

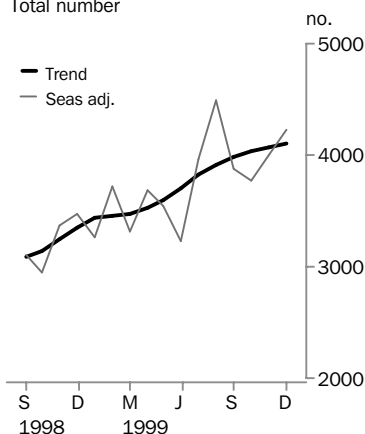
# BUILDING APPROVALS

VICTORIA

EMBARGO: 11:30AM (CANBERRA TIME) THURS 10 FEB 2000

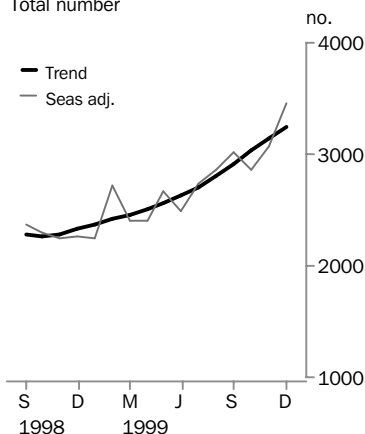
## Dwelling units approved

Total number



## Private sector houses approved

Total number



## DECEMBER KEY FIGURES

### TREND ESTIMATES

	Dec 1999	% change Nov 1999 to Dec 1999	% change Dec 1998 to Dec 1999
Dwelling units approved			
Private sector houses	3 246	3.4	39.5
Total dwelling units	4 103	0.8	22.6

### SEASONALLY ADJUSTED

	Dec 1999	% change Nov 1999 to Dec 1999	% change Dec 1998 to Dec 1999
Dwelling units approved			
Private sector houses	3 457	12.4	52.8
Total dwelling units	4 224	5.6	21.7

## DECEMBER KEY POINTS

### TREND ESTIMATES

- The trend for private sector houses has continued to grow, increasing 3.4% in December. The trend is now 23.6% higher than the figure for June 1999 and is 39.5% higher than December 1998.
- The trend for total dwelling units rose 0.8% in December. Despite an easing in the growth of the trend in the last few months it is still 22.6% higher than December 1998.

### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector houses rose again in December, recording a further 12.5% increase from the previous month.
- There was an increase of 5.6% in the seasonally adjusted estimate for total dwellings in December.

### ORIGINAL ESTIMATES

- The total number of dwelling units approved in December was 4019, a fall of 4.8% on the previous month. The number of houses approved decreased 2.8% while other residential dwellings fell again this month, decreasing by 12.4%.
- The value of total building approved in December was \$873.7 million, a 4.7% increase from November. Total residential building accounted for \$611.8 million of this total and non-residential building \$261.9 million. Building for educational purposes represented the largest component of non-residential building at \$68.4 million.

- For further information about these and related statistics, contact Merv Leaker on Adelaide 08 8237 7536 or Client Services in any ABS office as shown on the back cover of this publication.

## NOTES

### FORTHCOMING ISSUES

ISSUE	RELEASE DATE
January 2000	8 March 2000
February 2000	6 April 2000
March 2000	12 May 2000
April 2000	7 June 2000
May 2000	10 July 2000
June 2000	8 August 2000

.....

### CHANGES IN THIS ISSUE

There are no changes in this issue.

.....

### DATA NOTES

There are no data notes in this issue.

.....

### REVISIONS THIS MONTH

There are no revisions in this issue.

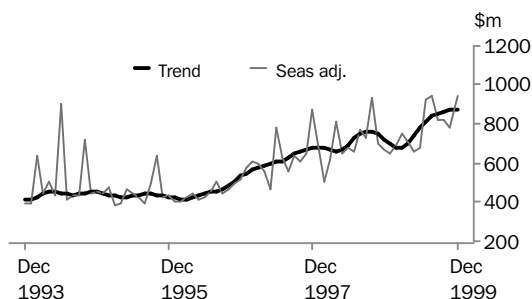
.....

Zia ABBASI  
Regional Director, Victoria

# VALUE OF BUILDING APPROVED

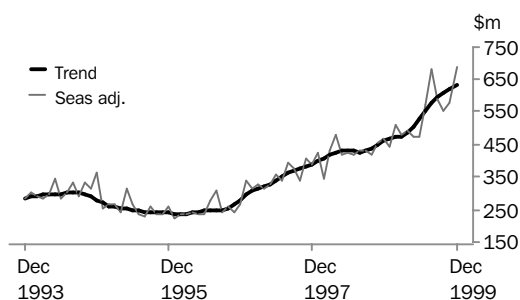
## VALUE OF TOTAL BUILDING

The trend now shows ten consecutive months of growth. The rate of growth has eased during the last three months.



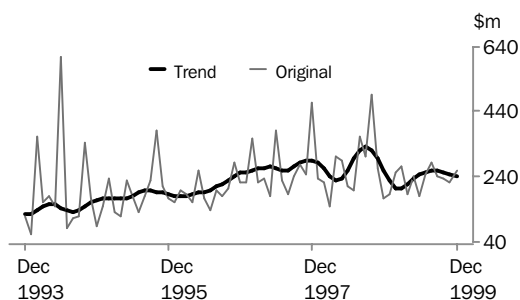
## VALUE OF RESIDENTIAL BUILDING

The rate of growth of the trend has eased since peaking in June 1999. The trend estimate for December is 37.4% higher than that of a year ago.



## VALUE OF NON-RESIDENTIAL BUILDING

The trend for non-residential building is now showing four consecutive months of decline and has dropped 7.7% during that time.



## SUMMARY OF 1999 BUILDINGS APPROVED

### DWELLING UNITS APPROVED

The number of dwelling units approved in the 1999 calendar year and the percentage movements between 1998 and 1999 for Victoria are summarised below.

#### DWELLING UNITS APPROVED

	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversions</i>	<i>Non- residential building</i>	<i>Total dwelling units</i>
No. of dwelling units	43 846	204	827	206	45 083
1998 to 1999 % change	20.0	-45.0	-13.9	-19.5	18.2

The total number of dwellings approved in 1999 was 6,947 (+18.2%) more than in 1998 which in turn increased by 5,498 (+16.8%) on 1997.

### VALUE OF BUILDING APPROVED

Percentage movements for the value of building approved between 1998 and 1999 for Victoria are summarised below:

#### VALUE OF BUILDING APPROVED

	<i>New residential building</i>	<i>Alterations and additions to residential buildings creating dwellings</i>	<i>Alterations and additions to residential buildings not creating dwellings</i>	<i>Conversions</i>	<i>Non- residential building</i>	<i>Total building</i>
Value (\$m) 1999	5 473.4	21.8	918.1	110.8	2 816.7	9 340.7
1998 to 1999 % change	30.0	-35.5	13.6	35.3	-12.4	11.9

The value of building work approved in 1999 increased by 11.9% over the 1998 level. This was mainly due to increased values of residential building.

# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

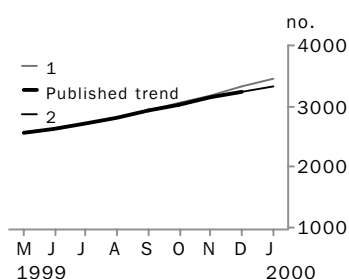
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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

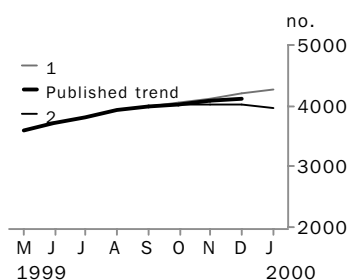


	TREND AS PUBLISHED	
	no.	% change
August 1999	2 810	3.8
September 1999	2 920	3.9
October 1999	3 030	3.8
November 1999	3 138	3.5
December 1999	3 246	3.4
January 2000	n.y.a.	n.y.a.

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

<b>1</b>		<b>2</b>	
<i>rises by 5% on Dec 1999</i>		<i>falls by 5% on Dec 1999</i>	
no.	% change	no.	% change
2 797	3.6	2 808	3.8
2 914	4.2	2 920	4.0
3 045	4.5	3 029	3.7
3 188	4.7	3 138	3.6
3 335	4.6	3 240	3.3
3 458	3.7	3 315	2.3

### TOTAL DWELLING UNITS



	TREND AS PUBLISHED	
	no.	% change
August 1999	3 919	2.6
September 1999	3 990	1.8
October 1999	4 035	1.1
November 1999	4 070	0.9
December 1999	4 103	0.8
January 2000	n.y.a.	n.y.a.

