

BUILDING APPROVALS

VICTORIA

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

JANUARY KEY FIGURES

TREND ESTIMATES

	Jan 1999	% change Dec 1998 to Jan 1999	% change Jan 1998 to Jan 1999
Dwelling units approved			
Private sector houses	2 237	-0.1	-4.8
Total dwelling units	3 217	0.6	5.0

SEASONALLY ADJUSTED

	Jan 1999	% change Dec 1998 to Jan 1999	% change Jan 1998 to Jan 1999
Dwelling units approved			
Private sector houses	2 247	0.7	-1.9
Total dwelling units	3 124	-3.4	-0.5

JANUARY KEY POINTS

TREND ESTIMATES

- The trend estimate for the total number of dwelling units approved in January rose marginally for the fourth consecutive month to make the estimate 3% above the level of September 1998.
- The trend for private sector houses has flattened at a level 10.2% below the estimate for April 1998. It requires an increase of greater than 3% in the seasonally adjusted estimate in order to rise next month (the average monthly movement is 5%).

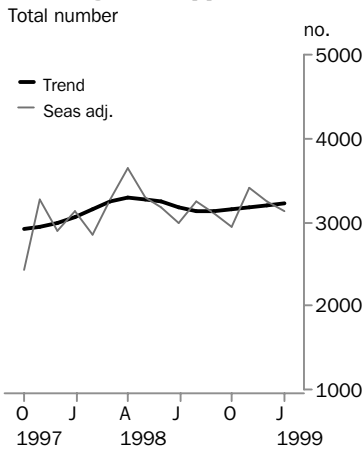
SEASONALLY ADJUSTED ESTIMATES

- Despite increases in the seasonally adjusted estimate for private sector houses in December and January the seasonally adjusted estimate for total dwellings has fallen 8.5% over the last two months.

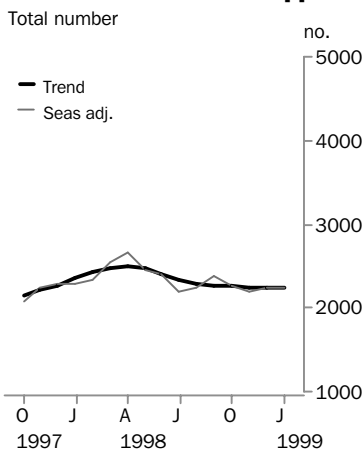
ORIGINAL ESTIMATES

- There were 2,388 dwelling units approved in January with houses accounting for 1,810 and other dwellings 578.
- The value of non-residential building approved in January was \$184.6 million. Making significant contributions to this total are the categories of Entertainment and recreational (\$53.1 million) and Other business premises (\$32.2 million) - together they account for 46.2%.
- There were 4 jobs valued at \$5 million and over and 25 jobs valued between \$1 million and \$5 million.

Dwelling units approved



Private sector houses approved



- 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>
February 1999	8 April 1999
March 1999	11 May 1999
April 1999	9 June 1999
May 1999	8 July 1999
June 1999	6 August 1999
July 1999	7 September 1999



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.



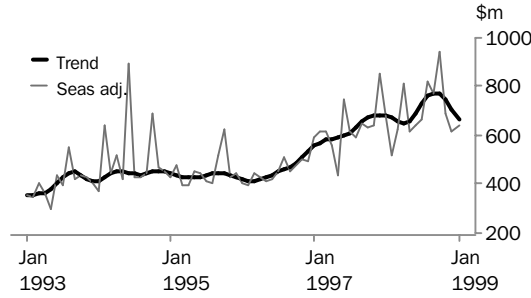
Zia ABBASI
Regional Director, Victoria



VALUE OF BUILDING APPROVED

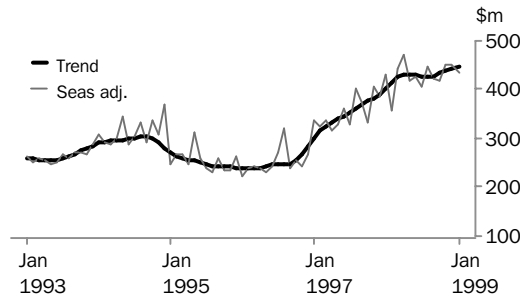
VALUE OF TOTAL BUILDING

The trend estimate for this series has fallen for the fourth consecutive month. Apart from a short time in early 1998 this series had experienced sustained growth since mid 1996.



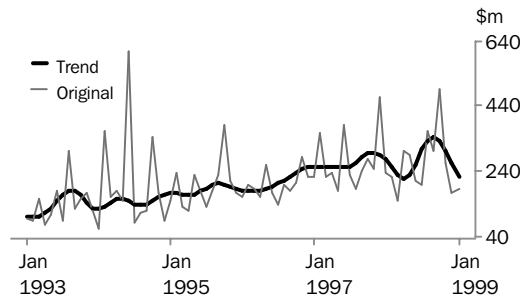
VALUE OF RESIDENTIAL BUILDING

With the exception of June, July and August 1998, the underlying trend for this series since mid 1996 has been one of sustained growth.



VALUE OF NON-RESIDENTIAL BUILDING

The rate of decline in the trend for this series has been increasing over the past four months with the estimate for January 1999 only slightly higher than the previous low of April 1998.



VALUE OF BUILDING APPROVED

CHAIN VOLUME MEASURES

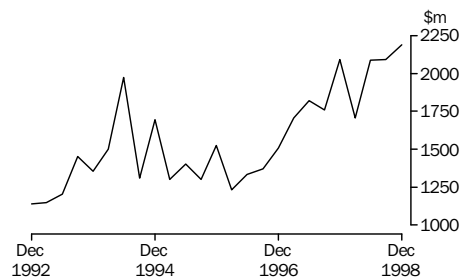
DECEMBER QUARTER 1998

Changes in the original series of value of building approvals in the December Quarter 1998 in chain volume measures are summarised below.

	ORIGINAL	
	<i>Sep Qtr 1998 to Dec Qtr 1998</i>	<i>Dec Qtr 1997 to Dec Qtr 1998</i>
New residential building	2.4	14.3
Alterations and additions to residential buildings	5.2	21.5
Non-residential building	7.5	-8.0
Total building	4.7	4.6

The value of total building increased from \$2,092.2 million in the September quarter to \$2,190.1 million in the December quarter (4.7%). Total residential building increased by 2.9%, despite the new houses category falling by 8.9%, and non-residential building increased by 7.5% over the quarter.

QUARTERLY VALUE OF BUILDING APPROVED (chain volume measures)



WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

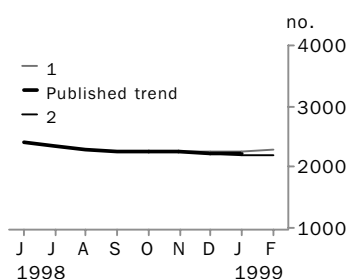
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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



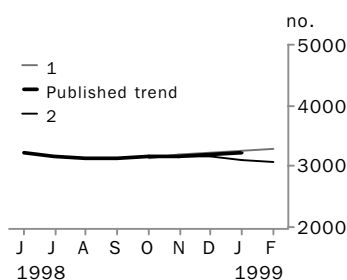
	TREND AS PUBLISHED	
	no.	% change
September 1998	2 266	-1.2
October 1998	2 256	-0.4
November 1998	2 248	-0.4
December 1998	2 238	-0.4
January 1999	2 237	-0.1
February 1999	n.y.a.	n.y.a.

WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:

1 rises by 5% on Jan 1999 **2** falls by 5% on Jan 1999

	1		2	
	no.	% change	no.	% change
September 1998	2 258	-1.3	2 266	-1.2
October 1998	2 253	-0.2	2 257	-0.4
November 1998	2 255	0.1	2 245	-0.5
December 1998	2 259	0.2	2 225	-0.9
January 1999	2 270	0.5	2 206	-0.9
February 1999	2 278	0.4	2 181	-1.1

TOTAL DWELLING UNITS



	TREND AS PUBLISHED	
	no.	% change
September 1998	3 122	-0.2
October 1998	3 150	0.9
November 1998	3 178	0.9
December 1998	3 199	0.7
January 1999	3 217	0.6
February 1999	n.y.a.	n.y.a.

WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:

1 rises by 8% on Jan 1999 **2** falls by 8% on Jan 1999

	1		2	
	no.	% change	no.	% change
September 1998	3 112	-0.4	3 130	-0.2
October 1998	3 145	1.1	3 154	0.8
November 1998	3 188	1.4	3 164	0.3
December 1998	3 226	1.2	3 148	-0.5
January 1999	3 262	1.1	3 116	-1.0
February 1999	3 284	0.7	3 063	-1.7

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						
1997						
November	2 303	2 342	834	905	3 137	3 247
December	2 180	2 241	560	589	2 740	2 830
1998						
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
September	2 694	2 742	583	583	3 277	3 325
October	2 296	2 333	680	746	2 976	3 079
November	2 287	2 345	1 061	1 094	3 348	3 439
December	2 147	2 203	965	972	3 112	3 175
1999						
January	1 712	1 810	521	578	2 233	2 388
SEASONALLY ADJUSTED						
1997						
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
1998						
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
September	2 384	2 447	n.a.	n.a.	3 067	3 106
October	2 257	2 292	n.a.	n.a.	2 832	2 933
November	2 200	2 240	n.a.	n.a.	3 345	3 415
December	2 231	2 270	n.a.	n.a.	3 172	3 235
1999						
January	2 247	2 448	n.a.	n.a.	2 939	3 124
TREND ESTIMATES						
1997						
November	2 209	2 251	641	689	2 849	2 940
December	2 273	2 316	635	671	2 908	2 987
1998						
January	2 349	2 392	643	673	2 992	3 065
February	2 427	2 474	650	685	3 077	3 159
March	2 480	2 534	658	708	3 138	3 243
April	2 491	2 555	666	732	3 157	3 287
May	2 462	2 535	670	745	3 132	3 279
June	2 408	2 485	681	754	3 089	3 238
July	2 345	2 416	698	759	3 043	3 175
August	2 293	2 354	731	775	3 024	3 129
September	2 266	2 319	774	803	3 040	3 122
October	2 256	2 309	819	841	3 075	3 150
November	2 248	2 312	849	866	3 096	3 178
December	2 238	2 320	865	879	3 103	3 199
1999						
January	2 237	2 343	864	874	3 100	3 217

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)						
1997						
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
1998						
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
September	14.4	14.2	-30.7	-32.3	2.5	1.9
October	-14.8	-14.9	16.6	28.0	-9.2	-7.4
November	-0.4	0.5	56.0	46.6	12.5	11.7
December	-6.1	-6.1	-9.0	-11.2	-7.0	-7.7
1999						
January	-20.3	-17.8	-46.0	-40.5	-28.2	-24.8
SEASONALLY ADJUSTED (% change from preceding month)						
1997						
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
1998						
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
September	6.0	6.1	n.a.	n.a.	-3.2	-4.2
October	-5.3	-6.3	n.a.	n.a.	-7.7	-5.6
November	-2.5	-2.3	n.a.	n.a.	18.1	16.4
December	1.4	1.4	n.a.	n.a.	-5.2	-5.3
1999						
January	0.7	7.8	n.a.	n.a.	-7.3	-3.4
TREND ESTIMATES (% change from preceding month)						
1997						
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
1998						
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	2.2	2.5	1.3	3.4	2.0	2.7
April	0.4	0.8	1.2	3.3	0.6	1.4
May	-1.2	-0.8	0.6	1.8	-0.8	-0.2
June	-2.2	-2.0	1.6	1.2	-1.4	-1.3
July	-2.6	-2.8	2.6	0.7	-1.5	-1.9
August	-2.2	-2.6	4.8	2.1	-0.6	-1.5
September	-1.2	-1.5	5.8	3.6	0.5	-0.2
October	-0.4	-0.4	5.8	4.7	1.2	0.9
November	-0.4	0.1	3.6	3.1	0.7	0.9
December	-0.4	0.4	1.9	1.4	0.2	0.7
1999						
January	-0.1	1.0	-0.2	-0.5	-0.1	0.6

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					
1997					
November	362.1	60.1	422.2	247.3	669.5
December	301.4	55.6	357.0	470.2	827.2
1998					
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
September	376.1	80.6	456.8	302.2	759.0
October	375.3	85.0	460.3	491.2	951.4
November	368.8	90.5	459.4	267.9	727.2
December	354.9	70.2	425.1	177.4	602.4
1999					
January	274.9	52.4	327.2	184.6	511.8
SEASONALLY ADJUSTED					
1997					
November	345.1	62.4	407.5	n.a.	644.0
December	324.9	62.4	387.3	n.a.	856.3
1998					
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
September	350.5	71.6	422.1	n.a.	768.9
October	345.6	72.2	417.8	n.a.	939.7
November	357.5	93.8	451.4	n.a.	693.6
December	376.1	75.9	452.0	n.a.	618.2
1999					
January	367.9	67.7	435.6	n.a.	638.0
TREND ESTIMATES					
1997					
November	315.9	66.3	382.2	296.2	678.4
December	324.9	66.3	391.2	290.6	681.7
1998					
January	334.8	68.3	403.1	278.2	681.3
February	343.9	71.0	414.8	254.7	669.5
March	350.2	74.4	424.6	232.4	656.9
April	352.3	77.5	429.8	220.4	650.2
May	352.3	78.8	431.0	229.8	660.8
June	351.1	78.8	429.8	263.1	692.9
July	348.6	78.6	427.2	306.7	733.9
August	347.5	78.5	426.0	336.7	762.7
September	349.8	78.5	428.4	346.8	775.2
October	355.3	78.6	433.8	336.3	770.1
November	360.2	78.2	438.4	306.2	744.6
December	364.4	77.5	441.8	266.9	708.7
1999					
January	369.2	75.8	445.1	224.2	669.2

(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)					
1997					
November	28.0	-28.8	14.9	-11.4	3.5
December	-16.8	-7.5	-15.4	90.1	23.6
1998					
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
September	4.2	2.4	3.9	-17.5	-5.8
October	-0.2	5.5	0.8	62.5	25.3
November	-1.7	6.5	-0.2	-45.5	-23.6
December	-3.8	-22.4	-7.5	-33.8	-17.2
1999					
January	-22.5	-25.4	-23.0	4.1	-15.0
SEASONALLY ADJUSTED (% change from preceding month)					
1997					
November	31.3	-9.0	22.9	n.a.	2.3
December	-5.9	0.0	-5.0	n.a.	33.0
1998					
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
September	-3.0	-17.4	-5.8	n.a.	-6.1
October	-1.4	0.8	-1.0	n.a.	22.2
November	3.4	29.9	8.0	n.a.	-26.2
December	5.2	-19.1	0.1	n.a.	-10.9
1999					
January	-2.2	-10.8	-3.6	n.a.	3.2
TREND ESTIMATES (% change from preceding month)					
1997					
November	2.6	-2.6	1.6	0.5	1.2
December	2.8	0.0	2.4	-1.9	0.5
1998					
January	3.0	3.0	3.0	-4.3	-0.1
February	2.7	4.0	2.9	-8.4	-1.7
March	1.8	4.8	2.4	-8.8	-1.9
April	0.6	4.2	1.2	-5.2	-1.0
May	0.0	1.7	0.3	4.3	1.6
June	-0.3	0.0	-0.3	14.5	4.9
July	-0.7	-0.3	-0.6	16.6	5.9
August	-0.3	-0.1	-0.3	9.8	3.9
September	0.7	0.0	0.6	3.0	1.6
October	1.6	0.1	1.3	-3.0	-0.7
November	1.4	-0.5	1.1	-9.0	-3.3
December	1.2	-0.9	0.8	-12.8	-4.8
1999					
January	1.3	-2.2	0.7	-16.0	-5.6

