

# BUILDING APPROVALS

VICTORIA

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

## JANUARY KEY FIGURES

### TREND ESTIMATES

	Jan 2000	% change Dec 1999 to Jan 2000	% change Jan 1999 to Jan 2000
Dwelling units approved			
Private sector houses	3 252	1.7	37.1
Total dwelling units	4 516	3.2	31.7

### SEASONALLY ADJUSTED

	Jan 2000	% change Dec 1999 to Jan 2000	% change Jan 1999 to Jan 2000
Dwelling units approved			
Private sector houses	3 138	-9.2	39.6
Total dwelling units	5 165	22.3	58.6

## JANUARY KEY POINTS

### TREND ESTIMATES

- The trend for private sector house approvals has experienced fifteen months of continuous growth, but appears to be easing with a movement of 1.7% in January.
- The trend for total dwelling approvals increased by 3.2% in January to be 31.7% above the level recorded in January 1999. However, it will require an increase of more than 16% in the seasonally adjusted estimate for February for the trend to continue growing (the average monthly movement is 13.3%).

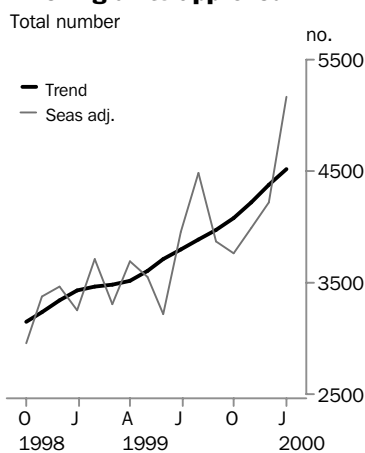
### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector house approvals fell 9.2% in January following rises in the previous two months totalling 21.0%.
- The seasonally adjusted estimate for total dwelling approvals has now increased by 37.0% since October 1999.

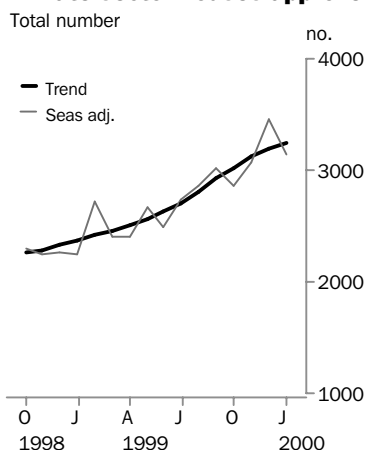
### ORIGINAL ESTIMATES

- In original terms, there were 3,841 dwellings approved in January. This is 4.4% less than the previous month.
- The value of total building approved in January was \$811.6 million. Total residential building accounted for \$584.1 million of this total and non-residential building was valued at \$227.6 million. No single category dominated this sector, with Other business premises (\$38.2 million), Health (\$36.7 million), Educational (\$30.7 million) and Shops (\$30.6 million) contributing the greatest amounts.

### Dwelling units approved



### Private sector houses approved



- 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

<i>ISSUE</i>	<i>RELEASE DATE</i>
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
July 2000	6 September 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.

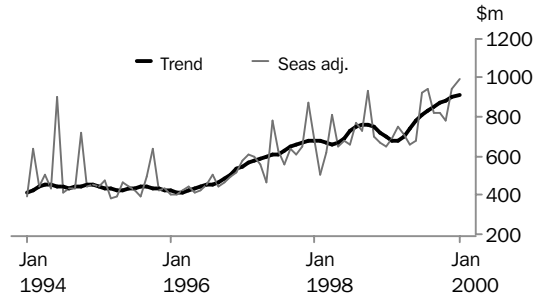


Zia ABBASI  
Regional Director, Victoria

# VALUE OF BUILDING APPROVED

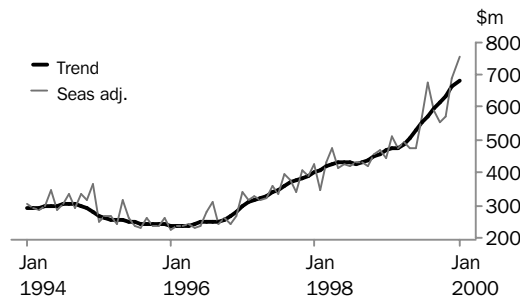
## VALUE OF TOTAL BUILDING

The trend for the value of total building has maintained the growth evident throughout 1999, growing 1.4% in January to be 34.5% higher than the low point of February 1999.



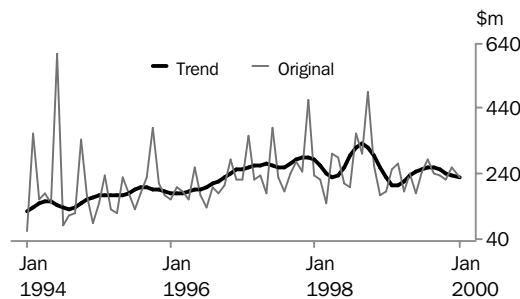
## VALUE OF RESIDENTIAL BUILDING

The trend for the value of residential building continued to grow in January, with a rise of 3.4%. Apart from a momentary levelling in August 1998, this series has been moving upward since March 1996.



## VALUE OF NON-RESIDENTIAL BUILDING

The current downturn in the trend for the value of non-residential building began in August 1999. Since then there have been five consecutive falls totalling 12.7%, but the trend will turn around next month if there is a rise of 11.0% in the seasonally adjusted estimate for February (the average monthly movement is 49%).



