



# BUILDING APPROVALS

VICTORIA

EMBARGO: 11:30AM (CANBERRA TIME) FRI 6 AUG 1999

## JUNE KEY FIGURES

### TREND ESTIMATES

	Jun 1999	% change May 1999 to Jun 1999	% change Jun 1998 to Jun 1999
Dwelling units approved			
Private sector houses	2 555	0.7	6.2
Total dwelling units	3 442	-0.9	6.6

### SEASONALLY ADJUSTED

	Jun 1999	% change May 1999 to Jun 1999	% change Jun 1998 to Jun 1999
Dwelling units approved			
Private sector houses	2 489	-6.5	2.7
Total dwelling units	3 225	-9.0	-1.5

## JUNE KEY POINTS

### TREND ESTIMATES

- The trend for private sector dwellings, which has been increasing since October 1998, is slowing in its rate of growth. It has grown by 12.6% since October 1998 but only 3.2% in the last three months.
- The growth evident in the trend for total dwellings since September 1998 has been turned around in June with a fall of 0.9% recorded from the previous month. An increase of 12% in the seasonally adjusted estimate (the average monthly movement is 8%) for July is required if growth in the trend is to resume.

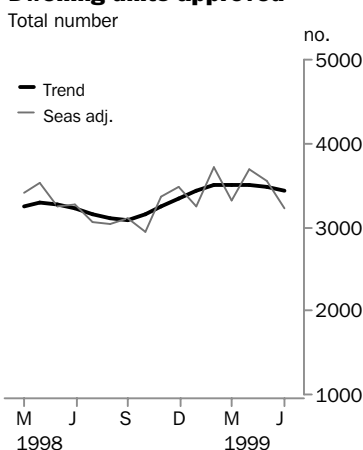
### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector houses dropped by 6.5% (the average monthly movement is 5%) in June following an increase of 11.1% in the previous two months.
- There was a fall of 9.0% in the June seasonally adjusted estimate for total dwellings. This followed a fall of 3.9% in May and was sufficient to bring a halt to the trend's growth.

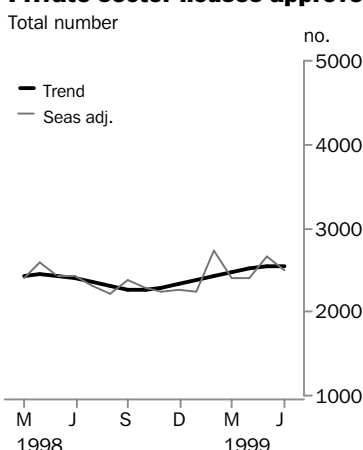
### ORIGINAL ESTIMATES

- In original terms, there were 3,312 dwellings (comprising 2,729 houses and 583 other dwellings) approved in June.
- The value of non-residential approvals was \$183.2 million, with Other business premises (\$37.3 million) and Shops (\$34.5 million) categories being the major contributors.

### Dwelling units approved



### Private sector houses approved



- For further information about these and related statistics, contact Merv Leaker on Adelaide 08 8237 7585 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>
July 1999	7 September 1999
August 1999	8 October 1999
September 1999	9 November 1999
October 1999	7 December 1999
November 1999	13 January 2000
December 1999	10 February 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.



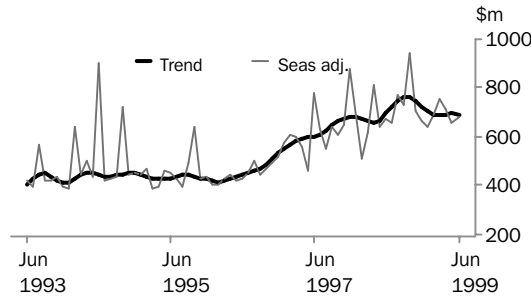
Zia ABBASI  
Regional Director, Victoria



# VALUE OF BUILDING APPROVED

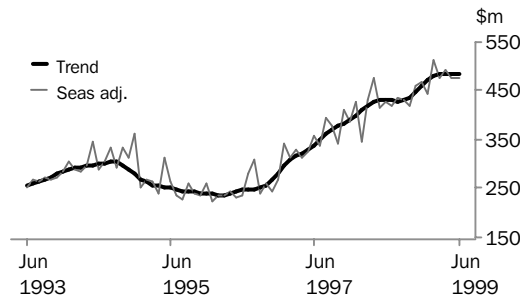
## VALUE OF TOTAL BUILDING

The trend has flattened considerably in recent months after a period of decline from late 1998.



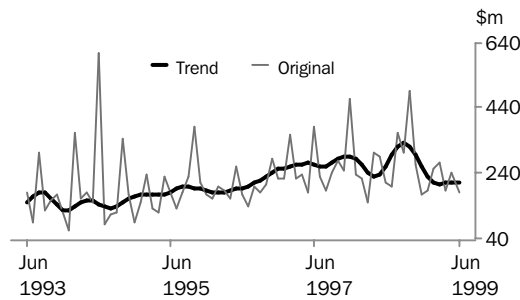
## VALUE OF RESIDENTIAL BUILDING

The trend has currently flattened, as it did for a short time in mid 1998, but otherwise it has grown strongly since the low point of February 1996.



## VALUE OF NON-RESIDENTIAL BUILDING

The trend fell marginally in June, after two months of slight growth. It is 20.1% below the level of June 1998.



# SUMMARY OF BUILDING APPROVED 1998 – 1999

## DWELLING UNITS APPROVED

The number of dwelling units approved in 1998–1999 and the percentage movements between 1997–1998 and 1998–1999 are summarised below.

### DWELLING UNITS APPROVED

	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversions</i>	<i>Non-residential building</i>	<i>Total dwelling units</i>
No. of dwelling units 1998–1999	38 088	267	1 092	257	39 704
% change	7.7	-7.0	56.0	152.0	9.0

The total number of dwellings approved increased by 9.0% in 1998-99 compared with 1997-98, which in turn was 30.8% up on the previous year. Both new houses (+4.6%) and new other dwellings (+19.5%) were responsible for the increase in the last 12 months (see page 10).

## VALUE OF BUILDING APPROVED

Percentage movements for the value of building approved between 1997–1998 and 1998–1999 are summarised below:

### VALUE OF BUILDING APPROVED

	<i>New residential building</i>	<i>Alterations and additions to residential buildings creating dwellings</i>	<i>Alterations and additions to residential buildings not creating dwellings</i>	<i>Conversions</i>	<i>Non-residential building</i>	<i>Total building</i>
Value (\$m) 1998–1999	4 549.9	31.8	810.4	109.0	3 125.7	8 626.8
% change	16.7	39.5	4.9	72.5	2.0	10.3

The value of total building increased by 10.3% to \$8,626.8 million in 1998-99. All components of this total showed increases on the previous year (see page 11).

# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

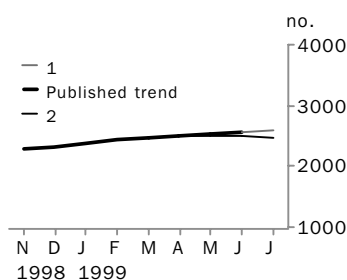
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

### 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.

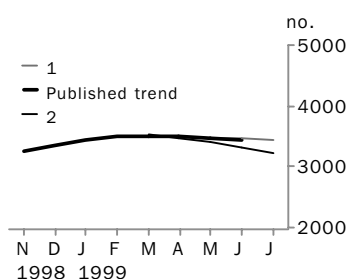
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the July seasonally adjusted estimate is higher than the June estimate by 5% for the number of private sector houses approved and 8% for total dwelling units approved; and that the July seasonally adjusted estimate is lower than the June 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		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> <i>rises by 5% on Jun 1999</i>		<b>2</b> <i>falls by 5% on Jun 1999</i>	
	no.	% change	no.	% change	no.	% change
February 1999	2 427	2.2	2 426	2.2	2 434	2.3
March 1999	2 475	2.0	2 475	2.0	2 479	1.8
April 1999	2 512	1.5	2 513	1.5	2 502	0.9
May 1999	2 538	1.0	2 540	1.1	2 504	0.1
June 1999	2 555	0.7	2 563	0.9	2 495	-0.4
July 1999	n.y.a.	n.y.a.	2 579	0.6	2 476	-0.8

### TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> <i>rises by 8% on Jun 1999</i>		<b>2</b> <i>falls by 8% on Jun 1999</i>	
	no.	% change	no.	% change	no.	% change
February 1999	3 492	1.6	3 495	1.6	3 513	1.8
March 1999	3 509	0.5	3 511	0.5	3 520	0.2
April 1999	3 501	-0.2	3 499	-0.3	3 475	-1.3
May 1999	3 474	-0.8	3 479	-0.6	3 401	-2.1
June 1999	3 442	-0.9	3 457	-0.6	3 309	-2.7
July 1999	n.y.a.	n.y.a.	3 439	-0.5	3 217	-2.8