(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)						
1995-96	18 425	3 218	(b) 574	(b) 0	60	22 277
1996-97	19 593	6 421	203	741	239	27 197
1997-98	27 367	6 811	262	699	99	35 238
1998						
January	1 788	517	12	41	24	2 382
February	2 095	525	17	43	6	2 686
March	2 591	822	33	32	19	3 497
April	2 506	648	30	16	3	3 203
May	2 483	459	110	96	24	3 172
June	2 550	460	12	46	5	3 073
July	2 338	512	11	117	10	2 988
August	2 354	646	49	48	99	3 196
September	2 690	502	16	62	7	3 277
October	2 294	627	14	31	10	2 976
November	2 284	707	29	327	1	3 348
December	2 144	811	13	98	46	3 112
1999						
January	1 711	499	9	7	7	2 233
PUBLIC SECTOR (Number)						
1995-96	464	937	(b) 29	(b) 0	0	1 430
1996-97	212	384	45	0	12	653
1997-98	570	601	25	1	3	1 200
1998						
January	22	35	0	0	0	57
February	50	21	0	0	0	71
March	31	18	0	0	0	49
April	1	109	0	0	0	110
May	136	23	25	0	0	184
June	131	48	0	1	2	182
July	49	26	0	0	0	75
August	47	20	0	0	0	67
September	48	0	0	0	0	48
October	37	66	0	0	0	103
November	58	33	0	0	0	91
December	56	5	0	2	0	63
1999						
January	98	57	0	0	0	155
TOTAL (Number)						
1995-96	18 889	4 155	(b) 603	(b) 0	60	23 707
1996-97	19 805	6 805	248	741	251	27 850
1997-98	27 937	7 412	287	700	102	36 438
1998						
January	1 810	552	12	41	24	2 439
February	2 145	546	17	43	6	2 757
March	2 622	840	33	32	19	3 546
April	2 507	757	30	16	3	3 313
May	2 619	482	135	96	24	3 356
June	2 681	508	12	47	7	3 255
July	2 387	538	11	117	10	3 063
August	2 401	666	49	48	99	3 263
September	2 738	502	16	62	7	3 325
October	2 331	693	14	31	10	3 079
November	2 342	740	29	327	1	3 439
December	2 200	816	13	100	46	3 175
1999						
January	1 809	556	9	7	7	2 388

(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(a)	Total building
PRIVATE SECTOR (\$ million)								
1995-96	1 845.2	325.9	(b) 25.0	530.9	(b) 0.0	2 726.9	1 721.6	4 448.5
1996-97	2 149.1	644.3	12.6	597.1	84.2	3 487.2	1 879.7	5 366.9
1997-98	3 084.3	727.0	22.0	708.6	63.2	4 605.0	2 476.9	7 081.9
1998								
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
September	321.7	51.1	1.2	72.7	4.5	451.1	230.6	681.7
October	272.0	96.0	1.5	77.4	1.9	448.9	242.2	691.1
November	272.6	89.8	1.1	61.7	21.8	447.0	204.2	651.2
December	250.5	98.1	0.9	54.7	12.3	416.6	136.2	552.7
1999								
January	207.0	57.0	0.6	45.9	0.5	311.0	111.6	422.6
PUBLIC SECTOR (\$ million)								
1995-96	42.2	66.4	(b) 0.0	32.7	(b) 0.0	142.9	730.8	873.8
1996-97	22.8	23.8	1.0	32.7	0.9	81.2	960.1	1 041.3
1997-98	48.6	40.0	0.8	63.8	0.1	153.3	587.7	740.9
1998								
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
September	3.4	0.0	0.0	2.2	0.0	5.6	71.6	77.2
October	2.9	4.3	0.0	4.2	0.0	11.4	249.0	260.4
November	4.6	1.9	0.0	5.9	0.0	12.4	63.6	76.1
December	5.7	0.6	0.0	2.1	0.1	8.5	41.2	49.7
1999								
January	7.4	3.5	0.0	5.4	0.0	16.2	72.9	89.2
TOTAL (\$ million)								
1995-96	1 887.4	392.3	(b) 26.6	563.5	(b) 0.0	2 869.9	2 452.4	5 322.3
1996-97	2 171.9	668.1	13.5	629.8	85.1	3 568.4	2 839.8	6 408.2
1997-98	3 132.9	766.9	22.8	772.4	63.2	4 758.3	3 064.5	7 822.8
1998								
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
September	325.1	51.1	1.2	75.0	4.5	456.8	302.2	759.0
October	275.0	100.3	1.5	81.6	1.9	460.3	491.2	951.4
November	277.2	91.7	1.1	67.6	21.8	459.4	267.9	727.2
December	256.3	98.6	0.9	56.9	12.4	425.1	177.4	602.4
1999								
January	214.4	60.5	0.6	51.3	0.5	327.2	184.6	511.8

(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										
1995-96	18 889	1 854	882	2 736	319	277	823	1 419	4 155	23 044
1996-97	19 805	2 980	1 500	4 480	204	298	1 823	2 325	6 805	26 610
1997-98	27 937	2 881	2 153	5 034	425	481	1 472	2 378	7 412	35 349
1997										
November	2 339	222	206	428	20	55	351	426	854	3 193
December	2 234	237	173	410	15	5	101	121	531	2 765
1998										
January	1 810	160	204	364	12	47	129	188	552	2 362
February	2 145	212	251	463	35	14	34	83	546	2 691
March	2 622	326	163	489	61	127	163	351	840	3 462
April	2 507	287	165	452	69	76	160	305	757	3 264
May	2 619	183	140	323	55	16	88	159	482	3 101
June	2 681	185	132	317	100	12	79	191	508	3 189
July	2 387	287	146	433	105	0	0	105	538	2 925
August	2 401	202	105	307	0	34	325	359	666	3 067
September	2 738	191	241	432	3	35	32	70	502	3 240
October	2 331	217	139	356	22	16	299	337	693	3 024
November	2 342	180	200	380	69	24	267	360	740	3 082
December	2 200	210	230	440	11	114	251	376	816	3 016
1999										
January	1 809	91	173	264	102	20	170	292	556	2 365
VALUE (\$ million)										
1995-96	1 887.4	124.5	82.8	207.2	29.6	27.0	128.5	185.1	392.3	2 279.8
1996-97	2 171.8	200.3	140.3	340.7	18.2	38.0	271.3	327.3	668.3	2 840.1
1997-98	3 132.8	211.9	211.4	423.2	36.0	53.4	254.3	343.5	766.9	3 899.8
1997										
November	256.0	15.3	21.4	36.7	2.0	6.6	60.8	69.4	106.1	362.1
December	246.8	17.4	15.7	33.0	1.1	1.7	18.8	21.5	54.6	301.4
1998										
January	199.1	11.2	20.0	31.2	1.0	7.0	43.4	51.4	82.6	281.7
February	236.6	14.3	23.8	38.1	2.8	0.8	6.2	9.8	47.9	284.6
March	299.6	24.3	17.7	42.0	4.4	9.8	17.3	31.4	73.4	373.0
April	286.9	23.5	17.2	40.8	4.3	6.5	32.5	43.3	84.1	371.0
May	300.3	15.2	16.0	31.1	4.5	2.2	15.4	22.1	53.3	353.6
June	311.4	15.6	13.4	29.0	7.8	1.3	23.6	32.6	61.6	373.1
July	281.8	20.4	17.4	37.8	6.7	0.0	0.0	6.7	44.5	326.3
August	275.4	17.7	10.3	27.9	0.0	3.3	54.3	57.6	85.5	360.9
September	325.1	14.4	25.2	39.6	0.2	5.2	6.0	11.5	51.1	376.1
October	275.0	16.7	14.7	31.3	1.4	3.1	64.5	69.0	100.3	375.3
November	277.2	14.9	20.7	35.5	6.5	2.6	47.0	56.1	91.7	368.8
December	256.3	17.2	24.2	41.4	1.8	16.5	38.9	57.2	98.6	354.9
1999										
January	214.4	8.1	18.2	26.2	6.6	2.2	25.5	34.2	60.5	274.9

