

BUILDING APPROVALS

VICTORIA

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

OCTOBER KEY FIGURES

TREND ESTIMATES

	Oct 1998	% change Sep 1998 to Oct 1998	% change Oct 1997 to Oct 1998
Dwelling units approved			
Private sector houses	2 246	-0.9	4.4
Total dwelling units	2 993	-1.9	2.8

SEASONALLY ADJUSTED

	Oct 1998	% change Sep 1998 to Oct 1998	% change Oct 1997 to Oct 1998
Dwelling units approved			
Private sector houses	2 257	-5.3	9.0
Total dwelling units	2 933	-5.6	21.1

OCTOBER KEY POINTS

TREND ESTIMATES

- The trend estimate for total dwellings fell by 1.9% in October and is 8.9% below the level of April 1998.
- The trend estimate for private sector houses fell for the sixth month in succession and is 9.8% below the April 1998 level.

SEASONALLY ADJUSTED ESTIMATES

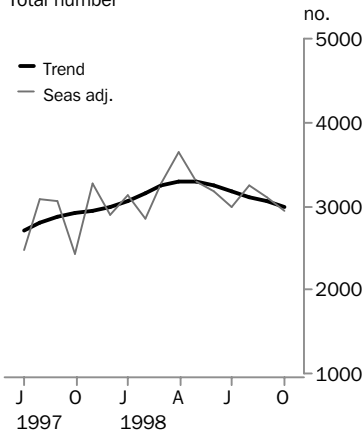
- The seasonally adjusted estimates for both private sector houses and total dwellings fell in October.

ORIGINAL ESTIMATES

- In original terms the number of dwelling units approved in October fell by 7.4% to 3,079 dwellings, comprising 2,333 houses and 746 other dwellings.
- The value of non-residential building approved in October was \$491.2 million. The Educational (\$87.9 million), Entertainment and Recreational (\$80.2 million) and Hotels etc. (\$77.5 million) categories accounted for the greatest proportion of these.

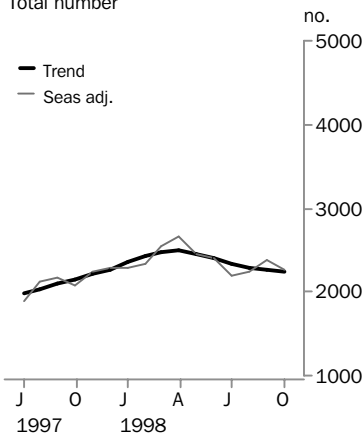
Dwelling units approved

Total number



Private sector houses approved

Total number



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

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
November 1998	14 January 1999
December 1998	10 February 1999
January 1999	9 March 1999
February 1999	8 April 1999
March 1999	11 May 1999
April 1999	9 June 1999



CHANGES IN THIS ISSUE

Constant price estimates in table 8 have been replaced by chain volume measures. For more information see paragraphs 20 and 21 of Explanatory Notes.



DATA NOTES

Census Collector District (CCD) data up to June 1998 has been updated and released. In preparing for this release further changes have been made to existing CCD and Statistical Local Area (SLA) codes involving around 1% of CCD codes and 0.4% of SLA codes nationally.

The Federation Square project has been included in this month's figures. It has been included as five separate public sector jobs.



REVISIONS THIS MONTH

There are no revisions this month.

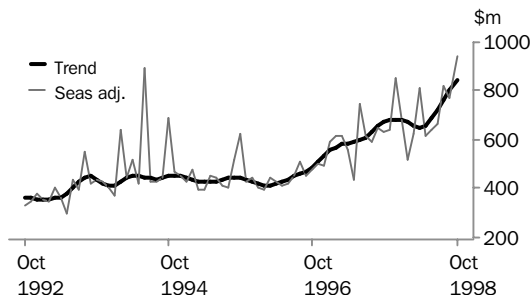


Zia ABBASI
Regional Director, Victoria

VALUE OF BUILDING APPROVED

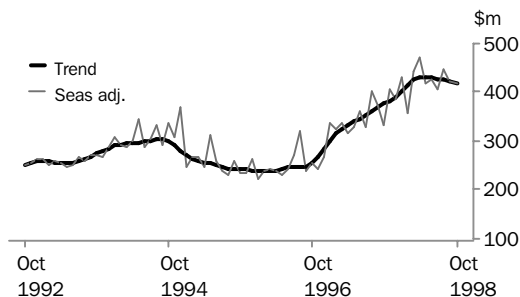
VALUE OF TOTAL BUILDING

The trend has risen sharply following strong October non-residential approvals. It is now 29.8% above the level of April 1998.



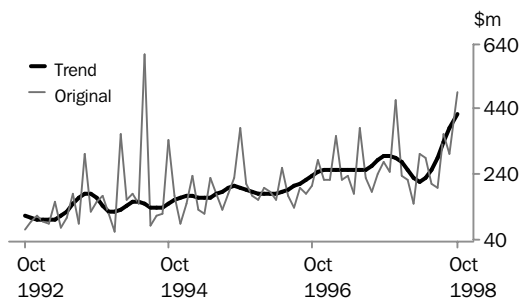
VALUE OF RESIDENTIAL BUILDING

The trend has flattened following a period of growth since mid 1995.



VALUE OF NON-RESIDENTIAL BUILDING

Growth in the trend has been exceptionally strong over the past six months. The October value is a new high and 92.2% above the April 1998 level.



VALUE OF BUILDING APPROVED

CHAIN VOLUME MEASURES

SEPTEMBER QUARTER 1998

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

ORIGINAL SERIES

	<i>Jun Qtr 1998 to Sep Qtr 1998</i>	<i>Sep Qtr 1997 to Sep Qtr 1998</i>
New residential building	-3.6	14.3
Alterations and additions to residential buildings	-3.3	8.3
Non-residential building	6.2	27.1
Total building	0.0	18.2

The total value of building work approved in the September quarter was steady compared with the previous quarter and 18.2% higher than the same period last year.