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

<b>1</b>		<b>2</b>	
<i>rises by 8% on Dec 1999</i>		<i>falls by 8% on Dec 1999</i>	
no.	% change	no.	% change
3 906	2.4	3 929	2.7
3 984	2.0	3 995	1.7
4 052	1.7	4 021	0.7
4 124	1.8	4 021	0.0
4 210	2.1	4 016	-0.1
4 265	1.3	3 974	-1.0

## DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS...	
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL						
<b>1998</b>						
October	2 296	2 333	680	746	2 976	3 079
November	2 287	2 345	1 061	1 094	3 348	3 439
December	2 147	2 203	1 091	1 098	3 238	3 301
<b>1999</b>						
January	1 712	1 810	608	665	2 320	2 475
February	2 442	2 472	1 259	1 312	3 701	3 784
March	2 758	2 795	816	842	3 574	3 637
April	2 230	2 257	1 129	1 159	3 359	3 416
May	2 766	2 782	802	828	3 568	3 610
June	2 688	2 729	572	583	3 260	3 312
July	2 707	2 771	1 051	1 122	3 758	3 893
August	3 073	3 114	1 631	1 656	4 704	4 770
September	3 338	3 403	662	702	4 000	4 105
October	2 785	2 868	956	971	3 741	3 839
November	3 283	3 325	871	898	4 154	4 223
December	3 188	3 232	762	787	3 950	4 019
SEASONALLY ADJUSTED						
<b>1998</b>						
October	2 296	2 332	n.a.	n.a.	2 850	2 949
November	2 249	2 294	n.a.	n.a.	3 305	3 371
December	2 263	2 305	n.a.	n.a.	3 396	3 470
<b>1999</b>						
January	2 248	2 450	n.a.	n.a.	3 079	3 256
February	2 727	2 766	n.a.	n.a.	3 629	3 716
March	2 395	2 436	n.a.	n.a.	3 253	3 313
April	2 399	2 425	n.a.	n.a.	3 627	3 688
May	2 662	2 674	n.a.	n.a.	3 508	3 544
June	2 489	2 523	n.a.	n.a.	3 166	3 225
July	2 741	2 809	n.a.	n.a.	3 786	3 964
August	2 861	2 908	n.a.	n.a.	4 416	4 483
September	3 013	3 103	n.a.	n.a.	3 787	3 877
October	2 857	2 938	n.a.	n.a.	3 670	3 770
November	3 074	3 106	n.a.	n.a.	3 949	3 999
December	3 457	3 489	n.a.	n.a.	4 146	4 224
TREND ESTIMATES						
<b>1998</b>						
October	2 269	2 317	803	831	3 072	3 149
November	2 289	2 333	867	908	3 156	3 241
December	2 326	2 369	925	978	3 251	3 347
<b>1999</b>						
January	2 372	2 412	962	1 019	3 333	3 430
February	2 418	2 454	958	1 012	3 375	3 464
March	2 461	2 493	941	988	3 401	3 480
April	2 509	2 539	938	980	3 447	3 519
May	2 564	2 597	961	1 001	3 525	3 597
June	2 626	2 667	1 002	1 040	3 628	3 707
July	2 707	2 759	1 024	1 062	3 731	3 821
August	2 810	2 870	1 014	1 049	3 824	3 919
September	2 920	2 983	977	1 006	3 897	3 990
October	3 030	3 091	918	943	3 949	4 035
November	3 138	3 194	853	876	3 991	4 070
December	3 246	3 295	786	808	4 032	4 103

## DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS...	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
<b>1998</b>						
October	-14.8	-14.9	16.6	28.0	-9.2	-7.4
November	-0.4	0.5	56.0	46.6	12.5	11.7
December	-6.1	-6.1	2.8	0.4	-3.3	-4.0
<b>1999</b>						
January	-20.3	-17.8	-44.3	-39.4	-28.4	-25.0
February	42.6	36.6	107.1	97.3	59.5	52.9
March	12.9	13.1	-35.2	-35.8	-3.4	-3.9
April	-19.1	-19.2	38.4	37.6	-6.0	-6.1
May	24.0	23.3	-29.0	-28.6	6.2	5.7
June	-2.8	-1.9	-28.7	-29.6	-8.6	-8.3
July	0.7	1.5	83.7	92.5	15.3	17.5
August	13.5	12.4	55.2	47.6	25.2	22.5
September	8.6	9.3	-59.4	-57.6	-15.0	-13.9
October	-16.6	-15.7	44.4	38.3	-6.5	-6.5
November	17.9	15.9	-8.9	-7.5	11.0	10.0
December	-2.9	-2.8	-12.5	-12.4	-4.9	-4.8
SEASONALLY ADJUSTED (% change from preceding month)						
<b>1998</b>						
October	-3.1	-4.2	n.a.	n.a.	-7.1	-5.2
November	-2.1	-1.6	n.a.	n.a.	16.0	14.3
December	0.6	0.5	n.a.	n.a.	2.7	2.9
<b>1999</b>						
January	-0.7	6.3	n.a.	n.a.	-9.3	-6.2
February	21.3	12.9	n.a.	n.a.	17.9	14.1
March	-12.2	-11.9	n.a.	n.a.	-10.4	-10.8
April	0.2	-0.5	n.a.	n.a.	11.5	11.3
May	11.0	10.3	n.a.	n.a.	-3.3	-3.9
June	-6.5	-5.6	n.a.	n.a.	-9.7	-9.0
July	10.1	11.3	n.a.	n.a.	19.6	22.9
August	4.4	3.5	n.a.	n.a.	16.6	13.1
September	5.3	6.7	n.a.	n.a.	-14.2	-13.5
October	-5.2	-5.3	n.a.	n.a.	-3.1	-2.8
November	7.6	5.7	n.a.	n.a.	7.6	6.1
December	12.4	12.3	n.a.	n.a.	5.0	5.6
TREND ESTIMATES (% change from preceding month)						
<b>1998</b>						
October	-0.2	-0.6	9.3	9.6	2.1	1.9
November	0.9	0.7	8.0	9.3	2.7	2.9
December	1.6	1.5	6.7	7.7	3.0	3.3
<b>1999</b>						
January	2.0	1.8	4.0	4.2	2.5	2.5
February	1.9	1.7	-0.4	-0.7	1.3	1.0
March	1.8	1.6	-1.8	-2.4	0.8	0.5
April	2.0	1.8	-0.3	-0.8	1.3	1.1
May	2.2	2.3	2.5	2.1	2.3	2.2
June	2.4	2.7	4.3	3.9	2.9	3.1
July	3.1	3.4	2.2	2.1	2.8	3.1
August	3.8	4.0	-1.0	-1.2	2.5	2.6
September	3.9	3.9	-3.6	-4.1	1.9	1.8
October	3.8	3.6	-6.0	-6.3	1.3	1.1
November	3.5	3.3	-7.1	-7.1	1.1	0.9
December	3.4	3.2	-7.9	-7.8	1.0	0.8

## VALUE OF BUILDING APPROVED

	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
<i>Month</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>	<i>\$m</i>
ORIGINAL					
<b>1998</b>					
October	375.3	85.0	460.3	491.2	951.4
November	368.8	90.5	459.4	267.9	727.2
December	367.4	70.2	437.6	177.4	614.9
<b>1999</b>					
January	284.9	52.4	337.2	184.6	521.8
February	437.4	86.9	524.3	255.7	780.0
March	430.8	90.5	521.3	275.0	796.3
April	369.5	85.7	455.1	183.9	639.0
May	439.3	74.4	513.7	241.6	755.4
June	413.2	83.4	496.6	183.2	679.8
July	454.0	105.2	559.2	248.2	807.4
August	593.7	101.9	695.6	282.8	978.5
September	522.2	95.7	617.9	240.6	858.5
October	481.7	97.7	579.4	236.8	816.2
November	520.5	91.4	611.8	222.3	834.2
December	526.2	85.5	611.8	261.9	873.7
SEASONALLY ADJUSTED					
<b>1998</b>					
October	346.7	74.0	420.7	n.a.	939.1
November	371.8	86.7	458.4	n.a.	703.1
December	386.0	80.8	466.9	n.a.	667.5
<b>1999</b>					
January	374.9	69.1	443.9	n.a.	644.3
February	422.5	88.9	511.4	n.a.	691.2
March	401.1	76.9	478.0	n.a.	753.0
April	409.4	83.4	492.8	n.a.	711.7
May	404.6	70.0	474.6	n.a.	659.1
June	388.2	87.7	476.0	n.a.	680.5
July	460.8	113.7	574.5	n.a.	920.4
August	580.9	99.4	680.3	n.a.	943.7
September	501.1	91.9	593.1	n.a.	827.1
October	466.6	88.5	555.1	n.a.	826.8
November	490.8	85.0	575.9	n.a.	786.1
December	594.3	97.5	691.8	n.a.	946.3
TREND ESTIMATES					
<b>1998</b>					
October	359.0	78.6	437.5	323.8	761.3
November	369.1	79.3	448.4	299.0	747.4
December	380.3	79.8	460.0	263.4	723.4
<b>1999</b>					
January	390.4	79.1	469.5	228.1	697.6
February	395.0	78.3	473.3	205.5	678.7
March	397.8	78.8	476.6	202.6	679.2
April	405.1	81.4	486.5	214.8	701.3
May	420.4	85.9	506.2	233.6	739.8
June	440.6	90.7	531.3	247.0	778.2
July	462.8	94.1	556.9	256.1	813.0
August	484.4	95.6	580.0	260.0	840.0
September	502.6	95.2	597.8	259.5	857.3
October	517.1	93.7	610.8	254.4	865.2
November	530.2	92.3	622.5	248.2	870.6
December	542.0	90.2	632.2	240.0	872.2

