710
Surf Coast (S)-West	17	0	17	2 062	0	199	2 261	110	2 371
West Barwon (SSD)	8	0	8	550	0	235	785	766	1 551
Colac-Otway (S)-Colac	0	0	0	0	0	0	0	0	0
Colac-Otway (S)-North	0	0	0	0	0	0	0	0	0
Colac-Otway (S)-South	2	0	2	61	0	47	108	600	708
Golden Plains (S)-North-West	4	0	4	238	0	45	283	0	283
Golden Plains (S)-South-East	0	0	0	0	0	143	143	166	309
Greater Geelong (C)-Pt C	2	0	2	251	0	0	251	0	251
<b>Western District (SD)</b>	<b>41</b>	<b>6</b>	<b>47</b>	<b>4 993</b>	<b>540</b>	<b>928</b>	<b>6 461</b>	<b>1 464</b>	<b>7 925</b>
Hopkins (SSD)	31	4	35	3 757	280	776	4 813	279	5 092
Corangamite (S)-North	1	0	1	126	0	0	126	0	126
Corangamite (S)-South	1	0	1	65	0	50	115	0	115
Moyne (S)-North-East	0	0	0	0	0	0	0	0	0
Moyne (S)-North-West	0	0	0	0	0	0	0	0	0
Moyne (S)-South	6	0	6	849	0	75	925	69	994
Warrnambool (C)	23	4	27	2 716	280	651	3 647	210	3 857
Lady Julia Percy Island	0	0	0	0	0	0	0	0	0
Glenelg (SSD)	10	2	12	1 236	260	152	1 648	1 185	2 833
Glenelg (S)-Heywood	2	0	2	232	0	0	232	0	232
Glenelg (S)-North	3	2	5	412	260	15	687	0	687
Glenelg (S)-Portland	3	0	3	285	0	41	326	90	416
S. Grampians (S)-Hamilton	0	0	0	0	0	64	64	0	64
S. Grampians (S)-Wannon	0	0	0	0	0	12	12	56	68
S. Grampians (S)-Balance	2	0	2	308	0	20	328	1 039	1 367
<b>Central Highlands (SD)</b>	<b>57</b>	<b>0</b>	<b>58</b>	<b>6 144</b>	<b>0</b>	<b>1 522</b>	<b>7 666</b>	<b>2 277</b>	<b>9 943</b>
Ballarat City (SSD)	40	0	40	4 259	0	918	5 177	1 675	6 852
Ballarat (C)-Central	8	0	8	938	0	801	1 739	1 485	3 223
Ballarat (C)-Inner North	15	0	15	1 708	0	91	1 799	52	1 851
Ballarat (C)-North	0	0	0	0	0	0	0	0	0
Ballarat (C)-South	17	0	17	1 613	0	26	1 639	138	1 777
East Central Highlands (SSD)	12	0	12	1 281	0	467	1 748	130	1 878
Hepburn (S)-East	2	0	2	249	0	225	474	130	604
Hepburn (S)-West	3	0	3	279	0	0	279	0	279
Moorabool (S)-Bacchus Marsh	5	0	5	583	0	78	661	0	661
Moorabool (S)-Ballan	2	0	2	170	0	140	310	0	310
Moorabool (S)-West	0	0	0	0	0	24	24	0	24