QUARTERLY VALUE OF BUILDING APPROVED (chain volume measures)



WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

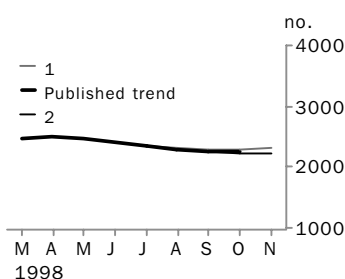
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

TREND REVISIONS

Generally, the greater the volatility of the original series, the larger the size of the revisions to trend estimates. Analysis of the building approval original series has shown that they can be revised substantially. As a result, some months can elapse before turning points in the trend series are reliably identified.

The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the November seasonally adjusted estimate is higher than the October estimate by 5% for the number of private sector houses approved and 8% for total dwelling units approved; and that the November seasonally adjusted estimate is lower than the October 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

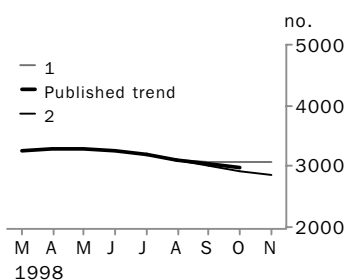


	TREND AS PUBLISHED	
	no.	% change
June 1998	2 403	-2.3
July 1998	2 343	-2.5
August 1998	2 298	-1.9
September 1998	2 266	-1.4
October 1998	2 246	-0.9
November 1998	n.y.a.	n.y.a.

WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:

	1		2	
	no.	% change	no.	% change
	<i>rises by 5% on Oct 1998</i>		<i>falls by 5% on Oct 1998</i>	
June 1998	2 401	-2.3	2 409	-2.2
July 1998	2 342	-2.5	2 346	-2.6
August 1998	2 303	-1.7	2 293	-2.3
September 1998	2 290	-0.6	2 256	-1.6
October 1998	2 291	0.0	2 226	-1.3
November 1998	2 309	0.8	2 212	-0.7

TOTAL DWELLING UNITS



	TREND AS PUBLISHED	
	no.	% change
June 1998	3 247	-1.1
July 1998	3 181	-2.1
August 1998	3 112	-2.1
September 1998	3 050	-2.0
October 1998	2 993	-1.9
November 1998	n.y.a.	n.y.a.

WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:

	1		2	
	no.	% change	no.	% change
	<i>rises by 8% on Oct 1998</i>		<i>falls by 8% on Oct 1998</i>	
June 1998	3 246	-1.1	3 263	-0.9
July 1998	3 179	-2.1	3 188	-2.3
August 1998	3 117	-2.0	3 095	-2.9
September 1998	3 081	-1.2	3 008	-2.8
October 1998	3 060	-0.7	2 923	-2.8
November 1998	3 070	0.3	2 863	-2.1

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						
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
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
SEASONALLY ADJUSTED						
1997						
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
August	2 248	2 306	n.a.	n.a.	3 167	3 244
September	2 384	2 447	n.a.	n.a.	3 067	3 106
October	2 257	2 292	n.a.	n.a.	2 832	2 933
TREND ESTIMATES						
1997						
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	2 427	2 474	650	685	3 077	3 159
March	2 480	2 534	658	708	3 138	3 243
April	2 491	2 555	666	732	3 157	3 287
May	2 459	2 531	679	754	3 138	3 285
June	2 403	2 479	697	769	3 100	3 247
July	2 343	2 417	705	764	3 048	3 181
August	2 298	2 365	705	747	3 003	3 112
September	2 266	2 326	696	724	2 962	3 050
October	2 246	2 297	681	696	2 927	2 993

(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						
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
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
SEASONALLY ADJUSTED (% change from preceding month)						
1997						
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
August	2.0	2.7	n.a.	n.a.	9.6	8.8
September	6.0	6.1	n.a.	n.a.	-3.2	-4.2
October	-5.3	-6.3	n.a.	n.a.	-7.7	-5.6
TREND ESTIMATES (% change from preceding month)						
1997						
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	3.3	3.4	1.1	1.8	2.8	3.0
March	2.2	2.5	1.3	3.4	2.0	2.7
April	0.4	0.8	1.2	3.3	0.6	1.4
May	-1.3	-0.9	2.0	3.0	-0.6	-0.1
June	-2.3	-2.1	2.6	2.0	-1.2	-1.1
July	-2.5	-2.5	1.2	-0.7	-1.7	-2.1
August	-1.9	-2.1	0.0	-2.2	-1.5	-2.1
September	-1.4	-1.7	-1.3	-3.1	-1.3	-2.0
October	-0.9	-1.2	-2.1	-3.9	-1.2	-1.9

(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					
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
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
SEASONALLY ADJUSTED					
1997					
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
August	361.5	86.7	448.2	n.a.	818.9
September	350.5	71.6	422.1	n.a.	768.9
October	345.6	72.2	417.8	n.a.	939.7
TREND ESTIMATES					
1997					
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	71.0	414.8	254.7	669.5
March	350.2	74.4	424.6	232.4	656.9
April	352.3	77.5	429.8	220.4	650.2
May	352.4	79.0	431.4	227.4	658.7
June	351.5	79.1	430.6	255.5	686.1
July	349.6	78.3	427.9	294.0	721.9
August	347.8	77.2	425.0	337.0	761.9
September	346.2	75.8	422.0	383.1	805.1
October	346.0	74.3	420.3	423.7	844.0

(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					
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
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
SEASONALLY ADJUSTED (% change from preceding month)					
1997					
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
August	9.6	16.4	10.8	n.a.	23.0
September	-3.0	-17.4	-5.8	n.a.	-6.1
October	-1.4	0.8	-1.0	n.a.	22.2
TREND ESTIMATES (% change from preceding month)					
1997					
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	4.0	2.9	-8.4	-1.7
March	1.8	4.8	2.4	-8.8	-1.9
April	0.6	4.2	1.2	-5.2	-1.0
May	0.0	1.9	0.4	3.2	1.3
June	-0.3	0.1	-0.2	12.4	4.2
July	-0.5	-1.0	-0.6	15.1	5.2
August	-0.5	-1.4	-0.7	14.6	5.5
September	-0.5	-1.8	-0.7	13.7	5.7
October	-0.1	-2.0	-0.4	10.6	4.8