(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)							
1995-96	1 898.5	398.3	2 298.2	593.4	2 891.6	2 502.7	5 392.6
1996-97	2 171.9	668.1	2 839.9	728.5	3 568.4	2 839.7	6 408.2
1997-98	3 112.6	736.3	3 848.9	852.9	4 701.8	2 950.3	7 652.1
1997							
September	744.9	165.1	910.1	211.6	1 121.7	638.0	1 759.7
December	746.3	187.5	933.7	198.6	1 132.4	962.3	2 094.7
1998							
March	729.3	194.7	924.0	205.5	1 129.5	580.1	1 709.6
June	892.1	189.0	1 081.1	237.2	1 318.2	769.9	2 088.1
September	871.0	171.3	1 042.3	229.3	1 271.6	820.6	2 092.2
December	793.7	273.2	1 066.9	241.3	1 308.2	882.0	2 190.1
ORIGINAL (% change from preceding quarter)							
1997							
September	15.1	-6.6	10.4	0.8	8.5	-19.0	-3.4
December	0.2	13.6	2.6	-6.1	1.0	50.8	19.0
1998							
March	-2.3	3.8	-1.0	3.5	-0.3	-39.7	-18.4
June	22.3	-2.9	17.0	15.4	16.7	32.7	22.1
September	-2.4	-9.4	-3.6	-3.3	-3.5	6.6	0.2
December	-8.9	59.5	2.4	5.2	2.9	7.5	4.7

(a) Reference year for chain volume measures is 1996-97.
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												
1998												
November	5	0.5	133	12.5	31	3.1	52	5.4	39	3.9	25	2.0
December	4	0.4	62	6.0	42	4.7	62	6.0	32	3.0	31	3.2
1999												
January	5	0.4	33	3.3	23	2.5	23	2.3	26	2.8	12	1.1
Value—\$200,000—\$499,999												
1998												
November	4	1.0	22	6.2	18	5.7	17	5.0	18	5.4	12	4.0
December	4	1.3	21	6.1	21	6.4	11	3.2	14	4.1	11	3.4
1999												
January	0	0.0	13	3.5	17	4.8	23	6.4	14	4.2	12	4.3
Value—\$500,000—\$999,999												
1998												
November	1	0.6	7	5.2	9	6.1	5	3.0	6	3.8	10	6.4
December	0	0.0	6	3.8	12	8.1	5	2.8	3	2.4	11	8.1
1999												
January	0	0.0	4	3.1	10	7.2	3	1.7	7	3.9	5	4.1
Value—\$1,000,000—\$4,999,999												
1998												
November	0	0.0	6	16.7	3	4.6	8	17.3	8	21.2	6	9.4
December	1	2.3	6	7.2	1	1.8	7	12.0	7	12.2	5	6.3
1999												
January	1	3.5	8	13.3	4	8.3	4	5.4	2	5.8	4	9.6
Value—\$5,000,000 and over												
1998												
November	0	0.0	3	35.7	0	0.0	1	7.5	3	20.3	1	5.1
December	0	0.0	0	0.0	0	0.0	1	7.5	0	0.0	1	7.3
1999												
January	0	0.0	0	0.0	0	0.0	0	0.0	2	15.5	1	5.0
Value—Total												
1995-96	120	136.4	999	390.6	641	230.6	913	418.9	550	340.9	441	365.0
1996-97	117	157.7	921	391.1	734	373.7	914	404.6	685	401.2	354	411.2
1997-98	134	229.4	998	447.4	672	235.5	988	425.5	759	498.2	410	300.4
1998												
November	10	2.1	171	76.4	61	19.4	83	38.1	74	54.5	54	27.0
December	9	4.0	95	23.0	76	21.0	86	31.4	56	21.7	59	28.1
1999												
January	6	3.8	58	23.1	54	22.7	53	15.8	51	32.2	34	24.0

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										
1998										
November	3	0.4	14	1.4	11	1.0	17	1.6	330	31.8
December	1	0.1	4	0.3	11	1.0	19	1.8	268	26.5
1999										
January	3	0.2	4	0.4	8	0.9	12	1.0	149	14.9
Value—\$200,000—\$499,999										
1998										
November	0	0.0	4	1.0	7	2.2	10	3.0	112	33.4
December	0	0.0	7	2.1	5	1.6	8	2.4	102	30.5
1999										
January	2	0.8	3	0.7	0	0.0	4	1.3	88	25.9
Value—\$500,000—\$999,999										
1998										
November	1	0.5	2	1.6	3	2.0	4	2.9	48	32.1
December	0	0.0	1	1.0	3	1.9	1	0.6	42	28.6
1999										
January	1	0.6	2	1.8	3	2.0	1	0.7	36	25.0
Value—\$1,000,000—\$4,999,999										
1998										
November	0	0.0	5	8.2	1	1.3	1	1.0	38	79.6
December	1	1.1	4	9.0	4	11.1	2	3.9	38	66.8
1999										
January	0	0.0	1	2.2	1	1.8	0	0.0	25	49.8
Value—\$5,000,000 and over										
1998										
November	0	0.0	2	22.4	0	0.0	0	0.0	10	91.0
December	0	0.0	1	5.0	0	0.0	1	5.1	4	24.9
1999										
January	0	0.0	0	0.0	1	48.4	0	0.0	4	68.9
Value—Total										
1995-96	34	7.6	155	136.5	234	251.4	298	174.6	4 385	2 452.2
1996-97	57	15.3	217	257.8	219	90.1	357	336.6	4 575	2 839.7
1997-98	61	16.9	200	264.6	238	478.4	315	168.3	4 775	3 064.5
1998										
November	4	0.9	27	34.6	22	6.5	32	8.5	538	267.9
December	2	1.2	17	17.3	23	15.7	31	13.9	454	177.4
1999										
January	6	1.6	10	5.1	13	53.1	17	3.1	302	184.6