# VALUE OF BUILDING APPROVED

## CHAIN VOLUME MEASURES

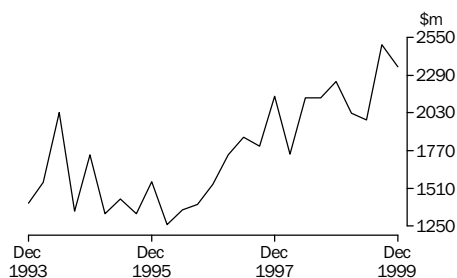
### DECEMBER QUARTER 1999

Changes in the original series of value of building approvals in the December quarter 1999 in chain volume measures are summarised below.

	ORIGINAL	
	<i>Sep Qtr 1999 to Dec Qtr 1999</i>	<i>Dec Qtr 1998 to Dec Qtr 1999</i>
New residential building	-4.6	29.3
Alterations and additions to residential buildings	-11.3	4.2
Non-residential building	-7.3	-25.4
<b>Total building</b>	<b>-6.1</b>	<b>4.4</b>

In terms of chain volume measures the value of building approved in the December quarter 1999 was 6.1% lower than the previous quarter, with only the new house component being the exception by rising 5.0% in that time (refer page 13).

### QUARTERLY VALUE OF BUILDING APPROVED (chain volume measures)



# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

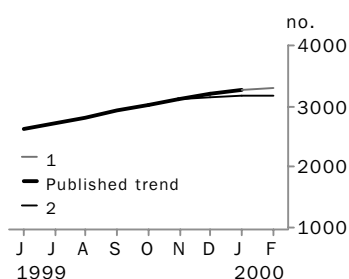
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

### 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 APPROVED

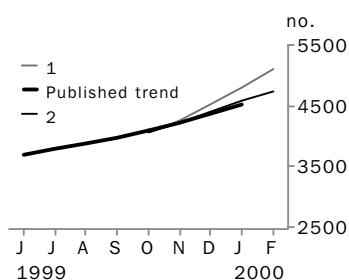


	TREND AS PUBLISHED	
	no.	% change
September 1999	2 923	3.9
October 1999	3 023	3.4
November 1999	3 116	3.1
December 1999	3 198	2.7
January 2000	3 252	1.7
February 2000	n.y.a.	n.y.a.

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

	<b>1</b>		<b>2</b>	
	no.	% change	no.	% change
	<i>rises by 5% on Jan 2000</i>		<i>falls by 5% on Jan 2000</i>	
September 1999	2 924	4.0	2 935	4.1
October 1999	3 023	3.4	3 029	3.2
November 1999	3 115	3.0	3 101	2.4
December 1999	3 193	2.5	3 147	1.5
January 2000	3 256	2.0	3 170	0.7
February 2000	3 302	1.4	3 173	0.1

### TOTAL DWELLING UNITS APPROVED



	TREND AS PUBLISHED	
	no.	% change
September 1999	3 974	2.3
October 1999	4 079	2.6
November 1999	4 212	3.3
December 1999	4 376	3.9
January 2000	4 516	3.2
February 2000	n.y.a.	n.y.a.

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

	<b>1</b>		<b>2</b>	
	no.	% change	no.	% change
	<i>rises by 8% on Jan 2000</i>		<i>falls by 8% on Jan 2000</i>	
September 1999	3 941	2.0	3 969	2.2
October 1999	4 062	3.1	4 076	2.7
November 1999	4 253	4.7	4 215	3.4
December 1999	4 512	6.1	4 387	4.1
January 2000	4 805	6.5	4 568	4.1
February 2000	5 095	6.0	4 738	3.7

## 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						
<b>1998</b>						
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
<b>2000</b>						
January	2 427	2 447	1 387	1 394	3 814	3 841
SEASONALLY ADJUSTED						
<b>1998</b>						
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
<b>2000</b>						
January	3 138	3 183	n.a.	n.a.	5 136	5 165
TREND ESTIMATES						
<b>1998</b>						
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	2 709	2 761	1 003	1 041	3 711	3 801
August	2 813	2 874	975	1 011	3 788	3 885
September	2 923	2 987	957	987	3 880	3 974
October	3 023	3 084	972	995	3 995	4 079
November	3 116	3 170	1 025	1 041	4 141	4 212
December	3 198	3 245	1 118	1 130	4 317	4 376
<b>2000</b>						
January	3 252	3 292	1 218	1 223	4 471	4 516

## 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>						
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
<b>2000</b>						
January	-23.9	-24.3	82.0	77.1	-3.4	-4.4
SEASONALLY ADJUSTED (% change from preceding month)						
<b>1998</b>						
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
<b>2000</b>						
January	-9.2	-8.8	n.a.	n.a.	23.9	22.3
TREND ESTIMATES (% change from preceding month)						
<b>1998</b>						
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	3.2	3.5	0.1	0.1	2.3	2.5
August	3.9	4.1	-2.8	-2.9	2.1	2.2
September	3.9	3.9	-1.8	-2.4	2.4	2.3
October	3.4	3.2	1.6	0.8	3.0	2.6
November	3.1	2.8	5.5	4.6	3.6	3.3
December	2.7	2.4	9.1	8.5	4.3	3.9
<b>2000</b>						
January	1.7	1.4	8.9	8.2	3.6	3.2

## VALUE OF BUILDING APPROVED

Month	New residential building \$m	Alterations and additions to residential buildings(a) \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL					
<b>1998</b>					
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
<b>2000</b>					
January	504.6	79.5	584.1	227.6	811.6
SEASONALLY ADJUSTED					
<b>1998</b>					
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
<b>2000</b>					
January	654.2	103.3	757.5	n.a.	991.0
TREND ESTIMATES					
<b>1998</b>					
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	460.9	94.0	554.9	256.7	811.6
August	481.0	95.4	576.4	261.0	837.4
September	501.0	95.1	596.1	259.8	856.0
October	521.2	94.0	615.2	253.2	868.4
November	543.6	93.4	637.0	244.6	881.6
December	569.0	93.7	662.7	237.4	900.1
<b>2000</b>					
January	590.9	94.1	685.1	227.8	912.9