(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						
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
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
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						
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
August	47	20	0	0	0	67
September	48	0	0	0	0	48
October	37	66	0	0	0	103
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						
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
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

(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								
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
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
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								
October	5.0	4.2	0.0	8.4	0.0	17.6	74.4	92.1
November	3.3	4.2	0.0	3.3	0.0	10.8	33.7	44.6
December	6.2	1.7	0.0	5.5	0.0	13.4	13.6	27.0
1998								
January	1.8	1.9	0.0	7.2	0.0	10.9	32.4	43.3
February	4.9	1.1	0.0	6.6	0.0	12.6	64.3	76.9
March	2.4	1.0	0.0	7.9	0.0	11.3	18.6	29.9
April	0.1	7.1	0.0	7.8	0.0	15.0	101.5	116.5
May	10.6	2.0	0.8	5.2	0.0	18.6	48.9	67.5
June	11.0	2.8	0.0	4.0	0.1	17.8	76.6	94.4
July	3.2	1.6	0.0	2.3	0.0	7.1	22.7	29.7
August	3.8	1.5	0.0	0.2	0.0	5.5	26.0	31.5
September	3.4	0.0	0.0	2.2	0.0	5.6	71.6	77.2
October	2.9	4.3	0.0	4.2	0.0	11.4	249.0	260.4
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								
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
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

(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										
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
August	2 401	202	105	307	0	34	325	359	666	3 067
September	2 738	191	241	432	3	35	32	70	502	3 240
October	2 331	217	139	356	22	16	299	337	693	3 024
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										
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	0.0	6.7	44.5	326.3
August	275.4	17.7	10.3	27.9	0.0	3.3	54.3	57.6	85.5	360.9
September	325.1	14.4	25.2	39.6	0.2	5.2	6.0	11.5	51.1	376.1
October	275.0	16.7	14.7	31.3	1.4	3.1	64.5	69.0	100.3	375.3

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1995-96	1 898.5	398.3	2 298.2	593.4	2 891.6	2 502.7	5 392.6
1996-97	2 171.9	668.1	2 839.9	728.5	3 568.4	2 839.7	6 408.2
1997-98	3 112.6	734.4	3 847.0	852.9	4 699.8	2 938.3	7 638.2
1997							
June	647.3	176.8	824.2	210.0	1 034.2	787.3	1 821.8
September	744.9	165.1	910.1	211.6	1 121.7	638.0	1 759.7
December	746.3	187.5	933.7	198.6	1 132.4	960.2	2 092.6
1998							
March	729.3	194.2	923.5	205.5	1 128.9	576.9	1 705.9
June	892.1	187.6	1 079.7	237.2	1 316.8	763.2	2 080.0
September	871.0	169.4	1 040.3	229.3	1 269.6	810.8	2 080.4
ORIGINAL (% change from preceding quarter)							
1997							
June	18.7	8.9	16.5	10.6	15.2	-2.8	6.8
September	15.1	-6.6	10.4	0.8	8.5	-19.0	-3.4
December	0.2	13.6	2.6	-6.1	1.0	50.5	18.9
1998							
March	-2.3	3.6	-1.1	3.5	-0.3	-39.9	-18.5
June	22.3	-3.4	16.9	15.4	16.6	32.3	21.9
September	-2.4	-9.7	-3.6	-3.3	-3.6	6.2	0.0

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

(b) Refer to Explanatory Notes paragraph 12.

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

Period	<i>Hotels, motels and other short term accommodation</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999												
1998												
August	6	0.6	66	5.6	28	3.5	94	10.3	28	3.2	10	1.1
September	3	0.3	93	9.1	36	3.9	66	7.0	31	3.3	15	1.6
October	11	1.1	139	12.0	27	2.9	53	5.5	32	3.4	11	1.3
Value—\$200,000–\$499,999												
1998												
August	2	0.5	27	7.6	23	6.1	41	11.2	23	7.2	4	1.1
September	2	0.6	19	6.1	30	8.4	29	8.9	22	6.6	11	4.2
October	2	0.7	14	3.7	19	5.9	20	6.3	9	2.3	12	3.5
Value—\$500,000–\$999,999												
1998												
August	4	2.3	2	1.3	8	4.4	10	7.7	10	8.0	2	1.4
September	1	0.5	10	6.7	9	6.5	3	1.8	3	2.2	10	6.9
October	2	1.1	5	3.2	11	7.5	12	8.3	7	4.9	5	3.5
Value—\$1,000,000–\$4,999,999												
1998												
August	2	3.0	3	5.5	2	4.8	5	8.1	5	10.6	3	4.5
September	2	3.7	6	12.5	6	13.2	8	17.9	22	45.5	7	17.3
October	1	1.5	7	10.4	6	11.7	5	7.9	9	16.4	4	8.3
Value—\$5,000,000 and over												
1998												
August	0	0.0	3	181.3	0	0.0	1	5.1	2	14.8	1	12.6
September	1	6.5	0	0.0	1	5.0	0	0.0	3	22.9	3	23.2
October	1	73.0	1	23.4	0	0.0	1	23.4	2	31.1	1	71.4
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												
August	14	6.3	101	201.2	61	18.7	151	42.5	68	43.7	20	20.6
September	9	11.7	128	34.3	82	37.0	106	35.6	81	80.5	46	53.3
October	17	77.5	166	52.7	63	28.1	91	51.3	59	58.2	33	87.9

