

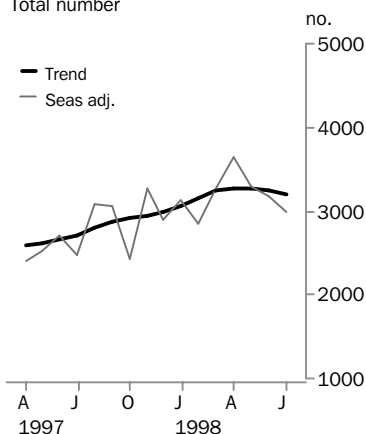
BUILDING APPROVALS

VICTORIA

EMBARGO: 11:30AM (CANBERRA TIME) TUES 8 SEPT 1998

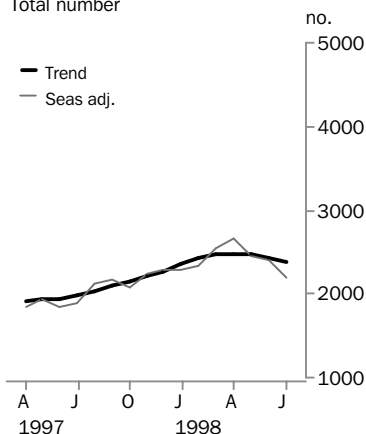
Dwelling units approved

Total number



Private sector houses approved

Total number



JULY KEY FIGURES

TREND ESTIMATES

	Jul 1998	% change Jun 1998 to Jul 1998	% change Jul 1997 to Jul 1998
Dwelling units approved			
Private sector houses	2 376	-2.0	20.6
Total dwelling units	3 203	-1.5	18.0

SEASONALLY ADJUSTED

	Jul 1998	% change Jun 1998 to Jul 1998	% change Jul 1997 to Jul 1998
Dwelling units approved			
Private sector houses	2 203	-8.2	17.2
Total dwelling units	2 982	-6.3	20.3

JULY KEY POINTS

TREND ESTIMATES

- Despite falling marginally for the second consecutive month, the trend for the total number of dwelling units approved is still 18.0% above the level of a year ago.
- The trend for private sector houses has fallen for the third consecutive month to be 4.3% below the estimate for April although this is still 20.6% above the level of a year ago.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector houses fell for the third consecutive month to be 17.4% below the estimate for April.

ORIGINAL ESTIMATES

- In July the number of dwelling units approved in original terms was 3,063 with houses accounting for 2,391 and other dwelling units 672.
- The value of non-residential building approved in July was \$196.7 million. The major contributors to this category were Shops with \$49.4 million and Other business premises with \$34.0 million.
- There were 6 building jobs valued at \$5 million and over and 42 jobs valued between \$1 million and \$5 million.

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

NOTES

FORTHCOMING ISSUES

ISSUE

RELEASE DATE

August 1998

7 October 1998

September 1998

9 November 1998

October 1998

8 December 1998

November 1998

14 January 1999

December 1998

10 February 1999

January 1999

9 March 1999

.....

CHANGES IN THIS ISSUE

Area statistics are being classified to the new 1998 edition of the Australian Standard Geographic Classification.

.....

DATA NOTES

There are no notes about the data for this issue.

.....

REVISIONS THIS MONTH

There are no revisions this month

.....

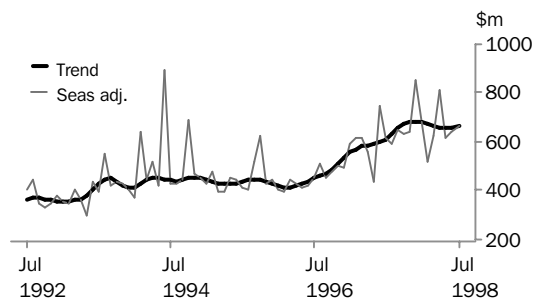
ZIA ABBASI

Regional Director, Victoria

VALUE OF BUILDING APPROVED

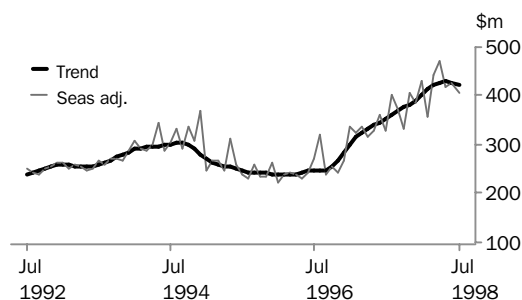
VALUE OF TOTAL BUILDING

The movement in the trend estimate has been relatively flat since the beginning of 1998 following a sustained period of growth since mid 1996.



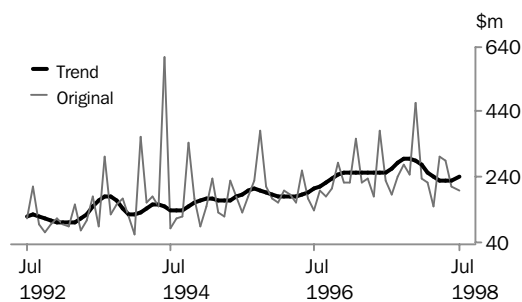
VALUE OF RESIDENTIAL BUILDING

Following a period of consistent growth since mid 1996, the trend for this series has flattened.



VALUE OF NON-RESIDENTIAL BUILDING

The trend has risen for the second consecutive month following 6 months of decline from late 1997.



VALUE OF BUILDING APPROVED

AVERAGE 1989–90 PRICES

JUNE QUARTER 1998

Changes in the original series for the value of building approved in the June Quarter 1998 at average 1989–90 prices are summarised below.

	ORIGINAL SERIES	
	<i>Mar Qtr 1998 to Jun Qtr 1998</i>	<i>Jun Qtr 1997 to Jun Qtr 1998</i>
	<i>% change</i>	<i>% change</i>
New residential building	15.8	29.6
Alterations and additions to residential buildings	15.4	12.9
Non-residential building	32.3	–3.1
Total building	22.1	12.1

The value of total buildings in average 1989–90 prices has increased by 22.1% in the June quarter and follows a 20.5% decrease in the March quarter.

1997–98 FINANCIAL YEAR

The annual movements in the value of building approved, at average 1989–90 prices, appear in the table below. The table shows the annual movements for the past three financial years in original terms.

	ANNUAL MOVEMENT: ORIGINAL SERIES		
	<i>1994–95 to 1995–96</i>	<i>1995–96 to 1996–97</i>	<i>1996–97 to 1997–98</i>
	<i>% change</i>	<i>% change</i>	<i>% change</i>
New residential building	–21.6	25.7	33.9
Alterations and additions to residential buildings	–15.2	22.8	17.1
Non-residential building	21.8	13.5	3.5
Total building	–3.0	19.1	17.2

The value of total buildings in average 1989–90 prices has grown strongly over the last 2 financial years to be 39.6% higher than at the end of 1995–96. In the past year strongest growth has occurred in new residential building (33.9%).