VALUE OF NON-RESIDENTIAL BUILDING APPROVED: Original

Period	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total non- residential building
PRIVATE SECTOR (\$ million)											
1995-96	135.2	365.0	227.6	301.0	265.1	80.6	7.5	68.6	136.2	134.7	1 721.6
1996-97	156.0	372.9	352.5	277.7	336.3	72.7	15.4	127.6	47.1	121.5	1 879.7
1997-98	227.7	440.9	232.6	381.1	418.8	117.7	17.0	112.9	435.0	93.2	2 476.9
1998											
January	40.1	27.1	32.9	20.8	34.3	4.3	1.0	17.1	5.0	19.1	201.7
February	14.6	17.4	20.2	46.2	21.7	8.0	0.8	13.8	3.3	12.1	158.3
March	8.2	32.4	14.0	24.6	25.6	5.2	1.3	1.5	4.7	12.3	129.9
April	1.5	54.3	16.1	51.0	33.4	15.5	1.9	11.9	6.0	9.5	201.2
May	6.5	52.4	16.3	43.5	88.9	10.3	0.9	13.0	4.9	6.6	243.4
June	6.4	28.3	12.2	22.5	36.8	19.9	0.5	5.2	1.9	2.7	136.4
July	5.2	47.2	16.5	22.7	33.7	16.2	2.6	3.8	24.0	2.1	174.0
August	6.3	201.2	18.7	38.2	37.1	18.9	0.6	3.1	14.2	2.3	340.5
September	11.7	33.7	36.9	27.0	78.4	14.3	4.2	13.5	7.1	4.0	230.6
October	77.5	29.1	27.9	26.2	32.2	7.7	1.1	29.0	4.6	7.0	242.2
November	1.8	76.1	19.4	33.1	52.9	6.8	0.9	8.4	2.9	1.9	204.2
December	4.0	22.7	18.8	25.7	17.2	9.7	1.2	14.9	14.1	7.8	136.2
1999											
January	0.4	22.5	22.7	14.9	31.9	8.7	1.6	4.0	3.7	1.2	111.6
PUBLIC SECTOR (\$ million)											
1995-96	1.2	25.5	3.0	118.0	75.7	284.3	0.0	68.0	115.3	39.9	730.8
1996-97	1.7	18.3	21.3	126.9	64.7	338.6	0.0	130.2	43.2	215.1	960.1
1997-98	1.5	6.4	3.0	44.4	79.4	182.7	0.0	151.8	43.3	75.1	587.7
1998											
January	0.0	3.3	0.0	2.6	0.2	23.3	0.0	0.8	1.7	0.5	32.4
February	0.3	0.0	0.0	3.0	10.7	12.6	0.0	9.3	2.5	25.8	64.3
March	0.0	0.0	0.5	1.6	2.9	3.6	0.0	2.7	3.7	3.5	18.6
April	0.4	0.1	0.0	3.5	45.2	16.5	0.0	14.0	8.0	14.0	101.5
May	0.6	0.4	0.0	1.3	1.3	8.9	0.0	23.9	6.3	6.4	48.9
June	0.1	0.4	0.0	4.5	1.4	49.8	0.0	3.8	3.7	13.1	76.6
July	0.2	2.2	2.6	2.7	0.3	9.6	0.0	1.6	1.6	1.9	22.7
August	0.0	0.0	0.0	4.3	6.7	1.7	0.0	10.8	1.3	1.2	26.0
September	0.0	0.6	0.1	8.6	2.2	39.0	0.0	13.2	5.3	2.5	71.6
October	0.0	23.6	0.2	25.1	26.0	80.2	0.0	1.0	75.6	17.2	249.0
November	0.3	0.3	0.0	5.0	1.6	20.2	0.0	26.1	3.5	6.6	63.6
December	0.1	0.3	2.2	5.7	4.5	18.5	0.0	2.4	1.5	6.1	41.2
1999											
January	3.5	0.6	0.0	0.9	0.3	15.4	0.0	1.1	49.3	1.9	72.9
TOTAL (\$ million)											
1995-96	136.4	390.4	230.6	419.0	340.8	364.9	7.5	136.6	251.5	174.6	2 452.4
1996-97	157.7	391.1	373.8	404.7	401.1	411.3	15.4	257.8	90.2	336.6	2 839.8
1997-98	229.3	447.4	235.6	425.5	498.2	300.4	17.0	264.6	478.3	168.3	3 064.5
1998											
January	40.1	30.4	32.9	23.4	34.4	27.6	1.0	17.9	6.7	19.6	234.1
February	15.0	17.4	20.2	49.2	32.4	20.6	0.8	23.1	5.9	37.9	222.6
March	8.2	32.4	14.5	26.2	28.6	8.8	1.3	4.3	8.5	15.8	148.5
April	1.9	54.4	16.1	54.5	78.6	32.0	1.9	25.9	14.0	23.5	302.7
May	7.1	52.8	16.3	44.8	90.2	19.2	0.9	36.9	11.1	13.0	292.3
June	6.5	28.7	12.2	27.0	38.2	69.7	0.5	8.9	5.6	15.8	213.0
July	5.4	49.4	19.2	25.4	34.0	25.7	2.6	5.4	25.6	3.9	196.7
August	6.3	201.2	18.7	42.5	43.7	20.6	0.6	13.9	15.5	3.4	366.4
September	11.7	34.3	37.0	35.6	80.5	53.3	4.2	26.7	12.4	6.4	302.2
October	77.5	52.7	28.1	51.3	58.2	87.9	1.1	30.0	80.2	24.2	491.2
November	2.1	76.4	19.4	38.1	54.5	27.0	0.9	34.6	6.5	8.5	267.9
December	4.0	23.0	21.0	31.4	21.7	28.1	1.2	17.3	15.7	13.9	177.4
1999											
January	3.8	23.1	22.7	15.8	32.2	24.0	1.6	5.1	53.1	3.1	184.6

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
PRIVATE SECTOR									
1996-97	13 726	5 944	20 805	1 574 222	611 026	566 418	2 751 665	1 527 058	4 278 724
1997-98	20 045	6 445	27 490	2 329 489	697 059	651 111	3 677 659	2 168 189	5 845 847
1998									
January	1 384	470	1 928	155 160	75 411	39 939	270 510	174 206	444 717
February	1 531	501	2 097	174 549	45 151	51 254	270 954	137 723	408 677
March	1 852	781	2 710	219 053	69 350	62 394	350 798	103 995	454 792
April	1 853	627	2 527	220 785	75 586	58 555	354 926	172 933	527 859
May	1 806	440	2 445	218 356	49 334	67 885	335 575	223 937	559 512
June	1 808	429	2 298	222 908	56 419	54 500	333 827	110 620	444 446
July	1 757	469	2 360	217 127	40 014	60 883	318 023	142 054	460 077
August	1 750	626	2 568	207 867	82 454	69 440	359 761	314 245	674 006
September	1 882	453	2 412	235 688	46 845	64 524	347 056	192 729	539 785
October	1 683	603	2 337	206 579	93 818	65 494	365 891	216 460	582 351
November	1 588	691	2 630	198 070	88 652	71 961	358 683	179 527	538 211
December	1 620	778	2 541	194 583	95 569	58 353	348 506	107 083	455 589
1999									
January	1 139	482	1 643	144 692	55 657	36 671	237 021	87 929	324 950
PUBLIC SECTOR									
1996-97	136	311	501	16 625	19 152	25 833	61 609	775 904	837 513
1997-98	374	349	752	31 539	24 497	50 116	106 152	424 780	530 933
1998									
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
September	33	0	33	2 336	0	2 197	4 533	53 378	57 911
October	19	55	74	1 491	3 548	4 130	9 169	240 740	249 909
November	25	32	57	1 896	1 809	4 193	7 897	56 518	64 415
December	49	5	56	5 153	550	2 194	7 897	26 586	34 483
1999									
January	95	30	125	7 137	1 652	4 901	13 690	65 903	79 593
TOTAL									
1996-97	13 862	6 255	21 306	1 590 846	630 178	592 250	2 813 274	2 302 962	5 116 236
1997-98	20 419	6 794	28 242	2 361 028	721 556	701 227	3 783 811	2 592 969	6 376 780
1998									
January	1 398	479	1 951	156 201	75 891	44 215	276 308	203 063	479 371
February	1 541	516	2 122	175 710	45 946	56 058	277 714	165 774	443 488
March	1 857	787	2 721	219 411	69 686	69 298	358 396	117 599	475 994
April	1 853	682	2 582	220 785	79 236	66 135	366 155	254 185	620 340
May	1 918	450	2 592	227 097	49 898	72 860	349 855	265 628	615 483
June	1 888	440	2 392	229 707	57 022	57 068	343 797	173 928	517 725
July	1 788	483	2 405	219 193	40 904	62 712	322 808	162 172	484 980
August	1 785	642	2 619	210 818	83 704	69 501	364 023	335 196	699 219
September	1 915	453	2 445	238 023	46 845	66 721	351 589	246 107	597 696
October	1 702	658	2 411	208 070	97 366	69 624	375 060	457 200	832 260
November	1 613	723	2 687	199 966	90 461	76 154	366 581	236 045	602 626
December	1 669	783	2 597	199 737	96 119	60 546	356 403	133 670	490 072
1999									
January	1 234	512	1 768	151 829	57 309	41 572	250 711	153 832	404 543

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

(b) Refer to the Explanatory Notes paragraph 12.