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										
August	4	0.3	6	0.7	12	1.2	11	1.0	265	27.4
September	2	0.2	7	0.7	14	1.4	23	2.2	290	29.6
October	5	0.4	15	1.4	14	1.4	24	2.4	331	31.8
Value—\$200,000—\$499,999										
1998										
August	1	0.3	5	1.6	4	1.5	7	1.8	137	38.9
September	3	1.0	4	1.2	4	1.3	5	1.6	129	40.1
October	2	0.7	8	2.1	4	1.2	8	2.4	98	28.9
Value—\$500,000—\$999,999										
1998										
August	0	0.0	0	0.0	5	3.7	1	0.7	42	29.4
September	0	0.0	2	1.4	3	2.1	3	1.6	44	29.6
October	0	0.0	1	0.7	1	0.7	2	1.4	46	31.4
Value—\$1,000,000—\$4,999,999										
1998										
August	0	0.0	3	4.9	1	4.0	0	0.0	24	45.3
September	2	3.0	4	9.6	5	7.6	1	1.0	63	131.3
October	0	0.0	3	7.8	3	5.4	2	5.2	40	74.5
Value—\$5,000,000 and over										
1998										
August	0	0.0	1	6.6	1	5.1	0	0.0	9	225.4
September	0	0.0	2	13.9	0	0.0	0	0.0	10	71.6
October	0	0.0	1	18.0	1	71.4	1	12.8	9	324.5
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										
August	5	0.6	15	13.9	23	15.5	19	3.4	477	366.4
September	7	4.2	19	26.7	26	12.4	32	6.4	536	302.2
October	7	1.1	28	30.0	23	80.2	37	24.2	524	491.2

VALUE OF NON-RESIDENTIAL BUILDING APPROVED: Original

Period	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	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											
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
August	6.3	201.2	18.7	38.2	37.1	18.9	0.6	3.1	14.2	2.3	340.5
September	11.7	33.7	36.9	27.0	78.4	14.3	4.2	13.5	7.1	4.0	230.6
October	77.5	29.1	27.9	26.2	32.2	7.7	1.1	29.0	4.6	7.0	242.2
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											
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
August	0.0	0.0	0.0	4.3	6.7	1.7	0.0	10.8	1.3	1.2	26.0
September	0.0	0.6	0.1	8.6	2.2	39.0	0.0	13.2	5.3	2.5	71.6
October	0.0	23.6	0.2	25.1	26.0	80.2	0.0	1.0	75.6	17.2	249.0
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											
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
August	6.3	201.2	18.7	42.5	43.7	20.6	0.6	13.9	15.5	3.4	366.4
September	11.7	34.3	37.0	35.6	80.5	53.3	4.2	26.7	12.4	6.4	302.2
October	77.5	52.7	28.1	51.3	58.2	87.9	1.1	30.0	80.2	24.2	491.2

BUILDING APPROVED IN THE MELBOURNE STATISTICAL DIVISION: Original

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

Period	DWELLINGS (no.)			VALUE (\$'000)					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR									
1996-97	13 726	5 944	20 805	1 574 222	611 026	566 418	2 751 665	1 527 058	4 278 724
1997-98	20 045	6 445	27 490	2 329 489	697 059	651 111	3 677 659	2 168 189	5 845 847
1997									
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	1 384	470	1 928	155 160	75 411	39 939	270 510	174 206	444 717
February	1 531	501	2 097	174 549	45 151	51 254	270 954	137 723	408 677
March	1 852	781	2 710	219 053	69 350	62 394	350 798	103 995	454 792
April	1 853	627	2 527	220 785	75 586	58 555	354 926	172 933	527 859
May	1 806	440	2 445	218 356	49 334	67 885	335 575	223 937	559 512
June	1 808	429	2 298	222 908	56 419	54 500	333 827	110 620	444 446
July	1 756	469	2 359	217 007	40 014	60 883	317 903	142 054	459 957
August	1 750	626	2 568	207 867	82 454	69 440	359 761	314 245	674 006
September	1 881	453	2 411	235 488	46 845	64 524	346 856	192 729	539 585
October	1 683	603	2 337	206 579	93 818	65 494	365 891	216 460	582 351
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									
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
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
TOTAL									
1996-97	13 862	6 255	21 306	1 590 846	630 178	592 250	2 813 274	2 302 962	5 116 236
1997-98	20 419	6 794	28 242	2 361 028	721 556	701 227	3 783 811	2 592 969	6 376 780
1997									
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	1 398	479	1 951	156 201	75 891	44 215	276 308	203 063	479 371
February	1 541	516	2 122	175 710	45 946	56 058	277 714	165 774	443 488
March	1 857	787	2 721	219 411	69 686	69 298	358 396	117 599	475 994
April	1 853	682	2 582	220 785	79 236	66 135	366 155	254 185	620 340
May	1 918	450	2 592	227 097	49 898	72 860	349 855	265 628	615 483
June	1 888	440	2 392	229 707	57 022	57 068	343 797	173 928	517 725
July	1 787	483	2 404	219 073	40 904	62 712	322 688	162 172	484 860
August	1 785	642	2 619	210 818	83 704	69 501	364 023	335 196	699 219
September	1 914	453	2 444	237 823	46 845	66 721	351 389	246 107	597 496
October	1 702	658	2 411	208 070	97 366	69 624	375 060	457 200	832 260

