

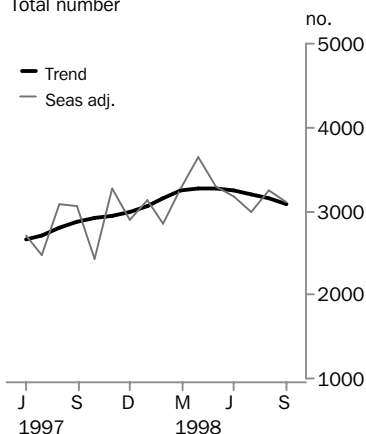
# BUILDING APPROVALS

VICTORIA

EMBARGO: 11:30AM (CANBERRA TIME) MON 9 NOV 1998

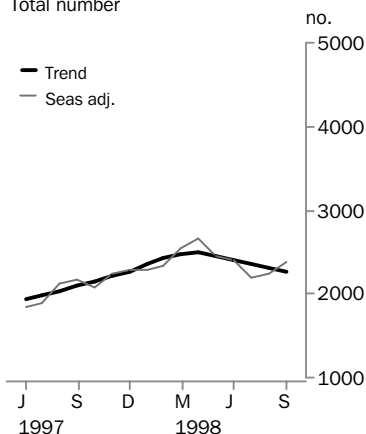
## Dwelling units approved

Total number



## Private sector houses approved

Total number



## SEPTEMBER KEY FIGURES

### TREND ESTIMATES

	Sep 1998	% change Aug 1998 to Sep 1998	% change Sep 1997 to Sep 1998
Dwelling units approved			
Private sector houses	2 264	-1.7	8.3
Total dwelling units	3 090	-1.9	7.7

### SEASONALLY ADJUSTED

	Sep 1998	% change Aug 1998 to Sep 1998	% change Sep 1997 to Sep 1998
Dwelling units approved			
Private sector houses	2 384	6.0	9.8
Total dwelling units	3 106	-4.2	1.2

## SEPTEMBER KEY POINTS

### TREND ESTIMATES

- The trend estimate for the total number of dwelling units approved fell 1.9% in September to be 5.8% below the level of April 1998. This estimate, however, is still 7.7% above the level of a year ago.
- Following a fifth consecutive fall, the trend estimate for private sector houses is now 9.0% below the estimate for April 1998.

### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private houses has risen for the second consecutive month but has not recovered the amount lost by falls in the preceding three months.

### ORIGINAL ESTIMATES

- In original terms the number of dwelling units approved in September rose by 1.9% to 3,325, with houses accounting for 2,742 and other dwellings 583.
- The value of non-residential building approved in September was \$302.2 million. Other business premises (\$80.5 million) and Educational (\$53.3 million) were the most significant contributors, accounting for 44.3% of this total.
- There were 10 building jobs valued at \$5 million and over and 63 jobs valued between \$1 million and \$5 million.

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

## NOTES

### FORTHCOMING ISSUES

ISSUE	RELEASE DATE
October 1998	9 December 1998
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

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### CHANGES NEXT ISSUE

The Australian Bureau of Statistics (ABS) intends to replace all constant price estimates with chain Laspeyres volume measures. All future issues of this publication will contain chain volume measures rather than constant price estimates in table 8. For further information see *Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts* (Cat. no. 5248.0).

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### DATA NOTES

There are no data notes for this issue.

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### REVISIONS THIS MONTH

There are no revisions in this issue.

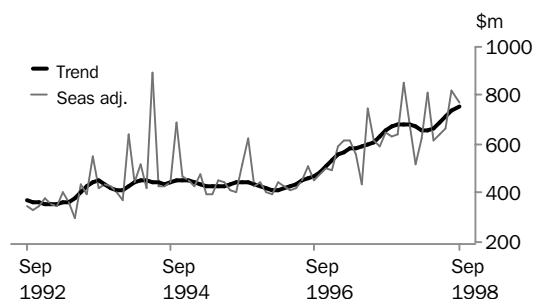
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ZIA A BBASI  
Regional Director, Victoria

# VALUE OF BUILDING APPROVED

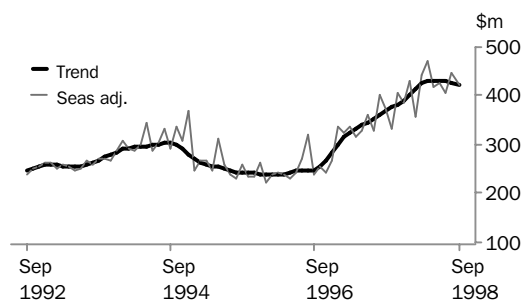
## VALUE OF TOTAL BUILDING

Growth in the trend estimate for this series slowed slightly this month however, the underlying trend, with the exception of the first four months of 1998, is still of sustained growth.



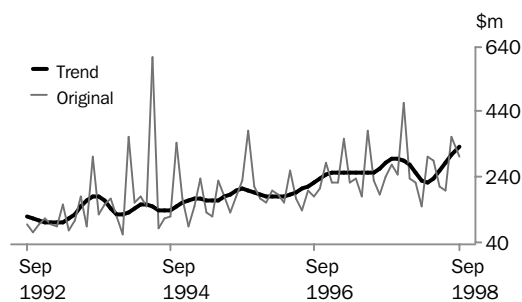
## VALUE OF RESIDENTIAL BUILDING

In September the trend for this series dipped which is the first decline since mid 1995.



## VALUE OF NON-RESIDENTIAL BUILDING

The growth in the trend estimate for this series continues with the increase in September taking the series to a new high.



## NEW HOUSES APPROVED: 1997-98

### BY SELECTED MATERIALS OF OUTER WALLS

#### NEW HOUSES

The number of new houses approved in Victoria during 1997-98 is shown in the table below, for selected types of material of outer walls, together with the distribution of each material type as a percentage of total new houses approved.

#### NEW HOUSES BY SELECTED MATERIALS OF OUTER WALLS

<i>Material of outer wall</i>	<i>Number of new houses</i>	<i>% of total new houses</i>
Double brick	509	1.8
Brick veneer	20 369	72.9
Stone or concrete	182	0.7
Fibre cement	262	0.9
Timber	2 649	9.5
Steel, aluminium and other	1 099	3.9
Not stated	2 867	10.3
<b>Total</b>	<b>27 937</b>	<b>100.0</b>

# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

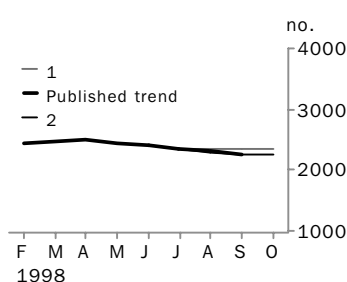
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

### 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 October seasonally adjusted estimate is higher than the September estimate by 5% for the number of private sector houses approved and 8% for total dwelling units approved; and that the October seasonally adjusted estimate is lower than the September 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
May 1998	2 454	-1.3
June 1998	2 401	-2.2
July 1998	2 346	-2.3
August 1998	2 303	-1.9
September 1998	2 264	-1.7
October 1998	n.y.a.	n.y.a.

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

#### 1

rises by 5% on Sep 1998

no. % change

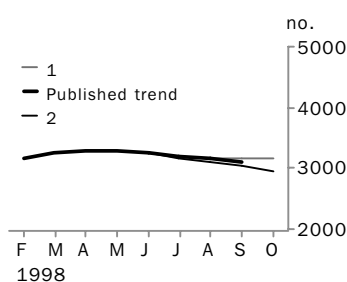
#### 2

falls by 5% on Sep 1998

no. % change

May 1998	2 450	-1.4	2 459	-1.3
June 1998	2 399	-2.1	2 403	-2.3
July 1998	2 354	-1.9	2 343	-2.5
August 1998	2 334	-0.8	2 298	-1.9
September 1998	2 335	0.0	2 268	-1.3
October 1998	2 350	0.6	2 248	-0.9

### TOTAL DWELLING UNITS



	TREND AS PUBLISHED	
	no.	% change
May 1998	3 276	-0.1
June 1998	3 242	-1.0
July 1998	3 192	-1.5
August 1998	3 149	-1.4
September 1998	3 090	-1.9
October 1998	n.y.a.	n.y.a.