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

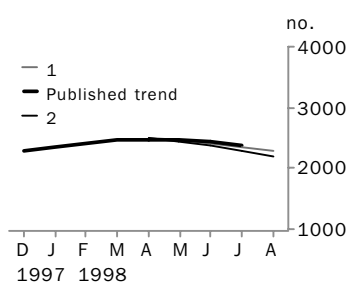
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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

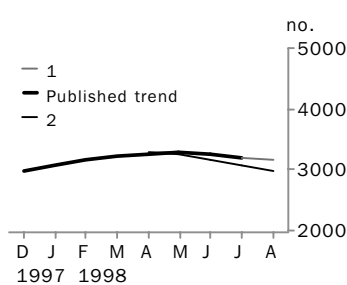


	TREND AS PUBLISHED	
	no.	% change
March 1998	2 471	2.0
April 1998	2 482	0.4
May 1998	2 463	-0.8
June 1998	2 425	-1.5
July 1998	2 376	-2.0
August 1998	n.y.a.	n.y.a.

WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:

1		2	
<i>rises by 5% on Jul 1998</i>		<i>falls by 5% on Jul 1998</i>	
no.	% change	no.	% change
2 477	2.1	2 484	2.2
2 485	0.3	2 488	0.2
2 457	-1.1	2 447	-1.6
2 410	-1.9	2 377	-2.9
2 356	-2.2	2 293	-3.5
2 301	-2.3	2 207	-3.8

TOTAL DWELLING UNITS



	TREND AS PUBLISHED	
	no.	% change
March 1998	3 236	2.5
April 1998	3 269	1.0
May 1998	3 272	0.1
June 1998	3 253	-0.6
July 1998	3 203	-1.5
August 1998	n.y.a.	n.y.a.

WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:

1		2	
<i>rises by 8% on Jul 1998</i>		<i>falls by 8% on Jul 1998</i>	
no.	% change	no.	% change
3 239	2.5	3 256	2.8
3 271	1.0	3 280	0.7
3 273	0.0	3 250	-0.9
3 248	-0.7	3 174	-2.3
3 208	-1.2	3 068	-3.3
3 177	-1.0	2 966	-3.3

DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS(a)		TOTAL DWELLING UNITS...	
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL						
1997						
May	2 007	2 018	632	658	2 639	2 676
June	1 820	1 827	693	741	2 513	2 568
July	2 051	2 054	539	578	2 590	2 632
August	2 268	2 272	872	948	3 140	3 220
September	2 382	2 416	667	746	3 049	3 162
October	2 192	2 250	377	431	2 569	2 681
November	2 303	2 342	834	905	3 137	3 247
December	2 180	2 241	560	589	2 740	2 830
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
SEASONALLY ADJUSTED						
1997						
May	1 924	1 933	n.a.	n.a.	2 493	2 531
June	1 837	1 844	n.a.	n.a.	2 637	2 704
July	1 880	1 883	n.a.	n.a.	2 427	2 478
August	2 125	2 129	n.a.	n.a.	2 994	3 087
September	2 170	2 221	n.a.	n.a.	2 978	3 070
October	2 071	2 120	n.a.	n.a.	2 313	2 423
November	2 237	2 264	n.a.	n.a.	3 180	3 266
December	2 276	2 320	n.a.	n.a.	2 791	2 906
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
TREND ESTIMATES						
1997						
May	1 925	1 936	629	671	2 554	2 607
June	1 938	1 949	652	702	2 591	2 651
July	1 971	1 985	673	730	2 643	2 714
August	2 024	2 044	690	753	2 715	2 797
September	2 090	2 117	688	753	2 777	2 870
October	2 152	2 188	664	724	2 815	2 912
November	2 209	2 251	641	689	2 849	2 940
December	2 273	2 316	635	671	2 908	2 987
1998						
January	2 349	2 392	643	673	2 992	3 065
February	2 422	2 468	656	690	3 078	3 158
March	2 471	2 524	666	712	3 137	3 236
April	2 482	2 545	663	725	3 144	3 269
May	2 463	2 535	661	737	3 124	3 272
June	2 425	2 504	661	749	3 086	3 253
July	2 376	2 461	647	742	3 023	3 203

(a) See Glossary for definition.

DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS(a)		TOTAL DWELLING UNITS...	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
1997						
May	4.1	3.1	19.0	13.4	7.3	5.5
June	-9.3	-9.5	9.7	12.6	-4.8	-4.0
July	12.7	12.4	-22.2	-22.0	3.1	2.5
August	10.6	10.6	61.8	64.0	21.2	22.3
September	5.0	6.3	-23.5	-21.3	-2.9	-1.8
October	-8.0	-6.9	-43.5	-42.2	-15.7	-15.2
November	5.1	4.1	121.2	110.0	22.1	21.1
December	-5.3	-4.3	-32.9	-34.9	-12.7	-12.8
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
SEASONALLY ADJUSTED (% change from preceding month)						
1997						
May	3.9	3.0	n.a.	n.a.	5.7	4.9
June	-4.5	-4.6	n.a.	n.a.	5.8	6.8
July	2.4	2.1	n.a.	n.a.	-7.9	-8.4
August	13.0	13.0	n.a.	n.a.	23.3	24.6
September	2.1	4.3	n.a.	n.a.	-0.5	-0.5
October	-4.6	-4.5	n.a.	n.a.	-22.3	-21.1
November	8.0	6.8	n.a.	n.a.	37.5	34.8
December	1.7	2.5	n.a.	n.a.	-12.2	-11.0
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
TREND ESTIMATES (% change from preceding month)						
1997						
May	0.8	0.6	1.3	2.4	0.9	1.1
June	0.7	0.7	3.7	4.6	1.4	1.7
July	1.7	1.8	3.1	3.9	2.0	2.4
August	2.7	3.0	2.6	3.2	2.7	3.0
September	3.2	3.6	-0.4	-0.1	2.3	2.6
October	3.0	3.4	-3.5	-3.8	1.4	1.5
November	2.6	2.9	-3.4	-4.8	1.2	1.0
December	2.9	2.9	-0.9	-2.7	2.1	1.6
1998						
January	3.3	3.3	1.3	0.3	2.9	2.6
February	3.1	3.2	2.0	2.5	2.9	3.0
March	2.0	2.3	1.6	3.3	1.9	2.5
April	0.4	0.8	-0.5	1.8	0.2	1.0
May	-0.8	-0.4	-0.3	1.8	-0.7	0.1
June	-1.5	-1.2	0.1	1.5	-1.2	-0.6
July	-2.0	-1.7	-2.2	-0.8	-2.1	-1.5

