

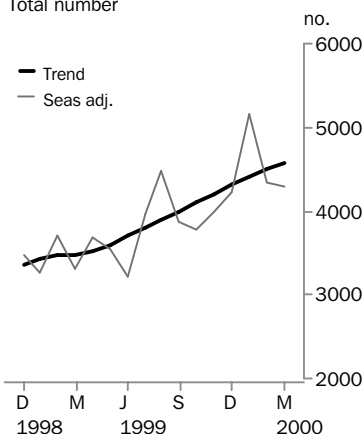
# BUILDING APPROVALS

VICTORIA

EMBARGO: 11:30AM (CANBERRA TIME) FRI 12 MAY 2000

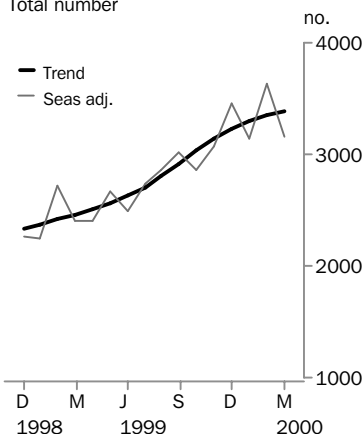
## Dwelling units approved

Total number



## Private sector houses approved

Total number



## MARCH KEY FIGURES

	Jan 2000	Feb 2000	Mar 2000
Dwelling units approved			
Original	3 841	4 612	4 718
Seasonally adjusted	5 165	4 341	4 295
Trend	4 419	4 501	4 580
.....			
	% change Dec 1999 to Jan 2000	% change Jan 2000 to Feb 2000	% change Feb 2000 to Mar 2000
Dwelling units approved			
Original	-4.4	20.1	2.3
Seasonally adjusted	22.3	-16.0	-1.1
Trend	2.5	1.9	1.8

## MARCH KEY POINTS

### TREND ESTIMATES

- While the trend for total dwelling units approved continued to show strong growth in the March Quarter the monthly rate of increase has eased. The February (1.9%) and March (1.8%) values were the lowest monthly percentage increases since April 1999.
- The trend for private sector house approvals continues to grow but the rate of growth has eased over the last six months.

### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units approved has dropped by 16.8% since January 2000.
- The seasonally adjusted estimate for private sector houses fell by 13.0% in March 2000 following a rise of 15.9% in the previous month.

### ORIGINAL ESTIMATES

- In original terms there were 4,718 dwellings approved in March 2000. The last time a level this high was reached (August 1999) it was due to a significant rise in the number of flats, apartments etc., whereas the main contributing factor this month was strength in the number of houses.
- The value of total building approved in the March quarter 2000 increased by \$158.7 million from the December quarter 1999. This was due to an increase in residential building (up by \$188.5 million) which was only partially offset by a fall in non-residential building (down by \$29.6 million).

- For further information about these and related statistics, contact Roger Mableson on Adelaide 08 8237 7494 or the National Information Service on 1300 135 070.

# NOTES

## FORTHCOMING ISSUES

ISSUE	RELEASE DATE
June 2000	8 August 2000
September 2000	8 November 2000



## CHANGES IN THIS ISSUE

There have been some changes to the frequency and content of this publication. This issue is the first quarterly publication following the decision to change the frequency from monthly to quarterly. Table 12 is the only change to the content. It contains quarterly data for March comprising the sum of January, February and March approvals. The national publication, *Building Approvals, Australia* (Catalogue no. 8731.0) will continue to be produced on a monthly basis and contains seven additional tables on State/Territory data.



## DATA NOTES

There are no data notes in this issue.



## REVISIONS THIS ISSUE

There are no revisions in this issue.



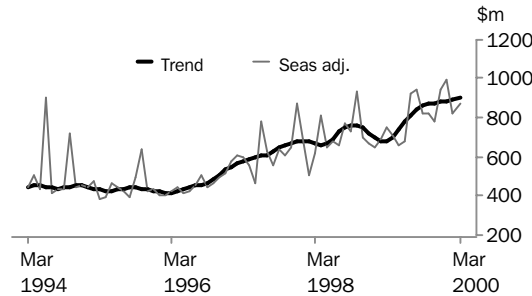
Zia ABBASI  
Regional Director, Victoria



# VALUE OF BUILDING APPROVED

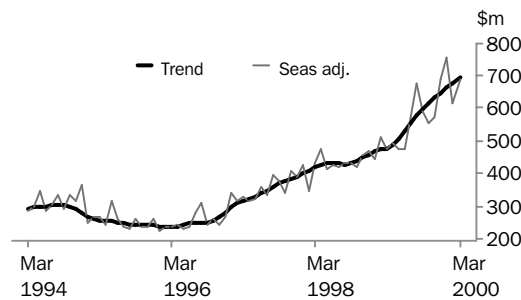
## VALUE OF TOTAL BUILDING

The trend for the value of total building is still growing slowly. In the five months since October 1999 it has recorded a 3.0% rise, whereas in the eight months prior to October 1999 it increased by 28.7% .