(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>1998</b>					
October	-0.2	5.5	0.8	62.5	25.3
November	-1.7	6.5	-0.2	-45.5	-23.6
December	-0.4	-22.4	-4.7	-33.8	-15.4
<b>1999</b>					
January	-22.5	-25.4	-22.9	4.1	-15.1
February	53.5	65.8	55.5	38.5	49.5
March	-1.5	4.1	-0.6	7.5	2.1
April	-14.2	-5.3	-12.7	-33.1	-19.8
May	18.9	-13.2	12.9	31.4	18.2
June	-5.9	12.1	-3.3	-24.2	-10.0
July	9.9	26.1	12.6	35.5	18.8
August	30.8	-3.1	24.4	13.9	21.2
September	-12.0	-6.1	-11.2	-14.9	-12.3
October	-7.8	2.1	-6.2	-1.6	-4.9
November	8.1	-6.4	5.6	-6.1	2.2
December	1.1	-6.5	0.0	17.8	4.7
SEASONALLY ADJUSTED (% change from preceding month)					
<b>1998</b>					
October	-2.0	-5.4	-2.6	n.a.	28.7
November	7.2	17.2	9.0	n.a.	-25.1
December	3.8	-6.8	1.9	n.a.	-5.1
<b>1999</b>					
January	-2.9	-14.5	-4.9	n.a.	-3.5
February	12.7	28.7	15.2	n.a.	7.3
March	-5.1	-13.5	-6.5	n.a.	8.9
April	2.1	8.5	3.1	n.a.	-5.5
May	-1.2	-16.1	-3.7	n.a.	-7.4
June	-4.1	25.3	0.3	n.a.	3.2
July	18.7	29.6	20.7	n.a.	35.3
August	26.1	-12.6	18.4	n.a.	2.5
September	-13.7	-7.5	-12.8	n.a.	-12.4
October	-6.9	-3.7	-6.4	n.a.	0.0
November	5.2	-4.0	3.7	n.a.	-4.9
December	21.1	14.7	20.1	n.a.	20.4
TREND ESTIMATES (% change from preceding month)					
<b>1998</b>					
October	2.1	0.6	1.8	-2.5	-0.1
November	2.8	0.9	2.5	-7.7	-1.8
December	3.0	0.6	2.6	-11.9	-3.2
<b>1999</b>					
January	2.7	-0.9	2.1	-13.4	-3.6
February	1.2	-1.0	0.8	-9.9	-2.7
March	0.7	0.6	0.7	-1.4	0.1
April	1.8	3.3	2.1	6.0	3.3
May	3.8	5.5	4.0	8.8	5.5
June	4.8	5.6	5.0	5.7	5.2
July	5.0	3.7	4.8	3.7	4.5
August	4.7	1.6	4.1	1.5	3.3
September	3.8	-0.4	3.1	-0.2	2.1
October	2.9	-1.6	2.2	-2.0	0.9
November	2.5	-1.5	1.9	-2.4	0.6
December	2.2	-2.3	1.6	-3.3	0.2

(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>1996-1997</b>	19 593	6 421	203	741	239	27 197
<b>1997-1998</b>	27 367	6 811	262	699	99	35 238
<b>1998-1999</b>	28 683	8 511	264	1 090	257	38 805
<b>1998</b>						
December	2 144	937	13	98	46	3 238
<b>1999</b>						
January	1 711	586	9	7	7	2 320
February	2 440	1 029	34	196	2	3 701
March	2 755	712	22	57	28	3 574
April	2 226	970	57	79	27	3 359
May	2 764	752	2	35	15	3 568
June	2 683	531	8	33	5	3 260
July	2 705	860	6	134	53	3 758
August	3 070	1 549	14	69	2	4 704
September	3 335	629	5	27	4	4 000
October	2 785	868	6	49	33	3 741
November	3 282	766	24	70	12	4 154
December	3 176	678	13	66	17	3 950
PUBLIC SECTOR (Number)						
<b>1996-1997</b>	212	384	45	0	12	653
<b>1997-1998</b>	570	601	25	1	3	1 200
<b>1998-1999</b>	544	350	3	2	0	899
<b>1998</b>						
December	56	5	0	2	0	63
<b>1999</b>						
January	98	57	0	0	0	155
February	30	53	0	0	0	83
March	37	24	2	0	0	63
April	27	30	0	0	0	57
May	16	26	0	0	0	42
June	41	10	1	0	0	52
July	64	70	1	0	0	135
August	41	25	0	0	0	66
September	65	40	0	0	0	105
October	83	15	0	0	0	98
November	42	26	0	0	1	69
December	44	20	0	5	0	69
TOTAL (Number)						
<b>1996-1997</b>	19 805	6 805	248	741	251	27 850
<b>1997-1998</b>	27 937	7 412	287	700	102	36 438
<b>1998-1999</b>	29 227	8 861	267	1 092	257	39 704
<b>1998</b>						
December	2 200	942	13	100	46	3 301
<b>1999</b>						
January	1 809	643	9	7	7	2 475
February	2 470	1 082	34	196	2	3 784
March	2 792	736	24	57	28	3 637
April	2 253	1 000	57	79	27	3 416
May	2 780	778	2	35	15	3 610
June	2 724	541	9	33	5	3 312
July	2 769	930	7	134	53	3 893
August	3 111	1 574	14	69	2	4 770
September	3 400	669	5	27	4	4 105
October	2 868	883	6	49	33	3 839
November	3 324	792	24	70	13	4 223
December	3 220	698	13	71	17	4 019

(a) See Glossary for definition.

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

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building(a)	Total building
PRIVATE SECTOR (\$ million)								
<b>1996-1997</b>	2 149.1	644.3	12.6	597.1	84.2	3 487.2	1 879.7	5 366.9
<b>1997-1998</b>	3 084.3	727.0	22.0	708.6	63.2	4 605.0	2 476.9	7 081.9
<b>1998-1999</b>	3 460.8	1 021.8	31.4	775.1	108.9	5 398.1	2 262.5	7 660.6
<b>1998</b>								
December	250.5	110.6	0.9	54.7	12.3	429.1	136.2	565.2
<b>1999</b>								
January	207.0	67.0	0.6	45.9	0.5	321.0	111.6	432.6
February	291.6	140.2	2.8	60.6	20.3	515.6	129.8	645.4
March	337.0	88.2	3.7	75.3	9.9	514.1	188.4	702.5
April	271.7	94.0	8.2	63.0	12.1	449.0	146.3	595.3
May	342.7	93.5	0.1	69.5	2.2	508.0	202.3	710.4
June	343.9	64.6	0.5	73.9	5.1	488.1	156.3	644.4
July	345.0	99.8	0.5	70.1	28.6	544.0	211.9	756.0
August	382.8	204.5	1.1	87.5	8.2	684.1	204.5	888.6
September	425.3	88.3	0.6	88.6	5.5	608.3	217.2	825.5
October	372.8	100.5	0.4	91.3	4.9	570.0	182.0	751.9
November	440.8	74.2	2.1	81.9	5.2	604.3	184.8	789.1
December	423.8	96.1	0.7	71.6	7.3	599.5	184.7	784.2
PUBLIC SECTOR (\$ million)								
<b>1996-1997</b>	22.8	23.8	1.0	32.7	0.9	81.2	960.1	1 041.3
<b>1997-1998</b>	48.6	40.0	0.8	63.8	0.1	153.3	587.7	740.9
<b>1998-1999</b>	44.8	22.4	0.3	35.4	0.1	103.0	863.2	966.2
<b>1998</b>								
December	5.7	0.6	0.0	2.1	0.1	8.5	41.2	49.7
<b>1999</b>								
January	7.4	3.5	0.0	5.4	0.0	16.2	72.9	89.2
February	2.1	3.4	0.0	3.1	0.0	8.7	125.9	134.6
March	4.0	1.5	0.2	1.4	0.0	7.2	86.6	93.8
April	2.1	1.7	0.0	2.4	0.0	6.1	37.5	43.7
May	1.4	1.7	0.0	2.6	0.0	5.7	39.3	45.0
June	4.0	0.6	0.2	3.6	0.0	8.5	26.9	35.4
July	5.0	4.2	0.1	5.9	0.0	15.2	36.3	51.5
August	4.1	2.4	0.0	5.1	0.0	11.5	78.4	89.9
September	5.9	2.8	0.0	1.0	0.0	9.6	23.5	33.1
October	7.0	1.4	0.0	1.0	0.0	9.4	54.8	64.2
November	3.9	1.5	0.0	2.1	0.0	7.6	37.5	45.1
December	4.9	1.4	0.0	5.1	0.9	12.3	77.3	89.6
TOTAL (\$ million)								
<b>1996-1997</b>	2 171.9	668.1	13.5	629.8	85.1	3 568.4	2 839.8	6 408.2
<b>1997-1998</b>	3 132.9	766.9	22.8	772.4	63.2	4 758.3	3 064.5	7 822.8
<b>1998-1999</b>	3 505.7	1 044.2	31.8	810.4	109.0	5 501.1	3 125.7	8 626.8
<b>1998</b>								
December	256.3	111.1	0.9	56.9	12.4	437.6	177.4	614.9
<b>1999</b>								
January	214.4	70.5	0.6	51.3	0.5	337.2	184.6	521.8
February	293.7	143.7	2.8	63.8	20.3	524.3	255.7	780.0
March	341.0	89.7	3.9	76.7	9.9	521.3	275.0	796.3
April	273.8	95.7	8.2	65.4	12.1	455.1	183.9	639.0
May	344.1	95.2	0.1	72.1	2.2	513.7	241.6	755.4
June	348.0	65.2	0.7	77.6	5.1	496.6	183.2	679.8
July	350.0	104.0	0.6	76.0	28.6	559.2	248.2	807.4
August	386.9	206.9	1.1	92.6	8.2	695.6	282.8	978.5
September	431.1	91.0	0.6	89.6	5.5	617.9	240.6	858.5
October	379.9	101.9	0.4	92.3	4.9	579.4	236.8	816.2
November	444.7	75.8	2.1	84.1	5.2	611.8	222.3	834.2
December	428.7	97.6	0.7	76.7	8.2	611.8	261.9	873.7

(a) See Glossary for definition.