(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>					
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
<b>2000</b>					
January	-4.1	-7.0	-4.5	-13.1	-7.1
SEASONALLY ADJUSTED (% change from preceding month)					
<b>1998</b>					
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
<b>2000</b>					
January	10.1	5.9	9.5	n.a.	4.7
TREND ESTIMATES (% change from preceding month)					
<b>1998</b>					
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	4.6	3.6	4.4	3.9	4.3
August	4.4	1.5	3.9	1.7	3.2
September	4.2	-0.3	3.4	-0.5	2.2
October	4.0	-1.2	3.2	-2.5	1.4
November	4.3	-0.6	3.5	-3.4	1.5
December	4.7	0.3	4.0	-2.9	2.1
<b>2000</b>					
January	3.8	0.4	3.4	-4.0	1.4

(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>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
<b>2000</b>						
January	2 423	1 239	49	78	25	3 814
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>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
<b>2000</b>						
January	20	7	0	0	0	27
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>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
<b>2000</b>						
January	2 443	1 246	49	78	25	3 841

(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>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
<b>2000</b>								
January	331.3	170.9	6.6	61.5	4.4	574.8	189.6	764.4
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>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
<b>2000</b>								
January	1.7	0.6	0.0	6.9	0.0	9.3	37.9	47.2
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>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
<b>2000</b>								
January	333.1	171.5	6.6	68.5	4.4	584.1	227.6	811.6

(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>										
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>
<b>2000</b>										
January	2 443	119	306	425	53	46	722	821	1 246	<b>3 689</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>										
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>
<b>2000</b>										
January	333.1	9.9	35.4	45.3	4.7	8.7	112.7	126.2	171.5	<b>504.6</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	6 542.8
<b>1997-1998</b>	3 132.9	766.9	3 899.8	858.4	4 758.3	3 064.5	7 822.9
<b>1998-1999</b>	3 418.8	1 014.6	4 433.4	928.2	5 361.5	3 031.7	8 393.2
<b>1998</b>							
September	876.6	178.4	1 055.0	230.7	1 285.7	848.2	2 133.9
December	798.8	296.2	1 095.0	242.8	1 337.8	910.8	2 248.6
<b>1999</b>							
March	821.8	294.1	1 115.9	222.4	1 338.3	690.2	2 028.5
June	921.6	245.9	1 167.5	232.3	1 399.7	582.5	1 982.2
September	1 100.0	382.9	1 482.9	285.2	1 768.1	732.7	2 500.8
December	1 155.2	260.2	1 415.4	253.1	1 668.4	679.1	2 347.5
ORIGINAL (% change from preceding quarter)							
<b>1998</b>							
September	-2.4	-9.3	-3.7	-3.4	-3.6	6.3	0.1
December	-8.9	66.0	3.8	5.2	4.1	7.4	5.4
<b>1999</b>							
March	2.9	-0.7	1.9	-8.4	0.0	-24.2	-9.8
June	12.1	-16.4	4.6	4.5	4.6	-15.6	-2.3
September	19.4	55.7	27.0	22.8	26.3	25.8	26.2
December	5.0	-32.0	-4.6	-11.3	-5.6	-7.3	-6.1

(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>												
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
<b>2000</b>												
January	5	0.7	84	7.8	28	3.1	41	4.2	29	2.9	20	1.9
Value—\$200,000—\$499,999												
<b>1999</b>												
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
<b>2000</b>												
January	4	1.6	29	7.9	18	6.1	18	5.0	28	8.7	11	3.8
Value—\$500,000—\$999,999												
<b>1999</b>												
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
<b>2000</b>												
January	3	2.2	9	6.3	4	3.4	6	3.9	8	5.1	11	7.4
Value—\$1,000,000—\$4,999,999												
<b>1999</b>												
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
<b>2000</b>												
January	1	1.4	3	8.7	6	10.7	6	9.2	8	16.1	5	12.2
Value—\$5,000,000 and over												
<b>1999</b>												
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
<b>2000</b>												
January	1	15.6	0	0.0	1	5.9	1	6.0	1	5.4	1	5.4
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>												
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
<b>2000</b>												
January	14	21.5	125	30.6	57	29.2	72	28.4	74	38.2	48	30.7

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

Period	Religious.....		Health.....		Entertainment and recreational.....		Miscellaneous.....		Total non-residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999										
<b>1999</b>										
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
<b>2000</b>										
January	1	0.1	8	0.8	9	0.9	15	1.3	240	23.7
Value—\$200,000–\$499,999										
<b>1999</b>										
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
<b>2000</b>										
January	2	0.6	2	0.6	7	2.2	7	2.1	126	38.5
Value—\$500,000–\$999,999										
<b>1999</b>										
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
<b>2000</b>										
January	1	0.9	2	1.2	1	0.9	1	0.6	46	31.8
Value—\$1,000,000–\$4,999,999										
<b>1999</b>										
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
<b>2000</b>										
January	0	0.0	7	16.6	2	3.0	0	0.0	38	77.9
Value—\$5,000,000 and over										
<b>1999</b>										
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
<b>2000</b>										
January	0	0.0	2	17.5	0	0.0	0	0.0	7	55.7
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>										
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
<b>2000</b>										
January	4	1.6	21	36.7	19	6.9	23	4.0	457	227.6

## VALUE OF NON-RESIDENTIAL BUILDING APPROVED: Original

Period	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	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>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>
<b>2000</b>											
January	21.5	29.6	29.1	27.4	35.4	20.9	1.6	19.2	3.1	1.9	<b>189.6</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>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>
<b>2000</b>											
January	0.0	1.0	0.1	0.9	2.8	9.8	0.0	17.5	3.8	2.1	<b>37.9</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>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>
<b>2000</b>											
January	21.5	30.6	29.2	28.4	38.2	30.7	1.6	36.7	6.9	4.0	<b>227.6</b>



## BUILDING APPROVED IN THE MELBOURNE STATISTICAL DIVISION: Original

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									
<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>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
<b>2000</b>									
January	1 684	1 183	3 011	241 453	165 990	59 946	467 389	165 192	632 581
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>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
<b>2000</b>									
January	12	7	19	998	587	6 142	7 727	16 358	24 085
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>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
<b>2000</b>									
January	1 696	1 190	3 030	242 451	166 577	66 088	475 116	181 550	656 666

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

(b) Refer to the Explanatory Notes paragraph 12.