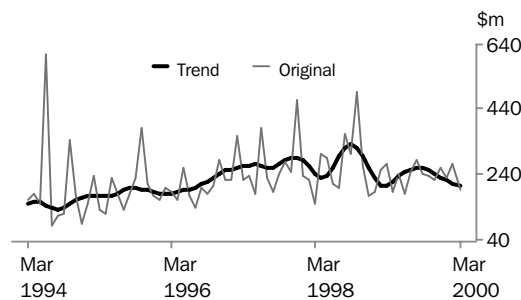
## VALUE OF RESIDENTIAL BUILDING

The trend for the value of residential building shows strong growth since late 1996. In the past few months it has shown steady growth, but at a lower rate than the strength in mid 1999.



## VALUE OF NON-RESIDENTIAL BUILDING

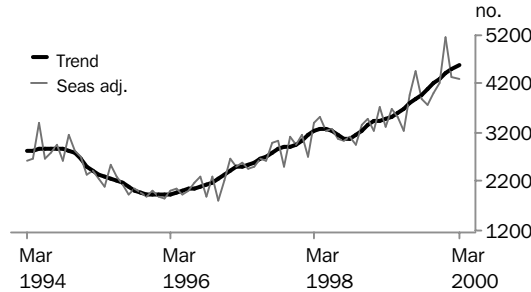
The trend for the value of non-residential building has fallen for the last six months and is 22.0% below the level in September 1999.



# DWELLINGS APPROVED

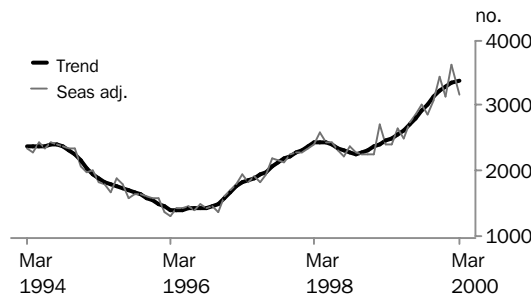
## TOTAL DWELLING UNITS

Strong growth in the trend for total dwelling units has been sustained since August 1998.



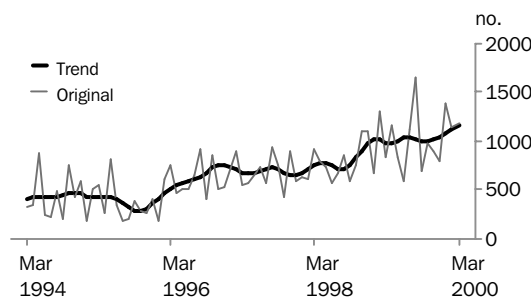
## PRIVATE SECTOR HOUSES

Strong growth in the trend for private sector houses has been in place since October 1998 and during that time the trend has increased by 49.4%. The rate of growth has eased over the last six months.



## OTHER DWELLINGS

The trend for other dwellings has increased by 16.5% since October 1999 following a period since the beginning of 1999 when it had shown very little movement.



# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

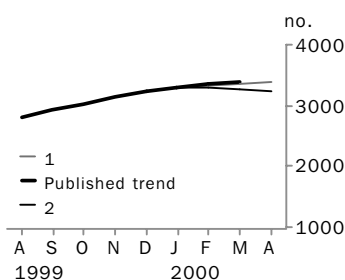
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

### 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.

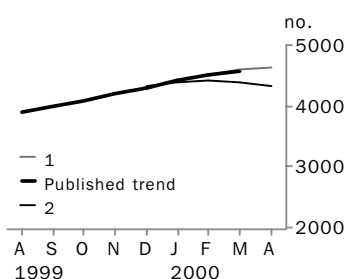
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the April seasonally adjusted estimate is higher than the March estimate by 5% for the number of private sector houses approved and 9% for total dwelling units approved; and that the April seasonally adjusted estimate is lower than the March estimate by 5% for the number of private sector houses approved and 9% for total dwelling units approved. These percentages were chosen because they represent the average absolute monthly percentage change for these series over the last ten years.

### PRIVATE SECTOR HOUSES



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> <i>rises by 5% on Mar 2000</i>		<b>2</b> <i>falls by 5% on Mar 2000</i>	
	no.	% change	no.	% change	no.	% change
November 1999	3 136	3.5	3 142	3.6	3 152	3.7
December 1999	3 228	2.9	3 231	2.8	3 236	2.6
January 2000	3 303	2.3	3 296	2.0	3 282	1.4
February 2000	3 358	1.7	3 341	1.3	3 295	0.4
March 2000	3 390	1.0	3 364	0.7	3 277	-0.5
April 2000	n.y.a.	n.y.a.	3 378	0.4	3 247	-0.9

### TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	<b>1</b> <i>rises by 9% on Mar 2000</i>		<b>2</b> <i>falls by 9% on Mar 2000</i>	
	no.	% change	no.	% change	no.	% change
November 1999	4 204	2.7	4 204	2.7	4 228	2.9
December 1999	4 311	2.5	4 310	2.5	4 322	2.2
January 2000	4 419	2.5	4 425	2.7	4 394	1.7
February 2000	4 501	1.9	4 522	2.2	4 417	0.5
March 2000	4 580	1.8	4 589	1.5	4 392	-0.6
April 2000	n.y.a.	n.y.a.	4 623	0.7	4 327	-1.5

## DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS...	
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL						
<b>1999</b>						
January	1 712	1 810	608	665	2 320	2 475
February	2 442	2 472	1 259	1 312	3 701	3 784
March	2 758	2 795	816	842	3 574	3 637
April	2 230	2 257	1 129	1 159	3 359	3 416
May	2 766	2 782	802	828	3 568	3 610
June	2 688	2 729	572	583	3 260	3 312
July	2 707	2 771	1 051	1 122	3 758	3 893
August	3 073	3 114	1 631	1 656	4 704	4 770
September	3 338	3 403	662	702	4 000	4 105
October	2 785	2 868	956	971	3 741	3 839
November	3 283	3 325	871	898	4 154	4 223
December	3 188	3 232	762	787	3 950	4 019
<b>2000</b>						
January	2 427	2 447	1 387	1 394	3 814	3 841
February	3 424	3 459	1 113	1 153	4 537	4 612
March	3 515	3 527	1 191	1 191	4 706	4 718
SEASONALLY ADJUSTED						
<b>1999</b>						
January	2 248	2 450	n.a.	n.a.	3 079	3 256
February	2 727	2 766	n.a.	n.a.	3 629	3 716
March	2 395	2 436	n.a.	n.a.	3 253	3 313
April	2 399	2 425	n.a.	n.a.	3 627	3 688
May	2 662	2 674	n.a.	n.a.	3 508	3 544
June	2 489	2 523	n.a.	n.a.	3 166	3 225
July	2 741	2 809	n.a.	n.a.	3 786	3 964
August	2 861	2 908	n.a.	n.a.	4 416	4 483
September	3 013	3 103	n.a.	n.a.	3 787	3 877
October	2 857	2 938	n.a.	n.a.	3 670	3 770
November	3 074	3 106	n.a.	n.a.	3 949	3 999
December	3 457	3 489	n.a.	n.a.	4 146	4 224
<b>2000</b>						
January	3 138	3 183	n.a.	n.a.	5 136	5 165
February	3 638	3 680	n.a.	n.a.	4 260	4 341
March	3 163	3 176	n.a.	n.a.	4 283	4 295
TREND ESTIMATES						
<b>1999</b>						
January	2 372	2 412	962	1 019	3 333	3 430
February	2 418	2 454	958	1 012	3 375	3 464
March	2 461	2 493	941	988	3 401	3 480
April	2 509	2 539	938	980	3 447	3 519
May	2 564	2 597	961	1 001	3 525	3 597
June	2 626	2 667	1 002	1 040	3 628	3 707
July	2 709	2 761	1 003	1 041	3 711	3 801
August	2 806	2 867	986	1 022	3 793	3 890
September	2 919	2 984	976	1 005	3 895	3 990
October	3 030	3 092	979	1 002	4 010	4 095
November	3 136	3 190	995	1 013	4 131	4 204
December	3 228	3 273	1 021	1 038	4 249	4 311
<b>2000</b>						
January	3 303	3 340	1 064	1 080	4 366	4 419
February	3 358	3 388	1 097	1 113	4 455	4 501
March	3 390	3 413	1 153	1 167	4 544	4 580

## DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS...	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
<b>1999</b>						
January	-20.3	-17.8	-44.3	-39.4	-28.4	-25.0
February	42.6	36.6	107.1	97.3	59.5	52.9
March	12.9	13.1	-35.2	-35.8	-3.4	-3.9
April	-19.1	-19.2	38.4	37.6	-6.0	-6.1
May	24.0	23.3	-29.0	-28.6	6.2	5.7
June	-2.8	-1.9	-28.7	-29.6	-8.6	-8.3
July	0.7	1.5	83.7	92.5	15.3	17.5
August	13.5	12.4	55.2	47.6	25.2	22.5
September	8.6	9.3	-59.4	-57.6	-15.0	-13.9
October	-16.6	-15.7	44.4	38.3	-6.5	-6.5
November	17.9	15.9	-8.9	-7.5	11.0	10.0
December	-2.9	-2.8	-12.5	-12.4	-4.9	-4.8
<b>2000</b>						
January	-23.9	-24.3	82.0	77.1	-3.4	-4.4
February	41.1	41.4	-19.8	-17.3	19.0	20.1
March	2.7	2.0	7.0	3.3	3.7	2.3
SEASONALLY ADJUSTED (% change from preceding month)						
<b>1999</b>						
January	-0.7	6.3	n.a.	n.a.	-9.3	-6.2
February	21.3	12.9	n.a.	n.a.	17.9	14.1
March	-12.2	-11.9	n.a.	n.a.	-10.4	-10.8
April	0.2	-0.5	n.a.	n.a.	11.5	11.3
May	11.0	10.3	n.a.	n.a.	-3.3	-3.9
June	-6.5	-5.6	n.a.	n.a.	-9.7	-9.0
July	10.1	11.3	n.a.	n.a.	19.6	22.9
August	4.4	3.5	n.a.	n.a.	16.6	13.1
September	5.3	6.7	n.a.	n.a.	-14.2	-13.5
October	-5.2	-5.3	n.a.	n.a.	-3.1	-2.8
November	7.6	5.7	n.a.	n.a.	7.6	6.1
December	12.4	12.3	n.a.	n.a.	5.0	5.6
<b>2000</b>						
January	-9.2	-8.8	n.a.	n.a.	23.9	22.3
February	15.9	15.6	n.a.	n.a.	-17.1	-16.0
March	-13.0	-13.7	n.a.	n.a.	0.5	-1.1
TREND ESTIMATES (% change from preceding month)						
<b>1999</b>						
January	2.0	1.8	4.0	4.2	2.5	2.5
February	1.9	1.7	-0.4	-0.7	1.3	1.0
March	1.8	1.6	-1.8	-2.4	0.8	0.5
April	2.0	1.8	-0.3	-0.8	1.3	1.1
May	2.2	2.3	2.5	2.1	2.3	2.2
June	2.4	2.7	4.3	3.9	2.9	3.1
July	3.2	3.5	0.1	0.1	2.3	2.5
August	3.6	3.8	-1.7	-1.8	2.2	2.3
September	4.0	4.1	-1.0	-1.7	2.7	2.6
October	3.8	3.6	0.3	-0.3	2.9	2.6
November	3.5	3.2	1.6	1.1	3.0	2.7
December	2.9	2.6	2.6	2.5	2.9	2.5
<b>2000</b>						
January	2.3	2.0	4.2	4.0	2.8	2.5
February	1.7	1.4	3.1	3.1	2.0	1.9
March	1.0	0.7	5.1	4.9	2.0	1.8