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED

Month	New residential building \$m	Alterations and additions to residential buildings(a) \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL					
1997					
May	301.1	62.5	363.6	178.3	541.9
June	265.0	84.6	349.7	382.1	731.8
July	277.8	62.9	340.7	227.9	568.6
August	323.7	65.7	389.4	184.5	573.9
September	314.8	83.6	398.4	242.2	640.6
October	283.0	84.4	367.4	279.2	646.7
November	362.1	60.1	422.2	247.3	669.5
December	301.4	55.6	357.0	470.2	827.2
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
SEASONALLY ADJUSTED					
1997					
May	268.0	59.3	327.3	n.a.	436.9
June	266.7	92.6	359.4	n.a.	747.3
July	265.2	61.7	326.9	n.a.	618.3
August	332.3	69.3	401.6	n.a.	588.4
September	295.3	77.7	373.0	n.a.	650.4
October	262.9	68.6	331.5	n.a.	629.3
November	345.1	62.4	407.5	n.a.	644.0
December	324.9	62.4	387.3	n.a.	856.3
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
TREND ESTIMATES					
1997					
May	269.6	69.4	339.0	252.9	592.0
June	274.3	70.8	345.1	252.1	597.2
July	280.7	71.7	352.5	254.9	607.3
August	290.2	71.7	361.8	266.9	628.8
September	299.7	70.4	370.0	284.1	654.1
October	307.9	68.1	376.0	294.6	670.6
November	315.9	66.3	382.2	296.2	678.4
December	324.9	66.3	391.2	290.6	681.7
1998					
January	334.8	68.3	403.1	278.2	681.3
February	343.9	71.1	415.1	257.3	672.3
March	349.7	74.5	424.2	239.2	663.4
April	351.4	77.0	428.3	230.6	659.0
May	351.4	78.2	429.6	229.6	659.2
June	350.0	78.6	428.5	230.0	658.5
July	346.2	78.1	424.3	243.8	668.1

(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					
May	15.0	-1.6	11.8	-24.8	-3.6
June	-12.0	35.4	-3.8	114.3	35.0
July	4.8	-25.7	-2.6	-40.4	-22.3
August	16.5	4.5	14.3	-19.0	0.9
September	-2.7	27.2	2.3	31.3	11.6
October	-10.1	1.0	-7.8	15.3	1.0
November	28.0	-28.8	14.9	-11.4	3.5
December	-16.8	-7.5	-15.4	90.1	23.6
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
SEASONALLY ADJUSTED (% change from preceding month)					
1997					
May	5.7	-2.6	4.1	n.a.	-22.2
June	-0.5	56.2	9.8	n.a.	71.0
July	-0.6	-33.4	-9.0	n.a.	-17.3
August	25.3	12.3	22.9	n.a.	-4.8
September	-11.1	12.1	-7.1	n.a.	10.5
October	-11.0	-11.7	-11.1	n.a.	-3.2
November	31.3	-9.0	22.9	n.a.	2.3
December	-5.9	0.0	-5.0	n.a.	33.0
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
TREND ESTIMATES (% change from preceding month)					
1997					
May	1.6	1.9	1.7	0.2	1.1
June	1.7	2.0	1.8	-0.3	0.9
July	2.3	1.3	2.1	1.1	1.7
August	3.4	0.0	2.6	4.7	3.5
September	3.3	-1.8	2.3	6.4	4.0
October	2.7	-3.3	1.6	3.7	2.5
November	2.6	-2.6	1.6	0.5	1.2
December	2.8	0.0	2.4	-1.9	0.5
1998					
January	3.0	3.0	3.0	-4.3	-0.1
February	2.7	4.1	3.0	-7.5	-1.3
March	1.7	4.8	2.2	-7.0	-1.3
April	0.5	3.4	1.0	-3.6	-0.7
May	0.0	1.6	0.3	-0.4	0.0
June	-0.4	0.5	-0.3	0.2	-0.1
July	-1.1	-0.6	-1.0	6.0	1.5

(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
1997						
July	2 050	513	9	14	4	2 590
August	2 262	822	4	50	2	3 140
September	2 379	445	3	219	3	3 049
October	2 190	315	6	57	1	2 569
November	2 300	783	12	38	4	3 137
December	2 173	502	14	47	4	2 740
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
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
1997						
July	3	39	0	0	0	42
August	4	75	0	0	1	80
September	34	79	0	0	0	113
October	58	54	0	0	0	112
November	39	71	0	0	0	110
December	61	29	0	0	0	90
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
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
1997						
July	2 053	552	9	14	4	2 632
August	2 266	897	4	50	3	3 220
September	2 413	524	3	219	3	3 162
October	2 248	369	6	57	1	2 681
November	2 339	854	12	38	4	3 247
December	2 234	531	14	47	4	2 830
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

(a) See Glossary for definition.

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

VALUE OF BUILDING APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR (\$ million)								
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
1997								
July	233.4	42.1	0.7	57.0	3.1	336.2	161.6	497.8
August	245.7	70.3	0.5	52.2	10.9	379.7	159.5	539.1
September	264.7	42.9	0.1	69.8	10.0	387.5	209.9	597.3
October	244.0	29.8	0.9	65.5	9.6	349.8	204.8	554.6
November	252.7	101.9	0.7	52.9	3.2	411.4	213.5	624.9
December	240.6	52.9	1.6	45.0	3.4	343.5	456.7	800.2
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
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
1997								
July	0.2	2.2	0	2.2	0	4.5	66.3	70.8
August	0.5	7.2	0	2.0	0	9.7	25.0	34.7
September	2.5	4.6	0	3.7	0	10.9	32.4	43.3
October	5.0	4.2	0	8.4	0	17.6	74.4	92.1
November	3.3	4.2	0	3.3	0	10.8	33.7	44.6
December	6.2	1.7	0	5.5	0	13.4	13.6	27.0
1998								
January	1.8	1.9	0	7.2	0	10.9	32.4	43.3
February	4.9	1.1	0	6.6	0	12.6	64.3	76.9
March	2.4	1.0	0	7.9	0	11.3	18.6	29.9
April	0.1	7.1	0	7.8	0	15.0	101.5	116.5
May	10.6	2.0	0.8	5.2	0	18.6	48.9	67.5
June	11.0	2.8	0	4.0	0.1	17.8	76.6	94.4
July	3.2	1.6	0	2.3	0	7.1	22.7	29.7
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
1997								
July	233.5	44.3	0.7	59.1	3.1	340.7	227.9	568.6
August	246.2	77.5	0.5	54.3	10.9	389.4	184.5	573.9
September	267.3	47.5	0.1	73.6	10.0	398.4	242.2	640.6
October	249.1	34.0	0.9	73.9	9.6	367.4	279.2	646.7
November	256.0	106.1	0.7	56.2	3.2	422.2	247.3	669.5
December	246.8	54.6	1.6	50.6	3.4	357.0	470.2	827.2
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

(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										
May	2 015	237	117	354	21	55	157	233	587	2 602
June	1 824	114	138	252	0	16	174	190	442	2 266
July	2 053	284	214	498	15	0	39	54	552	2 605
August	2 266	344	211	555	16	111	215	342	897	3 163
September	2 413	261	165	426	2	14	82	98	524	2 937
October	2 248	180	129	309	25	4	31	60	369	2 617
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
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										
May	225.0	16.5	11.3	27.9	1.3	7.9	39.1	48.3	76.2	301.1
June	204.1	8.1	14.6	22.7	0	2.0	36.3	38.3	61.0	265.0
July	233.5	19.3	19.0	38.3	1.9	0	4.1	6.0	44.3	277.8
August	246.2	23.7	19.6	43.3	2.8	13.3	18.0	34.2	77.5	323.7
September	267.3	19.3	14.7	34.0	0.9	1.8	10.8	13.5	47.5	314.8
October	249.1	12.8	12.9	25.7	2.5	2.4	3.4	8.3	34.0	283.0
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	6.7	44.5	326.3

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Average 1989-90 Prices

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

(a) Refer to Explanatory Notes paragraph 12.