## 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>						
April	2 507	2 508	696	805	3 203	3 313
May	2 485	2 621	687	735	3 172	3 356
June	2 554	2 685	519	570	3 073	3 255
July	2 342	2 391	646	672	2 988	3 063
August	2 355	2 402	841	861	3 196	3 263
September	2 694	2 742	583	583	3 277	3 325
October	2 296	2 333	680	746	2 976	3 079
November	2 287	2 345	1 061	1 094	3 348	3 439
December	2 147	2 203	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
SEASONALLY ADJUSTED						
<b>1998</b>						
April	2 596	2 597	n.a.	n.a.	3 405	3 525
May	2 432	2 522	n.a.	n.a.	3 074	3 243
June	2 424	2 541	n.a.	n.a.	3 082	3 275
July	2 306	2 354	n.a.	n.a.	2 974	3 069
August	2 221	2 278	n.a.	n.a.	2 969	3 039
September	2 371	2 435	n.a.	n.a.	3 067	3 111
October	2 296	2 332	n.a.	n.a.	2 850	2 949
November	2 249	2 294	n.a.	n.a.	3 305	3 371
December	2 263	2 305	n.a.	n.a.	3 396	3 470
<b>1999</b>						
January	2 248	2 450	n.a.	n.a.	3 079	3 256
February	2 727	2 766	n.a.	n.a.	3 629	3 716
March	2 395	2 436	n.a.	n.a.	3 253	3 313
April	2 399	2 425	n.a.	n.a.	3 627	3 688
May	2 662	2 674	n.a.	n.a.	3 508	3 544
June	2 489	2 523	n.a.	n.a.	3 166	3 225
TREND ESTIMATES						
<b>1998</b>						
April	2 449	2 506	719	778	3 168	3 284
May	2 438	2 502	711	776	3 149	3 278
June	2 406	2 475	692	754	3 098	3 228
July	2 361	2 430	677	724	3 038	3 154
August	2 310	2 375	688	719	2 998	3 094
September	2 274	2 331	735	758	3 009	3 089
October	2 269	2 317	803	831	3 072	3 149
November	2 289	2 333	867	908	3 156	3 241
December	2 326	2 369	925	978	3 251	3 347
<b>1999</b>						
January	2 376	2 417	963	1 022	3 339	3 438
February	2 427	2 465	972	1 027	3 399	3 492
March	2 475	2 509	954	1 000	3 429	3 509
April	2 512	2 542	923	960	3 435	3 501
May	2 538	2 564	882	910	3 420	3 474
June	2 555	2 579	845	864	3 399	3 442

## 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>						
April	-3.4	-4.5	-22.8	-12.5	-8.4	-6.6
May	-0.9	4.5	-1.3	-8.7	-1.0	1.3
June	2.8	2.4	-24.5	-22.4	-3.1	-3.0
July	-8.3	-10.9	24.5	17.9	-2.8	-5.9
August	0.6	0.5	30.2	28.1	7.0	6.5
September	14.4	14.2	-30.7	-32.3	2.5	1.9
October	-14.8	-14.9	16.6	28.0	-9.2	-7.4
November	-0.4	0.5	56.0	46.6	12.5	11.7
December	-6.1	-6.1	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
SEASONALLY ADJUSTED (% change from preceding month)						
<b>1998</b>						
April	7.8	6.2	n.a.	n.a.	1.0	3.1
May	-6.3	-2.9	n.a.	n.a.	-9.7	-8.0
June	-0.3	0.8	n.a.	n.a.	0.2	1.0
July	-4.9	-7.4	n.a.	n.a.	-3.5	-6.3
August	-3.7	-3.2	n.a.	n.a.	-0.2	-1.0
September	6.7	6.9	n.a.	n.a.	3.3	2.4
October	-3.1	-4.2	n.a.	n.a.	-7.1	-5.2
November	-2.1	-1.6	n.a.	n.a.	16.0	14.3
December	0.6	0.5	n.a.	n.a.	2.7	2.9
<b>1999</b>						
January	-0.7	6.3	n.a.	n.a.	-9.3	-6.2
February	21.3	12.9	n.a.	n.a.	17.9	14.1
March	-12.2	-11.9	n.a.	n.a.	-10.4	-10.8
April	0.2	-0.5	n.a.	n.a.	11.5	11.3
May	11.0	10.3	n.a.	n.a.	-3.3	-3.9
June	-6.5	-5.6	n.a.	n.a.	-9.7	-9.0
TREND ESTIMATES (% change from preceding month)						
<b>1998</b>						
April	0.7	1.0	2.0	3.3	1.0	1.5
May	-0.4	-0.2	-1.1	-0.3	-0.6	-0.2
June	-1.3	-1.1	-2.7	-2.8	-1.6	-1.5
July	-1.9	-1.8	-2.2	-4.0	-1.9	-2.3
August	-2.2	-2.3	1.6	-0.7	-1.3	-1.9
September	-1.5	-1.9	6.8	5.4	0.4	-0.2
October	-0.2	-0.6	9.3	9.6	2.1	1.9
November	0.9	0.7	8.0	9.3	2.7	2.9
December	1.6	1.5	6.7	7.7	3.0	3.3
<b>1999</b>						
January	2.1	2.0	4.1	4.5	2.7	2.7
February	2.2	2.0	0.9	0.5	1.8	1.6
March	2.0	1.8	-1.9	-2.6	0.9	0.5
April	1.5	1.3	-3.2	-4.0	0.2	-0.2
May	1.0	0.9	-4.4	-5.2	-0.4	-0.8
June	0.7	0.6	-4.2	-5.1	-0.6	-0.9

## 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>					
April	371.0	77.8	448.8	302.7	751.5
May	353.6	89.9	443.5	292.3	735.7
June	373.1	71.3	444.3	213.0	657.3
July	326.3	72.9	399.2	196.7	595.9
August	360.9	78.7	439.6	366.4	806.0
September	376.1	80.6	456.8	302.2	759.0
October	375.3	85.0	460.3	491.2	951.4
November	368.8	90.5	459.4	267.9	727.2
December	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
SEASONALLY ADJUSTED					
<b>1998</b>					
April	401.3	76.6	478.0	n.a.	809.8
May	330.7	85.9	416.5	n.a.	644.3
June	353.0	73.2	426.3	n.a.	676.5
July	344.7	75.4	420.1	n.a.	658.8
August	355.0	79.6	434.5	n.a.	770.0
September	353.7	78.2	431.9	n.a.	729.7
October	346.7	74.0	420.7	n.a.	939.1
November	371.8	86.7	458.4	n.a.	703.1
December	386.0	80.8	466.9	n.a.	667.5
<b>1999</b>					
January	374.9	69.1	443.9	n.a.	644.3
February	422.5	88.9	511.4	n.a.	691.2
March	401.1	76.9	478.0	n.a.	753.0
April	409.4	83.4	492.8	n.a.	711.7
May	404.6	70.0	474.6	n.a.	659.1
June	388.2	87.7	476.0	n.a.	680.5
TREND ESTIMATES					
<b>1998</b>					
April	350.6	76.6	427.1	232.7	659.9
May	353.0	77.8	430.8	237.6	668.4
June	353.4	77.9	431.4	262.6	693.9
July	351.8	78.0	429.8	296.7	726.5
August	350.1	78.0	428.1	322.3	750.4
September	351.7	78.1	429.8	332.1	761.9
October	359.0	78.6	437.5	323.8	761.3
November	369.1	79.3	448.4	299.0	747.4
December	380.3	79.8	460.0	263.4	723.4
<b>1999</b>					
January	391.2	79.7	470.9	231.4	702.3
February	399.3	79.6	478.9	212.9	691.8
March	403.7	79.5	483.2	208.1	691.3
April	404.9	79.7	484.6	208.9	693.5
May	404.1	79.9	484.1	211.1	695.1
June	402.1	80.9	483.0	209.7	692.7