## BUILDING APPROVED IN STATISTICAL AREAS

	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
STATISTICAL AREA									
<b>VICTORIA</b>	<b>2 443</b>	<b>1 246</b>	<b>3 841</b>	<b>333 078</b>	<b>171 499</b>	<b>79 473</b>	<b>584 050</b>	<b>227 566</b>	<b>811 616</b>
<b>Melbourne (SD)</b>	<b>1 696</b>	<b>1 190</b>	<b>3 030</b>	<b>242 451</b>	<b>166 577</b>	<b>66 088</b>	<b>475 116</b>	<b>181 550</b>	<b>656 666</b>
Inner Melbourne (SSD)	44	696	846	8 727	110 897	19 001	138 625	62 483	201 108
Melbourne (C)–Inner	0	70	88	0	4 200	992	5 192	26 314	31 506
Melbourne (C)–S'bank–D'lands	0	179	179	0	33 000	0	33 000	2 102	35 102
Melbourne (C)–Remainder	32	198	233	5 721	33 577	2 624	41 923	5 536	47 458
Port Phillip (C)–St Kilda	1	26	66	515	3 363	3 497	7 375	6 880	14 255
Port Phillip (C)–West	1	179	180	200	27 518	1 427	29 145	2 177	31 322
Stonnington (C)–Prahran	7	19	26	1 861	5 456	1 819	9 135	5 280	14 415
Yarra (C)–North	3	20	57	430	2 900	7 231	10 561	13 484	24 045
Yarra (C)–Richmond	0	5	17	0	884	1 411	2 294	710	3 004
Western Melbourne (SSD)	180	83	265	25 924	7 533	4 364	37 821	15 298	53 119
Brimbank (C)–Keilor	71	11	82	10 859	877	145	11 881	1 370	13 251
Brimbank (C)–Sunshine	16	2	18	1 684	223	82	1 989	1 720	3 709
Hobsons Bay (C)–Altona	30	2	32	3 609	150	550	4 308	7 745	12 053
Hobsons Bay (C)–Williamstown	15	0	15	2 609	0	1 261	3 869	810	4 679
Maribymong (C)	26	39	67	3 655	3 572	748	7 975	3 005	10 980
Moonee Valley (C)–Essendon	7	18	25	1 702	1 587	1 310	4 600	0	4 600
Moonee Valley (C)–West	15	11	26	1 807	1 124	268	3 199	648	3 848
Melton–Wyndham (SSD)	172	10	182	23 231	1 360	428	25 019	3 503	28 522
Melton (S)–East	68	0	68	9 077	0	24	9 101	425	9 526
Melton (S) Balance	11	0	11	1 439	0	75	1 514	650	2 164
Wyndham (C)–North West	15	0	15	2 071	0	37	2 108	0	2 108
Wyndham (C)–Werribee	36	2	38	4 551	160	211	4 922	470	5 392
Wyndham (C)–Balance	42	8	50	6 092	1 200	81	7 373	1 958	9 331
Moreland City (SSD)	38	42	102	4 516	3 959	3 534	12 009	5 233	17 241
Moreland (C)–Brunswick	0	19	38	0	2 339	2 193	4 532	5 158	9 690
Moreland (C)–Coburg	7	8	18	1 095	680	1 078	2 853	75	2 928
Moreland (C)–North	31	15	46	3 421	940	263	4 623	0	4 623
Northern Middle Melbourne (SSD)	64	39	111	8 263	3 666	6 134	18 064	16 162	34 226
Banyule (C)–Heidelberg	20	17	37	2 726	1 977	1 778	6 481	1 592	8 073
Banyule (C)–North	2	4	11	524	389	855	1 769	5 362	7 131
Darebin (C)–Northcote	5	4	11	768	280	994	2 042	2 853	4 894
Darebin (C)–Preston	37	14	52	4 245	1 020	2 507	7 772	6 356	14 128
Hume City (SSD)	134	15	149	17 958	1 058	464	19 480	21 597	41 077
Hume (C)–Broadmeadows	33	7	40	3 224	418	228	3 870	18 062	21 932
Hume (C)–Craigieburn	84	0	84	12 130	0	196	12 326	2 325	14 651
Hume (C)–Sunbury	17	8	25	2 604	640	41	3 284	1 210	4 494
Northern Outer Melbourne (SSD)	133	22	155	17 305	1 673	869	19 847	2 850	22 697
Nillumbik (S)–South	9	0	9	1 675	0	462	2 137	50	2 187
Nillumbik (S)–South-West	22	0	22	3 724	0	123	3 847	0	3 847
Nillumbik (S)–Balance	13	0	13	1 822	0	164	1 986	0	1 986
Whittlesea (C)–North	19	0	19	2 383	0	12	2 395	0	2 395
Whittlesea (C)–South	70	22	92	7 701	1 673	109	9 482	2 800	12 282
Boroondara City (SSD)	49	114	163	10 817	15 489	6 008	32 314	7 894	40 208
Boroondara (C)–Camberwell N.	19	8	27	4 029	1 200	1 637	6 866	1 098	7 963
Boroondara (C)–Camberwell S.	20	2	22	4 728	120	1 708	6 557	2 190	8 747
Boroondara (C)–Hawthorn	2	101	103	545	13 669	1 750	15 964	3 466	19 430
Boroondara (C)–Kew	8	3	11	1 515	500	912	2 927	1 141	4 068