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

## NEW OTHER RESIDENTIAL BUILDING.....

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc. of.....		Flats units or apartments in a building of.....				Total	Total new residential building	
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
NUMBER OF DWELLING UNITS										
<b>1996-1997</b>	19 805	2 980	1 500	4 480	204	298	1 823	2 325	6 805	<b>26 610</b>
<b>1997-1998</b>	27 937	2 881	2 153	5 034	425	481	1 472	2 378	7 412	<b>35 349</b>
<b>1998-1999</b>	29 227	2 484	2 415	4 899	679	454	2 829	3 962	8 861	<b>38 088</b>
<b>1998</b>										
October	2 331	217	139	356	22	16	299	337	693	<b>3 024</b>
November	2 342	180	200	380	69	24	267	360	740	<b>3 082</b>
December	2 200	210	230	440	11	114	377	502	942	<b>3 142</b>
<b>1999</b>										
January	1 809	91	173	264	102	20	257	379	643	<b>2 452</b>
February	2 470	239	175	414	116	78	474	668	1 082	<b>3 552</b>
March	2 792	137	246	383	80	32	241	353	736	<b>3 528</b>
April	2 253	382	323	705	97	17	181	295	1 000	<b>3 253</b>
May	2 780	171	236	407	19	63	289	371	778	<b>3 558</b>
June	2 724	177	201	378	55	21	87	163	541	<b>3 265</b>
July	2 769	269	217	486	82	43	319	444	930	<b>3 699</b>
August	3 111	223	297	520	26	0	1 028	1 054	1 574	<b>4 685</b>
September	3 400	217	214	431	28	49	161	238	669	<b>4 069</b>
October	2 868	168	297	465	21	6	391	418	883	<b>3 751</b>
November	3 324	197	284	481	64	46	201	311	792	<b>4 116</b>
December	3 220	138	168	306	69	45	278	392	698	<b>3 918</b>
VALUE (\$ million)										
<b>1996-1997</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>1997-1998</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>1998-1999</b>	3 505.8	194.3	261.4	455.2	60.2	64.3	464.2	588.8	1 044.2	<b>4 549.9</b>
<b>1998</b>										
October	275.0	16.7	14.7	31.3	1.4	3.1	64.5	69.0	100.3	<b>375.3</b>
November	277.2	14.9	20.7	35.5	6.5	2.6	47.0	56.1	91.7	<b>368.8</b>
December	256.3	17.2	24.2	41.4	1.8	16.5	51.4	69.7	111.1	<b>367.4</b>
<b>1999</b>										
January	214.4	8.1	18.2	26.2	6.6	2.2	35.5	44.2	70.5	<b>284.9</b>
February	293.7	18.4	20.1	38.5	8.0	14.6	82.6	105.2	143.7	<b>437.4</b>
March	341.0	11.0	27.5	38.5	5.5	3.5	42.2	51.2	89.7	<b>430.8</b>
April	273.8	28.1	31.4	59.5	8.9	1.8	25.4	36.2	95.7	<b>369.5</b>
May	344.1	14.0	28.5	42.4	3.2	8.9	40.7	52.8	95.2	<b>439.3</b>
June	348.0	13.4	23.2	36.6	11.4	2.6	14.6	28.6	65.2	<b>413.2</b>
July	350.0	22.6	24.9	47.5	6.8	6.5	43.1	56.5	104.0	<b>454.0</b>
August	386.9	18.9	32.2	51.1	3.0	0.0	152.7	155.8	206.9	<b>593.7</b>
September	431.1	18.0	23.3	41.3	3.0	9.1	37.7	49.7	91.0	<b>522.2</b>
October	379.9	13.8	34.2	47.9	1.8	0.9	51.3	53.9	101.9	<b>481.7</b>
November	444.7	15.0	28.6	43.6	6.7	4.4	21.0	32.1	75.8	<b>520.5</b>
December	428.7	11.4	19.1	30.5	5.5	6.9	54.7	67.0	97.6	<b>526.2</b>

(a) See Glossary for definition.

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

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

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

(b) Refer to Explanatory Notes paragraph 12.

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

Period	<i>Hotels, motels and other short term accommodation</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999												
<b>1999</b>												
October	6	0.5	136	12.5	25	2.7	57	5.6	35	3.6	11	1.0
November	6	0.6	107	9.8	52	5.9	41	4.0	38	4.1	15	1.8
December	7	0.9	117	10.2	31	3.4	49	5.0	44	4.2	17	2.0
Value—\$200,000–\$499,999												
<b>1999</b>												
October	3	0.8	20	5.8	14	4.2	20	6.1	15	4.3	7	2.6
November	3	0.7	18	4.9	27	8.5	18	4.9	19	5.9	11	3.5
December	3	1.1	12	3.4	30	8.8	20	6.2	23	6.5	15	5.3
Value—\$500,000–\$999,999												
<b>1999</b>												
October	0	0.0	8	5.0	4	2.3	8	5.2	9	5.7	8	5.5
November	0	0.0	3	2.1	12	7.5	7	4.8	7	4.7	7	5.6
December	1	0.8	4	2.3	12	7.8	15	10.6	7	5.0	6	3.8
Value—\$1,000,000–\$4,999,999												
<b>1999</b>												
October	0	0.0	3	9.4	1	4.0	3	4.0	7	12.4	7	14.5
November	0	0.0	1	1.4	3	7.1	7	15.4	6	11.3	6	10.6
December	2	5.0	9	19.3	4	5.2	8	14.5	7	10.2	8	16.0
Value—\$5,000,000 and over												
<b>1999</b>												
October	0	0.0	2	22.3	1	7.1	2	20.0	0	0.0	2	15.4
November	1	5.9	0	0.0	0	0.0	2	62.0	0	0.0	1	6.0
December	0	0.0	1	6.0	0	0.0	1	7.0	0	0.0	1	41.4
Value—Total												
<b>1996-1997</b>	117	157.7	921	391.1	734	373.7	914	404.6	685	401.2	354	411.2
<b>1997-1998</b>	134	229.4	998	447.4	672	235.5	988	425.5	759	498.2	410	300.4
<b>1998-1999</b>	140	156.5	1 295	639.8	773	264.4	1 056	389.4	793	492.4	451	398.6
<b>1999</b>												
October	9	1.3	169	54.9	45	20.3	90	40.8	66	26.1	35	39.0
November	10	7.2	129	18.2	94	29.0	75	91.0	70	25.9	40	27.4
December	13	7.7	143	41.3	77	25.3	93	43.4	81	26.0	47	68.4

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

Period	Religious.....		Health.....		Entertainment and recreational.....		Miscellaneous.....		Total non-residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999										
<b>1999</b>										
October	1	0.1	9	0.6	7	0.9	7	0.6	294	28.2
November	2	0.2	4	0.5	12	1.0	12	1.1	289	28.9
December	3	0.3	15	1.6	11	1.0	15	1.6	309	30.3
Value—\$200,000–\$499,999										
<b>1999</b>										
October	0	0.0	4	1.0	2	0.5	5	1.3	90	26.6
November	1	0.3	7	2.3	9	2.9	6	1.8	119	35.6
December	1	0.3	7	2.3	7	2.0	11	3.3	129	39.2
Value—\$500,000–\$999,999										
<b>1999</b>										
October	1	1.0	5	3.5	0	0.0	3	1.8	46	29.9
November	0	0.0	1	0.6	5	3.9	0	0.0	42	29.2
December	1	0.6	6	4.0	2	1.5	3	2.1	57	38.6
Value—\$1,000,000–\$4,999,999										
<b>1999</b>										
October	0	0.0	5	13.4	2	3.8	3	7.7	31	69.2
November	1	1.1	1	1.7	3	4.3	1	2.0	29	54.7
December	2	2.6	4	8.0	2	4.5	3	7.1	49	92.3
Value—\$5,000,000 and over										
<b>1999</b>										
October	0	0.0	1	12.6	1	5.5	0	0.0	9	82.9
November	0	0.0	0	0.0	0	0.0	0	0.0	4	73.9
December	1	7.2	0	0.0	0	0.0	0	0.0	4	61.6
Value—Total										
<b>1996-1997</b>	57	15.3	217	257.8	219	90.1	357	336.6	4 575	2 839.7
<b>1997-1998</b>	61	16.9	200	264.6	238	478.4	315	168.3	4 775	3 064.5
<b>1998-1999</b>	65	20.4	251	232.1	280	412.2	341	119.7	5 445	3 125.8
<b>1999</b>										
October	2	1.0	24	31.1	12	10.7	18	11.5	470	236.8
November	4	1.5	13	5.1	29	12.0	19	4.9	483	222.3
December	8	11.0	32	15.8	22	8.9	32	14.2	548	261.9