(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>					
April	-0.5	-6.4	-1.6	103.8	24.3
May	-4.7	15.6	-1.2	-3.4	-2.1
June	5.5	-20.7	0.2	-27.1	-10.7
July	-12.5	2.2	-10.2	-7.7	-9.3
August	10.6	8.0	10.1	86.3	35.3
September	4.2	2.4	3.9	-17.5	-5.8
October	-0.2	5.5	0.8	62.5	25.3
November	-1.7	6.5	-0.2	-45.5	-23.6
December	-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
SEASONALLY ADJUSTED (% change from preceding month)					
<b>1998</b>					
April	12.6	3.9	11.2	n.a.	31.3
May	-17.6	12.1	-12.9	n.a.	-20.4
June	6.7	-14.8	2.4	n.a.	5.0
July	-2.4	3.0	-1.5	n.a.	-2.6
August	3.0	5.6	3.4	n.a.	16.9
September	-0.4	-1.8	-0.6	n.a.	-5.2
October	-2.0	-5.4	-2.6	n.a.	28.7
November	7.2	17.2	9.0	n.a.	-25.1
December	3.8	-6.8	1.9	n.a.	-5.1
<b>1999</b>					
January	-2.9	-14.5	-4.9	n.a.	-3.5
February	12.7	28.7	15.2	n.a.	7.3
March	-5.1	-13.5	-6.5	n.a.	8.9
April	2.1	8.5	3.1	n.a.	-5.5
May	-1.2	-16.1	-3.7	n.a.	-7.4
June	-4.1	25.3	0.3	n.a.	3.2
TREND ESTIMATES (% change from preceding month)					
<b>1998</b>					
April	1.3	3.8	1.7	-5.0	-0.8
May	0.7	1.6	0.9	2.1	1.3
June	0.1	0.1	0.1	10.5	3.8
July	-0.5	0.1	-0.4	13.0	4.7
August	-0.5	0.0	-0.4	8.6	3.3
September	0.5	0.1	0.4	3.0	1.5
October	2.1	0.6	1.8	-2.5	-0.1
November	2.8	0.9	2.5	-7.7	-1.8
December	3.0	0.6	2.6	-11.9	-3.2
<b>1999</b>					
January	2.9	-0.1	2.4	-12.1	-2.9
February	2.1	-0.1	1.7	-8.0	-1.5
March	1.1	-0.1	0.9	-2.3	-0.1
April	0.3	0.3	0.3	0.4	0.3
May	-0.2	0.3	-0.1	1.1	0.2
June	-0.5	1.3	-0.2	-0.7	-0.3

(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	741.0	239	27 197
<b>1997-1998</b>	27 367	6 811	262	699	99	35 238
<b>1998-1999</b>	28 683	8 511	264	1 090	257	38 805
<b>1998</b>						
June	2 550	460	12	46	5	3 073
July	2 338	512	11	117	10	2 988
August	2 354	646	49	48	99	3 196
September	2 690	502	16	62	7	3 277
October	2 294	627	14	31	10	2 976
November	2 284	707	29	327	1	3 348
December	2 144	937	13	98	46	3 238
<b>1999</b>						
January	1 711	586	9	7	7	2 320
February	2 440	1 029	34	196	2	3 701
March	2 755	712	22	57	28	3 574
April	2 226	970	57	79	27	3 359
May	2 764	752	2	35	15	3 568
June	2 683	531	8	33	5	3 260
PUBLIC SECTOR (Number)						
<b>1996-1997</b>	212	384	45	0	12	653
<b>1997-1998</b>	570	601	25	1	3	1 200
<b>1998-1999</b>	544	350	3	2	0	899
<b>1998</b>						
June	131	48	0	1	2	182
July	49	26	0	0	0	75
August	47	20	0	0	0	67
September	48	0	0	0	0	48
October	37	66	0	0	0	103
November	58	33	0	0	0	91
December	56	5	0	2	0	63
<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
TOTAL (Number)						
<b>1996-1997</b>	19 805	6 805	248	741	251	27 850
<b>1997-1998</b>	27 937	7 412	287	700	102	36 438
<b>1998-1999</b>	29 227	8 861	267	1 092	257	39 704
<b>1998</b>						
June	2 681	508	12	47	7	3 255
July	2 387	538	11	117	10	3 063
August	2 401	666	49	48	99	3 263
September	2 738	502	16	62	7	3 325
October	2 331	693	14	31	10	3 079
November	2 342	740	29	327	1	3 439
December	2 200	942	13	100	46	3 301
<b>1999</b>						
January	1 809	643	9	7	7	2 475
February	2 470	1 082	34	196	2	3 784
March	2 792	736	24	57	28	3 637
April	2 253	1 000	57	79	27	3 416
May	2 780	778	2	35	15	3 610
June	2 724	541	9	33	5	3 312

(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	0.0	3 487.2	1 879.7	5 366.9
<b>1997-1998</b>	3 084.3	727.0	22.0	708.6	63.2	4 605.0	2 476.9	7 081.9
<b>1998-1999</b>	3 460.8	1 021.8	31.4	775.1	108.9	5 398.1	2 262.5	7 660.6
<b>1998</b>								
June	300.4	58.8	1.2	63.7	2.3	426.5	136.4	562.9
July	278.6	42.9	0.6	62.6	7.5	392.1	174.0	566.2
August	271.6	84.0	10.2	57.5	10.8	434.1	340.5	774.5
September	321.7	51.1	1.2	72.7	4.5	451.1	230.6	681.7
October	272.0	96.0	1.5	77.4	1.9	448.9	242.2	691.1
November	272.6	89.8	1.1	61.7	21.8	447.0	204.2	651.2
December	250.5	110.6	0.9	54.7	12.3	429.1	136.2	565.2
<b>1999</b>								
January	207.0	67.0	0.6	45.9	0.5	321.0	111.6	432.6
February	291.6	140.2	2.8	60.6	20.3	515.6	129.8	645.4
March	337.0	88.2	3.7	75.3	9.9	514.1	188.4	702.5
April	271.7	94.0	8.2	63.0	12.1	449.0	146.3	595.3
May	342.7	93.5	0.1	69.5	2.2	508.0	202.3	710.4
June	343.9	64.6	0.5	73.9	5.1	488.1	156.3	644.4
PUBLIC SECTOR (\$ million)								
<b>1996-1997</b>	22.8	23.8	0.0	32.7	0.0	81.2	960.1	1 041.3
<b>1997-1998</b>	48.6	40.0	0.8	63.8	0.1	153.3	587.7	740.9
<b>1998-1999</b>	44.8	22.4	0.3	35.4	0.1	103.0	863.2	966.2
<b>1998</b>								
June	11.0	2.8	0.0	4.0	0.1	17.8	76.6	94.4
July	3.2	1.6	0.0	2.3	0.0	7.1	22.7	29.7
August	3.8	1.5	0.0	0.2	0.0	5.5	26.0	31.5
September	3.4	0.0	0.0	2.2	0.0	5.6	71.6	77.2
October	2.9	4.3	0.0	4.2	0.0	11.4	249.0	260.4
November	4.6	1.9	0.0	5.9	0.0	12.4	63.6	76.1
December	5.7	0.6	0.0	2.1	0.1	8.5	41.2	49.7
<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
TOTAL (\$ million)								
<b>1996-1997</b>	2 171.9	668.1	13.5	629.8	0.0	3 568.4	2 839.8	6 408.2
<b>1997-1998</b>	3 132.9	766.9	22.8	772.4	63.2	4 758.3	3 064.5	7 822.8
<b>1998-1999</b>	3 505.7	1 044.2	31.8	810.4	109.0	5 501.1	3 125.7	8 626.8
<b>1998</b>								
June	311.4	61.6	1.2	67.6	2.4	444.3	213.0	657.3
July	281.8	44.5	0.6	64.8	7.5	399.2	196.7	595.9
August	275.4	85.5	10.2	57.6	10.8	439.6	366.4	806.0
September	325.1	51.1	1.2	75.0	4.5	456.8	302.2	759.0
October	275.0	100.3	1.5	81.6	1.9	460.3	491.2	951.4
November	277.2	91.7	1.1	67.6	21.8	459.4	267.9	727.2
December	256.3	111.1	0.9	56.9	12.4	437.6	177.4	614.9
<b>1999</b>								
January	214.4	70.5	0.6	51.3	0.5	337.2	184.6	521.8
February	293.7	143.7	2.8	63.8	20.3	524.3	255.7	780.0
March	341.0	89.7	3.9	76.7	9.9	521.3	275.0	796.3
April	273.8	95.7	8.2	65.4	12.1	455.1	183.9	639.0
May	344.1	95.2	0.1	72.1	2.2	513.7	241.6	755.4
June	348.0	65.2	0.7	77.6	5.1	496.6	183.2	679.8

(a) See Glossary for definition.