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

Period	<i>Hotels, motels and other short term accommodation</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational.....</i>	
	<i>no.</i>	<i>\$m</i>	<i>no.</i>	<i>\$m</i>	<i>no.</i>	<i>\$m</i>	<i>no.</i>	<i>\$m</i>	<i>no.</i>	<i>\$m</i>	<i>no.</i>	<i>\$m</i>
Value—\$50,000—\$199,999												
1998												
May	7	0.6	60	5.4	31	3.3	50	4.6	40	3.8	8	0.7
June	3	0.3	56	5.1	27	2.6	63	6.1	38	3.8	9	0.9
July	5	0.5	66	5.9	33	3.6	51	4.9	40	3.7	9	1.0
Value—\$200,000—\$499,999												
1998												
May	1	0.4	17	5.1	16	4.0	17	5.3	23	6.4	5	1.5
June	2	0.5	16	4.7	12	3.3	20	6.0	19	5.6	15	5.0
July	6	1.4	12	3.9	15	4.3	24	7.1	9	2.5	14	4.4
Value—\$500,000—\$999,999												
1998												
May	1	0.6	2	1.4	8	5.0	2	1.7	9	5.3	8	5.2
June	1	0.8	5	3.2	5	3.0	7	5.0	9	6.5	4	2.8
July	1	0.9	4	3.1	3	1.8	5	3.4	6	4.0	5	4.0
Value—\$1,000,000—\$4,999,999												
1998												
May	0	0	5	6.7	3	4.0	1	1.0	7	14.4	8	11.8
June	1	4.9	7	10.7	2	3.3	5	9.9	8	15.1	5	8.9
July	2	2.6	7	12.9	6	9.5	6	10.1	8	17.5	7	11.2
Value—\$5,000,000 and over												
1998												
May	1	5.5	1	34.3	0	0	2	32.2	4	60.2	0	0
June	0	0	1	5.0	0	0	0	0	1	7.2	5	52.2
July	0	0	3	23.7	0	0	0	0	1	6.3	1	5.2
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												
May	10	7.1	85	52.8	58	16.3	72	44.8	83	90.2	29	19.2
June	7	6.5	85	28.7	46	12.2	95	27.0	75	38.2	38	69.7
July	14	5.4	92	49.4	57	19.2	86	25.4	64	34.0	36	25.7

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										
May	1	0.1	6	0.7	14	1.1	24	3.0	241	23.4
June	2	0.2	11	1.2	13	1.2	15	1.2	237	22.5
July	5	0.4	16	1.5	15	1.4	14	1.3	254	24.2
Value—\$200,000—\$499,999										
1998										
May	1	0.3	3	0.7	6	1.8	11	3.3	100	28.9
June	1	0.3	6	1.6	4	1.2	8	2.4	103	30.6
July	3	0.9	3	0.9	6	1.7	6	1.7	98	28.7
Value—\$500,000—\$999,999										
1998										
May	1	0.6	0	0	1	0.7	0	0	32	20.4
June	0	0	4	3.2	2	1.2	2	1.2	39	26.8
July	0	0	3	1.9	1	0.8	1	0.9	29	20.8
Value—\$1,000,000—\$4,999,999										
1998										
May	0	0	0	0	3	7.5	2	6.6	29	51.9
June	0	0	2	2.9	1	2.0	0	0	31	57.7
July	1	1.3	1	1.1	4	6.7	0	0	42	72.8
Value—\$5,000,000 and over										
1998										
May	0	0	4	35.4	0	0	0	0	12	167.6
June	0	0	0	0	0	0	1	11.0	8	75.4
July	0	0	0	0	1	15.0	0	0	6	50.2
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										
May	3	0.9	13	36.9	24	11.1	37	13.0	414	292.3
June	3	0.5	23	8.9	20	5.6	26	15.8	418	213.0
July	9	2.6	23	5.4	27	25.6	21	3.9	429	196.7

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
1997											
July	1.9	26.5	12.8	45.5	44.9	8.7	1.8	8.8	5.4	5.3	161.6
August	28.6	20.8	19.9	27.3	25.7	6.8	1.1	20.1	7.7	1.6	159.5
September	4.9	67.6	20.3	27.9	31.2	13.0	1.9	13.6	17.9	11.6	209.9
October	11.4	82.0	26.8	18.0	35.9	10.4	1.9	1.4	12.1	5.0	204.8
November	99.6	20.6	24.4	15.4	26.1	6.1	3.4	3.2	12.1	2.7	213.5
December	4.1	11.5	16.6	38.4	14.2	9.6	0.4	3.3	354.0	4.6	456.7
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
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
1997											
July	0.0	1.7	1.4	5.2	4.2	10.7	0.0	32.5	3.0	7.6	66.3
August	0.0	0.1	0.5	6.6	4.2	9.4	0.0	2.7	1.0	0.6	25.0
September	0.0	0.1	0.0	3.2	4.6	6.0	0.0	13.9	3.2	1.3	32.4
October	0.0	0.0	0.4	8.7	4.2	24.4	0.0	32.5	3.5	0.6	74.4
November	0.0	0.1	0.1	2.5	0.2	10.8	0.0	14.2	4.9	0.9	33.7
December	0.1	0.4	0.0	1.8	0.4	6.8	0.0	1.4	1.8	0.8	13.6
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
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
1997											
July	1.9	28.2	14.2	50.7	49.1	19.3	1.8	41.3	8.4	13.0	227.9
August	28.6	20.8	20.4	33.9	29.9	16.2	1.1	22.7	8.7	2.2	184.5
September	4.9	67.7	20.3	31.1	35.8	18.9	1.9	27.5	21.1	12.9	242.2
October	11.4	82.0	27.3	26.6	40.1	34.8	1.9	33.9	15.6	5.6	279.2
November	99.6	20.7	24.5	17.9	26.3	16.9	3.4	17.5	17.0	3.6	247.3
December	4.2	11.9	16.6	40.2	14.6	16.4	0.4	4.7	355.8	5.4	470.2
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

BUILDING APPROVED IN THE MELBOURNE STATISTICAL DIVISION: Original

DWELLINGS (no.).....

VALUE (\$'000).....