BUILDING APPROVED IN STATISTICAL AREAS *continued*

	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
STATISTICAL AREA									
West Central Highlands (SSD)	5	0	6	604	0	137	741	472	1 213
Ararat (RC)	11	0	12	1 434	0	205	1 639	1 028	2 667
Pyrenees (S)–North	0	0	0	0	0	0	0	0	0
Pyrenees (S)–South	0	0	0	0	0	42	42	0	42
<b>Wimmera (SD)</b>	<b>11</b>	<b>0</b>	<b>12</b>	<b>1 434</b>	<b>0</b>	<b>246</b>	<b>1 680</b>	<b>1 028</b>	<b>2 708</b>
South Wimmera (SSD)	5	0	5	653	0	100	753	770	1 523
Horsham (RC)–Central	3	0	4	300	0	35	335	100	435
Horsham (RC)–Balance	0	0	0	0	0	18	18	0	18
N. Grampians (S)–St Arnaud	3	0	3	481	0	52	534	158	692
N. Grampians (S)–Stawell	0	0	0	0	0	0	0	0	0
West Wimmera (S)	0	0	0	0	0	41	41	0	41
North Wimmera (SSD)									
Hindmarsh (S)	0	0	0	0	0	0	0	0	0
Yarriambiack (S)–North	0	0	0	0	0	12	12	0	12
Yarriambiack (S)–South	0	0	0	0	0	29	29	0	29
<b>Mallee(SD)</b>	<b>60</b>	<b>2</b>	<b>62</b>	<b>5 894</b>	<b>152</b>	<b>525</b>	<b>6 571</b>	<b>1 215</b>	<b>7 786</b>
Mildura Rural City Part A (SSD)	38	2	40	4 314	152	206	4 672	795	5 467
Mildura (RC)–Pt A	38	2	40	4 314	152	206	4 672	795	5 467
West Mallee (SSD)	1	0	1	49	0	45	94	200	294
Buloke (S)–North	1	0	1	49	0	45	94	200	294
Buloke (S)–South	0	0	0	0	0	0	0	0	0
Mildura (RC)–Pt B	0	0	0	0	0	0	0	0	0
East Mallee (SSD)	21	0	21	1 530	0	274	1 805	220	2 025
Gannawarra (S)	1	0	1	112	0	100	212	0	212
Swan Hill (RC)–Central	17	0	17	1 107	0	38	1 145	220	1 365
Swan Hill (RC)–Robinvale	0	0	0	0	0	27	27	0	27
Swan Hill (RC)–Balance	3	0	3	312	0	109	421	0	421
<b>Loddon (SD)</b>	<b>58</b>	<b>0</b>	<b>58</b>	<b>5 556</b>	<b>0</b>	<b>505</b>	<b>6 060</b>	<b>1 423</b>	<b>7 484</b>
Greater Bendigo City Part A (SSD)	27	0	27	2 386	0	148	2 534	1 072	3 606
Greater Bendigo (C)–Central	7	0	7	521	0	27	548	444	992
Greater Bendigo (C)–Eaglehawk	2	0	2	205	0	0	205	373	578
Greater Bendigo (C)–Inner East	8	0	8	748	0	103	851	0	851
Greater Bendigo (C)–Inner North	1	0	1	92	0	18	110	0	110
Greater Bendigo (C)–Inner West	2	0	2	171	0	0	171	256	427
Greater Bendigo (C)–S'saye	7	0	7	648	0	0	648	0	648
North Loddon (SSD)	13	0	13	935	0	126	1 061	51	1 112
C. Goldfields (S)–M'borough	5	0	5	209	0	22	231	51	282
C. Goldfields (S)–Balance	0	0	0	0	0	0	0	0	0
Gr Bendigo (C)–Pt B	2	0	2	218	0	0	218	0	218
Loddon (S)–North	0	0	0	0	0	0	0	0	0
Loddon (S)–South	0	0	0	0	0	0	0	0	0
Mount Alexander (S)–C'maine	3	0	3	325	0	0	325	0	325
Mount Alexander (S)–Balance	3	0	3	182	0	104	286	0	286
South Loddon (SSD)	18	0	18	2 235	0	231	2 466	300	2 766
Macedon Ranges (S)–Kyneton	0	0	0	0	0	0	0	300	300
Macedon Ranges (S)–Romsey	2	0	2	278	0	11	289	0	289
Macedon Ranges (S)–Balance	16	0	16	1 958	0	220	2 178	0	2 178

BUILDING APPROVED IN STATISTICAL AREAS *continued*

DWELLINGS (no.)..... VALUE (\$'000).....