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

#### 1

rises by 8% on Sep 1998

no. % change

#### 2

falls by 8% on Sep 1998

no. % change

May 1998	3 270	-0.2	3 288	0.0
June 1998	3 240	-0.9	3 249	-1.2
July 1998	3 200	-1.2	3 177	-2.2
August 1998	3 177	-0.7	3 099	-2.4
September 1998	3 171	-0.2	3 026	-2.4
October 1998	3 176	0.1	2 956	-2.3

## DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS(a)		TOTAL DWELLING UNITS...	
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL						
<b>1997</b>						
July	2 051	2 054	539	578	2 590	2 632
August	2 268	2 272	872	948	3 140	3 220
September	2 382	2 416	667	746	3 049	3 162
October	2 192	2 250	377	431	2 569	2 681
November	2 303	2 342	834	905	3 137	3 247
December	2 180	2 241	560	589	2 740	2 830
<b>1998</b>						
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
SEASONALLY ADJUSTED						
<b>1997</b>						
July	1 880	1 883	<i>n.a.</i>	<i>n.a.</i>	2 427	2 478
August	2 125	2 129	<i>n.a.</i>	<i>n.a.</i>	2 994	3 087
September	2 170	2 221	<i>n.a.</i>	<i>n.a.</i>	2 978	3 070
October	2 071	2 120	<i>n.a.</i>	<i>n.a.</i>	2 313	2 423
November	2 237	2 264	<i>n.a.</i>	<i>n.a.</i>	3 180	3 266
December	2 276	2 320	<i>n.a.</i>	<i>n.a.</i>	2 791	2 906
<b>1998</b>						
January	2 291	2 336	<i>n.a.</i>	<i>n.a.</i>	3 086	3 140
February	2 344	2 411	<i>n.a.</i>	<i>n.a.</i>	2 778	2 841
March	2 539	2 580	<i>n.a.</i>	<i>n.a.</i>	3 216	3 267
April	2 667	2 668	<i>n.a.</i>	<i>n.a.</i>	3 544	3 646
May	2 451	2 567	<i>n.a.</i>	<i>n.a.</i>	3 050	3 284
June	2 399	2 530	<i>n.a.</i>	<i>n.a.</i>	2 955	3 183
July	2 203	2 245	<i>n.a.</i>	<i>n.a.</i>	2 890	2 982
August	2 248	2 306	<i>n.a.</i>	<i>n.a.</i>	3 167	3 244
September	2 384	2 447	<i>n.a.</i>	<i>n.a.</i>	3 067	3 106
TREND ESTIMATES						
<b>1997</b>						
July	1 971	1 985	673	730	2 643	2 714
August	2 024	2 044	690	753	2 715	2 797
September	2 090	2 117	688	753	2 777	2 870
October	2 152	2 188	664	724	2 815	2 912
November	2 209	2 251	641	689	2 849	2 940
December	2 273	2 316	635	671	2 908	2 987
<b>1998</b>						
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	2 487	2 551	662	728	3 150	3 279
May	2 454	2 525	675	750	3 129	3 276
June	2 401	2 476	694	766	3 095	3 242
July	2 346	2 422	712	770	3 059	3 192
August	2 303	2 376	735	773	3 038	3 149
September	2 264	2 334	741	755	3 004	3 090

(a) See Glossary for definition.

## DWELLING UNITS APPROVED, Percentage Change

	HOUSES.....		OTHER DWELLINGS(a)		TOTAL DWELLING UNITS...	
	Private sector	Total	Private sector	Total	Private sector	Total
Month						
ORIGINAL (% change from preceding month)						
<b>1997</b>						
July	12.7	12.4	-22.2	-22.0	3.1	2.5
August	10.6	10.6	61.8	64.0	21.2	22.3
September	5.0	6.3	-23.5	-21.3	-2.9	-1.8
October	-8.0	-6.9	-43.5	-42.2	-15.7	-15.2
November	5.1	4.1	121.2	110.0	22.1	21.1
December	-5.3	-4.3	-32.9	-34.9	-12.7	-12.8
<b>1998</b>						
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
SEASONALLY ADJUSTED (% change from preceding month)						
<b>1997</b>						
July	2.4	2.1	n.a.	n.a.	-7.9	-8.4
August	13.0	13.0	n.a.	n.a.	23.3	24.6
September	2.1	4.3	n.a.	n.a.	-0.5	-0.5
October	-4.6	-4.5	n.a.	n.a.	-22.3	-21.1
November	8.0	6.8	n.a.	n.a.	37.5	34.8
December	1.7	2.5	n.a.	n.a.	-12.2	-11.0
<b>1998</b>						
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
TREND ESTIMATES (% change from preceding month)						
<b>1997</b>						
July	1.7	1.8	3.1	3.9	2.0	2.4
August	2.7	3.0	2.6	3.2	2.7	3.0
September	3.2	3.6	-0.4	-0.1	2.3	2.6
October	3.0	3.4	-3.5	-3.8	1.4	1.5
November	2.6	2.9	-3.4	-4.8	1.2	1.0
December	2.9	2.9	-0.9	-2.7	2.1	1.6
<b>1998</b>						
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	0.3	0.7	0.6	2.8	0.4	1.1
May	-1.3	-1.0	1.9	3.0	-0.6	-0.1
June	-2.2	-2.0	2.8	2.1	-1.1	-1.0
July	-2.3	-2.2	2.7	0.5	-1.2	-1.5
August	-1.9	-1.9	3.2	0.4	-0.7	-1.4
September	-1.7	-1.7	0.7	-2.3	-1.1	-1.9

(a) See Glossary for definition.

## VALUE OF BUILDING APPROVED

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non-residential building	Total building
	\$m	\$m	\$m	\$m	\$m
ORIGINAL					
<b>1997</b>					
July	277.8	62.9	340.7	227.9	568.6
August	323.7	65.7	389.4	184.5	573.9
September	314.8	83.6	398.4	242.2	640.6
October	283.0	84.4	367.4	279.2	646.7
November	362.1	60.1	422.2	247.3	669.5
December	301.4	55.6	357.0	470.2	827.2
<b>1998</b>					
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
SEASONALLY ADJUSTED					
<b>1997</b>					
July	265.2	61.7	326.9	n.a.	618.3
August	332.3	69.3	401.6	n.a.	588.4
September	295.3	77.7	373.0	n.a.	650.4
October	262.9	68.6	331.5	n.a.	629.3
November	345.1	62.4	407.5	n.a.	644.0
December	324.9	62.4	387.3	n.a.	856.3
<b>1998</b>					
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
TREND ESTIMATES					
<b>1997</b>					
July	280.7	71.7	352.5	254.9	607.3
August	290.2	71.7	361.8	266.9	628.8
September	299.7	70.4	370.0	284.1	654.1
October	307.9	68.1	376.0	294.6	670.6
November	315.9	66.3	382.2	296.2	678.4
December	324.9	66.3	391.2	290.6	681.7
<b>1998</b>					
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	351.9	77.3	429.2	225.0	654.2
May	352.0	78.7	430.7	235.2	665.9
June	351.3	78.9	430.3	259.5	689.8
July	349.9	78.7	428.6	285.5	714.1
August	349.6	78.1	427.7	311.1	738.8
September	345.4	77.3	422.8	332.0	754.7

(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>1997</b>					
July	4.8	-25.7	-2.6	-40.4	-22.3
August	16.5	4.5	14.3	-19.0	0.9
September	-2.7	27.2	2.3	31.3	11.6
October	-10.1	1.0	-7.8	15.3	1.0
November	28.0	-28.8	14.9	-11.4	3.5
December	-16.8	-7.5	-15.4	90.1	23.6
<b>1998</b>					
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
SEASONALLY ADJUSTED (% change from preceding month)					
<b>1997</b>					
July	-0.6	-33.4	-9.0	n.a.	-17.3
August	25.3	12.3	22.9	n.a.	-4.8
September	-11.1	12.1	-7.1	n.a.	10.5
October	-11.0	-11.7	-11.1	n.a.	-3.2
November	31.3	-9.0	22.9	n.a.	2.3
December	-5.9	0.0	-5.0	n.a.	33.0
<b>1998</b>					
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
TREND ESTIMATES (% change from preceding month)					
<b>1997</b>					
July	2.3	1.3	2.1	1.1	1.7
August	3.4	0.0	2.6	4.7	3.5
September	3.3	-1.8	2.3	6.4	4.0
October	2.7	-3.3	1.6	3.7	2.5
November	2.6	-2.6	1.6	0.5	1.2
December	2.8	0.0	2.4	-1.9	0.5
<b>1998</b>					
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	0.5	3.9	1.1	-3.2	-0.4
May	0.0	1.8	0.3	4.5	1.8
June	-0.2	0.3	-0.1	10.3	3.6
July	-0.4	-0.3	-0.4	10.0	3.5
August	-0.1	-0.8	-0.2	9.0	3.5
September	-1.2	-1.0	-1.1	6.7	2.2

(a) Refer to Explanatory Notes paragraph 12.