BUILDING APPROVED IN STATISTICAL AREAS

	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
STATISTICAL AREA									
VICTORIA	1 809	556	2 388	214 386	60 473	52 380	327 239	184 556	511 795
Melbourne (SD)	1 234	512	1 768	151 829	57 310	41 572	250 711	153 832	404 543
Inner Melbourne (SSD)	17	254	281	4 877	35 171	5 996	46 044	72 371	118 415
Melbourne (C)–Inner	0	0	1	0	0	60	60	5 830	5 890
Melbourne (C)–S'bank–D'land	0	136	136	0	19 766	40	19 806	337	20 143
Melbourne (C)–Remainder	2	14	17	210	1 255	781	2 246	59 133	61 379
Port Phillip (C)–St Kilda	0	4	4	0	150	1 689	1 839	250	2 089
Port Phillip (C)–West	4	20	26	400	2 200	947	3 547	2 365	5 912
Stonnington (C)–Prahran	3	75	78	2 960	11 100	1 247	15 307	3 240	18 547
Yarra (C)–North	7	3	15	1 217	500	735	2 452	876	3 328
Yarra (C)–Richmond	1	2	4	90	200	497	787	340	1 127
Western Melbourne (SSD)	236	60	302	26 074	4 952	4 343	35 369	14 257	49 626
Brimbank (C)–Keilor	79	0	79	9 985	0	380	10 365	680	11 045
Brimbank (C)–Sunshine	27	0	27	2 414	0	233	2 646	5 285	7 931
Hobsons Bay (C)–Altona	51	2	53	4 945	300	180	5 425	210	5 635
Hobsons Bay (C)–Williamstown	10	4	20	1 020	843	1 432	3 294	500	3 794
Maribyrnong (C)	51	42	93	5 231	2 725	451	8 407	1 215	9 622
Moonee Valley (C)–Essendon	8	4	12	908	424	1 354	2 686	3 295	5 981
Mooney Valley (C)–West	10	8	18	1 572	660	314	2 545	3 072	5 617
Melton Wyndham (SSD)	163	4	167	18 226	311	562	19 098	6 655	25 753
Melton (S)–East	53	2	55	6 501	165	0	6 666	230	6 896
Melton (S) Balance	17	2	19	1 969	146	148	2 263	200	2 463
Wyndham (C)–North West	9	0	9	890	0	0	890	0	890
Wyndham (C)–Werribee	64	0	64	6 559	0	403	6 962	295	7 257
Wyndham (C)–Balance	20	0	20	2 307	0	11	2 318	5 930	8 248
Moreland City (SSD)	29	51	81	2 922	4 350	1 788	9 060	1 605	10 664
Moreland (C)–Brunswick	6	5	12	402	400	1 210	2 011	655	2 666
Moreland (C)–Coburg	14	30	44	1 428	3 000	443	4 871	950	5 821
Moreland (C)–North	9	16	25	1 093	950	135	2 178	0	2 178
Northern Middle Melbourne (SSD)	38	24	67	4 105	2 015	3 222	9 342	4 065	13 407
Banyule (C)–Heidelberg	13	18	33	1 649	1 495	1 104	4 248	2 880	7 128
Banyule (C)–North	9	0	9	810	0	586	1 395	150	1 545
Darebin (C)–Northcote	3	2	8	237	180	1 047	1 464	0	1 464
Darebin (C)–Preston	13	4	17	1 410	340	485	2 235	1 035	3 270
Hume City (SSD)	98	2	100	12 217	150	367	12 734	4 868	17 602
Hume (C)–Broadmeadows	8	0	8	796	0	186	981	3 030	4 011
Hume (C)–Craigieburn	73	2	75	9 199	150	101	9 450	1 638	11 088
Hume (C)–Sunbury	17	0	17	2 223	0	80	2 303	200	2 503
Northern Outer Melbourne (SSD)	69	0	69	9 306	0	934	10 240	985	11 225
Nillumbik (S)–South	6	0	6	1 127	0	291	1 418	0	1 418
Nillumbik (S)–South-West	9	0	9	1 521	0	148	1 669	0	1 669
Nillumbik (S)–Balance	3	0	3	388	0	15	403	0	403
Whittlesea (C)–North	4	0	4	607	0	20	627	0	627
Whittlesea (C)–South	47	0	47	5 663	0	460	6 122	985	7 107
Boroondara City (SSD)	22	4	26	4 252	490	5 340	10 081	3 457	13 538
Boroondara (C)–Camberwell N	11	4	15	1 999	490	1 135	3 625	1 490	5 115
Boroondara (C)–Camberwell S	5	0	5	691	0	2 012	2 702	579	3 281
Boroondara (C)–Hawthorn	3	0	3	964	0	648	1 612	50	1 662
Boroondara (C)–Kew	3	0	3	597	0	1 545	2 142	1 338	3 480

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)	96	36	132	14 147	3 135	3 503	20 786	20 040	40 825
Manningham (C)–East	3	0	3	758	0	301	1 059	800	1 859
Manningham (C)–West	19	8	27	3 565	780	482	4 828	81	4 909
Monash (C)–South West	6	4	10	721	300	389	1 410	926	2 335
Monash (C)–Waverley East	5	0	5	788	0	368	1 156	1 700	2 856
Monash (C)–Waverley West	30	4	34	4 916	360	521	5 797	9 000	14 797
Whitehorse (C)–Box Hill	9	11	20	792	1 060	722	2 573	6 472	9 046
Whitehorse (C)–Nunawading E	18	5	23	1 944	375	238	2 557	950	3 507
Whitehorse (C)–Nunawading W	6	4	10	664	260	482	1 407	111	1 517
Eastern Outer Melbourne (SSD)	81	43	124	9 710	3 048	2 832	15 589	4 656	20 245
Knox (C)–North	18	40	58	1 797	2 798	2 043	6 638	1 816	8 454
Knox (C)–South	42	3	45	5 343	250	102	5 695	720	6 415
Maroondah (C)–Croydon	12	0	12	1 723	0	301	2 024	2 070	4 094
Maroondah (C)–Ringwood	9	0	9	846	0	386	1 232	50	1 282
Yarra Ranges Shire Part A (SSD)	55	0	55	6 159	0	698	6 857	60	6 917
Yarra Ranges (S)–Central	2	0	2	165	0	0	165	0	165
Yarra Ranges (S)–North	4	0	4	534	0	13	547	0	547
Yarra Ranges (S)–South-West	49	0	49	5 460	0	685	6 145	60	6 205
Southern Melbourne (SSD)	72	31	103	10 690	3 523	7 815	22 028	8 003	30 031
Bayside (C)–Brighton	16	0	16	2 606	0	1 410	4 016	90	4 106
Bayside (C)–South	8	7	15	1 175	843	1 328	3 347	408	3 755
Glen Eira (C)–Caulfield	5	8	13	1 361	1 180	1 540	4 081	3 215	7 296
Glen Eira (C)–South	14	2	16	1 583	140	716	2 439	0	2 439
Kingston (C)–North	10	9	19	1 239	900	521	2 660	800	3 460
Kingston (C)–South	13	0	13	1 774	0	374	2 148	885	3 033
Stonnington (C)–Malvern	6	5	11	951	460	1 926	3 337	2 604	5 941
Greater Dandenong City (SSD)	21	3	24	2 145	165	608	2 917	3 523	6 440
Gr. Dandenong (C)–Dandenong	13	0	13	1 062	0	224	1 286	1 301	2 587
Gr. Dandenong (C)–Balance	8	3	11	1 082	165	384	1 631	2 222	3 853
Southern Eastern Outer Melbourne (SSD)	113	0	113	12 503	0	1 524	14 027	6 299	20 326
Cardinia (S)–North	10	0	10	1 030	0	258	1 288	0	1 288
Cardinia (S)–Pakenham	10	0	10	1 001	0	51	1 052	2 028	3 080
Cardinia (S)–South	4	0	4	457	0	60	517	0	517
Casey (C)–Berwick	62	0	62	7 216	0	83	7 299	1 710	9 009
Casey (C)–Cranbourne	13	0	13	1 148	0	509	1 656	2 148	3 805
Casey (C)–Hallam	13	0	13	1 542	0	537	2 079	413	2 492
Casey (C)–South	1	0	1	110	0	27	136	0	136
Frankston City (SSD)	39	0	39	4 223	0	541	4 764	1 132	5 896
Frankston (C)–East	23	0	23	2 430	0	243	2 673	0	2 673
Frankston (C)–West	16	0	16	1 793	0	298	2 091	1 132	3 223
Mornington Peninsula Shire (SSD)	85	0	85	10 275	0	1 500	11 774	1 858	13 633
Mornington P'sula (S)–East	13	0	13	1 628	0	207	1 836	497	2 333
Mornington P'sula (S)–South	45	0	45	5 270	0	828	6 098	90	6 188
Mornington P'sula (S)–West	27	0	27	3 377	0	465	3 841	1 271	5 112