Period	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR									
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	20 055	6 445	27 500	2 330 032	697 059	651 111	3 678 201	2 168 189	5 846 390
1997									
July	1 531	479	2 035	178 543	39 534	49 957	268 034	132 053	400 087
August	1 701	789	2 544	188 164	67 836	52 895	308 894	122 835	431 729
September	1 759	415	2 396	201 335	40 578	65 533	307 446	173 464	480 910
October	1 512	295	1 871	176 342	27 601	60 937	264 880	179 977	444 857
November	1 694	757	2 503	191 506	100 303	46 358	338 168	195 763	533 931
December	1 610	462	2 132	182 127	49 956	40 904	272 987	440 683	713 669
1998									
January	1 388	470	1 932	155 514	75 411	39 939	270 865	174 206	445 071
February	1 533	501	2 099	174 650	45 151	51 254	271 054	137 723	408 777
March	1 852	781	2 710	219 053	69 350	62 394	350 798	103 995	454 792
April	1 860	627	2 534	221 469	75 586	58 555	355 609	172 933	528 543
May	1 807	440	2 446	218 421	49 334	67 885	335 640	223 937	559 577
June	1 808	429	2 298	222 908	56 419	54 500	333 827	110 620	444 446
July	1 756	469	2 359	217 007	40 014	60 883	317 903	142 054	459 957
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
1997									
July	3	35	38	192	1 750	1 159	3 101	44 132	47 233
August	3	75	79	217	7 207	1 343	8 766	19 180	27 947
September	21	40	61	1 637	2 520	2 992	7 148	18 654	25 803
October	47	30	77	4 204	2 763	8 085	15 052	58 315	73 367
November	24	47	71	2 064	2 866	2 727	7 657	17 865	25 522
December	55	16	71	5 125	963	2 704	8 792	9 873	18 665
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
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	20 429	6 794	28 252	2 361 571	721 556	701 227	3 784 353	2 592 969	6 377 322
1997									
July	1 534	514	2 073	178 735	41 284	51 116	271 135	176 186	447 321
August	1 704	864	2 623	188 380	75 043	54 238	317 660	142 015	459 676
September	1 780	455	2 457	202 972	43 098	68 525	314 594	192 119	506 713
October	1 559	325	1 948	180 547	30 365	69 021	279 933	238 291	518 224
November	1 718	804	2 574	193 571	103 169	49 085	345 825	213 628	559 452
December	1 665	478	2 203	187 252	50 919	43 608	281 779	450 555	732 334
1998									
January	1 402	479	1 955	156 556	75 891	44 215	276 662	203 063	479 725
February	1 543	516	2 124	175 810	45 946	56 058	277 814	165 774	443 588
March	1 857	787	2 721	219 411	69 686	69 298	358 396	117 599	475 994
April	1 860	682	2 589	221 469	79 236	66 135	366 839	254 185	621 023
May	1 919	450	2 593	227 162	49 898	72 860	349 920	265 628	615 548
June	1 888	440	2 392	229 707	57 022	57 068	343 797	173 928	517 725
July	1 787	483	2 404	219 073	40 904	62 712	322 688	162 172	484 860

(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	2 387	538	3 063	281 805	44 480	72 948	399 233	196 672	595 905
Melbourne (SD)	1 787	483	2 404	219 073	40 904	62 712	322 689	162 172	484 860
Inner Melbourne (SSD)	14	58	168	1 693	6 870	16 736	25 299	47 464	72 763
Melbourne (C)–Inner	0	0	18	0	0	940	940	26 736	27 676
Melbourne (C)–S'bank - D'lands	0	0	0	0	0	0	0	750	750
Melbourne (C)–Remainder	6	9	80	714	910	6 159	7 783	10 466	18 248
Port Phillip (C)–St Kilda	0	11	12	0	1 270	1 959	3 229	1 191	4 420
Port Phillip (C)–West	5	4	10	649	578	1 025	2 252	4 731	6 982
Stonnington (C)–Prahran	0	19	19	0	2 347	4 156	6 503	1 780	8 283
Yarra (C)–North	2	6	18	195	491	1 900	2 585	1 470	4 055
Yarra (C)–Richmond	1	9	11	135	1 274	599	2 008	340	2 348
Western Melbourne (SSD)	277	79	357	31 381	6 148	5 431	42 961	18 984	61 944
Brimbank (C)–Keilor	108	12	120	14 110	643	191	14 943	3 127	18 070
Brimbank (C)–Sunshine	32	10	43	3 233	635	294	4 162	6 875	11 037
Hobsons Bay (C)–Altona	71	20	91	7 099	1 134	331	8 564	1 318	9 882
Hobsons Bay (C)–Williamstown	19	4	23	2 133	492	898	3 522	2 633	6 155
Maribyrnong (C)	27	20	47	2 961	1 775	1 140	5 876	2 083	7 959
Moonee Valley (C)–Essendon	9	7	16	929	1 060	2 125	4 114	2 277	6 390
Moonee Valley (C)–West	11	6	17	918	410	451	1 779	673	2 451
Melton Wyndham (SSD)	154	4	158	18 076	470	644	19 190	4 117	23 308
Melton (S)–East	44	0	44	5 592	0	102	5 694	230	5 924
Melton (S) Balance	28	0	28	3 280	0	68	3 347	420	3 767
Wyndham (C)–North West	6	0	6	722	0	35	757	0	757
Wyndham (C)–Werribee	64	4	68	6 865	470	440	7 774	637	8 412
Wyndham (C)–Balance	12	0	12	1 619	0	0	1 619	2 830	4 449
Moreland City (SSD)	16	26	55	2 487	1 835	2 516	6 839	2 288	9 127
Moreland (C)–Brunswick	3	13	28	390	870	1 588	2 848	410	3 258
Moreland (C)–Coburg	10	4	15	1 669	290	680	2 639	1 073	3 712
Moreland (C)–North	3	9	12	429	675	248	1 352	805	2 157
Northern Middle Melbourne (SSD)	45	27	74	4 793	2 079	4 104	10 976	11 275	22 251
Banyule (C)–Heidelberg	15	9	25	1 971	659	1 020	3 650	1 350	5 000
Banyule (C)–North	7	0	7	906	0	691	1 597	1 280	2 877
Darebin (C)–Northcote	5	11	17	428	1 040	1 305	2 773	7 800	10 573
Darebin (C)–Preston	18	7	25	1 488	380	1 088	2 956	845	3 801
Hume City (SSD)	108	7	115	12 546	488	346	13 380	6 445	19 825
Hume (C)–Broadmeadows	26	2	28	2 458	140	183	2 781	5 943	8 724
Hume (C)–Craigieburn	57	0	57	6 855	0	80	6 935	210	7 145
Hume (C)–Sunbury	25	5	30	3 233	348	82	3 664	292	3 956
Northern Outer Melbourne (SSD)	125	14	139	14 285	818	1 545	16 649	3 548	20 197
Nillumbik (S)–South	18	0	18	1 976	0	919	2 895	0	2 895
Nillumbik (S)–South-West	15	2	17	1 870	68	72	2 010	0	2 010
Nillumbik (S)–Balance	6	0	6	865	0	59	924	0	924
Whittlesea (C)–North	17	0	17	1 900	0	61	1 961	1 260	3 221
Whittlesea (C)–South	69	12	81	7 673	750	436	8 859	2 288	11 147
Boroondara City (SSD)	37	25	66	7 825	2 704	7 512	18 041	3 395	21 436
Boroondara (C)–Camberwell N	15	9	24	2 702	617	1 508	4 827	800	5 627
Boroondara (C)–Camberwell S	10	3	13	1 741	450	3 112	5 303	1 090	6 393
Boroondara (C)–Hawthorn	4	5	13	553	650	1 365	2 567	320	2 887
Boroondara (C)–Kew	8	8	16	2 829	987	1 528	5 344	1 185	6 529