	<i>New houses</i>	<i>New other residential building</i>	<i>Total dwellings(a)</i>	<i>New houses</i>	<i>New other residential buildings</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
STATISTICAL AREA									
<b>Goulburn (SD)</b>	<b>67</b>	<b>0</b>	<b>68</b>	<b>7 592</b>	<b>0</b>	<b>1 076</b>	<b>8 668</b>	<b>11 302</b>	<b>19 970</b>
Greater Shepparton City Part A (SSD)	16	0	16	2 142	0	86	2 228	7 838	10 067
Gr. Shepparton (C) Pt A	16	0	16	2 142	0	86	2 228	7 838	10 067
North Goulburn (SSD)	22	0	22	2 582	0	295	2 877	2 665	5 543
Campaspe (S)–Echuca	1	0	1	95	0	165	260	236	496
Campaspe (S)–Kyabram	4	0	4	396	0	61	457	2 429	2 887
Campaspe (S)–Rochester	4	0	4	470	0	0	470	0	470
Campaspe (S)–South	2	0	2	229	0	42	271	0	271
Gr. Shepparton (C)–Pt B East	1	0	1	156	0	0	156	0	156
Gr. Shepparton (C)–Pt B West	1	0	1	136	0	15	151	0	151
Moira (S)–East	5	0	5	656	0	12	668	0	668
Moira (S)–West	4	0	4	444	0	0	444	0	444
South Goulburn (SSD)	5	0	5	469	0	216	685	310	995
Delatite (S)–Benalla	0	0	0	0	0	0	0	60	60
Delatite (S)–North	1	0	1	25	0	0	25	190	215
Delatite (S)–South	2	0	2	262	0	100	362	0	362
Strathbogie (S)	2	0	2	182	0	116	298	60	358
South West Goulburn (SSD)	24	0	25	2 399	0	479	2 878	488	3 367
Mitchell (S)–North	5	0	5	517	0	81	598	214	812
Mitchell (S)–South	11	0	11	1 250	0	194	1 444	144	1 589
Murrindindi (S)–East	3	0	4	280	0	72	352	80	432
Murrindindi (S)–West	5	0	5	352	0	133	485	50	535
<b>Ovens-Murray (SD)</b>	<b>45</b>	<b>6</b>	<b>51</b>	<b>4 900</b>	<b>381</b>	<b>340</b>	<b>5 621</b>	<b>803</b>	<b>6 424</b>
Wodonga (SSD)	20	0	20	2 311	0	138	2 448	185	2 633
Indigo (S)–Pt A	1	0	1	120	0	23	143	0	143
Towong (S)–Pt A	1	0	1	138	0	0	138	0	138
Wodonga (RC)	18	0	18	2 053	0	115	2 168	185	2 353
West Ovens-Murray (SSD)	15	6	21	1 798	381	67	2 246	553	2 799
Indigo (S)–Pt B	1	0	1	133	0	17	150	0	150
Wangaratta (RC)–Central	8	0	8	1 053	0	50	1 103	553	1 656
Wangaratta (RC)–North	4	6	10	457	381	0	838	0	838
Wangaratta (RC)–South	2	0	2	154	0	0	154	0	154
East Ovens-Murray (SSD)	10	0	10	791	0	135	926	65	991
Alpine (S)–East	8	0	8	641	0	68	709	65	774
Alpine (S)–West	2	0	2	150	0	46	196	0	196
Towong (S)–Pt B	0	0	0	0	0	21	21	0	21
<b>East Gippsland (SD)</b>	<b>21</b>	<b>2</b>	<b>23</b>	<b>1 868</b>	<b>161</b>	<b>537</b>	<b>2 565</b>	<b>2 101</b>	<b>4 666</b>
East Gippsland Shire (SSD)	11	0	11	1 249	0	379	1 628	434	2 062
E. Gippsland (S)–Bairnsdale	8	0	8	1 051	0	262	1 312	128	1 440
E. Gippsland (S)–Orbost	1	0	1	77	0	84	161	306	467
E. Gippsland (S)–South-West	1	0	1	60	0	15	75	0	75
E. Gippsland (S)–Balance	1	0	1	62	0	19	80	0	80
Wellington Shire (SSD)	10	2	12	618	161	158	937	1 667	2 604
Wellington (S)–Alberton	0	0	0	0	0	24	24	450	474
Wellington (S)–Avon	2	0	2	110	0	60	170	840	1 010
Wellington (S)–Maffra	2	0	2	155	0	0	155	0	155
Wellington (S)–Rosedale	5	0	5	250	0	25	275	287	562
Wellington (S)–Sale	1	2	3	103	161	49	313	90	403

BUILDING APPROVED IN STATISTICAL AREAS *continued*

	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
STATISTICAL AREA									
<b>Gippsland (SD)</b>	<b>86</b>	<b>5</b>	<b>91</b>	<b>8 563</b>	<b>249</b>	<b>1 429</b>	<b>10 240</b>	<b>4 946</b>	<b>15 186</b>
La Trobe Valley (SSD)	21	0	21	2 456	0	307	2 763	3 197	5 960
Baw Baw (S)–Pt A	3	0	3	329	0	0	329	0	329
La Trobe (S)–Moe	0	0	0	0	0	11	11	525	536
La Trobe (S)–Morwell	3	0	3	435	0	126	561	2 200	2 761
La Trobe (S)–Traralgon	14	0	14	1 634	0	170	1 804	472	2 276
La Trobe (S)–Balance	1	0	1	59	0	0	59	0	59
West Gippsland (SSD)	17	2	19	1 855	119	79	2 052	1 261	3 313
Baw Baw (S)–Pt B East	1	0	1	70	0	12	82	0	82
Baw Baw (S)–Pt B West	16	2	18	1 785	119	67	1 971	1 261	3 231
Yarra Ranges (S)–Pt B	0	0	0	0	0	0	0	0	0
South Gippsland (SSD)	48	3	51	4 253	130	1 043	5 425	488	5 913
Bass Coast (S)–Phillip Island	18	0	18	1 252	0	223	1 475	140	1 615
Bass Coast (S)–Balance	18	3	21	1 732	130	258	2 119	78	2 197
South Gippsland (S)–Central	5	0	5	407	0	437	843	270	1 113
South Gippsland (S)–East	3	0	3	425	0	25	450	0	450
South Gippsland (S)–West	4	0	4	437	0	100	537	0	537
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	38	0	38	4 411	0	907	5 318	674	5 992
Geelong VIC	101	3	105	9 964	300	1 261	11 525	3 208	14 734
Ballarat VIC	40	0	40	4 259	0	918	5 177	1 675	6 852
Bendigo VIC	27	0	27	2 386	0	148	2 534	1 072	3 606
Shepparton VIC	16	0	16	2 142	0	86	2 228	7 838	10 067
La Trobe Valley VIC	21	0	21	2 456	0	307	2 763	3 197	5 960
Mildura VIC	38	2	40	4 314	152	206	4 672	795	5 467