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

Period	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
PRIVATE SECTOR (\$ million)											
<b>1996-1997</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>1997-1998</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>1998-1999</b>	150.3	609.6	258.3	296.5	434.5	118.0	19.7	122.7	204.1	48.9	<b>2 262.5</b>
<b>1998</b>											
December	4.0	22.7	18.8	25.7	17.2	9.7	1.2	14.9	14.1	7.8	<b>136.2</b>
<b>1999</b>											
January	0.4	22.5	22.7	14.9	31.9	8.7	1.6	4.0	3.7	1.2	<b>111.6</b>
February	5.5	19.1	20.6	28.2	17.4	5.9	2.8	4.6	18.2	7.4	<b>129.8</b>
March	10.1	46.0	18.8	27.4	27.7	4.1	1.4	3.6	47.2	2.0	<b>188.4</b>
April	8.9	16.3	14.5	17.7	33.3	14.3	1.6	7.5	29.2	3.1	<b>146.3</b>
May	5.6	61.8	30.3	25.3	35.6	5.4	1.2	8.9	22.1	6.2	<b>202.3</b>
June	13.5	33.8	13.0	10.1	37.2	6.1	0.4	21.4	16.8	4.1	<b>156.3</b>
July	33.5	34.1	25.3	37.7	22.8	24.5	3.3	22.5	4.9	3.5	<b>211.9</b>
August	22.0	29.7	18.4	26.0	53.5	28.9	1.7	6.4	8.5	9.2	<b>204.5</b>
September	28.3	41.6	18.4	49.9	46.0	16.3	1.7	7.2	3.0	4.6	<b>217.2</b>
October	1.3	54.9	20.3	40.0	24.2	11.8	1.0	8.6	9.9	10.0	<b>182.0</b>
November	7.2	17.9	28.9	83.9	24.8	5.2	1.5	3.9	8.3	3.2	<b>184.8</b>
December	7.7	41.3	25.2	40.7	25.5	10.9	11.0	10.7	5.0	6.8	<b>184.7</b>
PUBLIC SECTOR (\$ million)											
<b>1996-1997</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>1997-1998</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>1998-1999</b>	6.1	30.2	6.3	93.0	58.1	280.6	0.8	109.3	207.9	70.9	<b>863.2</b>
<b>1998</b>											
December	0.1	0.3	2.2	5.7	4.5	18.5	0.0	2.4	1.5	6.1	<b>41.2</b>
<b>1999</b>											
January	3.5	0.6	0.0	0.9	0.3	15.4	0.0	1.1	49.3	1.9	<b>72.9</b>
February	1.1	1.2	0.0	20.8	13.6	53.1	0.0	22.8	4.6	8.6	<b>125.9</b>
March	0.1	0.1	0.1	2.7	0.7	4.1	0.0	11.2	56.0	11.6	<b>86.6</b>
April	0.2	0.6	0.0	4.9	1.7	17.9	0.8	3.0	3.4	5.1	<b>37.5</b>
May	0.6	0.1	0.0	8.6	0.2	12.1	0.0	11.8	3.0	2.9	<b>39.3</b>
June	0.0	0.7	1.1	3.7	0.1	8.9	0.0	4.4	2.6	5.5	<b>26.9</b>
July	0.0	2.3	0.1	5.9	0.6	21.0	0.0	2.5	1.4	2.5	<b>36.3</b>
August	0.1	0.2	0.0	6.6	1.0	10.1	0.0	56.6	2.1	1.7	<b>78.4</b>
September	0.0	0.3	0.1	3.4	3.3	6.9	0.0	1.3	5.2	3.1	<b>23.5</b>
October	0.0	0.0	0.0	0.9	1.9	27.3	0.0	22.5	0.8	1.4	<b>54.8</b>
November	0.0	0.4	0.1	7.1	1.2	22.2	0.0	1.2	3.7	1.6	<b>37.5</b>
December	0.0	0.0	0.1	2.7	0.5	57.6	0.0	5.2	3.9	7.4	<b>77.3</b>
TOTAL (\$ million)											
<b>1996-1997</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>1997-1998</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>1998-1999</b>	156.4	639.8	264.6	389.4	492.6	398.6	20.5	232.0	412.0	119.8	<b>3 125.7</b>
<b>1998</b>											
December	4.0	23.0	21.0	31.4	21.7	28.1	1.2	17.3	15.7	13.9	<b>177.4</b>
<b>1999</b>											
January	3.8	23.1	22.7	15.8	32.2	24.0	1.6	5.1	53.1	3.1	<b>184.6</b>
February	6.7	20.3	20.6	49.0	31.0	59.0	2.8	27.4	22.8	16.0	<b>255.7</b>
March	10.2	46.1	18.9	30.1	28.5	8.3	1.4	14.8	103.3	13.5	<b>275.0</b>
April	9.1	16.9	14.5	22.5	35.0	32.1	2.4	10.5	32.6	8.2	<b>183.9</b>
May	6.2	61.9	30.3	33.9	35.8	17.6	1.2	20.7	25.0	9.1	<b>241.6</b>
June	13.5	34.5	14.0	13.8	37.3	15.0	0.4	25.7	19.5	9.5	<b>183.2</b>
July	33.5	36.3	25.4	43.6	23.3	45.5	3.3	25.0	6.3	6.0	<b>248.2</b>
August	22.1	29.9	18.4	32.6	54.5	39.0	1.7	63.0	10.6	11.0	<b>282.8</b>
September	28.3	41.8	18.5	53.3	49.3	23.2	1.7	8.6	8.1	7.7	<b>240.6</b>
October	1.3	54.9	20.3	40.8	26.1	39.0	1.0	31.1	10.7	11.5	<b>236.8</b>
November	7.2	18.2	29.0	91.0	25.9	27.4	1.5	5.1	12.0	4.9	<b>222.3</b>
December	7.7	41.3	25.3	43.4	26.0	68.4	11.0	15.8	8.9	14.2	<b>261.9</b>



## 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									
<b>1997-1998</b>	20 045	6 445	27 490	2 329 489	697 059	651 111	3 677 659	2 168 189	5 845 847
<b>1998-1999</b>	20 516	8 100	30 166	2 563 924	986 485	771 135	4 321 543	1 918 597	6 240 140
<b>1998</b>									
December	1 620	904	2 667	194 583	108 069	58 353	361 006	107 083	468 089
<b>1999</b>									
January	1 139	569	1 730	144 692	65 657	36 671	247 021	87 929	334 950
February	1 778	1 007	3 014	215 593	138 366	71 764	425 723	109 293	535 017
March	1 884	670	2 655	241 192	84 926	74 304	400 423	159 687	560 110
April	1 565	882	2 607	196 464	85 403	70 215	352 081	126 749	478 831
May	1 926	716	2 690	247 556	89 521	60 416	397 493	174 422	571 915
June	1 942	508	2 492	258 290	62 630	67 111	388 031	108 417	496 448
July	1 915	831	2 939	253 971	97 933	87 281	439 185	183 611	622 796
August	2 253	1 515	3 846	292 224	201 742	82 431	576 397	159 246	735 643
September	2 439	599	3 071	319 654	86 030	76 232	481 915	198 361	680 277
October	1 853	832	2 771	260 421	97 060	82 101	439 582	154 445	594 028
November	2 403	702	3 201	335 320	68 156	75 495	478 971	154 222	633 194
December	2 274	656	3 020	314 462	94 405	66 420	475 286	146 735	622 022
PUBLIC SECTOR									
<b>1997-1998</b>	374	349	752	31 539	24 497	50 116	106 152	424 780	530 933
<b>1998-1999</b>	415	246	666	34 265	15 344	29 140	78 748	723 688	802 437
<b>1998</b>									
December	49	5	56	5 153	550	2 194	7 897	26 586	34 483
<b>1999</b>									
January	95	30	125	7 137	1 652	4 901	13 690	65 903	79 593
February	23	28	51	1 492	1 591	1 920	5 004	97 422	102 426
March	37	0	39	4 027	0	984	5 011	67 134	72 145
April	22	30	52	1 687	1 705	2 120	5 512	30 674	36 187
May	11	26	37	715	1 700	2 562	4 977	27 558	32 535
June	35	10	46	3 314	649	2 049	6 012	16 706	22 718
July	54	34	89	4 313	1 979	4 941	11 233	25 034	36 267
August	22	17	39	2 414	1 921	3 709	8 044	66 991	75 035
September	40	32	72	3 532	2 370	702	6 605	15 596	22 201
October	78	15	93	6 667	1 358	735	8 760	43 447	52 207
November	33	26	59	3 052	1 548	1 673	6 273	26 855	33 128
December	42	20	67	4 613	1 420	3 386	9 419	62 565	71 984
TOTAL									
<b>1997-1998</b>	20 419	6 794	28 242	2 361 028	721 556	701 227	3 783 811	2 592 969	6 376 780
<b>1998-1999</b>	20 931	8 346	30 832	2 598 188	1 001 829	800 275	4 400 292	2 642 285	7 042 577
<b>1998</b>									
December	1 669	909	2 723	199 737	108 619	60 546	368 903	133 670	502 572
<b>1999</b>									
January	1 234	599	1 855	151 829	67 309	41 572	260 711	153 832	414 543
February	1 801	1 035	3 065	217 085	139 958	73 685	430 727	206 716	637 442
March	1 921	670	2 694	245 219	84 926	75 288	405 434	226 821	632 255
April	1 587	912	2 659	198 151	87 108	72 335	357 594	157 423	515 017
May	1 937	742	2 727	248 271	91 221	62 977	402 470	201 980	604 450
June	1 977	518	2 538	261 604	63 278	69 160	394 043	125 123	519 166
July	1 969	865	3 028	258 284	99 912	92 222	450 418	208 645	659 063
August	2 275	1 532	3 885	294 638	203 663	86 141	584 441	226 237	810 677
September	2 479	631	3 143	323 186	88 400	76 934	488 520	213 957	702 477
October	1 931	847	2 864	267 088	98 418	82 836	448 342	197 892	646 235
November	2 436	728	3 260	338 372	69 704	77 168	485 244	181 077	666 322
December	2 316	676	3 087	319 075	95 825	69 806	484 705	209 300	694 005