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)	199	61	262	26 570	4 915	4 643	36 128	5 405	41 533
Manningham (C)–East	18	0	18	2 923	0	137	3 060	0	3 060
Manningham (C)–West	46	23	69	7 251	1 316	600	9 167	1 885	11 052
Monash (C)–South West	14	6	20	1 196	515	572	2 283	851	3 134
Monash (C)–Waverley East	12	0	12	1 634	0	835	2 469	420	2 889
Monash (C)–Waverley West	50	4	54	6 223	550	450	7 224	899	8 123
Whitehorse (C)–Box Hill	22	20	44	2 094	1 905	965	4 964	1 020	5 984
Whitehorse (C)–Nunawading E	23	4	27	3 280	330	524	4 133	330	4 464
Whitehorse (C)–Nunawading W	14	4	18	1 969	300	560	2 829	0	2 829
Eastern Outer Melbourne (SSD)	190	18	208	22 552	1 340	2 609	26 501	12 204	38 705
Knox (C)–North	70	2	72	7 385	135	607	8 126	2 085	10 211
Knox (C)–South	60	2	62	8 279	140	341	8 760	0	8 760
Maroondah (C)–Croydon	39	14	53	3 880	1 065	671	5 616	6 400	12 016
Maroondah (C)–Ringwood	21	0	21	3 008	0	991	3 999	3 719	7 718
Yarra Ranges Shire Part A (SSD)	88	0	90	9 622	0	2 254	11 875	2 627	14 502
Yarra Ranges (S)–Central	5	0	6	497	0	189	686	0	686
Yarra Ranges (S)–North	8	0	8	915	0	52	967	200	1 167
Yarra Ranges (S)–South-West	75	0	76	8 209	0	2 013	10 222	2 427	12 649
Southern Melbourne (SSD)	134	131	275	21 456	11 706	10 122	43 284	12 809	56 092
Bayside (C)–Brighton	22	5	29	4 210	940	1 695	6 845	350	7 195
Bayside (C)–South	17	11	28	3 182	1 339	1 692	6 213	1 920	8 133
Glen Eira (C)–Caulfield	23	47	77	3 690	3 457	2 288	9 435	3 536	12 971
Glen Eira (C)–South	11	36	47	1 062	2 895	1 004	4 961	0	4 961
Kingston (C)–North	19	20	39	2 798	1 334	936	5 069	4 822	9 890
Kingston (C)–South	37	8	45	4 431	700	479	5 610	1 250	6 860
Stonnington (C)–Malvern	5	4	10	2 083	1 041	2 027	5 151	931	6 082
Greater Dandenong City (SSD)	24	3	27	2 246	167	347	2 760	5 449	8 209
Gr. Dandenong (C)–Dandenong	1	2	3	84	255	356	695	8 933	9 628
Gr. Dandenong (C)–Balance	8	8	31	1 565	1 250	5 303	8 118	1 810	9 928
Southern Eastern Outer Melbourne (SSD)	5	42	67	490	4 900	4 705	10 095	2 946	13 041
Cardinia (S)–North	10	0	10	1 355	0	211	1 566	50	1 616
Cardinia (S)–Pakenham	12	0	12	1 337	0	233	1 570	1 100	2 670
Cardinia (S)–South	2	0	2	143	0	10	153	0	153
Casey (C)–Berwick	113	6	120	11 657	510	343	12 510	7 160	19 670
Casey (C)–Cranbourne	23	0	23	1 878	0	146	2 023	1 630	3 653
Casey (C)–Hallam	32	0	32	3 503	0	230	3 733	2 093	5 826
Casey (C)–South	3	0	3	315	0	101	416	1 250	1 666
Frankston City (SSD)	48	15	63	4 807	500	358	5 665	5 736	11 401
Frankston (C)–East	23	0	23	2 463	0	125	2 588	3 050	5 638
Frankston (C)–West	25	15	40	2 344	500	233	3 077	2 686	5 763
Mornington Peninsula Shire (SSD)	133	9	145	18 546	353	2 271	21 171	7 143	28 314
Mornington P'sula (S)–East	10	7	17	1 072	233	476	1 781	755	2 536
Mornington P'sula (S)–South	58	0	61	8 433	0	1 240	9 674	5 851	15 525
Mornington P'sula (S)–West	65	2	67	9 041	120	555	9 716	537	10 253

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)	153	35	190	17 697	2 203	2 841	22 741	10 797	33 537
Greater Geelong City Part A (SSD)	83	28	111	9 526	1 573	2 033	13 131	8 524	21 656
Bellarine-Inner	22	0	22	2 384	0	94	2 478	400	2 878
Corio-Inner	21	2	23	2 311	144	199	2 654	333	2 987
Geelong	0	0	0	0	0	203	203	6 461	6 664
Geelong West	1	0	1	80	0	348	428	100	528
Newton	6	0	6	859	0	653	1 512	850	2 362
South Barwon-Inner	33	26	59	3 892	1 429	535	5 857	380	6 237
East Barwon (SSD)	55	0	55	6 589	0	464	7 054	1 119	8 172
Greater Geelong (C) Part Pt B	21	0	21	2 286	0	297	2 583	248	2 831
Queenscliff (B)	6	0	6	784	0	97	881	170	1 051
Surf Coast (S)-East	18	0	18	2 468	0	70	2 539	0	2 539
Surf Coast (S)-West	10	0	10	1 051	0	0	1 051	701	1 752
West Barwon (SSD)	15	7	24	1 581	630	344	2 556	1 154	3 709
Colac-Otway (S)-Colac	3	3	6	282	180	35	497	500	997
Colac-Otway (S)-North	2	0	2	165	0	0	165	156	321
Colac-Otway (S)-South	1	4	7	170	450	0	620	280	900
Golden Plains (S)-North-West	2	0	2	193	0	165	358	218	576
Golden Plains (S)-South-East	7	0	7	771	0	115	886	0	886
Greater Geelong (C)-Pt C	0	0	0	0	0	29	29	0	29
Western District (SD)	25	0	25	2 765	0	741	3 507	1 007	4 514
Hopkins (SSD)	11	0	11	1 292	0	288	1 580	757	2 337
Corangamite (S)-North	1	0	1	64	0	43	107	193	300
Corangamite (S)-South	0	0	0	0	0	85	85	64	149
Moyne (S)-North-East	0	0	0	0	0	0	0	0	0
Moyne (S)-North-West	1	0	1	49	0	35	84	0	84
Moyne (S)-South	3	0	3	479	0	110	589	200	789
Warrnambool (C)	6	0	6	700	0	16	716	300	1 016
Lady Julia Percy Island	0	0	0	0	0	0	0	0	0
Glenelg (SSD)	14	0	14	1 473	0	453	1 927	250	2 177
Glenelg (S)-Heywood	2	0	2	175	0	99	274	0	274
Glenelg (S)-North	0	0	0	0	0	20	20	0	20
Glenelg (S)-Portland	4	0	4	571	0	159	730	50	780
S. Grampians (S)-Hamilton	1	0	1	80	0	112	192	200	392
S. Grampians (S)-Wannon	7	0	7	647	0	0	647	0	647
S. Grampians (S)-Balance	0	0	0	0	0	64	64	0	64
Central Highlands (SD)	77	8	85	8 293	594	1 224	10 111	10 703	20 814
Ballarat City (SSD)	52	8	60	5 182	594	771	6 547	283	6 830
Ballarat (C)-Central	1	2	3	84	255	356	695	8 933	9 628
Ballarat (C)-Inner North	8	8	31	1 565	1 250	5 303	8 118	1 810	9 928
Ballarat (C)-North	5	42	67	490	4 900	4 705	10 095	2 946	13 041
Ballarat (C)-South	2	166	325	300	20 013	20 597	40 910	6 240	47 150
East Central Highlands (SSD)	0	0	0	0	0	50	50	18 508	18 558
Hepburn (S)-East	10	0	10	1 556	0	90	1 646	60	1 706
Hepburn (S)-West	0	0	0	0	0	0	0	220	220
Moorabool (S)-Bacchus Marsh	7	0	7	750	0	201	951	10 080	11 031
Moorabool (S)-Ballan	3	0	3	335	0	64	399	0	399
Moorabool (S)-West	1	0	1	130	0	78	208	0	208