BUILDING APPROVED IN STATISTICAL AREAS *continued*

	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
STATISTICAL AREA									
Barwon (SD)	137	10	147	16 124	720	2 742	19 586	3 462	23 048
Greater Geelong City Part A (SSD)	69	8	77	7 842	510	1 179	9 532	3 065	12 597
Bellarine-Inner	9	0	9	987	0	10	997	0	997
Corio-Inner	32	8	40	3 348	510	217	4 075	200	4 275
Geelong	0	0	0	0	0	125	125	895	1 020
Geelong West	0	0	0	0	0	272	272	1 770	2 041
Newton	2	0	2	140	0	267	407	200	607
South Barwon-Inner	26	0	26	3 367	0	289	3 657	0	3 657
East Barwon (SSD)	56	2	58	7 045	210	1 115	8 370	0	8 370
Greater Geelong (C) Part-Pt B	20	0	20	2 595	0	591	3 185	0	3 185
Queenscliff (B)	1	0	1	218	0	105	323	0	323
Surf Coast (S)-East	22	2	24	2 433	210	115	2 758	0	2 758
Surf Coast (S)-West	13	0	13	1 799	0	305	2 104	0	2 104
West Barwon (SSD)	12	0	12	1 237	0	447	1 683	398	2 081
Colac-Otway (S)-Colac	3	0	3	293	0	179	472	0	472
Colac-Otway (S)-North	0	0	0	0	0	10	10	0	10
Colac-Otway (S)-South	3	0	3	258	0	125	383	0	383
Golden Plains (S)-North-West	3	0	3	283	0	34	317	0	317
Golden Plains (S)-South-East	1	0	1	117	0	98	215	398	612
Greater Geelong (C)-Pt C	2	0	2	286	0	0	286	0	286
Western District (SD)	26	6	32	3 122	266	516	3 903	803	4 706
Hopkins (SSD)	18	6	24	2 129	266	295	2 689	568	3 257
Corangamite (S)-North	2	0	2	197	0	0	197	128	324
Corangamite (S)-South	1	0	1	100	0	131	231	140	371
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	7	0	7	940	0	112	1 052	0	1 052
Warrnambool (C)	8	6	14	892	266	52	1 209	300	1 509
Lady Julia Percy Island	0	0	0	0	0	0	0	0	0
Glenelg (SSD)	8	0	8	993	0	221	1 214	235	1 450
Glenelg (S)-Heywood	1	0	1	160	0	0	160	0	160
Glenelg (S)-North	0	0	0	0	0	20	20	0	20
Glenelg (S)-Portland	4	0	4	502	0	76	578	0	578
S. Grampians (S)-Hamilton	2	0	2	173	0	78	251	0	251
S. Grampians (S)-Wannon	0	0	0	0	0	0	0	0	0
S. Grampians (S)-Balance	1	0	1	158	0	47	205	235	440
Central Highlands (SD)	58	16	74	6 918	1 280	1 253	9 451	6 046	15 497
Ballarat City (SSD)	36	14	50	4 344	1 130	771	6 245	5 630	11 875
Ballarat (C)-Central	3	5	8	763	450	384	1 596	4 930	6 526
Ballarat (C)-Inner North	25	0	25	3 138	0	291	3 429	700	4 129
Ballarat (C)-North	0	0	0	0	0	0	0	0	0
Ballarat (C)-South	8	9	17	443	680	96	1 220	0	1 220
East Central Highlands (SSD)	22	2	24	2 575	150	364	3 088	296	3 384
Hepburn (S)-East	6	2	8	561	150	219	929	231	1 160
Hepburn (S)-West	5	0	5	406	0	20	426	0	426
Moorabool (S)-Bacchus Marsh	9	0	9	1 478	0	100	1 578	65	1 643
Moorabool (S)-Ballan	2	0	2	130	0	25	155	0	155
Moorabool (S)-West	0	0	0	0	0	0	0	0	0

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)	0	0	0	0	0	119	119	120	239
Ararat (RC)	0	0	0	0	0	90	90	0	90
Pyrenees (S)–North	0	0	0	0	0	15	15	120	135
Pyrenees (S)–South	0	0	0	0	0	14	14	0	14
Wimmera (SD)	4	0	4	561	0	101	662	310	972
South Wimmera (SSD)	3	0	3	391	0	101	492	310	802
Horsham (RC)–Central	1	0	1	100	0	22	122	250	372
Horsham (RC)–Balance	1	0	1	138	0	36	173	0	173
N. Grampians (S)–St Arnaud	0	0	0	0	0	17	17	0	17
N. Grampians (S)–Stawell	1	0	1	153	0	27	180	60	240
West Wimmera (S)	0	0	0	0	0	0	0	0	0
North Wimmera (SSD)	1	0	1	170	0	0	170	0	170
Hindmarsh (S)	0	0	0	0	0	0	0	0	0
Yarriambiack (S)–North	0	0	0	0	0	0	0	0	0
Yarriambiack (S)–South	1	0	1	170	0	0	170	0	170
Mallee(SD)	44	0	45	4 137	0	311	4 448	1 872	6 320
Mildura Rural City Part A (SSD)	14	0	14	1 595	0	117	1 713	366	2 079
Mildura (RC)–Pt A	14	0	14	1 595	0	117	1 713	366	2 079
West Mallee (SSD)	2	0	2	346	0	0	346	450	796
Buloke (S)–North	1	0	1	256	0	0	256	0	256
Buloke (S)–South	1	0	1	90	0	0	90	150	240
Mildura (RC)–Pt B	0	0	0	0	0	0	0	300	300
East Mallee (SSD)	28	0	29	2 196	0	194	2 389	1 056	3 445
Gannawarra (S)	4	0	4	273	0	159	432	193	624
Swan Hill (RC)–Central	11	0	12	862	0	35	897	230	1 127
Swan Hill (RC)–Robinvale	11	0	11	911	0	0	911	633	1 544
Swan Hill (RC)–Balance	2	0	2	150	0	0	150	0	150
Loddon (SD)	77	2	79	8 059	150	1 061	9 271	2 073	11 343
Greater Bendigo City Part A (SSD)	52	2	54	5 203	150	522	5 875	1 993	7 868
Greater Bendigo (C)–Central	7	0	7	525	0	181	706	945	1 651
Greater Bendigo (C)–Eaglehawk	1	0	1	60	0	24	84	0	84
Greater Bendigo (C)–Inner East	6	2	8	606	150	216	972	800	1 772
Greater Bendigo (C)–Inner North	5	0	5	330	0	0	330	70	400
Greater Bendigo (C)–Inner West	15	0	15	1 423	0	57	1 480	178	1 657
Greater Bendigo (C)–S'saye	18	0	18	2 260	0	44	2 304	0	2 304
North Loddon (SSD)	12	0	12	1 061	0	273	1 334	80	1 414
C. Goldfields (S)–M'borough	0	0	0	0	0	0	0	0	0
C. Goldfields (S)–Balance	0	0	0	0	0	0	0	0	0
Gr Bendigo (C)–Pt B	6	0	6	450	0	140	590	0	590
Loddon (S)–North	0	0	0	0	0	11	11	0	11
Loddon (S)–South	2	0	2	177	0	0	177	0	177
Mount Alexander (S)–C'maine	2	0	2	244	0	30	274	80	354
Mount Alexander (S)–Balance	2	0	2	190	0	92	282	0	282
South Loddon (SSD)	13	0	13	1 795	0	267	2 062	0	2 062
Macedon Ranges (S)–Kyneton	2	0	2	225	0	118	343	0	343
Macedon Ranges (S)–Romsey	3	0	3	492	0	0	492	0	492
Macedon Ranges (S)–Balance	8	0	8	1 078	0	149	1 227	0	1 227