(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	2 331	693	3 079	274 952	100 328	85 010	460 290	491 152	951 442
Melbourne (SD)	1 702	658	2 411	208 070	97 366	69 624	375 059	457 200	832 259
Inner Melbourne (SSD)	74	327	437	13 538	65 668	9 020	88 226	332 061	420 287
Melbourne (C)–Inner	0	37	37	0	28 000	0	28 000	311 019	339 019
Melbourne (C)–S'bank–D'land	0	188	188	0	25 000	0	25 000	978	25 978
Melbourne (C)–Remainder	6	61	74	850	6 940	947	8 737	8 020	16 757
Port Phillip (C)–St Kilda	4	8	12	490	1 310	1 756	3 556	1 929	5 485
Port Phillip (C)–West	43	0	44	6 144	0	1 666	7 810	5 918	13 728
Stonnington (C)–Prahran	9	14	23	4 620	2 268	1 876	8 764	958	9 722
Yarra (C)–North	5	6	38	700	800	2 136	3 636	2 270	5 906
Yarra (C)–Richmond	7	13	21	734	1 350	639	2 723	970	3 693
Western Melbourne (SSD)	276	60	337	29 417	5 947	9 775	45 139	13 562	58 700
Brimbank (C)–Keilor	110	6	116	12 201	360	560	13 121	1 854	14 976
Brimbank (C)–Sunshine	37	4	41	3 425	280	916	4 621	3 262	7 882
Hobsons Bay (C)–Altona	56	0	56	5 014	0	771	5 785	2 815	8 600
Hobsons Bay (C)–Williamstown	11	12	24	1 257	1 570	1 229	4 056	503	4 559
Maribyrnong (C)	41	12	53	4 473	897	1 009	6 378	2 339	8 717
Moonee Valley (C)–Essendon	8	24	32	1 330	2 640	4 700	8 671	1 410	10 081
Mooney Valley (C)–West	13	2	15	1 716	200	591	2 507	1 379	3 886
Melton Wyndham (SSD)	130	4	140	15 676	245	2 333	18 253	3 499	21 752
Melton (S)–East	47	0	47	5 739	0	29	5 768	370	6 138
Melton (S) Balance	10	0	10	1 259	0	506	1 764	604	2 368
Wyndham (C)–North West	3	0	3	350	0	23	373	0	373
Wyndham (C)–Werribee	54	4	64	5 487	245	1 750	7 482	1 183	8 665
Wyndham (C)–Balance	16	0	16	2 841	0	25	2 866	1 342	4 208
Moreland City (SSD)	24	12	38	2 709	918	2 369	5 995	2 202	8 197
Moreland (C)–Brunswick	3	3	7	325	248	882	1 455	102	1 556
Moreland (C)–Coburg	9	3	13	1 028	270	1 197	2 494	1 650	4 144
Moreland (C)–North	12	6	18	1 356	400	291	2 046	450	2 496
Northern Middle Melbourne (SSD)	65	62	127	6 447	4 589	4 002	15 038	4 842	19 880
Banyule (C)–Heidelberg	24	8	32	2 554	840	1 405	4 799	599	5 398
Banyule (C)–North	19	4	23	1 764	250	759	2 772	150	2 922
Darebin (C)–Northcote	4	14	18	315	1 060	779	2 154	3 731	5 885
Darebin (C)–Preston	18	36	54	1 815	2 439	1 059	5 313	362	5 674
Hume City (SSD)	95	0	95	10 884	0	622	11 506	6 414	17 920
Hume (C)–Broadmeadows	15	0	15	1 032	0	274	1 306	6 084	7 390
Hume (C)–Craigieburn	51	0	51	6 898	0	154	7 052	100	7 152
Hume (C)–Sunbury	29	0	29	2 954	0	194	3 148	230	3 378
Northern Outer Melbourne (SSD)	110	19	129	13 087	1 010	1 453	15 550	2 305	17 855
Nillumbik (S)–South	6	2	8	1 242	160	483	1 884	0	1 884
Nillumbik (S)–South-West	6	0	6	858	0	362	1 220	400	1 620
Nillumbik (S)–Balance	4	0	4	648	0	132	780	0	780
Whittlesea (C)–North	13	15	28	1 735	750	79	2 564	150	2 714
Whittlesea (C)–South	81	2	83	8 603	100	398	9 101	1 755	10 856
Boroondara City (SSD)	35	14	49	7 005	1 740	10 543	19 288	2 133	21 421
Boroondara (C)–Camberwell N	10	4	14	2 030	490	3 219	5 739	160	5 899
Boroondara (C)–Camberwell S	16	2	18	2 916	250	3 772	6 939	630	7 569
Boroondara (C)–Hawthorn	7	8	15	1 656	1 000	2 316	4 971	1 343	6 314
Boroondara (C)–Kew	2	0	2	403	0	1 236	1 640	0	1 640