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

### NEW OTHER RESIDENTIAL BUILDING.....

Period	<i>New houses</i>	<i>Semi-detached, row or terrace houses, townhouses, etc. of.....</i>		<i>Flats units or apartments in a building of.....</i>				<i>Total</i>	<i>Total new residential building</i>	
		<i>One storey</i>	<i>Two or more storeys</i>	<i>Total</i>	<i>One or two storeys</i>	<i>Three storeys</i>	<i>Four or more storeys</i>	<i>Total</i>		
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>										
April	2 507	287	165	452	69	76	160	305	757	<b>3 264</b>
May	2 619	183	140	323	55	16	88	159	482	<b>3 101</b>
June	2 681	185	132	317	100	12	79	191	508	<b>3 189</b>
July	2 387	287	146	433	105	0	0	105	538	<b>2 925</b>
August	2 401	202	105	307	0	34	325	359	666	<b>3 067</b>
September	2 738	191	241	432	3	35	32	70	502	<b>3 240</b>
October	2 331	217	139	356	22	16	299	337	693	<b>3 024</b>
November	2 342	180	200	380	69	24	267	360	740	<b>3 082</b>
December	2 200	210	230	440	11	114	377	502	942	<b>3 142</b>
<b>1999</b>										
January	1 809	91	173	264	102	20	257	379	643	<b>2 452</b>
February	2 470	239	175	414	116	78	474	668	1 082	<b>3 552</b>
March	2 792	137	246	383	80	32	241	353	736	<b>3 528</b>
April	2 253	382	323	705	97	17	181	295	1 000	<b>3 253</b>
May	2 780	171	236	407	19	63	289	371	778	<b>3 558</b>
June	2 724	177	201	378	55	21	87	163	541	<b>3 265</b>
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>										
April	286.9	23.5	17.2	40.8	4.3	6.5	32.5	43.3	84.1	<b>371.0</b>
May	300.3	15.2	16.0	31.1	4.5	2.2	15.4	22.1	53.3	<b>353.6</b>
June	311.4	15.6	13.4	29.0	7.8	1.3	23.6	32.6	61.6	<b>373.1</b>
July	281.8	20.4	17.4	37.8	6.7	0.0	0.0	6.7	44.5	<b>326.3</b>
August	275.4	17.7	10.3	27.9	0.0	3.3	54.3	57.6	85.5	<b>360.9</b>
September	325.1	14.4	25.2	39.6	0.2	5.2	6.0	11.5	51.1	<b>376.1</b>
October	275.0	16.7	14.7	31.3	1.4	3.1	64.5	69.0	100.3	<b>375.3</b>
November	277.2	14.9	20.7	35.5	6.5	2.6	47.0	56.1	91.7	<b>368.8</b>
December	256.3	17.2	24.2	41.4	1.8	16.5	51.4	69.7	111.1	<b>367.4</b>
<b>1999</b>										
January	214.4	8.1	18.2	26.2	6.6	2.2	35.5	44.2	70.5	<b>284.9</b>
February	293.7	18.4	20.1	38.5	8.0	14.6	82.6	105.2	143.7	<b>437.4</b>
March	341.0	11.0	27.5	38.5	5.5	3.5	42.2	51.2	89.7	<b>430.8</b>
April	273.8	28.1	31.4	59.5	8.9	1.8	25.4	36.2	95.7	<b>369.5</b>
May	344.1	14.0	28.5	42.4	3.2	8.9	40.7	52.8	95.2	<b>439.3</b>
June	348.0	13.4	23.2	36.6	11.4	2.6	14.6	28.6	65.2	<b>413.2</b>

(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>1995-1996</b>	1 898.0	398.4	2 297.9	593.4	2 891.3	2 502.6	5 392.5
<b>1996-1997</b>	2 171.9	668.0	2 840.0	728.5	3 568.4	2 839.8	6 408.2
<b>1997-1998</b>	3 111.8	736.2	3 848.2	852.7	4 700.8	2 946.7	7 647.5
<b>1997</b>							
December	746.1	187.4	933.6	198.6	1 132.1	961.2	2 093.3
<b>1998</b>							
March	729.1	194.7	923.8	205.4	1 129.2	579.3	1 708.5
June	891.8	189.0	1 080.8	237.1	1 317.9	768.7	2 086.6
September	871.0	171.3	1 042.3	229.3	1 271.6	820.6	2 092.2
December	793.7	285.0	1 078.7	241.3	1 319.9	882.0	2 201.9
<b>1999</b>							
March	816.5	283.5	1 100.0	220.9	1 320.9	668.3	1 989.2
ORIGINAL (% change from preceding quarter)							
<b>1997</b>							
December	0.2	13.5	2.6	-6.1	0.9	50.8	19.0
<b>1998</b>							
March	-2.3	3.9	-1.0	3.4	-0.3	-39.7	-18.4
June	22.3	-2.9	17.0	15.4	16.7	32.7	22.1
September	-2.3	-9.4	-3.6	-3.3	-3.5	6.8	0.3
December	-8.9	66.4	3.5	5.2	3.8	7.5	5.2
<b>1999</b>							
March	2.9	-0.5	2.0	-8.5	0.1	-24.2	-9.7

(a) Reference year for chain volume measures is 1996-97.  
Refer to Explanatory Notes paragraph 20-21.

(b) Refer to Explanatory Notes paragraph 12.

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

Period	<i>Hotels, motels and other short term accommodation</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999												
<b>1999</b>												
April	3	0.3	60	5.5	20	2.1	52	4.9	44	4.4	17	1.8
May	10	1.4	82	7.1	36	3.3	49	4.5	33	2.7	11	1.2
June	9	0.7	62	5.8	22	2.3	53	4.8	27	2.7	14	1.3
Value—\$200,000–\$499,999												
<b>1999</b>												
April	7	2.2	15	3.9	22	6.5	14	4.0	14	4.6	8	2.3
May	2	0.8	24	7.4	28	8.5	24	7.1	19	6.3	10	3.1
June	2	0.6	13	3.7	21	6.4	8	2.4	14	4.3	5	1.5
Value—\$500,000–\$999,999												
<b>1999</b>												
April	2	1.7	5	3.3	7	4.9	6	4.3	8	5.8	2	1.4
May	1	0.8	7	4.7	12	8.3	3	2.8	11	7.6	3	2.5
June	1	0.9	3	2.2	4	3.0	5	3.1	7	5.1	4	2.5
Value—\$1,000,000–\$4,999,999												
<b>1999</b>												
April	2	5.0	3	4.3	1	1.0	3	9.4	6	15.2	11	26.7
May	2	3.2	7	16.8	6	10.2	7	12.8	11	19.2	5	10.7
June	0	0.0	11	22.8	2	2.3	2	3.5	11	14.8	4	9.7
Value—\$5,000,000 and over												
<b>1999</b>												
April	0	0.0	0	0.0	0	0.0	0	0.0	1	5.1	0	0.0
May	0	0.0	3	26.0	0	0.0	1	6.7	0	0.0	0	0.0
June	1	11.3	0	0.0	0	0.0	0	0.0	2	10.5	0	0.0
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>												
April	14	9.1	83	16.9	50	14.5	75	22.5	73	35.0	38	32.1
May	15	6.2	123	61.9	82	30.3	84	33.9	74	35.8	29	17.6
June	13	13.5	89	34.5	49	14.0	68	13.8	61	37.3	27	15.0

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

Period	Religious.....		Health.....		Entertainment and recreational.....		Miscellaneous.....		Total non-residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999										
<b>1999</b>										
April	1	0.1	9	1.1	8	0.8	19	1.6	233	22.5
May	3	0.3	10	0.9	15	1.6	14	1.6	263	24.7
June	1	0.1	5	0.5	15	1.5	24	2.2	232	21.9
Value—\$200,000—\$499,999										
<b>1999</b>										
April	0	0.0	5	1.5	8	2.2	7	2.2	100	29.3
May	1	0.2	5	1.6	6	2.4	8	2.2	127	39.6
June	1	0.3	3	1.1	5	1.7	14	4.5	86	26.4
Value—\$500,000—\$999,999										
<b>1999</b>										
April	3	2.4	3	1.9	0	0.0	1	0.5	37	26.0
May	1	0.6	4	3.0	4	3.1	3	1.7	49	35.0
June	0	0.0	2	1.2	2	1.2	2	1.4	30	20.6
Value—\$1,000,000—\$4,999,999										
<b>1999</b>										
April	0	0.0	2	6.0	5	8.9	3	4.0	36	80.4
May	0	0.0	8	15.1	3	4.9	2	3.7	51	96.6
June	0	0.0	2	3.9	1	1.1	1	1.4	34	59.4
Value—\$5,000,000 and over										
<b>1999</b>										
April	0	0.0	0	0.0	2	20.6	0	0.0	3	25.7
May	0	0.0	0	0.0	2	13.0	0	0.0	6	45.7
June	0	0.0	1	19.2	1	14.0	0	0.0	5	55.0
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>										
April	4	2.4	19	10.5	23	32.6	30	8.2	409	183.9
May	5	1.2	27	20.7	30	25.0	27	9.1	496	241.6
June	2	0.4	13	25.7	24	19.5	41	9.5	387	183.2