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)	163	30	194	24 745	3 347	4 132	32 224	13 690	45 913
Manningham (C)–East	8	0	8	2 683	0	323	3 006	0	3 006
Manningham (C)–West	38	15	53	4 886	1 527	649	7 062	2 744	9 806
Monash (C)–South West	15	2	17	1 984	200	459	2 643	1 427	4 070
Monash (C)–Waverley East	5	0	5	960	0	319	1 279	2 075	3 354
Monash (C)–Waverley West	36	6	43	5 955	700	381	7 036	2 490	9 526
Whitehorse (C)–Box Hill	24	7	31	3 515	920	940	5 374	130	5 504
Whitehorse (C)–Nunawading E.	32	0	32	4 221	0	521	4 742	4 769	9 511
Whitehorse (C)–Nunawading W.	5	0	5	541	0	540	1 081	55	1 136
Eastern Outer Melbourne (SSD)	109	20	129	15 825	1 270	2 423	19 517	12 012	31 529
Knox (C)–North	27	4	31	3 416	322	1 081	4 819	3 025	7 844
Knox (C)–South	51	0	51	8 774	0	229	9 004	120	9 124
Maroondah (C)–Croydon	19	13	32	2 227	620	702	3 549	1 261	4 810
Maroondah (C)–Ringwood	12	3	15	1 408	328	410	2 146	7 606	9 752
Yarra Ranges Shire Part A (SSD)	52	0	52	7 205	0	1 538	8 743	1 819	10 562
Yarra Ranges (S)–Central	1	0	1	25	0	74	99	300	399
Yarra Ranges (S)–North	8	0	8	979	0	29	1 009	536	1 545
Yarra Ranges (S)–South-West	43	0	43	6 201	0	1 435	7 636	983	8 619
Southern Melbourne (SSD)	124	84	213	22 324	13 317	10 635	46 276	6 196	52 471
Bayside (C)–Brighton	15	22	37	3 149	5 003	2 291	10 443	0	10 443
Bayside (C)–South	29	33	63	5 003	3 170	2 184	10 357	303	10 660
Glen Eira (C)–Caulfield	19	13	32	3 988	1 790	1 271	7 048	296	7 344
Glen Eira (C)–South	13	0	13	1 813	0	1 574	3 387	445	3 832
Kingston (C)–North	19	5	26	2 536	1 254	755	4 545	2 222	6 767
Kingston (C)–South	26	8	35	4 108	1 400	412	5 920	150	6 070
Stonnington (C)–Malvern	3	3	7	1 728	700	2 148	4 576	2 779	7 355
Greater Dandenong City (SSD)	13	9	22	1 597	598	1 099	3 294	3 183	6 478
Gr. Dandenong (C)–Dandenong	6	9	15	752	598	688	2 038	1 631	3 670
Gr. Dandenong (C)–Balance	7	0	7	845	0	411	1 256	1 552	2 808
Southern Eastern Outer Melbourne (SSD)	239	2	241	29 391	140	1 790	31 321	5 277	36 599
Cardinia (S)–North	8	0	8	1 513	0	117	1 630	422	2 052
Cardinia (S)–Pakenham	28	0	28	2 768	0	159	2 926	350	3 276
Cardinia (S)–South	1	0	1	109	0	78	187	0	187
Casey (C)–Berwick	110	2	112	14 709	140	212	15 061	220	15 281
Casey (C)–Cranbourne	72	0	72	7 360	0	543	7 903	3 166	11 069
Casey (C)–Hallam	19	0	19	2 853	0	592	3 445	1 119	4 565
Casey (C)–South	1	0	1	80	0	90	170	0	170
Frankston City (SSD)	52	5	57	6 410	570	1 069	8 048	2 216	10 265
Frankston (C)–East	37	0	37	4 221	0	464	4 684	0	4 684
Frankston (C)–West	15	5	20	2 189	570	605	3 364	2 216	5 580
Mornington Peninsula Shire (SSD)	130	19	149	18 213	1 700	2 601	22 514	2 137	24 650
Mornington P'sula (S)–East	14	19	33	1 757	1 700	224	3 681	220	3 901
Mornington P'sula (S)–South	73	0	73	9 651	0	1 855	11 506	1 707	13 212
Mornington P'sula (S)–West	43	0	43	6 804	0	522	7 327	210	7 537