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)	168	34	206	23 118	2 991	6 316	32 426	17 520	49 945
Manningham (C)–East	8	0	8	1 803	0	300	2 103	0	2 103
Manningham (C)–West	72	5	77	9 976	693	1 149	11 818	480	12 298
Monash (C)–South West	15	4	20	1 545	248	406	2 199	509	2 708
Monash (C)–Waverley East	8	2	10	1 197	150	609	1 956	7 975	9 931
Monash (C)–Waverley West	32	14	48	4 676	955	1 127	6 758	1 997	8 755
Whitehorse (C)–Box Hill	5	3	8	653	355	1 378	2 386	4 219	6 605
Whitehorse (C)–Nunawading E	21	0	22	2 475	0	575	3 050	1 023	4 073
Whitehorse (C)–Nunawading W	7	6	13	794	590	772	2 156	1 316	3 472
Eastern Outer Melbourne (SSD)	153	14	168	17 817	972	2 711	21 500	17 977	39 477
Knox (C)–North	33	11	45	3 141	700	1 115	4 956	7 470	12 426
Knox (C)–South	61	0	61	8 240	0	503	8 743	3 628	12 371
Maroondah (C)–Croydon	44	3	47	4 329	272	492	5 092	2 589	7 681
Maroondah (C)–Ringwood	15	0	15	2 107	0	601	2 708	4 290	6 998
Yarra Ranges Shire Part A (SSD)	66	11	78	7 595	678	1 204	9 476	2 061	11 537
Yarra Ranges (S)–Central	3	0	3	439	0	14	453	0	453
Yarra Ranges (S)–North	5	0	5	633	0	25	658	233	891
Yarra Ranges (S)–South-West	58	11	70	6 524	678	1 165	8 366	1 828	10 194
Southern Melbourne (SSD)	92	80	172	14 104	11 243	13 156	38 504	17 173	55 677
Bayside (C)–Brighton	14	11	25	2 869	1 335	1 515	5 719	180	5 899
Bayside (C)–South	15	11	26	2 619	1 300	2 179	6 098	3 201	9 299
Glen Eira (C)–Caulfield	10	39	49	2 119	6 250	2 234	10 603	2 087	12 690
Glen Eira (C)–South	12	4	16	1 032	340	1 422	2 794	323	3 117
Kingston (C)–North	13	4	17	1 485	518	891	2 894	9 210	12 104
Kingston (C)–South	23	3	26	3 002	200	560	3 762	1 061	4 823
Stonnington (C)–Malvern	5	8	13	978	1 300	4 357	6 635	1 110	7 745
Greater Dandenong City (SSD)	17	2	19	1 923	175	864	2 962	4 222	7 184
Gr. Dandenong (C)–Dandenong	9	2	11	1 046	175	304	1 525	182	1 707
Gr. Dandenong (C)–Balance	8	0	8	877	0	561	1 437	4 040	5 477
Southern Eastern Outer Melbourne (SSD)	225	19	244	25 003	1 190	2 220	28 413	9 537	37 950
Cardinia (S)–North	17	0	17	1 678	0	582	2 260	50	2 310
Cardinia (S)–Pakenham	13	0	13	1 232	0	357	1 589	5 600	7 189
Cardinia (S)–South	3	0	3	272	0	57	329	0	329
Casey (C)–Berwick	132	0	132	15 078	0	553	15 631	460	16 091
Casey (C)–Cranbourne	35	0	35	3 207	0	426	3 634	585	4 219
Casey (C)–Hallam	20	19	39	2 967	1 190	215	4 373	2 652	7 025
Casey (C)–South	5	0	5	568	0	30	598	190	788
Frankston City (SSD)	48	0	48	5 085	0	347	5 433	18 630	24 063
Frankston (C)–East	28	0	28	2 910	0	184	3 094	0	3 094
Frankston (C)–West	20	0	20	2 175	0	163	2 338	18 630	20 968
Mornington Peninsula Shire (SSD)	124	0	124	14 664	0	2 689	17 353	3 063	20 416
Mornington P'sula (S)–East	11	0	11	1 470	0	298	1 768	260	2 028
Mornington P'sula (S)–South	71	0	71	8 388	0	1 345	9 733	1 033	10 766
Mornington P'sula (S)–West	42	0	42	4 806	0	1 046	5 851	1 770	7 621

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)	148	4	154	15 744	340	4 323	20 407	10 076	30 483
Greater Geelong City Part A (SSD)	67	0	67	7 336	0	1 856	9 192	7 500	16 693
Bellarine-Inner	11	0	11	1 057	0	149	1 206	0	1 206
Corio-Inner	25	0	25	2 788	0	503	3 290	200	3 490
Geelong	1	0	1	179	0	234	414	4 524	4 938
Geelong West	5	0	5	469	0	332	800	876	1 676
Newton	0	0	0	0	0	358	358	0	358
South Barwon-Inner	25	0	25	2 843	0	281	3 125	1 900	5 025
East Barwon (SSD)	67	4	73	7 137	340	1 655	9 131	1 966	11 097
Greater Geelong (C) Part Pt B	28	0	28	2 793	0	474	3 267	56	3 323
Queenscliff (B)	6	2	8	548	160	166	873	126	999
Surf Coast (S)-East	17	2	19	2 041	180	267	2 487	356	2 843
Surf Coast (S)-West	16	0	16	1 756	0	748	2 504	1 428	3 932
West Barwon (SSD)	14	0	14	1 272	0	812	2 084	610	2 694
Colac-Otway (S)-Colac	1	0	1	117	0	272	389	420	809
Colac-Otway (S)-North	2	0	2	85	0	147	232	0	232
Colac-Otway (S)-South	5	0	5	537	0	285	821	80	901
Golden Plains (S)-North-West	2	0	2	212	0	74	286	0	286
Golden Plains (S)-South-East	4	0	4	321	0	36	357	110	467
Greater Geelong (C)-Pt C	0	0	0	0	0	0	0	0	0
Western District (SD)	60	12	72	6 440	1 157	1 239	8 836	1 606	10 442
Hopkins (SSD)	48	12	60	5 130	1 157	1 153	7 440	753	8 192
Corangamite (S)-North	3	0	3	202	0	40	242	0	242
Corangamite (S)-South	5	6	11	520	700	91	1 311	0	1 311
Moyne (S)-North-East	0	0	0	0	0	20	20	0	20
Moyne (S)-North-West	1	0	1	154	0	0	154	0	154
Moyne (S)-South	8	0	8	768	0	161	928	252	1 180
Warrnambool (C)	31	6	37	3 487	457	842	4 785	501	5 286
Lady Julia Percy Island	0	0	0	0	0	0	0	0	0
Glenelg (SSD)	12	0	12	1 310	0	86	1 396	853	2 249
Glenelg (S)-Heywood	6	0	6	589	0	0	589	0	589
Glenelg (S)-North	0	0	0	0	0	50	50	0	50
Glenelg (S)-Portland	2	0	2	267	0	12	278	853	1 131
S. Grampians (S)-Hamilton	2	0	2	260	0	0	260	0	260
S. Grampians (S)-Wannon	0	0	0	0	0	0	0	0	0
S. Grampians (S)-Balance	2	0	2	195	0	25	220	0	220
Central Highlands (SD)	70	4	74	7 404	368	1 297	9 069	5 001	14 070
Ballarat City (SSD)	48	4	52	5 098	368	848	6 314	1 625	7 939
Ballarat (C)-Central	16	2	18	1 585	208	500	2 294	248	2 542
Ballarat (C)-Inner North	12	2	14	1 574	160	122	1 856	1 297	3 153
Ballarat (C)-North	0	0	0	0	0	0	0	0	0
Ballarat (C)-South	20	0	20	1 939	0	226	2 164	80	2 244
East Central Highlands (SSD)	19	0	19	1 918	0	333	2 251	1 611	3 861
Hepburn (S)-East	6	0	6	510	0	81	591	0	591
Hepburn (S)-West	2	0	2	208	0	53	261	140	401
Moorabool (S)-Bacchus Marsh	5	0	5	496	0	176	672	857	1 529
Moorabool (S)-Ballan	2	0	2	195	0	0	195	500	695
Moorabool (S)-West	4	0	4	509	0	22	531	114	645