DWELLING UNITS APPROVED, Private and Public Sector: **Original**

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversion(a)</i>	<i>Non-residential building(a)</i>	<i>Total dwelling units</i>
PRIVATE SECTOR (Number)						
<b>1995-96</b>	18 425	3 218	(b) 574	(b) 0	60	<b>22 277</b>
<b>1996-97</b>	19 593	6 421	203	741	239	<b>27 197</b>
<b>1997-98</b>	27 367	6 811	262	699	99	<b>35 238</b>
<b>1997</b>						
September	2 379	445	3	219	3	<b>3 049</b>
October	2 190	315	6	57	1	<b>2 569</b>
November	2 300	783	12	38	4	<b>3 137</b>
December	2 173	502	14	47	4	<b>2 740</b>
<b>1998</b>						
January	1 788	517	12	41	24	<b>2 382</b>
February	2 095	525	17	43	6	<b>2 686</b>
March	2 591	822	33	32	19	<b>3 497</b>
April	2 506	648	30	16	3	<b>3 203</b>
May	2 483	459	110	96	24	<b>3 172</b>
June	2 550	460	12	46	5	<b>3 073</b>
July	2 338	512	11	117	10	<b>2 988</b>
August	2 354	646	49	48	99	<b>3 196</b>
September	2 690	502	16	62	7	<b>3 277</b>
PUBLIC SECTOR (Number)						
<b>1995-96</b>	464	937	(b) 29	(b) 0	0	<b>1 430</b>
<b>1996-97</b>	212	384	45	0	12	<b>653</b>
<b>1997-98</b>	570	601	25	1	3	<b>1 200</b>
<b>1997</b>						
September	34	79	0	0	0	<b>113</b>
October	58	54	0	0	0	<b>112</b>
November	39	71	0	0	0	<b>110</b>
December	61	29	0	0	0	<b>90</b>
<b>1998</b>						
January	22	35	0	0	0	<b>57</b>
February	50	21	0	0	0	<b>71</b>
March	31	18	0	0	0	<b>49</b>
April	1	109	0	0	0	<b>110</b>
May	136	23	25	0	0	<b>184</b>
June	131	48	0	1	2	<b>182</b>
July	49	26	0	0	0	<b>75</b>
August	47	20	0	0	0	<b>67</b>
September	48	0	0	0	0	<b>48</b>
TOTAL (Number)						
<b>1995-96</b>	18 889	4 155	(b) 603	(b) 0	60	<b>23 707</b>
<b>1996-97</b>	19 805	6 805	248	741	251	<b>27 850</b>
<b>1997-98</b>	27 937	7 412	287	700	102	<b>36 438</b>
<b>1997</b>						
September	2 413	524	3	219	3	<b>3 162</b>
October	2 248	369	6	57	1	<b>2 681</b>
November	2 339	854	12	38	4	<b>3 247</b>
December	2 234	531	14	47	4	<b>2 830</b>
<b>1998</b>						
January	1 810	552	12	41	24	<b>2 439</b>
February	2 145	546	17	43	6	<b>2 757</b>
March	2 622	840	33	32	19	<b>3 546</b>
April	2 507	757	30	16	3	<b>3 313</b>
May	2 619	482	135	96	24	<b>3 356</b>
June	2 681	508	12	47	7	<b>3 255</b>
July	2 387	538	11	117	10	<b>3 063</b>
August	2 401	666	49	48	99	<b>3 263</b>
September	2 738	502	16	62	7	<b>3 325</b>

(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)								
<b>1995-96</b>	1 845.2	325.9	(b) 25.0	530.9	(b) 0.0	2 726.9	1 721.6	4 448.5
<b>1996-97</b>	2 149.1	644.3	12.6	597.1	84.2	3 487.2	1 879.7	5 366.9
<b>1997-98</b>	3 084.3	727.0	22.0	708.6	63.2	4 605.0	2 476.9	7 081.9
<b>1997</b>								
September	264.7	42.9	0.1	69.8	10.0	387.5	209.9	597.3
October	244.0	29.8	0.9	65.5	9.6	349.8	204.8	554.6
November	252.7	101.9	0.7	52.9	3.2	411.4	213.5	624.9
December	240.6	52.9	1.6	45.0	3.4	343.5	456.7	800.2
<b>1998</b>								
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
PUBLIC SECTOR (\$ million)								
<b>1995-96</b>	42.2	66.4	(b) 0.0	32.7	(b) 0.0	142.9	730.8	873.8
<b>1996-97</b>	22.8	23.8	1.0	32.7	0.9	81.2	960.1	1 041.3
<b>1997-98</b>	48.6	40.0	0.8	63.8	0.1	153.3	587.7	740.9
<b>1997</b>								
September	2.5	4.6	0	3.7	0	10.9	32.4	43.3
October	5.0	4.2	0	8.4	0	17.6	74.4	92.1
November	3.3	4.2	0	3.3	0	10.8	33.7	44.6
December	6.2	1.7	0	5.5	0	13.4	13.6	27.0
<b>1998</b>								
January	1.8	1.9	0	7.2	0	10.9	32.4	43.3
February	4.9	1.1	0	6.6	0	12.6	64.3	76.9
March	2.4	1.0	0	7.9	0	11.3	18.6	29.9
April	0.1	7.1	0	7.8	0	15.0	101.5	116.5
May	10.6	2.0	0.8	5.2	0	18.6	48.9	67.5
June	11.0	2.8	0	4.0	0.1	17.8	76.6	94.4
July	3.2	1.6	0	2.3	0	7.1	22.7	29.7
August	3.8	1.5	0	0.2	0	5.5	26.0	31.5
September	3.4	0	0	2.2	0	5.6	71.6	77.2
TOTAL (\$ million)								
<b>1995-96</b>	1 887.4	392.3	(b) 26.6	563.5	(b) 0.0	2 869.9	2 452.4	5 322.3
<b>1996-97</b>	2 171.9	668.1	13.5	629.8	85.1	3 568.4	2 839.8	6 408.2
<b>1997-98</b>	3 132.9	766.9	22.8	772.4	63.2	4 758.3	3 064.5	7 822.8
<b>1997</b>								
September	267.3	47.5	0.1	73.6	10.0	398.4	242.2	640.6
October	249.1	34.0	0.9	73.9	9.6	367.4	279.2	646.7
November	256.0	106.1	0.7	56.2	3.2	422.2	247.3	669.5
December	246.8	54.6	1.6	50.6	3.4	357.0	470.2	827.2
<b>1998</b>								
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