(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>3 220</b>	<b>698</b>	<b>4 019</b>	<b>428 686</b>	<b>97 555</b>	<b>85 547</b>	<b>611 788</b>	<b>261 946</b>	<b>873 735</b>
<b>Melbourne (SD)</b>	<b>2 316</b>	<b>676</b>	<b>3 087</b>	<b>319 075</b>	<b>95 825</b>	<b>69 806</b>	<b>484 705</b>	<b>209 300</b>	<b>694 005</b>
Inner Melbourne (SSD)	38	340	446	7 564	62 084	15 168	84 817	86 923	171 739
Melbourne (C)–Inner	0	0	38	0	0	2 585	2 585	17 281	19 866
Melbourne (C)–S'bank–D'lands	0	191	191	0	41 500	0	41 500	1 200	42 700
Melbourne (C)–Remainder	9	22	31	1 533	1 650	967	4 150	9 661	13 811
Port Phillip (C)–St Kilda	3	18	21	470	2 454	2 691	5 615	3 700	9 315
Port Phillip (C)–West	9	53	63	1 680	11 510	1 777	14 967	4 732	19 699
Stonnington (C)–Prahran	7	36	49	2 487	2 000	2 877	7 364	46 657	54 020
Yarra (C)–North	6	20	45	856	2 970	2 990	6 816	2 671	9 487
Yarra (C)–Richmond	4	0	8	539	0	1 282	1 820	1 021	2 841
Western Melbourne (SSD)	320	102	423	42 709	9 014	7 959	59 682	9 878	69 560
Brimbank (C)–Keilor	134	38	173	17 404	2 473	572	20 448	880	21 328
Brimbank (C)–Sunshine	37	9	46	4 095	705	399	5 199	990	6 189
Hobsons Bay (C)–Altona	31	5	36	3 564	340	340	4 244	3 151	7 395
Hobsons Bay (C)–Williamstown	29	21	50	4 849	2 727	1 177	8 754	0	8 754
Maribymong (C)	59	8	67	8 670	735	1 678	11 082	1 735	12 818
Moonee Valley (C)–Essendon	12	5	17	1 744	574	3 257	5 575	2 440	8 015
Moonee Valley (C)–West	18	16	34	2 383	1 460	537	4 379	682	5 061
Melton–Wyndham (SSD)	369	0	370	47 217	0	1 084	48 301	6 335	54 636
Melton (S)–East	138	0	138	17 965	0	100	18 064	0	18 064
Melton (S) Balance	36	0	36	4 591	0	139	4 731	0	4 731
Wyndham (C)–North West	17	0	17	2 130	0	0	2 130	0	2 130
Wyndham (C)–Werribee	99	0	100	11 277	0	822	12 099	3 021	15 120
Wyndham (C)–Balance	79	0	79	11 254	0	23	11 277	3 314	14 591
Moreland City (SSD)	36	29	66	4 245	4 320	2 177	10 742	2 108	12 850
Moreland (C)–Brunswick	6	19	26	737	3 500	924	5 161	1 970	7 131
Moreland (C)–Coburg	16	4	20	1 675	300	938	2 912	0	2 912
Moreland (C)–North	14	6	20	1 834	520	315	2 669	138	2 807
Northern Middle Melbourne (SSD)	75	12	92	10 593	956	4 596	16 145	6 456	22 602
Banyule (C)–Heidelberg	8	0	8	1 357	0	861	2 218	2 137	4 355
Banyule (C)–North	13	0	13	1 731	0	291	2 022	1 178	3 200
Darebin (C)–Northcote	6	0	6	743	0	1 295	2 038	468	2 505
Darebin (C)–Preston	48	12	65	6 763	956	2 149	9 868	2 674	12 542
Hume City (SSD)	139	22	167	17 957	1 480	994	20 431	15 147	35 577
Hume (C)–Broadmeadows	14	22	42	1 236	1 480	294	3 009	5 470	8 479
Hume (C)–Craigieburn	94	0	94	11 980	0	520	12 500	9 677	22 176
Hume (C)–Sunbury	31	0	31	4 741	0	180	4 921	0	4 921
Northern Outer Melbourne (SSD)	79	7	87	12 816	580	1 002	14 398	669	15 066
Nillumbik (S)–South	16	5	21	2 963	400	290	3 653	90	3 743
Nillumbik (S)–South-West	13	0	13	2 427	0	177	2 604	0	2 604
Nillumbik (S)–Balance	6	0	7	1 105	0	212	1 317	0	1 317
Whittlesea (C)–North	16	0	16	2 196	0	40	2 236	0	2 236
Whittlesea (C)–South	28	2	30	4 125	180	282	4 587	579	5 166
Boroondara City (SSD)	47	22	71	10 222	2 652	5 898	18 771	3 477	22 248
Boroondara (C)–Camberwell N.	16	6	22	3 292	540	2 383	6 215	52	6 267
Boroondara (C)–Camberwell S.	22	2	24	5 232	310	1 611	7 153	2 689	9 842
Boroondara (C)–Hawthorn	2	12	16	250	1 500	1 483	3 233	350	3 583
Boroondara (C)–Kew	7	2	9	1 448	302	421	2 170	386	2 556

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)	171	25	197	28 299	2 585	7 414	38 297	16 451	54 748
Manningham (C)–East	11	0	11	2 822	0	815	3 637	0	3 637
Manningham (C)–West	42	2	44	7 946	250	900	9 095	1 920	11 015
Monash (C)–South West	19	4	23	2 004	380	469	2 853	1 646	4 499
Monash (C)–Waverley East	12	2	14	1 792	250	745	2 787	50	2 837
Monash (C)–Waverley West	55	9	64	9 239	945	968	11 152	9 324	20 476
Whitehorse (C)–Box Hill	17	8	25	2 708	760	1 467	4 935	185	5 120
Whitehorse (C)–Nunawading E.	7	0	7	920	0	895	1 815	1 725	3 540
Whitehorse (C)–Nunawading W.	8	0	9	868	0	1 156	2 024	1 600	3 624
Eastern Outer Melbourne (SSD)	158	14	173	22 255	1 167	3 233	26 655	14 842	41 497
Knox (C)–North	43	10	53	5 451	830	938	7 219	8 575	15 794
Knox (C)–South	68	0	68	10 665	0	288	10 953	1 103	12 056
Maroondah (C)–Croydon	32	4	37	4 086	337	1 161	5 584	2 214	7 798
Maroondah (C)–Ringwood	15	0	15	2 053	0	846	2 899	2 950	5 849
Yarra Ranges Shire Part A (SSD)	95	0	95	12 228	0	2 619	14 847	2 258	17 104
Yarra Ranges (S)–Central	11	0	11	1 316	0	192	1 509	0	1 509
Yarra Ranges (S)–North	8	0	8	655	0	303	958	160	1 118
Yarra Ranges (S)–South-West	76	0	76	10 257	0	2 123	12 380	2 098	14 477
Southern Melbourne (SSD)	139	68	213	26 160	8 378	10 030	44 568	16 666	61 233
Bayside (C)–Brighton	20	15	35	6 423	2 367	1 118	9 908	388	10 296
Bayside (C)–South	17	16	33	3 089	1 592	1 967	6 648	180	6 828
Glen Eira (C)–Caulfield	28	10	44	5 358	1 200	2 562	9 120	1 850	10 970
Glen Eira (C)–South	25	10	35	3 061	1 591	1 047	5 698	200	5 898
Kingston (C)–North	19	12	31	2 816	1 170	1 268	5 254	6 526	11 781
Kingston (C)–South	25	5	30	3 945	458	368	4 771	188	4 959
Stonnington (C)–Malvern	5	0	5	1 469	0	1 700	3 169	7 333	10 502
Greater Dandenong City (SSD)	46	22	68	4 308	1 430	637	6 375	6 756	13 130
Gr. Dandenong (C)–Dandenong	33	14	47	2 849	890	449	4 188	3 452	7 640
Gr. Dandenong (C)–Balance	13	8	21	1 459	540	188	2 187	3 303	5 490
Southern Eastern Outer Melbourne (SSD)	345	4	350	42 617	378	2 034	45 029	15 206	60 235
Cardinia (S)–North	6	0	6	885	0	199	1 084	60	1 144
Cardinia (S)–Pakenham	27	0	27	3 513	0	93	3 606	1 625	5 231
Cardinia (S)–South	3	0	3	260	0	100	360	0	360
Casey (C)–Berwick	182	4	187	23 723	378	606	24 707	5 209	29 917
Casey (C)–Cranbourne	82	0	82	7 846	0	216	8 062	5 159	13 221
Casey (C)–Hallam	37	0	37	5 462	0	603	6 065	3 063	9 128
Casey (C)–South	8	0	8	928	0	217	1 145	90	1 235
Frankston City (SSD)	104	0	104	10 790	0	1 042	11 832	5 494	17 326
Frankston (C)–East	82	0	82	7 898	0	332	8 229	1 802	10 031
Frankston (C)–West	22	0	22	2 892	0	711	3 603	3 692	7 295
Mornington Peninsula Shire (SSD)	155	9	165	19 094	802	3 920	23 817	637	24 453
Mornington P'sula (S)–East	24	0	25	2 640	0	614	3 254	130	3 384
Mornington P'sula (S)–South	70	0	70	8 595	0	1 607	10 202	507	10 709
Mornington P'sula (S)–West	61	9	70	7 859	802	1 700	10 360	0	10 360