## VALUE OF BUILDING APPROVED

Month	New residential building \$m	Alterations and additions to residential buildings(a) \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL					
<b>1999</b>					
January	284.9	52.4	337.2	184.6	521.8
February	437.4	86.9	524.3	255.7	780.0
March	430.8	90.5	521.3	275.0	796.3
April	369.5	85.7	455.1	183.9	639.0
May	439.3	74.4	513.7	241.6	755.4
June	413.2	83.4	496.6	183.2	679.8
July	454.0	105.2	559.2	248.2	807.4
August	593.7	101.9	695.6	282.8	978.5
September	522.2	95.7	617.9	240.6	858.5
October	481.7	97.7	579.4	236.8	816.2
November	520.5	91.4	611.8	222.3	834.2
December	526.2	85.5	611.8	261.9	873.7
<b>2000</b>					
January	504.6	79.5	584.1	227.6	811.6
February	576.7	99.6	676.3	271.6	947.9
March	631.8	99.4	731.1	192.2	923.3
SEASONALLY ADJUSTED					
<b>1999</b>					
January	374.9	69.1	443.9	n.a.	644.3
February	422.5	88.9	511.4	n.a.	691.2
March	401.1	76.9	478.0	n.a.	753.0
April	409.4	83.4	492.8	n.a.	711.7
May	404.6	70.0	474.6	n.a.	659.1
June	388.2	87.7	476.0	n.a.	680.5
July	460.8	113.7	574.5	n.a.	920.4
August	580.9	99.4	680.3	n.a.	943.7
September	501.1	91.9	593.1	n.a.	827.1
October	466.6	88.5	555.1	n.a.	826.8
November	490.8	85.0	575.9	n.a.	786.1
December	594.3	97.5	691.8	n.a.	946.3
<b>2000</b>					
January	654.2	103.3	757.5	n.a.	991.0
February	516.0	98.5	614.4	n.a.	820.9
March	604.8	84.5	689.3	n.a.	876.6
TREND ESTIMATES					
<b>1999</b>					
January	390.4	79.1	469.5	228.1	697.6
February	395.0	78.3	473.3	205.5	678.7
March	397.8	78.8	476.6	202.6	679.2
April	405.1	81.4	486.5	214.8	701.3
May	420.4	85.9	506.2	233.6	739.8
June	440.6	90.7	531.3	247.0	778.2
July	460.9	94.0	554.9	256.7	811.6
August	482.7	95.4	578.1	261.9	840.0
September	504.1	95.6	599.7	262.1	861.8
October	522.8	94.6	617.4	255.8	873.2
November	539.0	93.6	632.7	243.4	876.1
December	554.8	93.7	648.5	231.6	880.1
<b>2000</b>					
January	571.6	94.4	665.9	222.0	887.9
February	585.2	94.7	680.0	213.3	893.3
March	600.4	94.7	695.1	204.5	899.6

(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>1999</b>					
January	-22.5	-25.4	-22.9	4.1	-15.1
February	53.5	65.8	55.5	38.5	49.5
March	-1.5	4.1	-0.6	7.5	2.1
April	-14.2	-5.3	-12.7	-33.1	-19.8
May	18.9	-13.2	12.9	31.4	18.2
June	-5.9	12.1	-3.3	-24.2	-10.0
July	9.9	26.1	12.6	35.5	18.8
August	30.8	-3.1	24.4	13.9	21.2
September	-12.0	-6.1	-11.2	-14.9	-12.3
October	-7.8	2.1	-6.2	-1.6	-4.9
November	8.1	-6.4	5.6	-6.1	2.2
December	1.1	-6.5	0.0	17.8	4.7
<b>2000</b>					
January	-4.1	-7.0	-4.5	-13.1	-7.1
February	14.3	25.3	15.8	19.3	16.8
March	9.6	-0.2	8.1	-29.2	-2.6
SEASONALLY ADJUSTED (% change from preceding month)					
<b>1999</b>					
January	-2.9	-14.5	-4.9	n.a.	-3.5
February	12.7	28.7	15.2	n.a.	7.3
March	-5.1	-13.5	-6.5	n.a.	8.9
April	2.1	8.5	3.1	n.a.	-5.5
May	-1.2	-16.1	-3.7	n.a.	-7.4
June	-4.1	25.3	0.3	n.a.	3.2
July	18.7	29.6	20.7	n.a.	35.3
August	26.1	-12.6	18.4	n.a.	2.5
September	-13.7	-7.5	-12.8	n.a.	-12.4
October	-6.9	-3.7	-6.4	n.a.	0.0
November	5.2	-4.0	3.7	n.a.	-4.9
December	21.1	14.7	20.1	n.a.	20.4
<b>2000</b>					
January	10.1	5.9	9.5	n.a.	4.7
February	-21.1	-4.6	-18.9	n.a.	-17.2
March	17.2	-14.2	12.2	n.a.	6.8
TREND ESTIMATES (% change from preceding month)					
<b>1999</b>					
January	2.7	-0.9	2.1	-13.4	-3.6
February	1.2	-1.0	0.8	-9.9	-2.7
March	0.7	0.6	0.7	-1.4	0.1
April	1.8	3.3	2.1	6.0	3.3
May	3.8	5.5	4.0	8.8	5.5
June	4.8	5.6	5.0	5.7	5.2
July	4.6	3.6	4.4	3.9	4.3
August	4.7	1.5	4.2	2.0	3.5
September	4.4	0.2	3.7	0.1	2.6
October	3.7	-1.0	3.0	-2.4	1.3
November	3.1	-1.1	2.5	-4.8	0.3
December	2.9	0.1	2.5	-4.8	0.5
<b>2000</b>					
January	3.0	0.7	2.7	-4.1	0.9
February	2.4	0.3	2.1	-3.9	0.6
March	2.6	0.0	2.2	-4.1	0.7