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)	3	0	3	388	0	117	505	1 765	2 270
Ararat (RC)	1	0	1	230	0	117	346	1 715	2 061
Pyrenees (S)–North	1	0	1	35	0	0	35	50	85
Pyrenees (S)–South	1	0	1	123	0	0	123	0	123
Wimmera (SD)	16	0	16	1 909	0	300	2 209	505	2 714
South Wimmera (SSD)	9	0	9	1 243	0	67	1 309	85	1 394
Horsham (RC)–Central	9	0	9	1 243	0	67	1 309	85	1 394
Horsham (RC)–Balance	3	0	3	379	0	12	391	240	631
N. Grampians (S)–St Arnaud	2	0	2	140	0	43	183	0	183
N. Grampians (S)–Stawell	2	0	2	147	0	178	325	180	505
West Wimmera (S)	0	0	0	0	0	0	0	0	0
North Wimmera (SSD)	1	0	1	105	0	75	180	230	410
Hindmarsh (S)	1	0	1	105	0	75	180	80	260
Yarriambiack (S)–North	0	0	0	0	0	0	0	150	150
Yarriambiack (S)–South	0	0	0	0	0	0	0	0	0
Mallee(SD)	33	0	33	3 828	0	712	4 540	5 615	10 155
Mildura Rural City Part A (SSD)	20	0	20	2 198	0	170	2 367	3 517	5 885
Mildura (RC)–Pt A	20	0	20	2 198	0	170	2 367	3 517	5 885
West Mallee (SSD)	0	0	0	0	0	10	10	0	10
Buloke (S)–North	0	0	0	0	0	0	0	0	0
Buloke (S)–South	0	0	0	0	0	10	10	0	10
Mildura (RC)–Pt B	0	0	0	0	0	0	0	0	0
East Mallee (SSD)	13	0	13	1 630	0	532	2 163	2 098	4 261
Gannawarra (S)	2	0	2	165	0	324	489	1 837	2 327
Swan Hill (RC)–Central	7	0	7	1 008	0	109	1 117	0	1 117
Swan Hill (RC)–Robinvale	2	0	2	257	0	64	321	58	379
Swan Hill (RC)–Balance	2	0	2	201	0	35	236	203	438
Loddon (SD)	58	3	61	6 098	308	1 495	7 900	1 369	9 269
Greater Bendigo City Part A (SSD)	28	0	28	2 700	0	554	3 254	190	3 444
Greater Bendigo (C)–Central	1	0	1	87	0	143	230	190	420
Greater Bendigo (C)–Eaglehawk	3	0	3	270	0	74	344	0	344
Greater Bendigo (C)–Inner East	13	0	13	1 334	0	270	1 603	0	1 603
Greater Bendigo (C)–Inner North	5	0	5	511	0	0	511	0	511
Greater Bendigo (C)–Inner West	4	0	4	322	0	31	353	0	353
Greater Bendigo (C)–S'saye	2	0	2	178	0	36	214	0	214
North Loddon (SSD)	9	0	9	790	0	374	1 164	645	1 809
C. Goldfields (S)–M'borough	1	0	1	76	0	0	76	120	196
C. Goldfields (S)–Balance	2	0	2	172	0	25	197	0	197
Gr Bendigo (C)–Pt B	4	0	4	288	0	0	288	0	288
Loddon (S)–North	0	0	0	0	0	0	0	65	65
Loddon (S)–South	1	0	1	75	0	0	75	400	475
Mount Alexander (S)–C'maine	1	0	1	180	0	319	499	60	559
Mount Alexander (S)–Balance	0	0	0	0	0	30	30	0	30
South Loddon (SSD)	21	3	24	2 608	308	567	3 482	534	4 016
Macedon Ranges (S)–Kyneton	2	3	5	253	308	33	593	154	747
Macedon Ranges (S)–Romsey	6	0	6	657	0	79	736	100	836
Macedon Ranges (S)–Balance	13	0	13	1 697	0	456	2 153	280	2 433