(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 local government authorities;
- 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;
- permits issued by licensed private building surveyors. The last category reflects implementation of the 1993 Buildings Act by the Victorian Government from the 1 July 1994.

**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* (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* (1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6345.

## EXPLANATORY NOTES

TREND ESTIMATES <i>continued</i>	<p><b>19</b> While the smoothing techniques described in paragraph 18 enables trend estimates to be produced for the latest few periods, it does 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.</p>
CONSTANT PRICE ESTIMATES	<p><b>20</b> Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.</p> <p><b>21</b> Estimates at constant prices are subject to a number of approximations and assumptions. For more information on the nature and concepts of constant price estimates, see Chapter 4 of <i>Australian National Accounts: Concepts, Sources and Methods</i> (5216.0). Monthly value data at constant prices are not available.</p>
AUSTRALIAN STANDARD GEOGRAPHIC CLASSIFICATION (ASGC)	<p><b>22</b> Area statistics are now being classified to the <i>Australian Standard Geographic Classification</i>, 1998 Edition (1216.0), effective from 1 July 1998, and ASGC terminology has been adopted in the presentation of building statistics.</p> <p><b>23</b> Some Statistical Districts straddle State/Territory boundaries (e.g. the Gold Coast – Tweed Statistical District lies partly in Queensland and partly in New South Wales).</p>
UNPUBLISHED DATA	<p><b>24</b> 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.</p>
RELATED PUBLICATIONS	<p><b>25</b> Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none"><li>▪ <i>Building Activity, Australia: Dwelling Unit Commencements</i> (8750.0)</li><li>▪ <i>Building Activity, Australia</i> (8752.0)</li><li>▪ <i>Building Activity, Victoria</i> (8752.2)</li><li>▪ <i>Building Approvals, Australia</i> (8731.0)</li><li>▪ <i>Engineering Construction Activity, Australia</i> (8762.0)</li><li>▪ <i>House Price Indexes: Eight Capital Cities</i> (6416.0).</li><li>▪ <i>Housing Finance for Owner Occupation, Australia</i> (5609.0)</li><li>▪ <i>Price Index of Materials Used in House Building</i> (6408.0)</li><li>▪ <i>Price Index of Materials Used in Building Other than House Building</i> (6407.0)</li></ul>
ROUNDING	<p>When figures have been rounded, discrepancies may occur between sums of the component items and totals.</p>
SYMBOLS AND OTHER USAGES	<p>n.a. not available n.y.a. not yet available (B) Borough (C) City (RC) Rural City (SD) Statistical Division (SSD) Statistical SubDivision</p>

## GLOSSARY

<b>Alterations and additions</b>	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.
<b>Alterations and additions to residential buildings</b>	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.
<b>Building</b>	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.
<b>Conversion</b>	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.
<b>Dwelling unit</b>	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.
<b>Educational</b>	Includes schools, colleges, kindergartens, libraries, museums and universities.
<b>Entertainment and recreational</b>	Includes clubs, cinemas, sport and recreation centres.
<b>Factories</b>	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
<b>Flats, units or apartments</b>	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
<b>Health</b>	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
<b>Hotels, motels and other short term accommodation</b>	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
<b>House</b>	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

<b>Miscellaneous</b>	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.
<b>New building work</b>	Building activity which will result in the creation of a building which previously did not exist.
<b>New other residential buildings</b>	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
<b>New residential</b>	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
<b>Non-residential building</b>	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.
<b>Offices</b>	Includes banks, post offices and council chambers.
<b>Other business premises</b>	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.
<b>Other dwellings</b>	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 non-residential building; conversion of a non-residential building to a residential building creating more than one dwelling unit.
<b>Other residential building</b>	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.
<b>Religious</b>	Includes convents, churches, temples, mosques, monasteries and noviciates.
<b>Residential building</b>	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
<b>Semi-detached, row or terrace houses, townhouses</b>	Dwellings having their own private grounds with no other dwellings above or below.
<b>Shops</b>	Includes retail shops, restaurants, taverns and shopping arcades.