## VALUE OF NON-RESIDENTIAL BUILDING APPROVED: Original

Period	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
PRIVATE SECTOR (\$ million)											
<b>1996-1997</b>	156.0	372.9	352.5	277.7	336.3	72.7	15.4	127.6	47.1	121.5	<b>1 879.7</b>
<b>1997-1998</b>	227.7	440.9	232.6	381.1	418.8	117.7	17.0	112.9	435.0	93.2	<b>2 476.9</b>
<b>1998-1999</b>	150.3	609.6	258.3	296.5	434.5	118.0	19.7	122.7	204.1	48.9	<b>2 262.5</b>
<b>1998</b>											
June	6.4	28.3	12.2	22.5	36.8	19.9	0.5	5.2	1.9	2.7	<b>136.4</b>
July	5.2	47.2	16.5	22.7	33.7	16.2	2.6	3.8	24.0	2.1	<b>174.0</b>
August	6.3	201.2	18.7	38.2	37.1	18.9	0.6	3.1	14.2	2.3	<b>340.5</b>
September	11.7	33.7	36.9	27.0	78.4	14.3	4.2	13.5	7.1	4.0	<b>230.6</b>
October	77.5	29.1	27.9	26.2	32.2	7.7	1.1	29.0	4.6	7.0	<b>242.2</b>
November	1.8	76.1	19.4	33.1	52.9	6.8	0.9	8.4	2.9	1.9	<b>204.2</b>
December	4.0	22.7	18.8	25.7	17.2	9.7	1.2	14.9	14.1	7.8	<b>136.2</b>
<b>1999</b>											
January	0.4	22.5	22.7	14.9	31.9	8.7	1.6	4.0	3.7	1.2	<b>111.6</b>
February	5.5	19.1	20.6	28.2	17.4	5.9	2.8	4.6	18.2	7.4	<b>129.8</b>
March	10.1	46.0	18.8	27.4	27.7	4.1	1.4	3.6	47.2	2.0	<b>188.4</b>
April	8.9	16.3	14.5	17.7	33.3	14.3	1.6	7.5	29.2	3.1	<b>146.3</b>
May	5.6	61.8	30.3	25.3	35.6	5.4	1.2	8.9	22.1	6.2	<b>202.3</b>
June	13.5	33.8	13.0	10.1	37.2	6.1	0.4	21.4	16.8	4.1	<b>156.3</b>
PUBLIC SECTOR (\$ million)											
<b>1996-1997</b>	1.7	18.3	21.3	126.9	64.7	338.6	0.0	130.2	43.2	215.1	<b>960.1</b>
<b>1997-1998</b>	1.5	6.4	3.0	44.4	79.4	182.7	0.0	151.8	43.3	75.1	<b>587.7</b>
<b>1998-1999</b>	6.1	30.2	6.3	93.0	58.1	280.6	0.8	109.3	207.9	70.9	<b>863.2</b>
<b>1998</b>											
June	0.1	0.4	0.0	4.5	1.4	49.8	0.0	3.8	3.7	13.1	<b>76.6</b>
July	0.2	2.2	2.6	2.7	0.3	9.6	0.0	1.6	1.6	1.9	<b>22.7</b>
August	0.0	0.0	0.0	4.3	6.7	1.7	0.0	10.8	1.3	1.2	<b>26.0</b>
September	0.0	0.6	0.1	8.6	2.2	39.0	0.0	13.2	5.3	2.5	<b>71.6</b>
October	0.0	23.6	0.2	25.1	26.0	80.2	0.0	1.0	75.6	17.2	<b>249.0</b>
November	0.3	0.3	0.0	5.0	1.6	20.2	0.0	26.1	3.5	6.6	<b>63.6</b>
December	0.1	0.3	2.2	5.7	4.5	18.5	0.0	2.4	1.5	6.1	<b>41.2</b>
<b>1999</b>											
January	3.5	0.6	0.0	0.9	0.3	15.4	0.0	1.1	49.3	1.9	<b>72.9</b>
February	1.1	1.2	0.0	20.8	13.6	53.1	0.0	22.8	4.6	8.6	<b>125.9</b>
March	0.1	0.1	0.1	2.7	0.7	4.1	0.0	11.2	56.0	11.6	<b>86.6</b>
April	0.2	0.6	0.0	4.9	1.7	17.9	0.8	3.0	3.4	5.1	<b>37.5</b>
May	0.6	0.1	0.0	8.6	0.2	12.1	0.0	11.8	3.0	2.9	<b>39.3</b>
June	0.0	0.7	1.1	3.7	0.1	8.9	0.0	4.4	2.6	5.5	<b>26.9</b>
TOTAL (\$ million)											
<b>1996-1997</b>	157.7	391.1	373.8	404.7	401.1	411.3	15.4	257.8	90.2	336.6	<b>2 839.8</b>
<b>1997-1998</b>	229.3	447.4	235.6	425.5	498.2	300.4	17.0	264.6	478.3	168.3	<b>3 064.5</b>
<b>1998-1999</b>	156.4	639.8	264.6	389.4	492.6	398.6	20.5	232.0	412.0	119.8	<b>3 125.7</b>
<b>1998</b>											
June	6.5	28.7	12.2	27.0	38.2	69.7	0.5	8.9	5.6	15.8	<b>213.0</b>
July	5.4	49.4	19.2	25.4	34.0	25.7	2.6	5.4	25.6	3.9	<b>196.7</b>
August	6.3	201.2	18.7	42.5	43.7	20.6	0.6	13.9	15.5	3.4	<b>366.4</b>
September	11.7	34.3	37.0	35.6	80.5	53.3	4.2	26.7	12.4	6.4	<b>302.2</b>
October	77.5	52.7	28.1	51.3	58.2	87.9	1.1	30.0	80.2	24.2	<b>491.2</b>
November	2.1	76.4	19.4	38.1	54.5	27.0	0.9	34.6	6.5	8.5	<b>267.9</b>
December	4.0	23.0	21.0	31.4	21.7	28.1	1.2	17.3	15.7	13.9	<b>177.4</b>
<b>1999</b>											
January	3.8	23.1	22.7	15.8	32.2	24.0	1.6	5.1	53.1	3.1	<b>184.6</b>
February	6.7	20.3	20.6	49.0	31.0	59.0	2.8	27.4	22.8	16.0	<b>255.7</b>
March	10.2	46.1	18.9	30.1	28.5	8.3	1.4	14.8	103.3	13.5	<b>275.0</b>
April	9.1	16.9	14.5	22.5	35.0	32.1	2.4	10.5	32.6	8.2	<b>183.9</b>
May	6.2	61.9	30.3	33.9	35.8	17.6	1.2	20.7	25.0	9.1	<b>241.6</b>
June	13.5	34.5	14.0	13.8	37.3	15.0	0.4	25.7	19.5	9.5	<b>183.2</b>



## 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
<b>PRIVATE SECTOR</b>									
<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>	20 515	8 100	30 165	2 563 825	986 485	771 135	4 321 445	1 918 597	6 240 042
<b>1998</b>									
June	1 808	429	2 298	222 908	56 419	54 500	333 827	110 620	444 446
July	1 757	469	2 360	217 127	40 014	60 883	318 023	142 054	460 077
August	1 750	626	2 568	207 867	82 454	69 440	359 761	314 245	674 006
September	1 882	453	2 412	235 688	46 845	64 524	347 056	192 729	539 785
October	1 684	603	2 338	206 690	93 818	65 494	366 001	216 460	582 461
November	1 589	693	2 633	198 182	88 782	71 961	358 925	179 527	538 452
December	1 620	904	2 667	194 583	108 069	58 353	361 006	107 083	468 089
<b>1999</b>									
January	1 139	569	1 730	144 692	65 657	36 671	247 021	87 929	334 950
February	1 778	1 007	3 014	215 593	138 366	71 764	425 723	109 293	535 017
March	1 884	670	2 655	241 192	84 926	74 304	400 423	159 687	560 110
April	1 565	882	2 607	196 464	85 403	70 215	352 081	126 749	478 831
May	1 926	716	2 690	247 556	89 521	60 416	397 493	174 422	571 915
June	1 941	508	2 491	258 192	62 630	67 111	387 932	108 417	496 349
<b>PUBLIC SECTOR</b>									
<b>1997-1998</b>	374	349	752	31 539	24 497	50 116	106 152	424 780	530 933
<b>1998-1999</b>	415	246	666	34 265	15 344	29 140	78 748	723 688	802 437
<b>1998</b>									
June	80	11	94	6 800	603	2 568	9 970	63 309	73 279
July	31	14	45	2 066	890	1 829	4 785	20 118	24 903
August	35	16	51	2 951	1 250	62	4 262	20 951	25 213
September	33	0	33	2 336	0	2 197	4 533	53 378	57 911
October	19	55	74	1 491	3 548	4 130	9 169	240 740	249 909
November	25	32	57	1 896	1 809	4 193	7 897	56 518	64 415
December	49	5	56	5 153	550	2 194	7 897	26 586	34 483
<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
<b>TOTAL</b>									
<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>	20 930	8 346	30 831	2 598 090	1 001 829	800 275	4 400 193	2 642 285	7 042 478
<b>1998</b>									
June	1 888	440	2 392	229 707	57 022	57 068	343 797	173 928	517 725
July	1 788	483	2 405	219 193	40 904	62 712	322 808	162 172	484 980
August	1 785	642	2 619	210 818	83 704	69 501	364 023	335 196	699 219
September	1 915	453	2 445	238 023	46 845	66 721	351 589	246 107	597 696
October	1 703	658	2 412	208 180	97 366	69 624	375 170	457 200	832 370
November	1 614	725	2 690	200 077	90 591	76 154	366 822	236 045	602 867
December	1 669	909	2 723	199 737	108 619	60 546	368 903	133 670	502 572
<b>1999</b>									
January	1 234	599	1 855	151 829	67 309	41 572	260 711	153 832	414 543
February	1 801	1 035	3 065	217 085	139 958	73 685	430 727	206 716	637 442
March	1 921	670	2 694	245 219	84 926	75 288	405 434	226 821	632 255
April	1 587	912	2 659	198 151	87 108	72 335	357 594	157 423	515 017
May	1 937	742	2 727	248 271	91 221	62 977	402 470	201 980	604 450
June	1 976	518	2 537	261 506	63 278	69 160	393 944	125 123	519 067