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>185</b>	<b>6</b>	<b>195</b>	<b>23 413</b>	<b>340</b>	<b>4 454</b>	<b>28 207</b>	<b>5 129</b>	<b>33 336</b>
Greater Geelong City Part A (SSD)	105	6	111	12 911	340	1 244	14 495	3 202	17 697
Bellarine-Inner	17	0	17	2 044	0	31	2 075	65	2 140
Corio-Inner	34	4	38	4 445	200	230	4 874	1 171	6 046
Geelong	2	0	2	100	0	286	386	1 750	2 136
Geelong West	9	2	11	884	140	63	1 087	0	1 087
Newton	0	0	0	0	0	275	275	0	275
South Barwon-Inner	43	0	43	5 438	0	359	5 797	216	6 013
East Barwon (SSD)	60	0	64	7 998	0	2 664	10 662	1 186	11 848
Greater Geelong (C) -Pt B	27	0	27	3 497	0	447	3 943	200	4 143
Queenscliffe (B)	2	0	2	280	0	0	280	0	280
Surf Coast (S)-East	16	0	17	2 507	0	60	2 567	585	3 152
Surf Coast (S)-West	15	0	18	1 715	0	2 157	3 872	401	4 273
West Barwon (SSD)	20	0	20	2 504	0	546	3 050	741	3 791
Colac-Otway (S)-Colac	3	0	3	457	0	339	796	295	1 090
Colac-Otway (S)-North	0	0	0	0	0	60	60	0	60
Colac-Otway (S)-South	5	0	5	531	0	58	589	86	675
Golden Plains (S)-North-West	4	0	4	550	0	15	565	0	565
Golden Plains (S)-South-East	8	0	8	965	0	75	1 040	110	1 150
Greater Geelong (C)-Pt C	0	0	0	0	0	0	0	250	250
<b>Western District (SD)</b>	<b>30</b>	<b>3</b>	<b>34</b>	<b>3 916</b>	<b>80</b>	<b>1 318</b>	<b>5 313</b>	<b>1 289</b>	<b>6 603</b>
Hopkins (SSD)	21	3	25	2 602	80	997	3 679	879	4 559
Corangamite (S)-North	3	0	3	354	0	105	459	630	1 089
Corangamite (S)-South	1	0	1	50	0	32	82	50	132
Moyne (S)-North-East	1	0	1	132	0	0	132	0	132
Moyne (S)-North-West	0	0	0	0	0	50	50	0	50
Moyne (S)-South	6	0	6	859	0	225	1 084	0	1 084
Warrnambool (C)	10	3	14	1 207	80	586	1 872	199	2 072
Lady Julia Percy Island	0	0	0	0	0	0	0	0	0
Glenelg (SSD)	9	0	9	1 314	0	320	1 634	410	2 044
Glenelg (S)-Heywood	1	0	1	160	0	108	268	0	268
Glenelg (S)-North	1	0	1	156	0	64	220	150	370
Glenelg (S)-Portland	3	0	3	414	0	50	463	0	463
S. Grampians (S)-Hamilton	1	0	1	137	0	74	211	260	471
S. Grampians (S)-Wannon	0	0	0	0	0	0	0	0	0
S. Grampians (S)-Balance	3	0	3	448	0	25	473	0	473
<b>Central Highlands (SD)</b>	<b>74</b>	<b>0</b>	<b>74</b>	<b>8 761</b>	<b>0</b>	<b>1 116</b>	<b>9 877</b>	<b>1 262</b>	<b>11 139</b>
Ballarat City (SSD)	40	0	40	5 258	0	607	5 865	1 087	6 953
Ballarat (C)-Central	10	0	10	1 475	0	447	1 923	352	2 275
Ballarat (C)-Inner North	21	0	21	2 656	0	77	2 733	550	3 283
Ballarat (C)-North	0	0	0	0	0	30	30	0	30
Ballarat (C)-South	9	0	9	1 127	0	53	1 180	185	1 365
East Central Highlands (SSD)	28	0	28	3 093	0	393	3 486	120	3 606
Hepburn (S)-East	8	0	8	567	0	54	622	0	622
Hepburn (S)-West	4	0	4	295	0	50	344	0	344
Moorabool (S)-Bacchus Marsh	9	0	9	1 353	0	117	1 470	120	1 590
Moorabool (S)-Ballan	5	0	5	597	0	172	769	0	769
Moorabool (S)-West	2	0	2	281	0	0	281	0	281

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)	6	0	6	409	0	117	526	55	581
Ararat (RC)	3	0	3	265	0	99	364	55	419
Pyrenees (S)–North	3	0	3	144	0	0	144	0	144
Pyrenees (S)–South	0	0	0	0	0	18	18	0	18
<b>Wimmera (SD)</b>	<b>4</b>	<b>0</b>	<b>4</b>	<b>532</b>	<b>0</b>	<b>221</b>	<b>753</b>	<b>373</b>	<b>1 126</b>
South Wimmera (SSD)	4	0	4	532	0	153	685	319	1 003
Horsham (RC)–Central	0	0	0	0	0	87	87	89	176
Horsham (RC)–Balance	1	0	1	230	0	35	265	0	265
N. Grampians (S)–St Arnaud	2	0	2	272	0	0	272	80	352
N. Grampians (S)–Stawell	1	0	1	30	0	30	60	150	210
West Wimmera (S)	0	0	0	0	0	0	0	0	0
North Wimmera (SSD)	0	0	0	0	0	69	69	54	123
Hindmarsh (S)	0	0	0	0	0	48	48	0	48
Yarriambiack (S)–North	0	0	0	0	0	0	0	54	54
Yarriambiack (S)–South	0	0	0	0	0	20	20	0	20
<b>Mallee(SD)</b>	<b>51</b>	<b>0</b>	<b>51</b>	<b>6 265</b>	<b>0</b>	<b>548</b>	<b>6 814</b>	<b>848</b>	<b>7 662</b>
Mildura Rural City Part A (SSD)	31	0	31	3 707	0	190	3 897	100	3 997
Mildura (RC)–Pt A	31	0	31	3 707	0	190	3 897	100	3 997
West Mallee (SSD)	1	0	1	43	0	157	200	533	733
Buloke (S)–North	1	0	1	43	0	51	94	88	182
Buloke (S)–South	0	0	0	0	0	11	11	349	360
Mildura (RC)–Pt B	0	0	0	0	0	95	95	96	191
East Mallee (SSD)	19	0	19	2 515	0	201	2 717	215	2 932
Gannawarra (S)	4	0	4	507	0	86	593	150	743
Swan Hill (RC)–Central	13	0	13	1 489	0	115	1 604	0	1 604
Swan Hill (RC)–Robinvale	1	0	1	385	0	0	385	0	385
Swan Hill (RC)–Balance	1	0	1	134	0	0	134	65	199
<b>Loddon (SD)</b>	<b>92</b>	<b>36</b>	<b>128</b>	<b>10 930</b>	<b>2 620</b>	<b>1 184</b>	<b>14 734</b>	<b>3 292</b>	<b>18 026</b>
Greater Bendigo City Part A (SSD)	54	36	90	5 967	2 620	398	8 985	1 406	10 390
Greater Bendigo (C)–Central	11	0	11	755	0	159	914	481	1 395
Greater Bendigo (C)–Eaglehawk	4	0	4	300	0	28	328	300	628
Greater Bendigo (C)–Inner East	13	0	13	1 817	0	104	1 921	100	2 021
Greater Bendigo (C)–Inner North	2	0	2	226	0	30	256	52	308
Greater Bendigo (C)–Inner West	16	36	52	2 009	2 620	0	4 629	473	5 101
Greater Bendigo (C)–S'ysay	8	0	8	860	0	78	938	0	938
North Loddon (SSD)	14	0	14	1 529	0	471	2 000	141	2 140
C. Goldfields (S)–M'borough	0	0	0	0	0	0	0	0	0
C. Goldfields (S)–Balance	0	0	0	0	0	28	28	0	28
Gr Bendigo (C)–Pt B	5	0	5	526	0	65	591	0	591
Loddon (S)–North	0	0	0	0	0	110	110	0	110
Loddon (S)–South	1	0	1	55	0	18	73	0	73
Mount Alexander (S)–C'maine	3	0	3	406	0	111	517	61	578
Mount Alexander (S)–Balance	5	0	5	542	0	139	681	80	761
South Loddon (SSD)	24	0	24	3 435	0	315	3 750	1 746	5 496
Macedon Ranges (S)–Kyneton	4	0	4	448	0	17	465	90	555
Macedon Ranges (S)–Romsey	10	0	10	1 499	0	151	1 650	56	1 706
Macedon Ranges (S)–Balance	10	0	10	1 488	0	147	1 635	1 600	3 235