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>209</b>	<b>7</b>	<b>218</b>	<b>26 466</b>	<b>504</b>	<b>3 245</b>	<b>30 215</b>	<b>15 133</b>	<b>45 348</b>
Greater Geelong City Part A (SSD)	106	5	111	14 047	409	1 300	15 756	7 533	23 289
Bellarine-Inner	18	3	21	2 187	189	108	2 484	80	2 564
Corio-Inner	39	2	41	5 195	220	345	5 760	2 675	8 435
Geelong	4	0	4	305	0	271	576	2 419	2 994
Geelong West	3	0	3	678	0	283	961	60	1 021
Newton	2	0	2	231	0	106	337	0	337
South Barwon-Inner	40	0	40	5 451	0	187	5 638	2 300	7 938
<b>East Barwon (SSD)</b>	<b>82</b>	<b>0</b>	<b>83</b>	<b>10 283</b>	<b>0</b>	<b>880</b>	<b>11 163</b>	<b>6 260</b>	<b>17 423</b>
Greater Geelong (C) -Pt B	43	0	43	4 987	0	203	5 190	665	5 855
Queenscliffe (B)	1	0	1	162	0	0	162	0	162
Surf Coast (S)-East	19	0	20	2 704	0	248	2 952	0	2 952
Surf Coast (S)-West	19	0	19	2 429	0	429	2 858	5 595	8 454
<b>West Barwon (SSD)</b>	<b>21</b>	<b>2</b>	<b>24</b>	<b>2 136</b>	<b>95</b>	<b>1 065</b>	<b>3 296</b>	<b>1 339</b>	<b>4 635</b>
Colac-Otway (S)-Colac	2	0	2	236	0	343	579	206	785
Colac-Otway (S)-North	1	0	1	30	0	122	152	743	895
Colac-Otway (S)-South	10	2	13	947	95	0	1 042	260	1 302
Golden Plains (S)-North-West	2	0	2	180	0	339	519	0	519
Golden Plains (S)-South-East	6	0	6	744	0	226	970	80	1 050
Greater Geelong (C)-Pt C	0	0	0	0	0	35	35	50	85
<b>Western District (SD)</b>	<b>38</b>	<b>6</b>	<b>44</b>	<b>4 555</b>	<b>597</b>	<b>911</b>	<b>6 064</b>	<b>1 782</b>	<b>7 845</b>
Hopkins (SSD)	21	6	27	2 552	597	592	3 742	730	4 472
Corangamite (S)-North	0	0	0	0	0	166	166	0	166
Corangamite (S)-South	2	3	5	239	240	14	494	0	494
Moyne (S)-North-East	0	0	0	0	0	74	74	0	74
Moyne (S)-North-West	0	0	0	0	0	15	15	0	15
Moyne (S)-South	5	2	7	468	217	114	799	50	849
Warrnambool (C)	14	1	15	1 845	140	209	2 194	680	2 874
Lady Julia Percy Island	0	0	0	0	0	0	0	0	0
<b>Glenelg (SSD)</b>	<b>17</b>	<b>0</b>	<b>17</b>	<b>2 003</b>	<b>0</b>	<b>319</b>	<b>2 322</b>	<b>1 052</b>	<b>3 374</b>
Glenelg (S)-Heywood	4	0	4	482	0	74	556	185	741
Glenelg (S)-North	0	0	0	0	0	35	35	0	35
Glenelg (S)-Portland	3	0	3	543	0	43	586	135	721
S. Grampians (S)-Hamilton	4	0	4	570	0	56	626	666	1 293
S. Grampians (S)-Wannon	6	0	6	407	0	15	422	0	422
S. Grampians (S)-Balance	0	0	0	0	0	97	97	65	162
<b>Central Highlands (SD)</b>	<b>99</b>	<b>5</b>	<b>104</b>	<b>12 020</b>	<b>393</b>	<b>1 360</b>	<b>13 774</b>	<b>10 734</b>	<b>24 508</b>
Ballarat City (SSD)	54	5	59	7 217	393	1 003	8 613	9 719	18 332
Ballarat (C)-Central	8	2	10	1 105	150	676	1 931	2 669	4 600
Ballarat (C)-Inner North	30	0	30	4 309	0	208	4 517	6 090	10 607
Ballarat (C)-North	2	0	2	250	0	59	309	0	309
Ballarat (C)-South	14	3	17	1 553	243	60	1 856	960	2 816
<b>East Central Highlands (SSD)</b>	<b>43</b>	<b>0</b>	<b>43</b>	<b>4 585</b>	<b>0</b>	<b>323</b>	<b>4 908</b>	<b>942</b>	<b>5 850</b>
Hepburn (S)-East	11	0	11	909	0	205	1 115	150	1 265
Hepburn (S)-West	4	0	4	350	0	0	350	734	1 084
Moorabool (S)-Bacchus Marsh	16	0	16	2 068	0	50	2 118	58	2 176
Moorabool (S)-Ballan	8	0	8	812	0	68	880	0	880
Moorabool (S)-West	4	0	4	446	0	0	446	0	446

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)	2	0	2	219	0	34	253	73	326
Ararat (RC)	2	0	2	219	0	0	219	73	292
Pyrenees (S)–North	0	0	0	0	0	0	0	0	0
Pyrenees (S)–South	0	0	0	0	0	34	34	0	34
<b>Wimmera (SD)</b>	<b>23</b>	<b>0</b>	<b>24</b>	<b>2 837</b>	<b>0</b>	<b>189</b>	<b>3 026</b>	<b>1 472</b>	<b>4 498</b>
South Wimmera (SSD)	21	0	22	2 648	0	114	2 762	829	3 592
Horsham (RC)–Central	6	0	6	643	0	30	672	215	887
Horsham (RC)–Balance	4	0	4	861	0	0	861	0	861
N. Grampians (S)–St Arnaud	0	0	0	0	0	0	0	80	80
N. Grampians (S)–Stawell	10	0	11	1 084	0	85	1 169	418	1 587
West Wimmera (S)	1	0	1	61	0	0	61	116	177
North Wimmera (SSD)	2	0	2	189	0	75	263	643	906
Hindmarsh (S)	2	0	2	189	0	23	212	0	212
Yarriambiack (S)–North	0	0	0	0	0	17	17	80	97
Yarriambiack (S)–South	0	0	0	0	0	35	35	563	598
<b>Mallee(SD)</b>	<b>58</b>	<b>0</b>	<b>58</b>	<b>7 162</b>	<b>0</b>	<b>778</b>	<b>7 940</b>	<b>5 227</b>	<b>13 167</b>
Mildura Rural City Part A (SSD)	44	0	44	5 289	0	458	5 747	1 744	7 491
Mildura (RC)–Pt A	44	0	44	5 289	0	458	5 747	1 744	7 491
West Mallee (SSD)	2	0	2	213	0	57	270	0	270
Buloke (S)–North	0	0	0	0	0	0	0	0	0
Buloke (S)–South	0	0	0	0	0	0	0	0	0
Mildura (RC)–Pt B	2	0	2	213	0	57	270	0	270
East Mallee (SSD)	12	0	12	1 660	0	263	1 923	3 483	5 406
Gannawarra (S)	1	0	1	252	0	96	348	3 000	3 348
Swan Hill (RC)–Central	6	0	6	460	0	143	602	325	927
Swan Hill (RC)–Robinvale	2	0	2	403	0	0	403	158	561
Swan Hill (RC)–Balance	3	0	3	546	0	24	571	0	571
<b>Loddon (SD)</b>	<b>110</b>	<b>0</b>	<b>110</b>	<b>14 023</b>	<b>0</b>	<b>1 863</b>	<b>15 887</b>	<b>5 678</b>	<b>21 565</b>
Greater Bendigo City Part A (SSD)	60	0	60	7 205	0	589	7 794	4 778	12 572
Greater Bendigo (C)–Central	8	0	8	892	0	67	959	3 672	4 631
Greater Bendigo (C)–Eaglehawk	0	0	0	0	0	105	105	349	454
Greater Bendigo (C)–Inner East	20	0	20	2 279	0	115	2 394	60	2 454
Greater Bendigo (C)–Inner North	8	0	8	947	0	146	1 093	647	1 741
Greater Bendigo (C)–Inner West	9	0	9	1 249	0	92	1 341	50	1 391
Greater Bendigo (C)–S'saye	15	0	15	1 838	0	64	1 902	0	1 902
North Loddon (SSD)	12	0	12	1 270	0	500	1 770	186	1 955
C. Goldfields (S)–M'borough	2	0	2	333	0	45	378	100	478
C. Goldfields (S)–Balance	0	0	0	0	0	12	12	0	12
Gr Bendigo (C)–Pt B	3	0	3	344	0	107	451	0	451
Loddon (S)–North	0	0	0	0	0	160	160	0	160
Loddon (S)–South	2	0	2	114	0	0	114	0	114
Mount Alexander (S)–C'maine	1	0	1	130	0	176	306	86	392
Mount Alexander (S)–Balance	4	0	4	348	0	0	348	0	348
South Loddon (SSD)	38	0	38	5 548	0	775	6 323	714	7 037
Macedon Ranges (S)–Kyneton	3	0	3	511	0	104	615	50	665
Macedon Ranges (S)–Romsey	14	0	14	1 892	0	324	2 216	664	2 880
Macedon Ranges (S)–Balance	21	0	21	3 145	0	347	3 492	0	3 492