(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>2 724</b>	<b>541</b>	<b>3 312</b>	<b>347 990</b>	<b>65 245</b>	<b>83 365</b>	<b>496 600</b>	<b>183 247</b>	<b>679 847</b>
<b>Melbourne (SD)</b>	<b>1 976</b>	<b>518</b>	<b>2 537</b>	<b>261 505</b>	<b>63 279</b>	<b>69 163</b>	<b>393 947</b>	<b>125 123</b>	<b>519 070</b>
Inner Melbourne (SSD)	47	112	192	7 679	16 322	13 822	37 823	13 578	51 401
Melbourne (C)–Inner	0	0	0	0	0	0	0	3 867	3 867
Melbourne (C)–S'bank–D'land	0	0	0	0	0	0	0	0	0
Melbourne (C)–Remainder	5	6	15	678	865	2 262	3 805	3 932	7 737
Port Phillip (C)–St Kilda	3	25	32	908	4 317	1 646	6 871	1 943	8 814
Port Phillip (C)–West	25	27	52	3 260	4 780	1 853	9 893	1 999	11 892
Stonnington (C)–Prahran	7	22	29	1 786	3 630	2 382	7 798	409	8 207
Yarra (C)–North	5	11	40	655	1 100	4 983	6 738	642	7 380
Yarra (C)–Richmond	2	21	24	392	1 630	696	2 718	786	3 504
Western Melbourne (SSD)	220	111	334	27 170	12 573	6 229	45 972	7 785	53 757
Brimbank (C)–Keilor	86	31	117	10 167	2 070	518	12 755	0	12 755
Brimbank (C)–Sunshine	27	5	32	2 886	275	226	3 387	1 595	4 982
Hobsons Bay (C)–Altona	45	2	47	4 891	180	157	5 228	2 873	8 101
Hobsons Bay (C)–Williamstown	16	4	20	2 495	500	844	3 839	0	3 839
Maribyrnong (C)	28	10	40	3 621	840	1 464	5 925	1 825	7 750
Moonee Valley (C)–Essendon	11	57	69	1 831	8 608	2 612	13 051	156	13 207
Mooney Valley (C)–West	7	2	9	1 279	100	408	1 787	1 336	3 123
Melton Wyndham (SSD)	209	3	212	26 998	180	788	27 966	21 407	49 373
Melton (S)–East	89	0	89	11 132	0	0	11 132	0	11 132
Melton (S) Balance	14	0	14	1 898	0	78	1 976	5 740	7 716
Wyndham (C)–North West	12	0	12	1 840	0	0	1 840	0	1 840
Wyndham (C)–Werribee	71	3	74	8 658	180	665	9 503	11 782	21 285
Wyndham (C)–Balance	23	0	23	3 470	0	45	3 515	3 885	7 400
Moreland City (SSD)	35	13	49	5 066	1 214	2 262	8 542	5 180	13 722
Moreland (C)–Brunswick	6	4	11	771	600	908	2 279	4 741	7 020
Moreland (C)–Coburg	9	7	16	1 358	494	1 035	2 887	439	3 326
Moreland (C)–North	20	2	22	2 937	120	319	3 376	0	3 376
Northern Middle Melbourne (SSD)	69	32	101	8 546	2 658	4 117	15 321	7 884	23 205
Banyule (C)–Heidelberg	18	13	31	2 202	1 030	1 546	4 778	2 060	6 838
Banyule (C)–North	23	0	23	2 606	0	358	2 964	350	3 314
Darebin (C)–Northcote	6	12	18	836	962	1 627	3 425	100	3 525
Darebin (C)–Preston	22	7	29	2 902	666	586	4 154	5 374	9 528
Hume City (SSD)	173	4	177	22 111	294	1 091	23 496	10 998	34 494
Hume (C)–Broadmeadows	12	4	16	1 310	294	186	1 790	2 066	3 856
Hume (C)–Craigieburn	131	0	131	16 936	0	302	17 238	8 752	25 990
Hume (C)–Sunbury	30	0	30	3 865	0	603	4 468	180	4 648
Northern Outer Melbourne (SSD)	110	38	149	15 910	2 819	1 250	19 979	3 328	23 307
Nillumbik (S)–South	18	10	28	3 192	879	357	4 428	360	4 788
Nillumbik (S)–South-West	23	0	23	3 748	0	261	4 009	75	4 084
Nillumbik (S)–Balance	3	0	3	467	0	113	580	0	580
Whittlesea (C)–North	6	0	6	835	0	110	945	0	945
Whittlesea (C)–South	60	28	89	7 668	1 940	409	10 017	2 893	12 910
Boroondara City (SSD)	43	11	54	10 165	1 666	8 036	19 867	1 310	21 177
Boroondara (C)–Camberwell N	22	6	28	4 822	817	1 897	7 536	100	7 636
Boroondara (C)–Camberwell S	9	0	9	2 145	0	3 723	5 868	100	5 968
Boroondara (C)–Hawthorn	3	0	3	920	0	1 167	2 087	1 020	3 107
Boroondara (C)–Kew	9	5	14	2 278	849	1 249	4 376	90	4 466

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	35	198	24 957	3 441	6 475	34 873	11 363	46 236
Manningham (C)–East	10	0	10	2 503	0	337	2 840	0	2 840
Manningham (C)–West	60	3	63	9 395	350	879	10 624	1 967	12 591
Monash (C)–South West	14	0	14	1 480	0	619	2 099	719	2 818
Monash (C)–Waverley East	9	0	9	1 412	0	609	2 021	0	2 021
Monash (C)–Waverley West	45	17	62	6 418	1 559	850	8 827	3 395	12 222
Whitehorse (C)–Box Hill	7	13	20	928	1 332	1 202	3 462	2 019	5 481
Whitehorse (C)–Nunawading E	9	0	9	1 688	0	698	2 386	422	2 808
Whitehorse (C)–Nunawading W	9	2	11	1 133	200	1 281	2 614	2 841	5 455
Eastern Outer Melbourne (SSD)	135	20	155	17 138	1 722	2 099	20 959	6 562	27 521
Knox (C)–North	44	20	64	4 745	1 722	811	7 278	270	7 548
Knox (C)–South	50	0	50	7 025	0	163	7 188	3 492	10 680
Maroondah (C)–Croydon	26	0	26	3 372	0	601	3 973	2 705	6 678
Maroondah (C)–Ringwood	15	0	15	1 996	0	524	2 520	95	2 615
Yarra Ranges Shire Part A (SSD)	85	0	85	9 922	0	1 454	11 376	2 993	14 369
Yarra Ranges (S)–Central	4	0	4	600	0	305	905	0	905
Yarra Ranges (S)–North	4	0	4	574	0	206	780	570	1 350
Yarra Ranges (S)–South-West	77	0	77	8 748	0	943	9 691	2 423	12 114
Southern Melbourne (SSD)	143	99	246	24 641	17 999	15 081	57 721	14 127	71 848
Bayside (C)–Brighton	17	23	40	4 425	5 629	2 112	12 166	2 729	14 895
Bayside (C)–South	23	12	35	3 980	3 490	3 091	10 561	905	11 466
Glen Eira (C)–Caulfield	19	22	44	5 267	2 410	2 927	10 604	533	11 137
Glen Eira (C)–South	15	8	23	1 865	848	1 538	4 251	0	4 251
Kingston (C)–North	22	11	34	2 260	1 280	1 521	5 061	9 244	14 305
Kingston (C)–South	34	15	49	4 289	1 190	499	5 978	655	6 633
Stonnington (C)–Malvern	13	8	21	2 555	3 152	3 393	9 100	61	9 161
Greater Dandenong City (SSD)	15	4	19	1 943	265	324	2 532	3 631	6 163
Gr. Dandenong (C)–Dandenong	9	0	9	919	0	177	1 096	2 345	3 441
Gr. Dandenong (C)–Balance	6	4	10	1 024	265	147	1 436	1 286	2 722
Southern Eastern Outer Melbourne (SSD)	280	16	296	31 653	1 031	1 806	34 490	6 490	40 980
Cardinia (S)–North	17	0	17	1 954	0	421	2 375	0	2 375
Cardinia (S)–Pakenham	27	0	27	2 869	0	200	3 069	2 750	5 819
Cardinia (S)–South	2	0	2	334	0	83	417	0	417
Casey (C)–Berwick	159	14	173	18 920	941	402	20 263	2 835	23 098
Casey (C)–Cranbourne	37	2	39	3 114	90	180	3 384	0	3 384
Casey (C)–Hallam	32	0	32	4 033	0	355	4 388	330	4 718
Casey (C)–South	6	0	6	429	0	165	594	575	1 169
Frankston City (SSD)	82	7	90	8 257	435	1 355	10 047	7 842	17 889
Frankston (C)–East	33	7	41	3 288	435	205	3 928	5 240	9 168
Frankston (C)–West	49	0	49	4 969	0	1 150	6 119	2 602	8 721
Mornington Peninsula Shire (SSD)	167	13	180	19 349	660	2 974	22 983	645	23 628
Mornington P'sula (S)–East	19	13	32	2 200	660	247	3 107	65	3 172
Mornington P'sula (S)–South	74	0	74	8 905	0	1 626	10 531	90	10 621
Mornington P'sula (S)–West	74	0	74	8 244	0	1 101	9 345	490	9 835