(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										
<b>1995-96</b>	18 889	1 854	882	2 736	319	277	823	1 419	4 155	<b>23 044</b>
<b>1996-97</b>	19 805	2 980	1 500	4 480	204	298	1 823	2 325	6 805	<b>26 610</b>
<b>1997-98</b>	27 937	2 881	2 153	5 034	425	481	1 472	2 378	7 412	<b>35 349</b>
<b>1997</b>										
July	2 053	284	214	498	15	0	39	54	552	<b>2 605</b>
August	2 266	344	211	555	16	111	215	342	897	<b>3 163</b>
September	2 413	261	165	426	2	14	82	98	524	<b>2 937</b>
October	2 248	180	129	309	25	4	31	60	369	<b>2 617</b>
November	2 339	222	206	428	20	55	351	426	854	<b>3 193</b>
December	2 234	237	173	410	15	5	101	121	531	<b>2 765</b>
<b>1998</b>										
January	1 810	160	204	364	12	47	129	188	552	<b>2 362</b>
February	2 145	212	251	463	35	14	34	83	546	<b>2 691</b>
March	2 622	326	163	489	61	127	163	351	840	<b>3 462</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>
VALUE (\$ million)										
<b>1995-96</b>	1 887.4	124.5	82.8	207.2	29.6	27.0	128.5	185.1	392.3	<b>2 279.8</b>
<b>1996-97</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>1997-98</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>1997</b>										
July	233.5	19.3	19.0	38.3	1.9	0	4.1	6.0	44.3	<b>277.8</b>
August	246.2	23.7	19.6	43.3	2.8	13.3	18.0	34.2	77.5	<b>323.7</b>
September	267.3	19.3	14.7	34.0	0.9	1.8	10.8	13.5	47.5	<b>314.8</b>
October	249.1	12.8	12.9	25.7	2.5	2.4	3.4	8.3	34.0	<b>283.0</b>
November	256.0	15.3	21.4	36.7	2.0	6.6	60.8	69.4	106.1	<b>362.1</b>
December	246.8	17.4	15.7	33.0	1.1	1.7	18.8	21.5	54.6	<b>301.4</b>
<b>1998</b>										
January	199.1	11.2	20.0	31.2	1.0	7.0	43.4	51.4	82.6	<b>281.7</b>
February	236.6	14.3	23.8	38.1	2.8	0.8	6.2	9.8	47.9	<b>284.6</b>
March	299.6	24.3	17.7	42.0	4.4	9.8	17.3	31.4	73.4	<b>373.0</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	6.7	44.5	<b>326.3</b>
August	275.4	17.7	10.3	27.9	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>

(a) See Glossary for definition.

# VALUE OF BUILDING APPROVED, Average 1989-90 Prices

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

(a) Refer to Explanatory Notes paragraph 12.

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

Period	<i>Hotels, motels and other short term accommodation</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999												
<b>1998</b>												
July	5	0.5	66	5.9	33	3.6	51	4.9	40	3.7	9	1.0
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
Value—\$200,000—\$499,999												
<b>1998</b>												
July	6	1.4	12	3.9	15	4.3	24	7.1	9	2.5	14	4.4
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
Value—\$500,000—\$999,999												
<b>1998</b>												
July	1	0.9	4	3.1	3	1.8	5	3.4	6	4.0	5	4.0
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
Value—\$1,000,000—\$4,999,999												
<b>1998</b>												
July	2	2.6	7	12.9	6	9.5	6	10.1	8	17.5	7	11.2
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
Value—\$5,000,000 and over												
<b>1998</b>												
July	0	0	3	23.7	0	0	0	0	1	6.3	1	5.2
August	0	0	3	181.3	0	0	1	5.1	2	14.8	1	12.6
September	1	6.5	0	0	1	5.0	0	0	3	22.9	3	23.2
Value—Total												
<b>1995-96</b>	120	136.4	999	390.6	641	230.6	913	418.9	550	340.9	441	365.0
<b>1996-97</b>	117	157.7	921	391.1	734	373.7	914	404.6	685	401.2	354	411.2
<b>1997-98</b>	134	229.4	998	447.4	672	235.5	988	425.5	759	498.2	410	300.4
<b>1998</b>												
July	14	5.4	92	49.4	57	19.2	86	25.4	64	34.0	36	25.7
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

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>1998</b>										
July	5	0.4	16	1.5	15	1.4	14	1.3	254	24.2
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
Value—\$200,000–\$499,999										
<b>1998</b>										
July	3	0.9	3	0.9	6	1.7	6	1.7	98	28.7
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
Value—\$500,000–\$999,999										
<b>1998</b>										
July	0	0	3	1.9	1	0.8	1	0.9	29	20.8
August	0	0	0	0	5	3.7	1	0.7	42	29.4
September	0	0	2	1.4	3	2.1	3	1.6	44	29.6
Value—\$1,000,000–\$4,999,999										
<b>1998</b>										
July	1	1.3	1	1.1	4	6.7	0	0	42	72.8
August	0	0	3	4.9	1	4.0	0	0	24	45.3
September	2	3.0	4	9.6	5	7.6	1	1.0	63	131.3
Value—\$5,000,000 and over										
<b>1998</b>										
July	0	0	0	0	1	15.0	0	0	6	50.2
August	0	0	1	6.6	1	5.1	0	0	9	225.4
September	0	0	2	13.9	0	0	0	0	10	71.6
Value—Total										
<b>1995-96</b>	34	7.6	155	136.5	234	251.4	298	174.6	4 385	2 452.2
<b>1996-97</b>	57	15.3	217	257.8	219	90.1	357	336.6	4 575	2 839.7
<b>1997-98</b>	61	16.9	200	264.6	238	478.4	315	168.3	4 775	3 064.5
<b>1998</b>										
July	9	2.6	23	5.4	27	25.6	21	3.9	429	196.7
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

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)											
<b>1995-96</b>	135.2	365.0	227.6	301.0	265.1	80.6	7.5	68.6	136.2	134.7	<b>1 721.6</b>
<b>1996-97</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>1997-98</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>1997</b>											
September	4.9	67.6	20.3	27.9	31.2	13.0	1.9	13.6	17.9	11.6	<b>209.9</b>
October	11.4	82.0	26.8	18.0	35.9	10.4	1.9	1.4	12.1	5.0	<b>204.8</b>
November	99.6	20.6	24.4	15.4	26.1	6.1	3.4	3.2	12.1	2.7	<b>213.5</b>
December	4.1	11.5	16.6	38.4	14.2	9.6	0.4	3.3	354.0	4.6	<b>456.7</b>
<b>1998</b>											
January	40.1	27.1	32.9	20.8	34.3	4.3	1.0	17.1	5.0	19.1	<b>201.7</b>
February	14.6	17.4	20.2	46.2	21.7	8.0	0.8	13.8	3.3	12.1	<b>158.3</b>
March	8.2	32.4	14.0	24.6	25.6	5.2	1.3	1.5	4.7	12.3	<b>129.9</b>
April	1.5	54.3	16.1	51.0	33.4	15.5	1.9	11.9	6.0	9.5	<b>201.2</b>
May	6.5	52.4	16.3	43.5	88.9	10.3	0.9	13.0	4.9	6.6	<b>243.4</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>
PUBLIC SECTOR (\$ million)											
<b>1995-96</b>	1.2	25.5	3.0	118.0	75.7	284.3	0.0	68.0	115.3	39.9	<b>730.8</b>
<b>1996-97</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>1997-98</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>1997</b>											
September	0.0	0.1	0.0	3.2	4.6	6.0	0.0	13.9	3.2	1.3	<b>32.4</b>
October	0.0	0.0	0.4	8.7	4.2	24.4	0.0	32.5	3.5	0.6	<b>74.4</b>
November	0.0	0.1	0.1	2.5	0.2	10.8	0.0	14.2	4.9	0.9	<b>33.7</b>
December	0.1	0.4	0.0	1.8	0.4	6.8	0.0	1.4	1.8	0.8	<b>13.6</b>
<b>1998</b>											
January	0.0	3.3	0.0	2.6	0.2	23.3	0.0	0.8	1.7	0.5	<b>32.4</b>
February	0.3	0.0	0.0	3.0	10.7	12.6	0.0	9.3	2.5	25.8	<b>64.3</b>
March	0.0	0.0	0.5	1.6	2.9	3.6	0.0	2.7	3.7	3.5	<b>18.6</b>
April	0.4	0.1	0.0	3.5	45.2	16.5	0.0	14.0	8.0	14.0	<b>101.5</b>
May	0.6	0.4	0.0	1.3	1.3	8.9	0.0	23.9	6.3	6.4	<b>48.9</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>
TOTAL (\$ million)											
<b>1995-96</b>	136.4	390.4	230.6	419.0	340.8	364.9	7.5	136.6	251.5	174.6	<b>2 452.4</b>
<b>1996-97</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>1997-98</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>1997</b>											
September	4.9	67.7	20.3	31.1	35.8	18.9	1.9	27.5	21.1	12.9	<b>242.2</b>
October	11.4	82.0	27.3	26.6	40.1	34.8	1.9	33.9	15.6	5.6	<b>279.2</b>
November	99.6	20.7	24.5	17.9	26.3	16.9	3.4	17.5	17.0	3.6	<b>247.3</b>
December	4.2	11.9	16.6	40.2	14.6	16.4	0.4	4.7	355.8	5.4	<b>470.2</b>
<b>1998</b>											
January	40.1	30.4	32.9	23.4	34.4	27.6	1.0	17.9	6.7	19.6	<b>234.1</b>
February	15.0	17.4	20.2	49.2	32.4	20.6	0.8	23.1	5.9	37.9	<b>222.6</b>
March	8.2	32.4	14.5	26.2	28.6	8.8	1.3	4.3	8.5	15.8	<b>148.5</b>
April	1.9	54.4	16.1	54.5	78.6	32.0	1.9	25.9	14.0	23.5	<b>302.7</b>
May	7.1	52.8	16.3	44.8	90.2	19.2	0.9	36.9	11.1	13.0	<b>292.3</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>

## BUILDING APPROVED IN THE MELBOURNE STATISTICAL DIVISION: Original

DWELLINGS (no.).....