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>Goulburn (SD)</b>	<b>148</b>	<b>2</b>	<b>150</b>	<b>18 730</b>	<b>80</b>	<b>2 114</b>	<b>20 924</b>	<b>2 675</b>	<b>23 600</b>
Greater Shepparton City Part A (SSD)	36	0	36	4 684	0	772	5 456	835	6 291
Gr. Shepparton (C) Pt A	36	0	36	4 684	0	772	5 456	835	6 291
North Goulburn (SSD)	40	0	40	5 078	0	731	5 809	300	6 110
Campaspe (S)–Echuca	9	0	9	942	0	76	1 017	75	1 092
Campaspe (S)–Kyabram	2	0	2	314	0	148	461	90	551
Campaspe (S)–Rochester	4	0	4	579	0	0	579	0	579
Campaspe (S)–South	0	0	0	0	0	19	19	0	19
Gr. Shepparton (C)–Pt B East	4	0	4	624	0	10	634	50	684
Gr. Shepparton (C)–Pt B West	1	0	1	144	0	47	191	85	276
Moirra (S)–East	12	0	12	1 429	0	77	1 507	0	1 507
Moirra (S)–West	8	0	8	1 046	0	355	1 401	0	1 401
South Goulburn (SSD)	17	0	17	2 203	0	195	2 398	1 160	3 558
Delatite (S)–Benalla	4	0	4	504	0	55	559	410	969
Delatite (S)–North	0	0	0	0	0	48	48	0	48
Delatite (S)–South	13	0	13	1 699	0	50	1 749	750	2 499
Strathbogie (S)	0	0	0	0	0	42	42	0	42
South West Goulburn (SSD)	55	2	57	6 765	80	416	7 261	380	7 641
Mitchell (S)–North	7	0	7	921	0	135	1 056	0	1 056
Mitchell (S)–South	36	0	36	4 513	0	146	4 659	380	5 039
Murrindindi (S)–East	7	2	9	745	80	35	860	0	860
Murrindindi (S)–West	5	0	5	587	0	100	687	0	687
<b>Ovens-Murray (SD)</b>	<b>57</b>	<b>2</b>	<b>60</b>	<b>7 236</b>	<b>156</b>	<b>936</b>	<b>8 328</b>	<b>5 176</b>	<b>13 505</b>
Wodonga (SSD)	35	2	38	4 032	156	187	4 375	3 071	7 446
Indigo (S)–Pt A	14	0	14	1 309	0	76	1 384	0	1 384
Towong (S)–Pt A	1	0	1	208	0	34	242	0	242
Wodonga (RC)	20	2	23	2 515	156	77	2 748	3 071	5 819
West Ovens-Murray (SSD)	10	0	10	1 450	0	351	1 800	1 694	3 495
Indigo (S)–Pt B	3	0	3	433	0	25	458	1 620	2 078
Wangaratta (RC)–Central	4	0	4	540	0	196	735	74	810
Wangaratta (RC)–North	1	0	1	149	0	50	199	0	199
Wangaratta (RC)–South	2	0	2	327	0	80	407	0	407
East Ovens-Murray (SSD)	12	0	12	1 755	0	399	2 153	411	2 564
Alpine (S)–East	10	0	10	1 432	0	113	1 545	0	1 545
Alpine (S)–West	2	0	2	323	0	285	608	411	1 019
Towong (S)–Pt B	0	0	0	0	0	0	0	0	0
<b>East Gippsland (SD)</b>	<b>34</b>	<b>0</b>	<b>35</b>	<b>3 614</b>	<b>0</b>	<b>943</b>	<b>4 558</b>	<b>1 553</b>	<b>6 110</b>
East Gippsland Shire (SSD)	13	0	14	1 492	0	445	1 937	655	2 593
E. Gippsland (S)–Bairnsdale	11	0	11	1 199	0	220	1 419	273	1 692
E. Gippsland (S)–Orbost	0	0	1	0	0	208	208	300	508
E. Gippsland (S)–South-West	1	0	1	193	0	0	193	0	193
E. Gippsland (S)–Balance	1	0	1	100	0	17	117	82	199
Wellington Shire (SSD)	21	0	21	2 122	0	498	2 620	897	3 518
Wellington (S)–Alberton	2	0	2	122	0	200	322	0	322
Wellington (S)–Avon	3	0	3	414	0	25	439	127	566
Wellington (S)–Maffra	2	0	2	296	0	159	455	0	455
Wellington (S)–Rosedale	9	0	9	607	0	94	701	429	1 129
Wellington (S)–Sale	5	0	5	683	0	20	703	342	1 045

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>128</b>	<b>0</b>	<b>129</b>	<b>12 967</b>	<b>0</b>	<b>3 402</b>	<b>16 368</b>	<b>3 216</b>	<b>19 584</b>
La Trobe Valley (SSD)	23	0	23	3 028	0	1 721	4 748	1 760	6 508
Baw Baw (S)–Pt A	0	0	0	0	0	70	70	0	70
La Trobe (S)–Moe	4	0	4	568	0	60	628	0	628
La Trobe (S)–Morwell	5	0	5	601	0	1 213	1 814	1 636	3 450
La Trobe (S)–Traralgon	14	0	14	1 858	0	184	2 042	124	2 166
La Trobe (S)–Balance	0	0	0	0	0	194	194	0	194
West Gippsland (SSD)	20	0	20	2 115	0	460	2 575	1 110	3 685
Baw Baw (S)–Pt B East	1	0	1	110	0	109	219	0	219
Baw Baw (S)–Pt B West	19	0	19	2 005	0	351	2 356	1 110	3 466
Yarra Ranges (S)–Pt B	0	0	0	0	0	0	0	0	0
South Gippsland (SSD)	85	0	86	7 824	0	1 221	9 045	347	9 391
Bass Coast (S)–Phillip Island	26	0	26	2 888	0	353	3 241	217	3 457
Bass Coast (S)–Balance	36	0	37	2 973	0	550	3 524	0	3 524
South Gippsland (S)–Central	10	0	10	794	0	168	962	0	962
South Gippsland (S)–East	9	0	9	831	0	115	947	60	1 007
South Gippsland (S)–West	4	0	4	338	0	22	360	70	430
French Island	0	0	0	0	0	12	12	0	12
Bass Strait Islands	0	0	0	0	0	0	0	0	0
STATISTICAL DISTRICT									
Albury-Wodonga (NSW/Vic)	64	2	67	8 436	156	526	9 118	4 806	13 924
Geelong Vic	106	5	111	14 047	409	1 300	15 756	7 533	23 289
Ballarat Vic	54	5	59	7 217	393	1 003	8 613	9 719	18 332
Bendigo Vic	60	0	60	7 205	0	589	7 794	4 778	12 572
Shepparton Vic	36	0	36	4 684	0	772	5 456	835	6 291
La Trobe Valley Vic	23	0	23	3 028	0	1 721	4 748	1 760	6 508
Mildura Vic	44	0	44	5 289	0	458	5 747	1 744	7 491

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

(b) Refer to Explanatory Notes paragraph 12.



## EXPLANATORY NOTES

### INTRODUCTION

**1** This publication presents monthly details of building work approved.

### SCOPE

**2** Statistics of building work approved are compiled from:

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

**3** The scope of the survey comprises the following activities:

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

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

### VALUE DATA

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

### OWNERSHIP

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

### BUILDING CLASSIFICATIONS

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

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



# EXPLANATORY NOTES

## BUILDING CLASSIFICATIONS *continued*

- 8** An example is the treatment of building work approved for a factory complex. For instance, a detached administration building would be classified to Offices, a detached cafeteria building to Shops, while the factory buildings would be classified to Factories.
- 9** An exception to this rule is the treatment of group accommodation buildings. For example, a student accommodation building on a university campus would be classified to Education.
- 10** In the case of a large multi-function building, i.e. a single large physical building which, at the time of approval is intended to have more than one purpose (e.g. a hotel/shops/casino project), the ABS endeavours to split the approval details according to each main function.
- 11** Where this is not possible because separate details cannot be obtained, the building is classified to the predominant function of the building on the basis of the function which represents the highest proportion of the total value of the project.
- 12** The Type of Work classification refers to the building activity carried out: New; Alterations and additions; or Conversion. See the Glossary for definitions of these terms. Prior to the April 1998 issue of this publication, Conversions were published as part of a category called 'Conversions, etc.'. From the April 1998 issue onwards, Conversion jobs are shown separately in tables 5 and 6. However, in other tables they are included within existing categories, as follows: in tables 1, 2, 11 and 12 they are included in the appropriate Type of Building category, and in tables 3, 4, 11 and 12 they are included in the 'Alterations and additions to residential buildings' category.

## SEASONAL ADJUSTMENT

- 13** Seasonal adjustment is a means of removing the estimated effects of seasonal variation from the series so that the effects of other influences can be more clearly recognised.
- 14** In the seasonal adjustment of series, account has been taken of both normal seasonal factors and 'trading day' effects arising from the varying numbers of Sundays, Mondays, Tuesdays, etc. in the month. Adjustment has also been made for the influence of Easter which may affect the March and April estimates differently.
- 15** Seasonal adjustment does not remove from the series the effect of irregular or non-seasonal influences (e.g. the approval of large projects or a change in the administrative arrangements of approving authorities).
- 16** Some of the component series have been seasonally adjusted independently. Therefore, the adjusted components may not add to the adjusted totals.
- 17** As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. The timing of this review may vary and when appropriate will be notified in the 'Data Notes' section of this publication.

## EXPLANATORY NOTES

### TREND ESTIMATES

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

### TREND ESTIMATES continued

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

### CHAIN VOLUME MEASURES

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

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

### AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)

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

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

### UNPUBLISHED DATA

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

### RELATED PUBLICATIONS

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

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

### ROUNDING

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

## 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.

## G L O S S A R Y

<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.
<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 a non-residential building; conversion of a non-residential building to a residential building creating more than one dwelling unit.

## SELF-HELP ACCESS TO STATISTICS

<i>CPI INFOLINE</i>	For current and historical Consumer Price Index data, call 1902 981 074 (call cost 75c per minute).
<i>DIAL-A-STATISTIC</i>	For the latest figures for National Accounts, Balance of Payments, Labour Force, Average Weekly Earnings, Estimated Resident Population and the Consumer Price Index call 1900 986 400 (call cost 75c per minute).
<i>INTERNET</i>	<a href="http://www.abs.gov.au">www.abs.gov.au</a>
<i>LIBRARY</i>	A range of ABS publications is available from public and tertiary libraries Australia-wide. Contact your nearest library to determine whether it has the ABS statistics you require.

## WHY NOT SUBSCRIBE?

<i>PHONE</i>	+61 1300 366 323
<i>FAX</i>	+61 03 9615 7848

## CONSULTANCY SERVICES

ABS offers consultancy services on a user pays basis to help you access published and unpublished data. Data that is already published and can be provided within 5 minutes is free of charge. Statistical methodological services are also available. Please contact:

<i>INQUIRIES</i>	<i>City</i>	<i>By phone</i>	<i>By fax</i>
	Canberra	02 6252 6627	02 6207 0282
	Sydney	02 9268 4611	02 9268 4668
	Melbourne	03 9615 7755	03 9615 7798
	Brisbane	07 3222 6351	07 3222 6283
	Perth	08 9360 5140	08 9360 5955
	Adelaide	08 8237 7400	08 8237 7566
	Hobart	03 6222 5800	03 6222 5995
	Darwin	08 8943 2111	08 8981 1218

*POST* Client Services, ABS, PO Box 10, Belconnen ACT 2616

*EMAIL* [client.services@abs.gov.au](mailto:client.services@abs.gov.au)



2873120012998  
ISSN 1031-1998

RRP \$17.50