(a) Refer to Explanatory Notes paragraph 12.

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

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
<b>1996-1997</b>	19 593	6 421	203	741	239	27 197
<b>1997-1998</b>	27 367	6 811	262	699	99	35 238
<b>1998-1999</b>	28 683	8 511	264	1 090	257	38 805
<b>1999</b>						
March	2 755	712	22	57	28	3 574
April	2 226	970	57	79	27	3 359
May	2 764	752	2	35	15	3 568
June	2 683	531	8	33	5	3 260
July	2 705	860	6	134	53	3 758
August	3 070	1 549	14	69	2	4 704
September	3 335	629	5	27	4	4 000
October	2 785	868	6	49	33	3 741
November	3 282	766	24	70	12	4 154
December	3 176	678	13	66	17	3 950
<b>2000</b>						
January	2 423	1 239	49	78	25	3 814
February	3 419	1 019	52	35	12	4 537
March	3 508	1 132	17	24	25	4 706
PUBLIC SECTOR (Number)						
<b>1996-1997</b>	212	384	45	0	12	653
<b>1997-1998</b>	570	601	25	1	3	1 200
<b>1998-1999</b>	544	350	3	2	0	899
<b>1999</b>						
March	37	24	2	0	0	63
April	27	30	0	0	0	57
May	16	26	0	0	0	42
June	41	10	1	0	0	52
July	64	70	1	0	0	135
August	41	25	0	0	0	66
September	65	40	0	0	0	105
October	83	15	0	0	0	98
November	42	26	0	0	1	69
December	44	20	0	5	0	69
<b>2000</b>						
January	20	7	0	0	0	27
February	35	38	2	0	0	75
March	12	0	0	0	0	12
TOTAL (Number)						
<b>1996-1997</b>	19 805	6 805	248	741	251	27 850
<b>1997-1998</b>	27 937	7 412	287	700	102	36 438
<b>1998-1999</b>	29 227	8 861	267	1 092	257	39 704
<b>1999</b>						
March	2 792	736	24	57	28	3 637
April	2 253	1 000	57	79	27	3 416
May	2 780	778	2	35	15	3 610
June	2 724	541	9	33	5	3 312
July	2 769	930	7	134	53	3 893
August	3 111	1 574	14	69	2	4 770
September	3 400	669	5	27	4	4 105
October	2 868	883	6	49	33	3 839
November	3 324	792	24	70	13	4 223
December	3 220	698	13	71	17	4 019
<b>2000</b>						
January	2 443	1 246	49	78	25	3 841
February	3 454	1 057	54	35	12	4 612
March	3 520	1 132	17	24	25	4 718

(a) See Glossary for definition.