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

Period	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR									
<b>1996-97</b>	13 726	5 944	20 805	1 574 222	611 026	566 418	2 751 665	1 527 058	4 278 724
<b>1997-98</b>	20 055	6 445	27 500	2 330 032	697 059	651 111	3 678 201	2 168 189	5 846 390
<b>1997</b>									
September	1 759	415	2 396	201 335	40 578	65 533	307 446	173 464	480 910
October	1 512	295	1 871	176 342	27 601	60 937	264 880	179 977	444 857
November	1 694	757	2 503	191 506	100 303	46 358	338 168	195 763	533 931
December	1 610	462	2 132	182 127	49 956	40 904	272 987	440 683	713 669
<b>1998</b>									
January	1 388	470	1 932	155 514	75 411	39 939	270 865	174 206	445 071
February	1 533	501	2 099	174 650	45 151	51 254	271 054	137 723	408 777
March	1 852	781	2 710	219 053	69 350	62 394	350 798	103 995	454 792
April	1 860	627	2 534	221 469	75 586	58 555	355 609	172 933	528 543
May	1 807	440	2 446	218 421	49 334	67 885	335 640	223 937	559 577
June	1 808	429	2 298	222 908	56 419	54 500	333 827	110 620	444 446
July	1 756	469	2 359	217 007	40 014	60 883	317 903	142 054	459 957
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
PUBLIC SECTOR									
<b>1996-97</b>	136	311	501	16 625	19 152	25 833	61 609	775 904	837 513
<b>1997-98</b>	374	349	752	31 539	24 497	50 116	106 152	424 780	530 933
<b>1997</b>									
September	21	40	61	1 637	2 520	2 992	7 148	18 654	25 803
October	47	30	77	4 204	2 763	8 085	15 052	58 315	73 367
November	24	47	71	2 064	2 866	2 727	7 657	17 865	25 522
December	55	16	71	5 125	963	2 704	8 792	9 873	18 665
<b>1998</b>									
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
TOTAL									
<b>1996-97</b>	13 862	6 255	21 306	1 590 846	630 178	592 250	2 813 274	2 302 962	5 116 236
<b>1997-98</b>	20 429	6 794	28 252	2 361 571	721 556	701 227	3 784 353	2 592 969	6 377 322
<b>1997</b>									
September	1 780	455	2 457	202 972	43 098	68 525	314 594	192 119	506 713
October	1 559	325	1 948	180 547	30 365	69 021	279 933	238 291	518 224
November	1 718	804	2 574	193 571	103 169	49 085	345 825	213 628	559 452
December	1 665	478	2 203	187 252	50 919	43 608	281 779	450 555	732 334
<b>1998</b>									
January	1 402	479	1 955	156 556	75 891	44 215	276 662	203 063	479 725
February	1 543	516	2 124	175 810	45 946	56 058	277 814	165 774	443 588
March	1 857	787	2 721	219 411	69 686	69 298	358 396	117 599	475 994
April	1 860	682	2 589	221 469	79 236	66 135	366 839	254 185	621 023
May	1 919	450	2 593	227 162	49 898	72 860	349 920	265 628	615 548
June	1 888	440	2 392	229 707	57 022	57 068	343 797	173 928	517 725
July	1 787	483	2 404	219 073	40 904	62 712	322 688	162 172	484 860
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

(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>2 738</b>	<b>502</b>	<b>3 325</b>	<b>325 054</b>	<b>51 092</b>	<b>80 617</b>	<b>456 762</b>	<b>302 212</b>	<b>758 974</b>
<b>Melbourne (SD)</b>	<b>1 914</b>	<b>453</b>	<b>2 444</b>	<b>237 823</b>	<b>46 845</b>	<b>66 721</b>	<b>351 389</b>	<b>246 107</b>	<b>597 496</b>
Inner Melbourne (SSD)	37	102	194	6 787	15 373	12 265	34 425	41 122	75 547
Melbourne (C)–Inner	0	0	28	0	0	1 795	1 795	18 766	20 561
Melbourne (C)–S'bank–D'land	0	0	0	0	0	0	0	423	423
Melbourne (C)–Remainder	3	2	16	442	234	2 349	3 025	4 432	7 457
Port Phillip (C)–St Kilda	2	30	38	280	3 227	1 781	5 288	995	6 283
Port Phillip (C)–West	21	11	32	3 823	2 022	576	6 421	1 420	7 841
Stonnington (C)–Prahran	3	51	54	887	8 985	3 593	13 465	4 155	17 620
Yarra (C)–North	7	0	15	1 135	0	1 736	2 871	4 599	7 470
Yarra (C)–Richmond	1	8	11	220	905	436	1 561	6 332	7 893
Western Melbourne (SSD)	258	29	287	29 336	2 237	7 367	38 940	40 114	79 053
Brimbank (C)–Keilor	101	0	101	11 917	0	511	12 427	2 150	14 577
Brimbank (C)–Sunshine	22	2	24	2 280	107	228	2 615	1 626	4 241
Hobsons Bay (C)–Altona	42	0	42	3 906	0	327	4 233	28 238	32 471
Hobsons Bay (C)–Williamstown	8	4	12	1 347	470	937	2 754	1 161	3 915
Maribyrnong (C)	54	12	66	5 687	610	1 133	7 430	3 298	10 728
Moonee Valley (C)–Essendon	17	11	28	2 341	1 050	3 733	7 124	2 360	9 484
Moonee Valley (C)–West	14	0	14	1 859	0	498	2 357	1 281	3 638
Melton Wyndham (SSD)	161	2	163	19 451	150	748	20 349	14 807	35 156
Melton (S)–East	72	0	72	8 488	0	49	8 536	220	8 756
Melton (S) Balance	15	0	15	1 750	0	427	2 177	1 276	3 453
Wyndham (C)–North West	5	0	5	721	0	0	721	0	721
Wyndham (C)–Werribee	50	2	52	5 831	150	222	6 204	1 188	7 392
Wyndham (C)–Balance	19	0	19	2 661	0	50	2 711	12 123	14 834
Moreland City (SSD)	36	22	68	3 691	1 615	3 398	8 703	4 449	13 152
Moreland (C)–Brunswick	5	16	30	509	1 205	1 613	3 326	1 969	5 295
Moreland (C)–Coburg	10	6	16	975	410	1 386	2 771	2 480	5 251
Moreland (C)–North	21	0	22	2 207	0	399	2 606	0	2 606
Northern Middle Melbourne (SSD)	66	39	106	7 305	2 980	4 815	15 100	10 218	25 319
Banyule (C)–Heidelberg	20	8	28	1 878	770	1 414	4 062	850	4 912
Banyule (C)–North	27	9	36	2 932	655	780	4 367	1 661	6 028
Darebin (C)–Northcote	4	10	14	495	796	1 166	2 456	4 235	6 691
Darebin (C)–Preston	15	12	28	2 000	760	1 455	4 215	3 473	7 688
Hume City (SSD)	115	2	117	13 347	325	837	14 509	9 699	24 209
Hume (C)–Broadmeadows	27	0	27	2 640	0	254	2 894	1 618	4 511
Hume (C)–Craigieburn	65	2	67	7 773	325	290	8 387	8 082	16 469
Hume (C)–Sunbury	23	0	23	2 935	0	294	3 229	0	3 229
Northern Outer Melbourne (SSD)	126	16	142	16 053	1 145	1 918	19 116	10 737	29 853
Nillumbik (S)–South	15	0	15	2 115	0	589	2 704	1 080	3 784
Nillumbik (S)–South-West	18	0	18	3 097	0	479	3 576	3 613	7 189
Nillumbik (S)–Balance	2	0	2	227	0	207	434	150	584
Whittlesea (C)–North	24	0	24	2 844	0	35	2 879	1 550	4 429
Whittlesea (C)–South	67	16	83	7 771	1 145	608	9 524	4 344	13 868
Boroondara City (SSD)	35	17	52	7 146	2 592	5 238	14 976	17 943	32 919
Boroondara (C)–Camberwell N	10	0	10	2 125	0	744	2 869	250	3 119
Boroondara (C)–Camberwell S	11	8	19	2 351	1 422	1 703	5 476	1 063	6 539
Boroondara (C)–Hawthorn	4	7	11	674	720	1 612	3 005	16 128	19 133
Boroondara (C)–Kew	10	2	12	1 997	450	1 180	3 627	501	4 128