BUILDING APPROVED IN STATISTICAL AREAS *continued*

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

	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>153</b>	<b>7</b>	<b>160</b>	<b>18 349</b>	<b>1 350</b>	<b>1 593</b>	<b>21 292</b>	<b>11 994</b>	<b>33 285</b>
Greater Shepparton City Part A (SSD)	42	0	42	4 690	0	143	4 834	1 626	6 460
Gr. Shepparton (C) Pt A	42	0	42	4 690	0	143	4 834	1 626	6 460
North Goulburn (SSD)	58	0	58	6 869	0	641	7 510	7 379	14 889
Campaspe (S)–Echuca	21	0	21	2 330	0	80	2 410	606	3 015
Campaspe (S)–Kyabram	3	0	3	488	0	85	573	900	1 473
Campaspe (S)–Rochester	4	0	4	653	0	107	760	3 140	3 900
Campaspe (S)–South	5	0	5	600	0	0	600	0	600
Gr. Shepparton (C)–Pt B East	1	0	1	140	0	56	196	0	196
Gr. Shepparton (C)–Pt B West	5	0	5	579	0	94	673	2 638	3 311
Moira (S)–East	7	0	7	718	0	66	784	0	784
Moira (S)–West	12	0	12	1 361	0	154	1 515	95	1 610
South Goulburn (SSD)	24	5	29	3 009	1 200	558	4 768	2 989	7 757
Delatite (S)–Benalla	10	0	10	1 239	0	0	1 239	989	2 228
Delatite (S)–North	1	0	1	159	0	204	363	0	363
Delatite (S)–South	10	5	15	1 320	1 200	303	2 823	0	2 823
Strathbogie (S)	3	0	3	291	0	52	343	2 000	2 343
South West Goulburn (SSD)	29	2	31	3 781	150	250	4 180	0	4 180
Mitchell (S)–North	2	0	2	182	0	12	194	0	194
Mitchell (S)–South	14	0	14	1 668	0	45	1 713	0	1 713
Murrindindi (S)–East	7	0	7	884	0	42	926	0	926
Murrindindi (S)–West	6	2	8	1 046	150	151	1 347	0	1 347
<b>Ovens-Murray (SD)</b>	<b>43</b>	<b>4</b>	<b>50</b>	<b>6 150</b>	<b>532</b>	<b>1 130</b>	<b>7 812</b>	<b>15 553</b>	<b>23 365</b>
Wodonga (SSD)	22	2	24	2 859	116	475	3 450	760	4 210
Indigo (S)–Pt A	5	0	5	719	0	84	803	64	867
Towong (S)–Pt A	0	0	0	0	0	0	0	86	86
Wodonga (RC)	17	2	19	2 140	116	391	2 647	610	3 257
West Ovens-Murray (SSD)	6	0	6	881	0	460	1 341	12 000	13 341
Indigo (S)–Pt B	0	0	0	0	0	0	0	0	0
Wangaratta (RC)–Central	2	0	2	257	0	86	343	12 000	12 343
Wangaratta (RC)–North	3	0	3	524	0	154	678	0	678
Wangaratta (RC)–South	1	0	1	100	0	220	320	0	320
East Ovens-Murray (SSD)	15	2	20	2 410	416	195	3 021	2 793	5 814
Alpine (S)–East	11	2	16	1 919	416	182	2 517	2 793	5 310
Alpine (S)–West	4	0	4	492	0	13	504	0	504
Towong (S)–Pt B	0	0	0	0	0	0	0	0	0
<b>East Gippsland (SD)</b>	<b>36</b>	<b>0</b>	<b>36</b>	<b>4 021</b>	<b>0</b>	<b>472</b>	<b>4 494</b>	<b>2 299</b>	<b>6 793</b>
East Gippsland Shire (SSD)	23	0	23	2 708	0	281	2 990	1 799	4 788
E. Gippsland (S)–Bairnsdale	17	0	17	2 114	0	281	2 395	1 799	4 194
E. Gippsland (S)–Orbost	3	0	3	250	0	0	250	0	250
E. Gippsland (S)–South-West	3	0	3	345	0	0	345	0	345
E. Gippsland (S)–Balance	0	0	0	0	0	0	0	0	0
Wellington Shire (SSD)	13	0	13	1 313	0	191	1 504	500	2 004
Wellington (S)–Alberton	3	0	3	301	0	0	301	0	301
Wellington (S)–Avon	0	0	0	0	0	0	0	0	0
Wellington (S)–Maffra	2	0	2	250	0	133	383	300	683
Wellington (S)–Rosedale	1	0	1	23	0	11	33	0	33
Wellington (S)–Sale	7	0	7	740	0	47	787	200	987