## VALUE OF BUILDING APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building(a)	Total building
PRIVATE SECTOR (\$ million)								
<b>1996-1997</b>	2 149.1	644.3	12.6	597.1	84.2	3 487.2	1 879.7	5 366.9
<b>1997-1998</b>	3 084.3	727.0	22.0	708.6	63.2	4 605.0	2 476.9	7 081.9
<b>1998-1999</b>	3 460.8	1 021.8	31.4	775.1	108.9	5 398.1	2 262.5	7 660.6
<b>1999</b>								
March	337.0	88.2	3.7	75.3	9.9	514.1	188.4	702.5
April	271.7	94.0	8.2	63.0	12.1	449.0	146.3	595.3
May	342.7	93.5	0.1	69.5	2.2	508.0	202.3	710.4
June	343.9	64.6	0.5	73.9	5.1	488.1	156.3	644.4
July	345.0	99.8	0.5	70.1	28.6	544.0	211.9	756.0
August	382.8	204.5	1.1	87.5	8.2	684.1	204.5	888.6
September	425.3	88.3	0.6	88.6	5.5	608.3	217.2	825.5
October	372.8	100.5	0.4	91.3	4.9	570.0	182.0	751.9
November	440.8	74.2	2.1	81.9	5.2	604.3	184.8	789.1
December	423.8	96.1	0.7	71.6	7.3	599.5	184.7	784.2
<b>2000</b>								
January	331.3	170.9	6.6	61.5	4.4	574.8	189.6	764.4
February	460.0	110.8	4.7	89.4	3.8	668.6	202.3	871.0
March	478.2	152.5	1.2	92.9	2.2	727.0	162.3	889.3
PUBLIC SECTOR (\$ million)								
<b>1996-1997</b>	22.8	23.8	1.0	32.7	0.9	81.2	960.1	1 041.3
<b>1997-1998</b>	48.6	40.0	0.8	63.8	0.1	153.3	587.7	740.9
<b>1998-1999</b>	44.8	22.4	0.3	35.4	0.1	103.0	863.2	966.2
<b>1999</b>								
March	4.0	1.5	0.2	1.4	0.0	7.2	86.6	93.8
April	2.1	1.7	0.0	2.4	0.0	6.1	37.5	43.7
May	1.4	1.7	0.0	2.6	0.0	5.7	39.3	45.0
June	4.0	0.6	0.2	3.6	0.0	8.5	26.9	35.4
July	5.0	4.2	0.1	5.9	0.0	15.2	36.3	51.5
August	4.1	2.4	0.0	5.1	0.0	11.5	78.4	89.9
September	5.9	2.8	0.0	1.0	0.0	9.6	23.5	33.1
October	7.0	1.4	0.0	1.0	0.0	9.4	54.8	64.2
November	3.9	1.5	0.0	2.1	0.0	7.6	37.5	45.1
December	4.9	1.4	0.0	5.1	0.9	12.3	77.3	89.6
<b>2000</b>								
January	1.7	0.6	0.0	6.9	0.0	9.3	37.9	47.2
February	3.3	2.6	0.1	1.7	0.0	7.7	69.3	77.0
March	1.1	0.0	0.0	3.0	0.0	4.1	29.9	34.1
TOTAL (\$ million)								
<b>1996-1997</b>	2 171.9	668.1	13.5	629.8	85.1	3 568.4	2 839.8	6 408.2
<b>1997-1998</b>	3 132.9	766.9	22.8	772.4	63.2	4 758.3	3 064.5	7 822.8
<b>1998-1999</b>	3 505.7	1 044.2	31.8	810.4	109.0	5 501.1	3 125.7	8 626.8
<b>1999</b>								
March	341.0	89.7	3.9	76.7	9.9	521.3	275.0	796.3
April	273.8	95.7	8.2	65.4	12.1	455.1	183.9	639.0
May	344.1	95.2	0.1	72.1	2.2	513.7	241.6	755.4
June	348.0	65.2	0.7	77.6	5.1	496.6	183.2	679.8
July	350.0	104.0	0.6	76.0	28.6	559.2	248.2	807.4
August	386.9	206.9	1.1	92.6	8.2	695.6	282.8	978.5
September	431.1	91.0	0.6	89.6	5.5	617.9	240.6	858.5
October	379.9	101.9	0.4	92.3	4.9	579.4	236.8	816.2
November	444.7	75.8	2.1	84.1	5.2	611.8	222.3	834.2
December	428.7	97.6	0.7	76.7	8.2	611.8	261.9	873.7
<b>2000</b>								
January	333.1	171.5	6.6	68.5	4.4	584.1	227.6	811.6
February	463.3	113.3	4.7	91.1	3.8	676.3	271.6	947.9
March	479.3	152.5	1.2	95.9	2.2	731.1	192.2	923.3

(a) See Glossary for definition.