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>200</b>	<b>13</b>	<b>213</b>	<b>25 483</b>	<b>1 246</b>	<b>3 140</b>	<b>29 869</b>	<b>4 734</b>	<b>34 603</b>
Greater Geelong City Part A (SSD)	96	11	107	11 857	1 041	1 793	14 691	3 861	18 552
Bellarine-Inner	20	3	23	2 163	176	224	2 563	150	2 713
Corio-Inner	34	0	34	4 467	0	325	4 792	1 343	6 135
Geelong	1	3	4	174	550	239	963	556	1 519
Geelong West	5	0	5	477	0	257	734	0	734
Newton	4	2	6	494	140	149	783	170	953
South Barwon-Inner	32	3	35	4 082	175	599	4 856	1 642	6 498
<b>East Barwon (SSD)</b>	<b>89</b>	<b>2</b>	<b>91</b>	<b>11 891</b>	<b>205</b>	<b>1 163</b>	<b>13 259</b>	<b>335</b>	<b>13 594</b>
Greater Geelong (C) -Pt B	36	0	36	4 124	0	717	4 841	281	5 122
Queenscliff (B)	11	0	11	1 639	0	57	1 696	0	1 696
Surf Coast (S)-East	23	2	25	3 785	205	172	4 162	0	4 162
Surf Coast (S)-West	19	0	19	2 343	0	217	2 560	54	2 614
<b>West Barwon (SSD)</b>	<b>15</b>	<b>0</b>	<b>15</b>	<b>1 735</b>	<b>0</b>	<b>184</b>	<b>1 919</b>	<b>538</b>	<b>2 457</b>
Colac-Otway (S)-Colac	2	0	2	277	0	76	353	88	441
Colac-Otway (S)-North	0	0	0	0	0	0	0	0	0
Colac-Otway (S)-South	4	0	4	375	0	15	390	450	840
Golden Plains (S)-North-West	6	0	6	753	0	15	768	0	768
Golden Plains (S)-South-East	3	0	3	330	0	68	398	0	398
Greater Geelong (C)-Pt C	0	0	0	0	0	10	10	0	10
<b>Western District (SD)</b>	<b>27</b>	<b>2</b>	<b>30</b>	<b>2 832</b>	<b>180</b>	<b>908</b>	<b>3 920</b>	<b>2 553</b>	<b>6 473</b>
Hopkins (SSD)	18	2	21	1 878	180	720	2 778	2 053	4 831
Corangamite (S)-North	1	0	1	124	0	235	359	0	359
Corangamite (S)-South	2	0	2	203	0	42	245	178	423
Moyne (S)-North-East	0	0	0	0	0	0	0	0	0
Moyne (S)-North-West	0	0	0	0	0	50	50	0	50
Moyne (S)-South	4	0	4	343	0	12	355	0	355
Warrnambool (C)	11	2	14	1 208	180	381	1 769	1 875	3 644
Lady Julia Percy Island	0	0	0	0	0	0	0	0	0
<b>Glenelg (SSD)</b>	<b>9</b>	<b>0</b>	<b>9</b>	<b>954</b>	<b>0</b>	<b>188</b>	<b>1 142</b>	<b>500</b>	<b>1 642</b>
Glenelg (S)-Heywood	2	0	2	247	0	0	247	0	247
Glenelg (S)-North	1	0	1	59	0	0	59	0	59
Glenelg (S)-Portland	3	0	3	319	0	53	372	400	772
S. Grampians (S)-Hamilton	1	0	1	133	0	0	133	100	233
S. Grampians (S)-Wannon	2	0	2	196	0	0	196	0	196
S. Grampians (S)-Balance	0	0	0	0	0	135	135	0	135
<b>Central Highlands (SD)</b>	<b>73</b>	<b>2</b>	<b>77</b>	<b>9 114</b>	<b>100</b>	<b>2 004</b>	<b>11 218</b>	<b>3 727</b>	<b>14 945</b>
Ballarat City (SSD)	39	2	41	4 925	100	1 221	6 246	703	6 949
Ballarat (C)-Central	11	0	11	1 242	0	404	1 646	55	1 701
Ballarat (C)-Inner North	21	2	23	3 031	100	134	3 265	648	3 913
Ballarat (C)-North	0	0	0	0	0	219	219	0	219
Ballarat (C)-South	7	0	7	652	0	464	1 116	0	1 116
<b>East Central Highlands (SSD)</b>	<b>33</b>	<b>0</b>	<b>35</b>	<b>4 098</b>	<b>0</b>	<b>529</b>	<b>4 627</b>	<b>680</b>	<b>5 307</b>
Hepburn (S)-East	5	0	5	596	0	155	751	0	751
Hepburn (S)-West	3	0	4	438	0	127	565	0	565
Moorabool (S)-Bacchus Marsh	18	0	18	2 152	0	139	2 291	60	2 351
Moorabool (S)-Ballan	5	0	6	628	0	108	736	620	1 356
Moorabool (S)-West	2	0	2	284	0	0	284	0	284

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)	1	0	1	91	0	254	345	2 344	2 689
Ararat (RC)	1	0	1	91	0	254	345	944	1 289
Pyrenees (S)–North	0	0	0	0	0	0	0	1 400	1 400
Pyrenees (S)–South	0	0	0	0	0	0	0	0	0
<b>Wimmera (SD)</b>	<b>6</b>	<b>0</b>	<b>6</b>	<b>1 009</b>	<b>0</b>	<b>290</b>	<b>1 299</b>	<b>1 315</b>	<b>2 614</b>
South Wimmera (SSD)	5	0	5	677	0	290	967	1 315	2 282
Horsham (RC)–Central	4	0	4	537	0	99	636	60	696
Horsham (RC)–Balance	1	0	1	140	0	38	178	0	178
N. Grampians (S)–St Arnaud	0	0	0	0	0	73	73	0	73
N. Grampians (S)–Stawell	0	0	0	0	0	80	80	1 255	1 335
West Wimmera (S)	0	0	0	0	0	0	0	0	0
North Wimmera (SSD)	1	0	1	332	0	0	332	0	332
Hindmarsh (S)	0	0	0	0	0	0	0	0	0
Yarriambiack (S)–North	1	0	1	332	0	0	332	0	332
Yarriambiack (S)–South	0	0	0	0	0	0	0	0	0
<b>Mallee(SD)</b>	<b>53</b>	<b>0</b>	<b>53</b>	<b>5 812</b>	<b>0</b>	<b>1 621</b>	<b>7 433</b>	<b>22 853</b>	<b>30 286</b>
Mildura Rural City Part A (SSD)	40	0	40	4 465	0	1 285	5 750	19 345	25 095
Mildura (RC)–Pt A	40	0	40	4 465	0	1 285	5 750	19 345	25 095
West Mallee (SSD)	2	0	2	280	0	29	309	2 833	3 142
Buloke (S)–North	1	0	1	146	0	0	146	0	146
Buloke (S)–South	1	0	1	134	0	11	145	116	261
Mildura (RC)–Pt B	0	0	0	0	0	18	18	2 717	2 735
East Mallee (SSD)	11	0	11	1 067	0	307	1 374	675	2 049
Gannawarra (S)	1	0	1	134	0	175	309	221	530
Swan Hill (RC)–Central	3	0	3	379	0	67	446	314	760
Swan Hill (RC)–Robinvale	0	0	0	0	0	30	30	0	30
Swan Hill (RC)–Balance	7	0	7	554	0	35	589	140	729
<b>Loddon (SD)</b>	<b>120</b>	<b>4</b>	<b>124</b>	<b>12 940</b>	<b>260</b>	<b>1 706</b>	<b>14 906</b>	<b>2 840</b>	<b>17 746</b>
Greater Bendigo City Part A (SSD)	66	4	70	6 752	260	783	7 795	2 470	10 265
Greater Bendigo (C)–Central	3	0	3	310	0	175	485	120	605
Greater Bendigo (C)–Eaglehawk	3	0	3	310	0	147	457	0	457
Greater Bendigo (C)–Inner East	29	2	31	3 069	150	184	3 403	50	3 453
Greater Bendigo (C)–Inner North	6	2	8	580	110	179	869	0	869
Greater Bendigo (C)–Inner West	10	0	10	902	0	86	988	2 300	3 288
Greater Bendigo (C)–S'saye	15	0	15	1 581	0	12	1 593	0	1 593
North Loddon (SSD)	28	0	28	2 722	0	428	3 150	370	3 520
C. Goldfields (S)–M'borough	6	0	6	471	0	51	522	0	522
C. Goldfields (S)–Balance	6	0	6	438	0	25	463	60	523
Gr Bendigo (C)–Pt B	5	0	5	486	0	165	651	0	651
Loddon (S)–North	1	0	1	40	0	0	40	51	91
Loddon (S)–South	3	0	3	136	0	0	136	0	136
Mount Alexander (S)–C'maine	2	0	2	584	0	21	605	157	762
Mount Alexander (S)–Balance	5	0	5	567	0	166	733	102	835
South Loddon (SSD)	26	0	26	3 466	0	495	3 961	0	3 961
Macedon Ranges (S)–Kyneton	6	0	6	862	0	143	1 005	0	1 005
Macedon Ranges (S)–Romsey	5	0	5	643	0	139	782	0	782
Macedon Ranges (S)–Balance	15	0	15	1 961	0	213	2 174	0	2 174