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)	94	0	94	10 361	0	2 303	12 664	5 626	18 290
Greater Shepparton City Part A (SSD)	16	0	16	2 384	0	275	2 659	4 319	6 978
Gr. Shepparton (C) Pt A	16	0	16	2 384	0	275	2 659	4 319	6 978
North Goulburn (SSD)	26	0	26	2 612	0	661	3 273	555	3 828
Campaspe (S)–Echuca	4	0	4	476	0	62	538	405	943
Campaspe (S)–Kyabram	1	0	1	86	0	124	210	0	210
Campaspe (S)–Rochester	4	0	4	586	0	18	604	0	604
Campaspe (S)–South	1	0	1	50	0	96	146	0	146
Gr. Shepparton (C)–Pt B East	0	0	0	0	0	83	83	0	83
Gr. Shepparton (C)–Pt B West	1	0	1	90	0	60	150	150	300
Moira (S)–East	4	0	4	331	0	136	467	0	467
Moira (S)–West	11	0	11	992	0	84	1 075	0	1 075
South Goulburn (SSD)	19	0	19	2 305	0	960	3 264	582	3 846
Delatite (S)–Benalla	4	0	4	465	0	224	689	250	939
Delatite (S)–North	6	0	6	975	0	256	1 232	0	1 232
Delatite (S)–South	9	0	9	864	0	285	1 149	332	1 480
Strathbogie (S)	0	0	0	0	0	195	195	0	195
South West Goulburn (SSD)	33	0	33	3 061	0	407	3 468	170	3 638
Mitchell (S)–North	6	0	6	586	0	41	626	170	796
Mitchell (S)–South	13	0	13	1 357	0	170	1 527	0	1 527
Murrindindi (S)–East	9	0	9	739	0	29	768	0	768
Murrindindi (S)–West	5	0	5	379	0	168	548	0	548
Ovens-Murray (SD)	48	12	61	5 226	789	951	6 966	1 087	8 054
Wodonga (SSD)	36	10	46	3 967	586	388	4 940	62	5 003
Indigo (S)–Pt A	10	0	10	1 021	0	194	1 215	0	1 215
Towong (S)–Pt A	0	0	0	0	0	15	15	0	15
Wodonga (RC)	26	10	36	2 946	586	179	3 710	62	3 772
West Ovens-Murray (SSD)	6	2	8	558	203	305	1 067	195	1 262
Indigo (S)–Pt B	2	0	2	125	0	0	125	65	190
Wangaratta (RC)–Central	1	2	3	128	203	105	436	0	436
Wangaratta (RC)–North	3	0	3	305	0	57	362	0	362
Wangaratta (RC)–South	0	0	0	0	0	143	143	130	273
East Ovens-Murray (SSD)	6	0	7	702	0	258	960	830	1 790
Alpine (S)–East	5	0	5	602	0	158	760	450	1 210
Alpine (S)–West	1	0	2	100	0	100	200	0	200
Towong (S)–Pt B	0	0	0	0	0	0	0	380	380
East Gippsland (SD)	32	0	33	2 964	0	799	3 763	955	4 718
East Gippsland Shire (SSD)	22	0	22	2 073	0	590	2 663	280	2 943
E. Gippsland (S)–Bairnsdale	16	0	16	1 622	0	396	2 018	280	2 298
E. Gippsland (S)–Orbost	3	0	3	207	0	178	385	0	385
E. Gippsland (S)–South-West	1	0	1	111	0	15	126	0	126
E. Gippsland (S)–Balance	2	0	2	134	0	0	134	0	134
Wellington Shire (SSD)	10	0	11	891	0	209	1 101	675	1 775
Wellington (S)–Alberton	3	0	3	161	0	76	237	0	237
Wellington (S)–Avon	0	0	0	0	0	0	0	0	0
Wellington (S)–Maffra	2	0	2	200	0	45	245	0	245
Wellington (S)–Rosedale	2	0	3	188	0	88	276	550	826
Wellington (S)–Sale	3	0	3	343	0	0	343	125	468

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)	69	0	69	6 804	0	1 894	8 697	1 882	10 580
La Trobe Valley (SSD)	17	0	17	1 912	0	765	2 677	1 191	3 868
Baw Baw (S)–Pt A	3	0	3	173	0	52	225	0	225
La Trobe (S)–Moe	1	0	1	85	0	64	149	0	149
La Trobe (S)–Morwell	5	0	5	685	0	297	983	100	1 083
La Trobe (S)–Traralgon	8	0	8	969	0	318	1 286	1 091	2 377
La Trobe (S)–Balance	0	0	0	0	0	35	35	0	35
West Gippsland (SSD)	15	0	15	1 442	0	289	1 731	212	1 942
Baw Baw (S)–Pt B East	1	0	1	80	0	30	110	0	110
Baw Baw (S)–Pt B West	14	0	14	1 362	0	259	1 621	212	1 832
Yarra Ranges (S)–Pt B	0	0	0	0	0	0	0	0	0
South Gippsland (SSD)	37	0	37	3 449	0	840	4 289	480	4 769
Bass Coast (S)–Phillip Island	14	0	14	1 378	0	223	1 602	300	1 902
Bass Coast (S)–Balance	10	0	10	818	0	221	1 039	100	1 139
South Gippsland (S)–Central	7	0	7	575	0	306	881	0	881
South Gippsland (S)–East	0	0	0	0	0	40	40	80	120
South Gippsland (S)–West	6	0	6	678	0	49	727	0	727
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	59	10	69	7 460	586	1 001	9 047	1 173	10 220
Geelong VIC	67	0	67	7 336	0	1 856	9 192	7 500	16 693
Ballarat VIC	48	4	52	5 098	368	848	6 314	1 625	7 939
Bendigo VIC	28	0	28	2 700	0	554	3 254	190	3 444
Shepparton VIC	16	0	16	2 384	0	275	2 659	4 319	6 978
La Trobe Valley VIC	17	0	17	1 912	0	765	2 677	1 191	3 868
Mildura VIC	20	0	20	2 198	0	170	2 367	3 517	5 885

(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

continued

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.

CONSTANT PRICE ESTIMATES

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 1996-97). 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 *Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts* (5248.0).

AUSTRALIAN STANDARD

GEOGRAPHIC CLASSIFICATION (ASGC)

22 Area statistics are now being classified to the *Australian Standard Geographic Classification*, 1998 Edition (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: Dwelling Unit Commencements* (8750.0)
- *Building Activity, Australia* (8752.0)
- *Building Activity, Victoria* (8752.2)
- *Building Approvals, Australia* (8731.0)
- *Engineering Construction Activity, Australia* (8762.0)
- *House Price Indexes: Eight Capital Cities* (6416.0).
- *Housing Finance for Owner Occupation, Australia* (5609.0)
- *Price Index of Materials Used in House Building* (6408.0)
- *Price Index of Materials Used in Building Other than House Building* (6407.0)

ROUNDING

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

SYMBOLS AND OTHER USAGES

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

GLOSSARY

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

GLOSSARY

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.
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.

GLOSSARY

Semi-detached, row or terrace houses, townhouses Dwellings having their own private grounds with no other dwellings above or below.

Shops Includes retail shops, restaurants, taverns and shopping arcades.

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