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

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

Period	<i>New houses</i>	<i>Semi-detached, row or terrace houses, townhouses, etc. of.....</i>		<i>Flats units or apartments in a building of.....</i>				<i>Total</i>	<i>Total new residential building</i>	
		<i>One storey</i>	<i>Two or more storeys</i>	<i>Total</i>	<i>One or two storeys</i>	<i>Three storeys</i>	<i>Four or more storeys</i>	<i>Total</i>		
NUMBER OF DWELLING UNITS										
<b>1996-1997</b>	19 805	2 980	1 500	4 480	204	298	1 823	2 325	6 805	<b>26 610</b>
<b>1997-1998</b>	27 937	2 881	2 153	5 034	425	481	1 472	2 378	7 412	<b>35 349</b>
<b>1998-1999</b>	29 227	2 484	2 415	4 899	679	454	2 829	3 962	8 861	<b>38 088</b>
<b>1999</b>										
January	1 809	91	173	264	102	20	257	379	643	<b>2 452</b>
February	2 470	239	175	414	116	78	474	668	1 082	<b>3 552</b>
March	2 792	137	246	383	80	32	241	353	736	<b>3 528</b>
April	2 253	382	323	705	97	17	181	295	1 000	<b>3 253</b>
May	2 780	171	236	407	19	63	289	371	778	<b>3 558</b>
June	2 724	177	201	378	55	21	87	163	541	<b>3 265</b>
July	2 769	269	217	486	82	43	319	444	930	<b>3 699</b>
August	3 111	223	297	520	26	0	1 028	1 054	1 574	<b>4 685</b>
September	3 400	217	214	431	28	49	161	238	669	<b>4 069</b>
October	2 868	168	297	465	21	6	391	418	883	<b>3 751</b>
November	3 324	197	284	481	64	46	201	311	792	<b>4 116</b>
December	3 220	138	168	306	69	45	278	392	698	<b>3 918</b>
<b>2000</b>										
January	2 443	119	306	425	53	46	722	821	1 246	<b>3 689</b>
February	3 454	341	389	730	65	27	235	327	1 057	<b>4 511</b>
March	3 520	304	277	581	28	24	499	551	1 132	<b>4 652</b>
VALUE (\$ million)										
<b>1996-1997</b>	2 171.8	200.3	140.3	340.7	18.2	38.0	271.3	327.3	668.3	<b>2 840.1</b>
<b>1997-1998</b>	3 132.8	211.9	211.4	423.2	36.0	53.4	254.3	343.5	766.9	<b>3 899.8</b>
<b>1998-1999</b>	3 505.8	194.3	261.4	455.2	60.2	64.3	464.2	588.8	1 044.2	<b>4 549.9</b>
<b>1999</b>										
January	214.4	8.1	18.2	26.2	6.6	2.2	35.5	44.2	70.5	<b>284.9</b>
February	293.7	18.4	20.1	38.5	8.0	14.6	82.6	105.2	143.7	<b>437.4</b>
March	341.0	11.0	27.5	38.5	5.5	3.5	42.2	51.2	89.7	<b>430.8</b>
April	273.8	28.1	31.4	59.5	8.9	1.8	25.4	36.2	95.7	<b>369.5</b>
May	344.1	14.0	28.5	42.4	3.2	8.9	40.7	52.8	95.2	<b>439.3</b>
June	348.0	13.4	23.2	36.6	11.4	2.6	14.6	28.6	65.2	<b>413.2</b>
July	350.0	22.6	24.9	47.5	6.8	6.5	43.1	56.5	104.0	<b>454.0</b>
August	386.9	18.9	32.2	51.1	3.0	0.0	152.7	155.8	206.9	<b>593.7</b>
September	431.1	18.0	23.3	41.3	3.0	9.1	37.7	49.7	91.0	<b>522.2</b>
October	379.9	13.8	34.2	47.9	1.8	0.9	51.3	53.9	101.9	<b>481.7</b>
November	444.7	15.0	28.6	43.6	6.7	4.4	21.0	32.1	75.8	<b>520.5</b>
December	428.7	11.4	19.1	30.5	5.5	6.9	54.7	67.0	97.6	<b>526.2</b>
<b>2000</b>										
January	333.1	9.9	35.4	45.3	4.7	8.7	112.7	126.2	171.5	<b>504.6</b>
February	463.3	29.5	42.1	71.6	7.2	4.6	30.0	41.8	113.3	<b>576.7</b>
March	479.3	25.4	33.1	58.5	2.8	3.7	87.5	94.0	152.5	<b>631.8</b>

(a) See Glossary for definition.

## VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
<b>1996-1997</b>	2 186.6	695.9	2 878.1	733.4	3 612.0	2 938.8	<b>6 542.8</b>
<b>1997-1998</b>	3 132.9	766.9	3 899.8	858.4	4 758.3	3 064.5	<b>7 822.9</b>
<b>1998-1999</b>	3 418.8	1 014.6	4 433.4	928.2	5 361.5	3 031.7	<b>8 393.2</b>
<b>1998</b>							
September	876.6	178.4	1 055.0	230.7	1 285.7	848.2	<b>2 133.9</b>
December	798.8	296.2	1 095.0	242.8	1 337.8	910.8	<b>2 248.6</b>
<b>1999</b>							
March	821.8	294.1	1 115.9	222.4	1 338.3	690.2	<b>2 028.5</b>
June	921.6	245.9	1 167.5	232.3	1 399.7	582.5	<b>1 982.2</b>
September	1 100.0	382.9	1 482.9	285.2	1 768.1	732.7	<b>2 500.8</b>
December	1 155.2	260.2	1 415.4	253.1	1 668.4	679.1	<b>2 347.5</b>
ORIGINAL (% change from preceding quarter)							
<b>1998</b>							
September	-2.4	-9.3	-3.7	-3.4	-3.6	6.3	<b>0.1</b>
December	-8.9	66.0	3.8	5.2	4.1	7.4	<b>5.4</b>
<b>1999</b>							
March	2.9	-0.7	1.9	-8.4	0.0	-24.2	<b>-9.8</b>
June	12.1	-16.4	4.6	4.5	4.6	-15.6	<b>-2.3</b>
September	19.4	55.7	27.0	22.8	26.3	25.8	<b>26.2</b>
December	5.0	-32.0	-4.6	-11.3	-5.6	-7.3	<b>-6.1</b>

(a) Reference year for chain volume measures is 1997-98.  
Refer to Explanatory Notes paragraph 20-21.

(b) Refer to Explanatory Notes paragraph 12.