BUILDING APPROVED IN STATISTICAL AREAS *continued*

	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
STATISTICAL AREA									
<b>Goulburn (SD)</b>	<b>117</b>	<b>2</b>	<b>119</b>	<b>13 123</b>	<b>180</b>	<b>1 653</b>	<b>14 956</b>	<b>1 706</b>	<b>16 662</b>
Greater Shepparton City Part A (SSD)	35	2	37	4 292	180	184	4 656	50	4 706
Gr. Shepparton (C) Pt A	35	2	37	4 292	180	184	4 656	50	4 706
North Goulburn (SSD)	39	0	39	4 074	0	979	5 053	594	5 647
Campaspe (S)–Echuca	6	0	6	687	0	77	764	60	824
Campaspe (S)–Kyabram	7	0	7	705	0	285	990	236	1 226
Campaspe (S)–Rochester	2	0	2	191	0	129	320	50	370
Campaspe (S)–South	1	0	1	28	0	12	40	0	40
Gr. Shepparton (C)–Pt B East	2	0	2	343	0	0	343	0	343
Gr. Shepparton (C)–Pt B West	5	0	5	588	0	170	758	0	758
Moira (S)–East	6	0	6	530	0	130	660	148	808
Moira (S)–West	10	0	10	1 002	0	176	1 178	100	1 278
South Goulburn (SSD)	4	0	4	347	0	95	442	65	507
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	0	0	0	0	0	0	0	0	0
Strathbogie (S)	4	0	4	347	0	95	442	65	507
South West Goulburn (SSD)	39	0	39	4 410	0	395	4 805	997	5 802
Mitchell (S)–North	3	0	3	288	0	266	554	376	930
Mitchell (S)–South	25	0	25	2 869	0	97	2 966	0	2 966
Murrindindi (S)–East	7	0	7	818	0	0	818	525	1 343
Murrindindi (S)–West	4	0	4	435	0	32	467	96	563
<b>Ovens-Murray (SD)</b>	<b>36</b>	<b>0</b>	<b>37</b>	<b>4 715</b>	<b>0</b>	<b>825</b>	<b>5 540</b>	<b>15 509</b>	<b>21 049</b>
Wodonga (SSD)	23	0	24	3 015	0	362	3 377	14 450	17 827
Indigo (S)–Pt A	2	0	3	299	0	143	442	0	442
Towong (S)–Pt A	0	0	0	0	0	27	27	0	27
Wodonga (RC)	21	0	21	2 716	0	192	2 908	14 450	17 358
West Ovens-Murray (SSD)	7	0	7	1 121	0	413	1 534	629	2 163
Indigo (S)–Pt B	1	0	1	153	0	13	166	75	241
Wangaratta (RC)–Central	2	0	2	329	0	98	427	434	861
Wangaratta (RC)–North	3	0	3	459	0	282	741	0	741
Wangaratta (RC)–South	1	0	1	180	0	20	200	120	320
East Ovens-Murray (SSD)	6	0	6	579	0	50	629	430	1 059
Alpine (S)–East	3	0	3	203	0	50	253	378	631
Alpine (S)–West	3	0	3	376	0	0	376	52	428
Towong (S)–Pt B	0	0	0	0	0	0	0	0	0
<b>East Gippsland (SD)</b>	<b>33</b>	<b>0</b>	<b>33</b>	<b>3 177</b>	<b>0</b>	<b>738</b>	<b>3 915</b>	<b>1 819</b>	<b>5 734</b>
East Gippsland Shire (SSD)	21	0	21	2 361	0	336	2 697	1 819	4 516
E. Gippsland (S)–Bairnsdale	15	0	15	1 677	0	229	1 906	1 819	3 725
E. Gippsland (S)–Orbost	1	0	1	100	0	67	167	0	167
E. Gippsland (S)–South-West	3	0	3	419	0	0	419	0	419
E. Gippsland (S)–Balance	2	0	2	165	0	40	205	0	205
Wellington Shire (SSD)	12	0	12	816	0	402	1 218	0	1 218
Wellington (S)–Alberton	2	0	2	122	0	90	212	0	212
Wellington (S)–Avon	0	0	0	0	0	68	68	0	68
Wellington (S)–Maffra	4	0	4	309	0	105	414	0	414
Wellington (S)–Rosedale	6	0	6	385	0	80	465	0	465
Wellington (S)–Sale	0	0	0	0	0	59	59	0	59

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>83</b>	<b>0</b>	<b>83</b>	<b>8 280</b>	<b>0</b>	<b>1 317</b>	<b>9 597</b>	<b>1 068</b>	<b>10 665</b>
La Trobe Valley (SSD)	22	0	22	2 452	0	290	2 742	940	3 682
Baw Baw (S)–Pt A	1	0	1	50	0	25	75	0	75
La Trobe (S)–Moe	2	0	2	146	0	39	185	0	185
La Trobe (S)–Morwell	6	0	6	610	0	122	732	680	1 412
La Trobe (S)–Traralgon	13	0	13	1 646	0	104	1 750	260	2 010
La Trobe (S)–Balance	0	0	0	0	0	0	0	0	0
West Gippsland (SSD)	18	0	18	1 981	0	346	2 327	128	2 455
Baw Baw (S)–Pt B East	0	0	0	0	0	0	0	0	0
Baw Baw (S)–Pt B West	17	0	17	1 881	0	346	2 227	128	2 355
Yarra Ranges (S)–Pt B	1	0	1	100	0	0	100	0	100
South Gippsland (SSD)	43	0	43	3 847	0	681	4 528	0	4 528
Bass Coast (S)–Phillip Island	17	0	17	1 418	0	192	1 610	0	1 610
Bass Coast (S)–Balance	20	0	20	1 702	0	293	1 995	0	1 995
South Gippsland (S)–Central	3	0	3	343	0	122	465	0	465
South Gippsland (S)–East	1	0	1	249	0	39	288	0	288
South Gippsland (S)–West	2	0	2	135	0	35	170	0	170
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	58	10	69	7 403	501	528	8 432	16 876	25 308
Geelong VIC	96	11	107	11 857	1 041	1 793	14 691	3 861	18 552
Ballarat VIC	39	2	41	4 925	100	1 221	6 246	703	6 949
Bendigo VIC	66	4	70	6 752	260	783	7 795	2 470	10 265
Shepparton VIC	35	2	37	4 292	180	184	4 656	50	4 706
La Trobe Valley VIC	22	0	22	2 452	0	290	2 742	940	3 682
Mildura VIC	40	0	40	4 465	0	1 285	5 750	19 345	25 095

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

(b) Refer to Explanatory Notes paragraph 12.

## EXPLANATORY NOTES

### INTRODUCTION

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

### SCOPE

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

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

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

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

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

### VALUE DATA

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

### OWNERSHIP

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

### BUILDING CLASSIFICATIONS

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

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



## EXPLANATORY NOTES

### BUILDING CLASSIFICATIONS

*continued*

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

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

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

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

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

### SEASONAL ADJUSTMENT

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

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

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

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

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

### TREND ESTIMATES

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

## EXPLANATORY NOTES

### TREND ESTIMATES

*continued*

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

### CHAIN VOLUME MEASURES

**20** The chain volume measures appearing in this publication are annually re-weighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 1996–1997). The reference year will be updated annually in the July publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes.

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

### AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)

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

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

### UNPUBLISHED DATA

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

### RELATED PUBLICATIONS

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

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

### ROUNDING

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

### SYMBOLS AND OTHER USAGES

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

## GLOSSARY

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

## GLOSSARY

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

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