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)	177	92	274	24 712	7 567	6 737	39 016	27 558	66 575
Manningham (C)–East	10	0	10	1 755	0	125	1 880	170	2 050
Manningham (C)–West	39	8	47	6 523	790	610	7 924	2 754	10 677
Monash (C)–South West	11	8	19	1 147	670	751	2 567	990	3 557
Monash (C)–Waverley East	16	0	16	1 767	0	801	2 568	2 458	5 026
Monash (C)–Waverley West	53	13	67	7 318	1 050	717	9 085	1 020	10 105
Whitehorse (C)–Box Hill	8	39	50	1 222	2 685	1 912	5 819	5 688	11 507
Whitehorse (C)–Nunawading E	20	10	31	2 528	985	956	4 469	620	5 089
Whitehorse (C)–Nunawading W	20	14	34	2 453	1 388	865	4 705	13 860	18 565
Eastern Outer Melbourne (SSD)	191	16	207	23 241	1 076	1 674	25 991	12 492	38 482
Knox (C)–North	54	8	62	5 282	590	860	6 732	8 270	15 001
Knox (C)–South	83	0	83	11 299	0	322	11 621	2 500	14 121
Maroondah (C)–Croydon	36	4	40	4 293	206	202	4 701	712	5 413
Maroondah (C)–Ringwood	18	4	22	2 367	280	291	2 938	1 010	3 948
Yarra Ranges Shire Part A (SSD)	86	18	105	9 784	1 080	2 303	13 167	8 051	21 218
Yarra Ranges (S)–Central	4	0	4	429	0	157	586	0	586
Yarra Ranges (S)–North	6	0	7	618	0	219	837	0	837
Yarra Ranges (S)–South-West	76	18	94	8 737	1 080	1 927	11 744	8 051	19 796
Southern Melbourne (SSD)	139	74	218	21 759	9 185	12 714	43 658	27 656	71 314
Bayside (C)–Brighton	13	16	29	2 662	3 625	3 168	9 455	215	9 670
Bayside (C)–South	23	17	41	2 785	2 055	2 679	7 519	2 611	10 130
Glen Eira (C)–Caulfield	19	20	41	4 257	1 845	1 928	8 030	2 128	10 158
Glen Eira (C)–South	19	5	25	2 168	420	1 425	4 014	238	4 252
Kingston (C)–North	17	8	25	2 060	570	834	3 464	11 909	15 373
Kingston (C)–South	37	8	45	4 495	670	481	5 646	0	5 646
Stonnington (C)–Malvern	11	0	12	3 331	0	2 199	5 531	10 555	16 086
Greater Dandenong City (SSD)	12	12	24	1 409	720	518	2 646	8 826	11 472
Gr. Dandenong (C)–Dandenong	6	12	18	796	720	234	1 750	4 810	6 560
Gr. Dandenong (C)–Balance	6	0	6	612	0	284	896	4 016	4 911
Southern Eastern Outer Melbourne (SSD)	245	4	249	26 757	320	1 548	28 625	6 345	34 970
Cardinia (S)–North	8	0	8	1 281	0	263	1 545	0	1 545
Cardinia (S)–Pakenham	11	0	11	1 125	0	63	1 189	2 130	3 319
Cardinia (S)–South	1	0	1	104	0	160	264	0	264
Casey (C)–Berwick	141	4	145	16 319	320	423	17 062	2 167	19 229
Casey (C)–Cranbourne	46	0	46	3 313	0	300	3 612	1 970	5 582
Casey (C)–Hallam	33	0	33	4 055	0	305	4 359	78	4 438
Casey (C)–South	5	0	5	560	0	35	595	0	595
Frankston City (SSD)	80	8	88	7 129	480	808	8 417	1 803	10 220
Frankston (C)–East	58	8	66	4 562	480	382	5 423	0	5 423
Frankston (C)–West	22	0	22	2 567	0	427	2 994	1 803	4 797
Mornington Peninsula Shire (SSD)	150	0	150	19 918	0	3 834	23 752	4 287	28 039
Mornington P'sula (S)–East	22	0	22	2 159	0	712	2 871	618	3 489
Mornington P'sula (S)–South	70	0	70	9 639	0	1 860	11 500	974	12 474
Mornington P'sula (S)–West	58	0	58	8 119	0	1 262	9 381	2 695	12 076

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>194</b>	<b>35</b>	<b>235</b>	<b>21 285</b>	<b>2 761</b>	<b>3 695</b>	<b>27 741</b>	<b>6 008</b>	<b>33 748</b>
Greater Geelong City Part A (SSD)	102	7	109	11 359	706	1 245	13 310	3 987	17 296
Bellarine-Inner	21	0	21	2 070	0	80	2 149	300	2 449
Corio-Inner	39	0	39	4 224	0	290	4 514	1 620	6 134
Geelong	2	7	9	160	706	376	1 242	1 710	2 952
Geelong West	3	0	3	220	0	160	379	0	379
Newton	1	0	1	132	0	110	242	0	242
South Barwon-Inner	36	0	36	4 554	0	229	4 783	357	5 139
<b>East Barwon (SSD)</b>	<b>76</b>	<b>28</b>	<b>110</b>	<b>8 246</b>	<b>2 055</b>	<b>2 127</b>	<b>12 428</b>	<b>1 771</b>	<b>14 199</b>
Greater Geelong (C) Part Pt B	32	4	36	3 289	317	742	4 348	166	4 514
Queenscliff (B)	6	0	6	624	0	286	910	0	910
Surf Coast (S)-East	18	2	20	2 211	144	293	2 648	1 605	4 253
Surf Coast (S)-West	20	22	48	2 123	1 594	807	4 523	0	4 523
<b>West Barwon (SSD)</b>	<b>16</b>	<b>0</b>	<b>16</b>	<b>1 679</b>	<b>0</b>	<b>324</b>	<b>2 003</b>	<b>250</b>	<b>2 253</b>
Colac-Otway (S)-Colac	0	0	0	0	0	48	48	0	48
Colac-Otway (S)-North	0	0	0	0	0	0	0	0	0
Colac-Otway (S)-South	6	0	6	907	0	70	977	250	1 227
Golden Plains (S)-North-West	6	0	6	429	0	79	508	0	508
Golden Plains (S)-South-East	4	0	4	343	0	108	451	0	451
Greater Geelong (C)-Pt C	0	0	0	0	0	18	18	0	18
<b>Western District (SD)</b>	<b>28</b>	<b>0</b>	<b>28</b>	<b>3 546</b>	<b>0</b>	<b>544</b>	<b>4 089</b>	<b>643</b>	<b>4 732</b>
Hopkins (SSD)	13	0	13	1 483	0	254	1 737	561	2 298
Corangamite (S)-North	0	0	0	0	0	30	30	90	120
Corangamite (S)-South	0	0	0	0	0	0	0	186	186
Moyne (S)-North-East	1	0	1	77	0	47	124	85	209
Moyne (S)-North-West	0	0	0	0	0	0	0	0	0
Moyne (S)-South	3	0	3	448	0	137	586	0	586
Warrnambool (C)	9	0	9	957	0	40	997	200	1 197
Lady Julia Percy Island	0	0	0	0	0	0	0	0	0
<b>Glenelg (SSD)</b>	<b>15</b>	<b>0</b>	<b>15</b>	<b>2 063</b>	<b>0</b>	<b>289</b>	<b>2 352</b>	<b>82</b>	<b>2 434</b>
Glenelg (S)-Heywood	4	0	4	294	0	27	321	0	321
Glenelg (S)-North	2	0	2	132	0	17	149	0	149
Glenelg (S)-Portland	6	0	6	1 261	0	91	1 353	82	1 435
S. Grampians (S)-Hamilton	2	0	2	324	0	79	403	0	403
S. Grampians (S)-Wannon	0	0	0	0	0	0	0	0	0
S. Grampians (S)-Balance	1	0	1	52	0	74	126	0	126
<b>Central Highlands (SD)</b>	<b>71</b>	<b>4</b>	<b>76</b>	<b>8 330</b>	<b>270</b>	<b>1 286</b>	<b>9 885</b>	<b>11</b>	<b>20 924</b>
								<b>039</b>	
Ballarat City (SSD)	39	4	43	4 549	270	756	5 575	9 417	14 992
Ballarat (C)-Central	14	0	14	1 531	0	642	2 173	8 557	10 731
Ballarat (C)-Inner North	19	4	23	2 424	270	37	2 730	180	2 910
Ballarat (C)-North	0	0	0	0	0	0	0	0	0
Ballarat (C)-South	6	0	6	595	0	77	672	679	1 351
<b>East Central Highlands (SSD)</b>	<b>29</b>	<b>0</b>	<b>30</b>	<b>3 522</b>	<b>0</b>	<b>484</b>	<b>4 006</b>	<b>535</b>	<b>4 541</b>
Hepburn (S)-East	5	0	5	589	0	267	856	0	856
Hepburn (S)-West	5	0	6	406	0	36	441	385	826
Moorabool (S)-Bacchus Marsh	16	0	16	2 153	0	119	2 272	150	2 422
Moorabool (S)-Ballan	3	0	3	374	0	62	436	0	436
Moorabool (S)-West	0	0	0	0	0	0	0	0	0