BUILDING APPROVED IN STATISTICAL AREAS *continued*

	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
STATISTICAL AREA									
Goulburn (SD)	98	2	100	10 502	194	2 104	12 800	11 460	24 260
Greater Shepparton City Part A (SSD)	22	2	24	2 204	194	176	2 573	2 220	4 793
Gr. Shepparton (C) Pt A	22	2	24	2 204	194	176	2 573	2 220	4 793
North Goulburn (SSD)	31	0	31	3 493	0	804	4 297	8 105	12 402
Campaspe (S)–Echuca	6	0	6	537	0	249	786	0	786
Campaspe (S)–Kyabram	1	0	1	189	0	181	370	145	515
Campaspe (S)–Rochester	8	0	8	1 066	0	57	1 123	0	1 123
Campaspe (S)–South	0	0	0	0	0	40	40	0	40
Gr. Shepparton (C)–Pt B East	0	0	0	0	0	0	0	0	0
Gr. Shepparton (C)–Pt B West	2	0	2	208	0	100	308	70	378
Moira (S)–East	5	0	5	506	0	13	519	0	519
Moira (S)–West	9	0	9	986	0	165	1 151	7 890	9 041
South Goulburn (SSD)	23	0	23	2 327	0	634	2 961	535	3 496
Delatite (S)–Benalla	3	0	3	310	0	117	426	80	506
Delatite (S)–North	3	0	3	162	0	280	441	0	441
Delatite (S)–South	13	0	13	1 407	0	190	1 597	195	1 792
Strathbogie (S)	4	0	4	449	0	48	497	260	757
South West Goulburn (SSD)	22	0	22	2 478	0	491	2 969	600	3 569
Mitchell (S)–North	2	0	2	210	0	75	285	600	885
Mitchell (S)–South	12	0	12	1 335	0	254	1 589	0	1 589
Murrindindi (S)–East	4	0	4	417	0	90	507	0	507
Murrindindi (S)–West	4	0	4	517	0	71	588	0	588
Ovens-Murray (SD)	42	4	46	4 128	190	535	4 853	2 811	7 663
Wodonga (SSD)	22	4	26	2 226	190	221	2 637	2 631	5 267
Indigo (S)–Pt A	9	0	9	659	0	115	774	0	774
Towong (S)–Pt A	0	0	0	0	0	16	16	281	298
Wodonga (RC)	13	4	17	1 567	190	89	1 846	2 349	4 195
West Ovens-Murray (SSD)	5	0	5	528	0	225	752	0	752
Indigo (S)–Pt B	0	0	0	0	0	0	0	0	0
Wangaratta (RC)–Central	2	0	2	185	0	114	299	0	299
Wangaratta (RC)–North	3	0	3	343	0	100	443	0	443
Wangaratta (RC)–South	0	0	0	0	0	10	10	0	10
East Ovens-Murray (SSD)	15	0	15	1 375	0	89	1 464	180	1 644
Alpine (S)–East	12	0	12	1 138	0	89	1 227	0	1 227
Alpine (S)–West	3	0	3	237	0	0	237	130	367
Towong (S)–Pt B	0	0	0	0	0	0	0	50	50
East Gippsland (SD)	23	0	23	2 142	0	351	2 493	372	2 865
East Gippsland Shire (SSD)	15	0	15	1 384	0	307	1 691	372	2 063
E. Gippsland (S)–Bairnsdale	9	0	9	900	0	203	1 103	297	1 400
E. Gippsland (S)–Orbost	1	0	1	61	0	12	73	0	73
E. Gippsland (S)–South-West	3	0	3	348	0	0	348	0	348
E. Gippsland (S)–Balance	2	0	2	75	0	92	166	75	241
Wellington Shire (SSD)	8	0	8	758	0	44	802	0	802
Wellington (S)–Alberton	2	0	2	267	0	0	267	0	267
Wellington (S)–Avon	1	0	1	38	0	0	38	0	38
Wellington (S)–Maffra	0	0	0	0	0	19	19	0	19
Wellington (S)–Rosedale	4	0	4	353	0	25	378	0	378
Wellington (S)–Sale	1	0	1	100	0	0	100	0	100

BUILDING APPROVED IN STATISTICAL AREAS *continued*

	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
STATISTICAL AREA									
Gippsland (SD)	66	4	70	6 864	364	1 835	9 063	1 515	10 578
La Trobe Valley (SSD)	15	0	15	2 078	0	621	2 699	1 225	3 924
Baw Baw (S)–Pt A	0	0	0	0	0	85	85	0	85
La Trobe (S)–Moe	2	0	2	311	0	20	331	51	382
La Trobe (S)–Morwell	3	0	3	392	0	168	560	1 174	1 734
La Trobe (S)–Traralgon	10	0	10	1 376	0	348	1 723	0	1 723
La Trobe (S)–Balance	0	0	0	0	0	0	0	0	0
West Gippsland (SSD)	15	4	19	1 803	364	640	2 807	175	2 982
Baw Baw (S)–Pt B East	2	0	2	238	0	35	273	0	273
Baw Baw (S)–Pt B West	13	4	17	1 565	364	580	2 509	175	2 684
Yarra Ranges (S)–Pt B	0	0	0	0	0	25	25	0	25
South Gippsland (SSD)	36	0	36	2 983	0	574	3 557	115	3 672
Bass Coast (S)–Phillip Island	10	0	10	688	0	310	998	0	998
Bass Coast (S)–Balance	17	0	17	1 593	0	148	1 741	0	1 741
South Gippsland (S)–Central	7	0	7	551	0	46	596	115	711
South Gippsland (S)–East	1	0	1	65	0	38	103	0	103
South Gippsland (S)–West	1	0	1	86	0	33	119	0	119
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	25	4	29	2 665	190	231	3 086	4 131	7 216
Geelong VIC	69	8	77	7 842	510	1 179	9 532	3 065	12 597
Ballarat VIC	36	14	50	4 344	1 130	771	6 245	5 630	11 875
Bendigo VIC	52	2	54	5 203	150	522	5 875	1 993	7 868
Shepparton VIC	22	2	24	2 204	194	176	2 573	2 220	4 793
La Trobe Valley VIC	15	0	15	2 078	0	621	2 699	1 225	3 924
Mildura VIC	14	0	14	1 595	0	117	1 713	366	2 079

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

(b) Refer to Explanatory Notes paragraph 12.

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following activities:

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

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

VALUE DATA

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

OWNERSHIP

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

BUILDING CLASSIFICATIONS

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

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

EXPLANATORY NOTES

BUILDING CLASSIFICATIONS

continued

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

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

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

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

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

SEASONAL ADJUSTMENT

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

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

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

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

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

TREND ESTIMATES

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

EXPLANATORY NOTES

TREND ESTIMATES

continued

19 While the smoothing techniques described in paragraph 18 enable trend estimates to be produced for the latest few periods, they do result in revisions to the trend estimates as new data 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 1996–1997). The reference year will be updated annually in the July publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes.

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

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)

22 Area statistics are now being classified to the *Australian Standard Geographical Classification, 1998 Edition* (Cat. no. 1216.0), effective from 1 July 1998, and ASGC terminology has been adopted in the presentation of building statistics.

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

UNPUBLISHED DATA

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

RELATED PUBLICATIONS

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

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

ROUNDING

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

SYMBOLS AND OTHER USAGES

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

GLOSSARY

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

GLOSSARY

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

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