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)	4	0	4	340	0	20	360	60	420
Ararat (RC)	3	0	3	280	0	0	280	0	280
Pyrenees (S)–North	0	0	0	0	0	0	0	60	60
Pyrenees (S)–South	1	0	1	60	0	20	80	0	80
Wimmera (SD)	13	0	13	1 355	0	248	1 603	345	1 948
South Wimmera (SSD)	9	0	9	880	0	164	1 044	0	1 044
Horsham (RC)–Central	2	0	2	312	0	82	394	0	394
Horsham (RC)–Balance	2	0	2	279	0	0	279	0	279
N. Grampians (S)–St Arnaud	0	0	0	0	0	50	50	0	50
N. Grampians (S)–Stawell	5	0	5	289	0	32	321	0	321
West Wimmera (S)	0	0	0	0	0	0	0	0	0
North Wimmera (SSD)	4	0	4	475	0	83	558	345	904
Hindmarsh (S)	3	0	3	340	0	0	340	120	460
Yarriambiack (S)–North	0	0	0	0	0	55	55	145	201
Yarriambiack (S)–South	1	0	1	135	0	28	163	80	243
Mallee(SD)	37	8	45	3 724	455	393	4 572	1 304	5 876
Mildura Rural City Part A (SSD)	25	0	25	2 592	0	219	2 811	483	3 293
Mildura (RC)–Pt A	25	0	25	2 592	0	219	2 811	483	3 293
West Mallee (SSD)	3	0	3	327	0	107	434	365	799
Buloke (S)–North	0	0	0	0	0	107	107	310	417
Buloke (S)–South	1	0	1	140	0	0	140	0	140
Mildura (RC)–Pt B	2	0	2	187	0	0	187	55	242
East Mallee (SSD)	9	8	17	805	455	67	1 327	457	1 784
Gannawarra (S)	3	0	3	257	0	16	273	200	473
Swan Hill (RC)–Central	2	8	10	205	455	52	711	120	831
Swan Hill (RC)–Robinvale	3	0	3	235	0	0	235	137	372
Swan Hill (RC)–Balance	1	0	1	108	0	0	108	0	108
Loddon (SD)	80	0	80	7 266	0	1 514	8 780	5 729	14 509
Greater Bendigo City Part A (SSD)	40	0	40	3 325	0	548	3 873	3 910	7 783
Greater Bendigo (C)–Central	4	0	4	323	0	75	398	3 554	3 952
Greater Bendigo (C)–Eaglehawk	2	0	2	109	0	88	197	0	197
Greater Bendigo (C)–Inner East	13	0	13	1 142	0	183	1 325	0	1 325
Greater Bendigo (C)–Inner North	2	0	2	135	0	0	135	0	135
Greater Bendigo (C)–Inner West	12	0	12	1 037	0	75	1 112	356	1 467
Greater Bendigo (C)–S'saye	7	0	7	579	0	127	706	0	706
North Loddon (SSD)	17	0	17	1 523	0	481	2 004	1 286	3 290
C. Goldfields (S)–M'borough	2	0	2	264	0	70	334	0	334
C. Goldfields (S)–Balance	1	0	1	40	0	20	60	0	60
Gr Bendigo (C)–Pt B	8	0	8	533	0	82	615	0	615
Loddon (S)–North	0	0	0	0	0	0	0	0	0
Loddon (S)–South	1	0	1	27	0	12	39	0	39
Mount Alexander (S)–C'maine	2	0	2	262	0	147	409	1 286	1 695
Mount Alexander (S)–Balance	3	0	3	398	0	150	548	0	548
South Loddon (SSD)	23	0	23	2 418	0	485	2 903	534	3 436
Macedon Ranges (S)–Kyneton	2	0	2	159	0	139	298	53	351
Macedon Ranges (S)–Romsey	8	0	8	705	0	178	883	200	1 083
Macedon Ranges (S)–Balance	13	0	13	1 554	0	168	1 722	281	2 002