BUILDING APPROVED IN STATISTICAL AREAS *continued*

DWELLINGS (no.).....

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

	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non- residential building	Total building
STATISTICAL AREA									
West Central Highlands (SSD)	3	0	3	258	0	46	305	1 087	1 392
Ararat (RC)	1	0	1	50	0	46	96	1 037	1 133
Pyrenees (S)–North	2	0	2	208	0	0	208	50	258
Pyrenees (S)–South	0	0	0	0	0	0	0	0	0
<b>Wimmera (SD)</b>	<b>16</b>	<b>0</b>	<b>16</b>	<b>1 488</b>	<b>0</b>	<b>374</b>	<b>1 862</b>	<b>5 207</b>	<b>7 068</b>
South Wimmera (SSD)	11	0	11	1094	0	193	1287	5 207	6 494
Horsham (RC)–Central	8	0	8	896	0	61	957	5207	6164
Horsham (RC)–Balance	0	0	0	0	0	0	0	0	0
N. Grampians (S)–St Arnaud	1	0	1	25	0	107	132	0	132
N. Grampians (S)–Stawell	2	0	2	173	0	25	198	0	198
West Wimmera (S)	0	0	0	0	0	0	0	0	0
North Wimmera (SSD)	5	0	5	394	0	181	574	0	574
Hindmarsh (S)	4	0	4	257	0	129	386	0	386
Yarriambiack (S)–North	1	0	1	137	0	0	137	0	137
Yarriambiack (S)–South	0	0	0	0	0	52	52	0	52
<b>Mallee(SD)</b>	<b>25</b>	<b>2</b>	<b>27</b>	<b>2 752</b>	<b>200</b>	<b>757</b>	<b>3 709</b>	<b>5 969</b>	<b>9 677</b>
Mildura Rural City Part A (SSD)	15	2	17	1 615	200	281	2 095	2 640	4 735
Mildura (RC)–Pt A	15	2	17	1 615	200	281	2 095	2 640	4 735
West Mallee (SSD)	5	0	5	666	0	82	748	2 645	3 393
Buloke (S)–North	2	0	2	182	0	12	194	2 530	2 724
Buloke (S)–South	1	0	1	191	0	0	191	0	191
Mildura (RC)–Pt B	2	0	2	293	0	70	363	115	478
East Mallee (SSD)	5	0	5	471	0	394	865	684	1 549
Gannawarra (S)	1	0	1	39	0	275	314	0	314
Swan Hill (RC)–Central	3	0	3	328	0	32	360	0	360
Swan Hill (RC)–Robinvale	0	0	0	0	0	70	70	564	634
Swan Hill (RC)–Balance	1	0	1	104	0	17	121	120	241
<b>Loddon (SD)</b>	<b>154</b>	<b>2</b>	<b>156</b>	<b>15 733</b>	<b>137</b>	<b>1 938</b>	<b>17 808</b>	<b>9 248</b>	<b>27 057</b>
Greater Bendigo City Part A (SSD)	96	2	98	9 802	137	883	10 822	8 136	18 958
Greater Bendigo (C)–Central	15	0	15	1 177	0	212	1 390	7 535	8 925
Greater Bendigo (C)–Eaglehawk	8	0	8	588	0	234	821	90	911
Greater Bendigo (C)–Inner East	31	2	33	3 687	137	226	4 050	100	4 150
Greater Bendigo (C)–Inner North	9	0	9	928	0	12	940	0	940
Greater Bendigo (C)–Inner West	20	0	20	1 894	0	107	2 001	50	2 051
Greater Bendigo (C)–S'saye	13	0	13	1 528	0	92	1 620	361	1 981
North Loddon (SSD)	25	0	25	2 260	0	409	2 670	435	3 105
C. Goldfields (S)–M'borough	4	0	4	319	0	87	406	153	559
C. Goldfields (S)–Balance	1	0	1	60	0	20	80	0	80
Gr Bendigo (C)–Pt B	5	0	5	355	0	100	455	86	541
Loddon (S)–North	1	0	1	129	0	0	129	0	129
Loddon (S)–South	3	0	3	240	0	13	253	0	253
Mount Alexander (S)–C'maine	6	0	6	444	0	100	544	140	684
Mount Alexander (S)–Balance	5	0	5	713	0	90	803	56	859
South Loddon (SSD)	33	0	33	3 671	0	646	4 317	677	4 994
Macedon Ranges (S)–Kyneton	5	0	5	415	0	120	534	0	534
Macedon Ranges (S)–Romsey	5	0	5	606	0	192	798	102	900
Macedon Ranges (S)–Balance	23	0	23	2 651	0	334	2 985	575	3 560