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>79</b>	<b>0</b>	<b>79</b>	<b>8 289</b>	<b>0</b>	<b>1 349</b>	<b>9 638</b>	<b>3 978</b>	<b>13 616</b>
La Trobe Valley (SSD)	10	0	10	1 358	0	323	1 681	2 360	4 041
Baw Baw (S)–Pt A	0	0	0	0	0	0	0	0	0
La Trobe (S)–Moe	0	0	0	0	0	66	66	0	66
La Trobe (S)–Morwell	2	0	2	286	0	139	425	580	1 005
La Trobe (S)–Traralgon	7	0	7	922	0	119	1 040	1 780	2 820
La Trobe (S)–Balance	1	0	1	150	0	0	150	0	150
West Gippsland (SSD)	18	0	18	2 066	0	264	2 331	482	2 813
Baw Baw (S)–Pt B East	2	0	2	260	0	11	271	0	271
Baw Baw (S)–Pt B West	16	0	16	1 806	0	253	2 060	482	2 542
Yarra Ranges (S)–Pt B	0	0	0	0	0	0	0	0	0
South Gippsland (SSD)	51	0	51	4 865	0	762	5 627	1 136	6 763
Bass Coast (S)–Phillip Island	16	0	16	1 183	0	225	1 408	280	1 688
Bass Coast (S)–Balance	19	0	19	1 779	0	152	1 931	412	2 343
South Gippsland (S)–Central	5	0	5	820	0	275	1 095	394	1 489
South Gippsland (S)–East	5	0	5	514	0	110	624	50	674
South Gippsland (S)–West	5	0	5	495	0	0	495	0	495
French Island	1	0	1	74	0	0	74	0	74
Bass Strait Islands	0	0	0	0	0	0	0	0	0
STATISTICAL DISTRICT									
Albury-Wodonga (NSW/Vic)	44	4	48	5 648	276	720	6 644	2 740	9 384
Geelong Vic	105	6	111	12 911	340	1 244	14 495	3 202	17 697
Ballarat Vic	40	0	40	5 258	0	607	5 865	1 087	6 953
Bendigo Vic	54	36	90	5 967	2 620	398	8 985	1 406	10 390
Shepparton Vic	42	0	42	4 690	0	143	4 834	1 626	6 460
La Trobe Valley Vic	10	0	10	1 358	0	323	1 681	2 360	4 041
Mildura Vic	31	0	31	3 707	0	190	3 897	100	3 997

(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	<p><b>18</b> 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 <i>A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview</i> (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6076.</p>
TREND ESTIMATES <i>continued</i>	<p><b>19</b> 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.</p>
CHAIN VOLUME MEASURES	<p><b>20</b> 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.</p> <p><b>21</b> Further information on the nature and concepts of chain volume measures is contained in the ABS publication <i>Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts</i> (Cat. no. 5248.0).</p>
AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)	<p><b>22</b> Area statistics are now being classified to the <i>Australian Standard Geographical Classification, 1999 Edition</i> (Cat. no. 1216.0), effective from 1 July 1999, and ASGC terminology has been adopted in the presentation of building statistics.</p> <p><b>23</b> Some Statistical Districts straddle State/Territory boundaries (e.g. the Albury–Wodonga Statistical District lies partly in Victoria and partly in New South Wales).</p>
UNPUBLISHED DATA	<p><b>24</b> The ABS can also make available certain building approvals data which are not published. Where the data cannot be provided by telephone, it can be provided via fax, photocopy, computer printout, floppy disk and email. A charge may be made for providing unpublished data in these forms.</p>
RELATED PUBLICATIONS	<p><b>25</b> Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none"><li>▪ <i>Building Activity, Australia</i> (Cat. no. 8752.0)</li><li>▪ <i>Building Activity, Australia: Dwelling Unit Commencements</i> (Cat. no. 8750.0)</li><li>▪ <i>Building Activity, Victoria</i> (Cat. no. 8752.2)</li><li>▪ <i>Building Activity, Building Work Done</i> (Cat. no. 8755.0)</li><li>▪ <i>Building Approvals, Australia</i> (Cat. no. 8731.0)</li><li>▪ <i>Engineering Construction Activity, Australia</i> (Cat. no. 8762.0)</li><li>▪ <i>House Price Indexes: Eight Capital Cities</i> (Cat. no. 6416.0)</li><li>▪ <i>Housing Finance for Owner Occupation, Australia</i> (Cat. no. 5609.0)</li><li>▪ <i>Price Index of Materials Used in Building Other than House Building</i> (Cat. no. 6407.0)</li><li>▪ <i>Price Index of Materials Used in House Building</i> (Cat. no. 6408.0).</li></ul>
ROUNDING	<p>When figures have been rounded, discrepancies may occur between sums of the component items and totals.</p>

## 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.

## GLOSSARY

<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.

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