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)	72	0	73	7 605	0	878	8 483	1 254	9 737
Greater Shepparton City Part A (SSD)	23	0	23	2 655	0	130	2 785	85	2 870
Gr. Shepparton (C) Pt A	23	0	23	2 655	0	130	2 785	85	2 870
North Goulburn (SSD)	21	0	22	2 332	0	373	2 704	976	3 680
Campaspe (S)–Echuca	3	0	3	294	0	138	432	287	719
Campaspe (S)–Kyabram	2	0	2	252	0	15	267	0	267
Campaspe (S)–Rochester	3	0	3	292	0	0	292	0	292
Campaspe (S)–South	0	0	0	0	0	50	50	0	50
Gr. Shepparton (C)–Pt B East	2	0	3	257	0	25	282	0	282
Gr. Shepparton (C)–Pt B West	1	0	1	127	0	57	184	0	184
Moirā (S)–East	6	0	6	759	0	0	759	265	1 024
Moirā (S)–West	4	0	4	351	0	89	440	424	864
South Goulburn (SSD)	6	0	6	417	0	116	532	193	725
Delatite (S)–Benalla	0	0	0	0	0	0	0	0	0
Delatite (S)–North	0	0	0	0	0	0	0	0	0
Delatite (S)–South	1	0	1	85	0	53	138	73	211
Strathbogrie (S)	5	0	5	332	0	63	394	120	514
South West Goulburn (SSD)	22	0	22	2 202	0	259	2 461	0	2 461
Mitchell (S)–North	6	0	6	913	0	185	1 098	0	1 098
Mitchell (S)–South	13	0	13	1 023	0	75	1 098	0	1 098
Murrindindi (S)–East	1	0	1	113	0	0	113	0	113
Murrindindi (S)–West	2	0	2	153	0	0	153	0	153
Ovens-Murray (SD)	35	2	37	3 870	125	583	4 578	1 883	6 461
Wodonga (SSD)	17	2	19	1 986	125	217	2 328	1 429	3 757
Indigo (S)–Pt A	5	0	5	498	0	55	553	0	553
Towong (S)–Pt A	1	0	1	80	0	19	99	0	99
Wodonga (RC)	11	2	13	1 408	125	143	1 677	1 429	3 106
West Ovens-Murray (SSD)	14	0	14	1 426	0	55	1 481	196	1 677
Indigo (S)–Pt B	4	0	4	336	0	10	346	196	542
Wangaratta (RC)–Central	6	0	6	532	0	0	532	0	532
Wangaratta (RC)–North	2	0	2	201	0	20	221	0	221
Wangaratta (RC)–South	2	0	2	358	0	25	383	0	383
East Ovens-Murray (SSD)	4	0	4	458	0	311	769	258	1 027
Alpine (S)–East	3	0	3	366	0	296	662	100	762
Alpine (S)–West	1	0	1	92	0	15	107	158	265
Towong (S)–Pt B	0	0	0	0	0	0	0	0	0
East Gippsland (SD)	27	0	28	2 461	0	578	3 039	459	3 498
East Gippsland Shire (SSD)	14	0	15	1 632	0	191	1 823	126	1 948
E. Gippsland (S)–Bairnsdale	9	0	10	1 042	0	161	1 203	126	1 329
E. Gippsland (S)–Orbost	2	0	2	195	0	30	225	0	225
E. Gippsland (S)–South-West	3	0	3	395	0	0	395	0	395
E. Gippsland (S)–Balance	0	0	0	0	0	0	0	0	0
Wellington Shire (SSD)	13	0	13	829	0	387	1 217	333	1 550
Wellington (S)–Alberton	1	0	1	45	0	13	58	0	58
Wellington (S)–Avon	0	0	0	0	0	45	45	0	45
Wellington (S)–Maffra	5	0	5	437	0	44	481	65	546
Wellington (S)–Rosedale	4	0	4	202	0	139	341	190	531
Wellington (S)–Sale	3	0	3	145	0	146	291	78	369

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)	81	2	83	7 696	200	1 237	9 133	1 019	10 152
La Trobe Valley (SSD)	27	0	27	2 753	0	417	3 170	620	3 789
Baw Baw (S)–Pt A	2	0	2	170	0	0	170	0	170
La Trobe (S)–Moe	1	0	1	211	0	120	331	50	381
La Trobe (S)–Morwell	6	0	6	570	0	115	685	180	865
La Trobe (S)–Traralgon	18	0	18	1 801	0	183	1 984	390	2 374
La Trobe (S)–Balance	0	0	0	0	0	0	0	0	0
West Gippsland (SSD)	18	0	18	2 049	0	305	2 354	325	2 679
Baw Baw (S)–Pt B East	3	0	3	447	0	20	467	75	542
Baw Baw (S)–Pt B West	14	0	14	1 565	0	285	1 850	250	2 100
Yarra Ranges (S)–Pt B	1	0	1	38	0	0	38	0	38
South Gippsland (SSD)	36	2	38	2 895	200	515	3 610	74	3 684
Bass Coast (S)–Phillip Island	15	0	15	1 104	0	284	1 388	74	1 462
Bass Coast (S)–Balance	13	2	15	931	200	167	1 298	0	1 298
South Gippsland (S)–Central	4	0	4	484	0	29	514	0	514
South Gippsland (S)–East	1	0	1	24	0	10	34	0	34
South Gippsland (S)–West	3	0	3	351	0	24	376	0	376
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	36	2	38	4 102	125	464	4 691	1 643	6 334
Geelong VIC	83	28	111	9 526	1 573	2 033	13 131	8 524	21 656
Ballarat VIC	52	8	60	5 182	594	771	6 547	283	6 830
Bendigo VIC	40	0	40	3 325	0	548	3 873	3 910	7 783
Shepparton VIC	23	0	23	2 655	0	130	2 785	85	2 870
La Trobe Valley VIC	27	0	27	2 753	0	417	3 170	620	3 789
Mildura VIC	25	0	25	2 592	0	219	2 811	483	3 293

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

(b) Refer to Explanatory Notes paragraph 12.

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE

2 Statistics of building work approved are compiled from:

- permits issued by local government authorities;
- contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
- major building activity in areas not subject to normal administrative approval e.g. building on remote mine sites;
- permits issued by licensed private building surveyors. The last category reflects implementation of the 1993 Buildings Act by the Victorian Government from the 1 July 1994.

3 The scope of the survey comprises the following activities:

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

- construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.). Statistics for this activity can be found in *Engineering Construction Activity, Australia* (8762.0).

VALUE DATA

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

OWNERSHIP

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

BUILDING CLASSIFICATIONS

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

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

EXPLANATORY NOTES

BUILDING CLASSIFICATIONS

continued

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

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

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

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

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

SEASONAL ADJUSTMENT

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

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

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

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

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

TREND ESTIMATES

18 Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. For monthly series, these trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For further information, see *A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6345.

EXPLANATORY NOTES

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

G L O S S A R Y

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.

G L O S S A R Y

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 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.

SELF-HELP ACCESS TO STATISTICS

<i>PHONE</i>	Call 1900 986 400 for the latest statistics on CPI, Labour Force, Earnings, National Accounts, Balance of Payments and other topics (call cost is 75c per minute).
<i>INTERNET</i>	http://www.abs.gov.au
<i>LIBRARY</i>	A range of ABS publications is available from public and tertiary libraries Australia wide. Contact your nearest library to determine whether it has the ABS statistics you require.

WHY NOT SUBSCRIBE?

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

CONTACTING THE ABS

ABS provides a range of services, including: a telephone inquiry service; information consultancy tailored to your needs; survey, sample and questionnaire design; survey evaluation and methodological reviews; and statistical training.

<i>INQUIRIES</i>	<i>By phone</i>	<i>By fax</i>
Canberra	02 6252 6627	02 6253 1404
Sydney	02 9268 4611	02 9268 4668
Melbourne	03 9615 7755	03 9615 7798
Brisbane	07 3222 6351	07 3222 6283
Perth	08 9360 5140	08 9360 5955
Adelaide	08 8237 7100	08 8237 7566
Hobart	03 6222 5800	03 6222 5995
Darwin	08 8943 2111	08 8981 1218

<i>POST</i>	Client Services, ABS, PO Box 10, Belconnen, ACT 2616
<i>EMAIL</i>	client.services@abs.gov.au



2873120007987

ISSN 1031-1998

RRP \$17.50