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>147</b>	<b>6</b>	<b>153</b>	<b>14 653</b>	<b>879</b>	<b>2 612</b>	<b>18 144</b>	<b>7 449</b>	<b>25 593</b>
Greater Shepparton City Part A (SSD)	30	0	30	2 961	0	441	3 401	1 122	4 523
Gr. Shepparton (C) Pt A	30	0	30	2 961	0	441	3 401	1 122	4 523
North Goulburn (SSD)	61	6	67	6 483	879	709	8 071	2 123	10 194
Campaspe (S)–Echuca	30	6	36	2 394	879	241	3 514	1 121	4 635
Campaspe (S)–Kyabram	4	0	4	402	0	109	511	424	935
Campaspe (S)–Rochester	2	0	2	160	0	0	160	0	160
Campaspe (S)–South	0	0	0	0	0	10	10	140	150
Gr. Shepparton (C)–Pt B East	2	0	2	873	0	17	889	0	889
Gr. Shepparton (C)–Pt B West	7	0	7	785	0	70	855	85	940
Moirā (S)–East	10	0	10	1 049	0	67	1 115	300	1 415
Moirā (S)–West	6	0	6	820	0	196	1 016	54	1 070
South Goulburn (SSD)	23	0	23	2 101	0	836	2 937	3 345	6 281
Delatite (S)–Benalla	5	0	5	601	0	95	697	3 235	3 931
Delatite (S)–North	6	0	6	458	0	83	541	0	541
Delatite (S)–South	11	0	11	852	0	404	1 256	0	1 256
Strathbogie (S)	1	0	1	190	0	254	444	110	554
South West Goulburn (SSD)	33	0	33	3 109	0	626	3 735	859	4 594
Mitchell (S)–North	8	0	8	684	0	341	1 025	289	1 314
Mitchell (S)–South	20	0	20	1 909	0	148	2 057	570	2 627
Murrindindi (S)–East	1	0	1	70	0	95	165	0	165
Murrindindi (S)–West	4	0	4	446	0	42	488	0	488
<b>Ovens-Murray (SD)</b>	<b>58</b>	<b>0</b>	<b>58</b>	<b>6 267</b>	<b>0</b>	<b>743</b>	<b>7 010</b>	<b>1 666</b>	<b>8 676</b>
Wodonga (SSD)	26	0	26	2 971	0	313	3 284	1 400	4 684
Indigo (S)–Pt A	4	0	4	400	0	136	536	0	536
Towong (S)–Pt A	0	0	0	0	0	60	60	0	60
Wodonga (RC)	22	0	22	2 571	0	117	2 688	1 400	4 088
West Ovens-Murray (SSD)	15	0	15	1 707	0	309	2 016	208	2 224
Indigo (S)–Pt B	2	0	2	238	0	0	238	0	238
Wangaratta (RC)–Central	10	0	10	969	0	103	1 071	150	1 221
Wangaratta (RC)–North	2	0	2	351	0	74	425	0	425
Wangaratta (RC)–South	1	0	1	150	0	132	282	58	340
East Ovens-Murray (SSD)	17	0	17	1 589	0	122	1 710	58	1 768
Alpine (S)–East	14	0	14	1 373	0	67	1 439	0	1 439
Alpine (S)–West	1	0	1	80	0	15	95	58	153
Towong (S)–Pt B	2	0	2	136	0	40	176	0	176
<b>East Gippsland (SD)</b>	<b>42</b>	<b>0</b>	<b>42</b>	<b>4 101</b>	<b>0</b>	<b>781</b>	<b>4 882</b>	<b>4 670</b>	<b>9 553</b>
East Gippsland Shire (SSD)	29	0	29	2 831	0	287	3 117	4 202	7 320
E. Gippsland (S)–Bairnsdale	21	0	21	2 129	0	172	2 301	4 070	6 371
E. Gippsland (S)–Orbost	3	0	3	213	0	105	318	132	450
E. Gippsland (S)–South-West	4	0	4	419	0	10	429	0	429
E. Gippsland (S)–Balance	1	0	1	70	0	0	70	0	70
Wellington Shire (SSD)	13	0	13	1 271	0	494	1 765	468	2 233
Wellington (S)–Alberton	1	0	1	191	0	18	209	0	209
Wellington (S)–Avon	1	0	1	50	0	0	50	0	50
Wellington (S)–Maffra	6	0	6	486	0	188	674	60	734
Wellington (S)–Rosedale	5	0	5	544	0	51	595	0	595
Wellington (S)–Sale	0	0	0	0	0	237	237	408	646

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>89</b>	<b>0</b>	<b>90</b>	<b>9 077</b>	<b>0</b>	<b>1 167</b>	<b>10 244</b>	<b>4 207</b>	<b>14 451</b>
La Trobe Valley (SSD)	26	0	27	2 977	0	463	3 439	2 062	5 501
Baw Baw (S)–Pt A	1	0	1	85	0	39	124	0	124
La Trobe (S)–Moe	6	0	6	592	0	113	705	86	791
La Trobe (S)–Morwell	3	0	4	285	0	101	386	406	792
La Trobe (S)–Traralgon	15	0	15	1 900	0	209	2 110	1 570	3 680
La Trobe (S)–Balance	1	0	1	115	0	0	115	0	115
West Gippsland (SSD)	20	0	20	2 264	0	106	2 370	595	2 965
Baw Baw (S)–Pt B East	2	0	2	205	0	15	220	0	220
Baw Baw (S)–Pt B West	18	0	18	2 059	0	91	2 150	595	2 745
Yarra Ranges (S)–Pt B	0	0	0	0	0	0	0	0	0
South Gippsland (SSD)	43	0	43	3 837	0	598	4 434	1 550	5 984
Bass Coast (S)–Phillip Island	11	0	11	707	0	151	858	200	1 058
Bass Coast (S)–Balance	21	0	21	2 051	0	89	2 141	1 150	3 291
South Gippsland (S)–Central	4	0	4	360	0	302	661	0	661
South Gippsland (S)–East	3	0	3	329	0	0	329	200	529
South Gippsland (S)–West	4	0	4	389	0	56	445	0	445
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	43	2	45	5 336	205	498	6 038	3 858	9 896
Geelong VIC	102	7	109	11 359	706	1 245	13 310	3 987	17 296
Ballarat VIC	39	4	43	4 549	270	756	5 575	9 417	14 992
Bendigo VIC	96	2	98	9 802	137	883	10 822	8 136	18 958
Shepparton VIC	30	0	30	2 961	0	441	3 401	1 122	4 523
La Trobe Valley VIC	26	0	27	2 977	0	463	3 439	2 062	5 501
Mildura VIC	15	2	17	1 615	200	281	2 095	2 640	4 735

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

(b) Refer to Explanatory Notes paragraph 12.

## EXPLANATORY NOTES

### INTRODUCTION

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

### SCOPE

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

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

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

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

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

### VALUE DATA

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

### OWNERSHIP

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

### BUILDING CLASSIFICATIONS

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

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

## EXPLANATORY NOTES

### BUILDING CLASSIFICATIONS

*continued*

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

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

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

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

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

### SEASONAL ADJUSTMENT

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

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

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

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

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

### TREND ESTIMATES

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

## EXPLANATORY NOTES

TREND ESTIMATES <i>continued</i>	<p><b>19</b> While the smoothing techniques described in paragraph 18 enables trend estimates to be produced for the latest few periods, it does result in revisions to the trend estimates as new data becomes available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.</p>														
CONSTANT PRICE ESTIMATES	<p><b>20</b> Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.</p> <p><b>21</b> Estimates at constant prices are subject to a number of approximations and assumptions. For more information on the nature and concepts of constant price estimates, see Chapter 4 of <i>Australian National Accounts: Concepts, Sources and Methods</i> (5216.0). Monthly value data at constant prices are not available.</p>														
AUSTRALIAN STANDARD GEOGRAPHIC CLASSIFICATION (ASGC)	<p><b>22</b> Area statistics are now being classified to the <i>Australian Standard Geographic Classification</i>, 1998 Edition (1216.0), effective from 1 July 1998, and ASGC terminology has been adopted in the presentation of building statistics.</p> <p><b>23</b> Some Statistical Districts straddle State/Territory boundaries (e.g. the Gold Coast – Tweed Statistical District lies partly in Queensland and partly in New South Wales).</p>														
UNPUBLISHED DATA	<p><b>24</b> The ABS can also make available certain building approvals data which are not published. Where the data cannot be provided by telephone, it can be provided via fax, photocopy, computer printout, floppy disk and email. A charge may be made for providing unpublished data in these forms.</p>														
RELATED PUBLICATIONS	<p><b>25</b> Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none"> <li>▪ <i>Building Activity, Australia: Dwelling Unit Commencements</i> (8750.0)</li> <li>▪ <i>Building Activity, Australia</i> (8752.0)</li> <li>▪ <i>Building Activity, Victoria</i> (8752.2)</li> <li>▪ <i>Building Approvals, Australia</i> (8731.0)</li> <li>▪ <i>Engineering Construction Activity, Australia</i> (8762.0)</li> <li>▪ <i>House Price Indexes: Eight Capital Cities</i> (6416.0).</li> <li>▪ <i>Housing Finance for Owner Occupation, Australia</i> (5609.0)</li> <li>▪ <i>Price Index of Materials Used in House Building</i> (6408.0)</li> <li>▪ <i>Price Index of Materials Used in Building Other than House Building</i> (6407.0)</li> </ul>														
ROUNDING	<p>When figures have been rounded, discrepancies may occur between sums of the component items and totals.</p>														
SYMBOLS AND OTHER USAGES	<table> <tr> <td>n.a.</td><td>not available</td></tr> <tr> <td>n.y.a.</td><td>not yet available</td></tr> <tr> <td>(B)</td><td>Borough</td></tr> <tr> <td>(C)</td><td>City</td></tr> <tr> <td>(RC)</td><td>Rural City</td></tr> <tr> <td>(SD)</td><td>Statistical Division</td></tr> <tr> <td>(SSD)</td><td>Statistical SubDivision</td></tr> </table>	n.a.	not available	n.y.a.	not yet available	(B)	Borough	(C)	City	(RC)	Rural City	(SD)	Statistical Division	(SSD)	Statistical SubDivision
n.a.	not available														
n.y.a.	not yet available														
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## G L O S S A R Y

<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.

## G L O S S A R Y

<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 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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