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

Period	<i>Hotels, motels and other short term accommodation</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999												
<b>2000</b>												
January	5	0.7	84	7.8	28	3.1	41	4.2	29	2.9	20	1.9
February	5	0.5	73	7.0	37	3.9	55	5.6	47	4.3	19	1.7
March	2	0.2	64	6.1	39	4.1	70	7.4	40	4.3	11	1.0
Value—\$200,000–\$499,999												
<b>2000</b>												
January	4	1.6	29	7.9	18	6.1	18	5.0	28	8.7	11	3.8
February	7	2.3	24	7.1	28	8.5	29	8.9	26	8.3	12	4.2
March	2	0.5	18	5.3	24	7.3	24	7.2	20	5.8	8	2.6
Value—\$500,000–\$999,999												
<b>2000</b>												
January	3	2.2	9	6.3	4	3.4	6	3.9	8	5.1	11	7.4
February	0	0.0	11	7.1	8	5.7	7	5.0	10	7.5	4	2.8
March	0	0.0	2	1.3	12	8.0	16	10.0	12	8.9	2	1.6
Value—\$1,000,000–\$4,999,999												
<b>2000</b>												
January	1	1.4	3	8.7	6	10.7	6	9.2	8	16.1	5	12.2
February	1	1.0	6	10.1	6	10.0	7	17.8	8	15.3	8	14.0
March	0	0.0	4	8.3	2	5.2	8	17.0	13	22.6	6	11.0
Value—\$5,000,000 and over												
<b>2000</b>												
January	1	15.6	0	0.0	1	5.9	1	6.0	1	5.4	1	5.4
February	2	12.3	1	6.0	0	0.0	0	0.0	3	22.7	1	5.9
March	0	0.0	1	5.5	0	0.0	0	0.0	0	0.0	0	0.0
Value—Total												
<b>1996-1997</b>	117	157.7	921	391.1	734	373.7	914	404.6	685	401.2	354	411.2
<b>1997-1998</b>	134	229.4	998	447.4	672	235.5	988	425.5	759	498.2	410	300.4
<b>1998-1999</b>	140	156.5	1 295	639.8	773	264.4	1 056	389.4	793	492.4	451	398.6
<b>2000</b>												
January	14	21.5	125	30.6	57	29.2	72	28.4	74	38.2	48	30.7
February	15	16.0	115	37.3	79	28.0	98	37.2	94	58.1	44	28.5
March	4	0.8	89	26.5	77	24.6	118	41.7	85	41.6	27	16.3

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>2000</b>										
January	1	0.1	8	0.8	9	0.9	15	1.3	240	23.7
February	4	0.4	8	0.7	19	2.2	15	1.4	282	27.5
March	1	0.1	11	1.3	18	1.8	21	2.1	277	28.4
Value—\$200,000–\$499,999										
<b>2000</b>										
January	2	0.6	2	0.6	7	2.2	7	2.1	126	38.5
February	2	0.6	3	1.0	9	2.7	4	0.8	144	44.5
March	1	0.3	9	2.4	6	1.5	5	1.6	117	34.6
Value—\$500,000–\$999,999										
<b>2000</b>										
January	1	0.9	2	1.2	1	0.9	1	0.6	46	31.8
February	0	0.0	4	2.7	3	2.0	1	0.8	48	33.4
March	0	0.0	2	1.6	2	1.2	0	0.0	48	32.6
Value—\$1,000,000–\$4,999,999										
<b>2000</b>										
January	0	0.0	7	16.6	2	3.0	0	0.0	38	77.9
February	0	0.0	8	15.1	1	1.4	3	5.7	48	90.4
March	0	0.0	4	10.3	3	6.7	3	5.0	43	86.1
Value—\$5,000,000 and over										
<b>2000</b>										
January	0	0.0	2	17.5	0	0.0	0	0.0	7	55.7
February	0	0.0	2	29.0	0	0.0	0	0.0	9	75.8
March	0	0.0	1	5.0	0	0.0	0	0.0	2	10.5
Value—Total										
<b>1996-1997</b>	57	15.3	217	257.8	219	90.1	357	336.6	4 575	2 839.7
<b>1997-1998</b>	61	16.9	200	264.6	238	478.4	315	168.3	4 775	3 064.5
<b>1998-1999</b>	65	20.4	251	232.1	280	412.2	341	119.7	5 445	3 125.8
<b>2000</b>										
January	4	1.6	21	36.7	19	6.9	23	4.0	457	227.6
February	6	1.0	25	48.5	32	8.3	23	8.7	531	271.6
March	2	0.3	27	20.6	29	11.2	29	8.7	487	192.2

## VALUE OF NON-RESIDENTIAL BUILDING APPROVED: Original

Period	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
PRIVATE SECTOR (\$ million)											
<b>1996-1997</b>	156.0	372.9	352.5	277.7	336.3	72.7	15.4	127.6	47.1	121.5	<b>1 879.7</b>
<b>1997-1998</b>	227.7	440.9	232.6	381.1	418.8	117.7	17.0	112.9	435.0	93.2	<b>2 476.9</b>
<b>1998-1999</b>	150.3	609.6	258.3	296.5	434.5	118.0	19.7	122.7	204.1	48.9	<b>2 262.5</b>
<b>1999</b>											
March	10.1	46.0	18.8	27.4	27.7	4.1	1.4	3.6	47.2	2.0	<b>188.4</b>
April	8.9	16.3	14.5	17.7	33.3	14.3	1.6	7.5	29.2	3.1	<b>146.3</b>
May	5.6	61.8	30.3	25.3	35.6	5.4	1.2	8.9	22.1	6.2	<b>202.3</b>
June	13.5	33.8	13.0	10.1	37.2	6.1	0.4	21.4	16.8	4.1	<b>156.3</b>
July	33.5	34.1	25.3	37.7	22.8	24.5	3.3	22.5	4.9	3.5	<b>211.9</b>
August	22.0	29.7	18.4	26.0	53.5	28.9	1.7	6.4	8.5	9.2	<b>204.5</b>
September	28.3	41.6	18.4	49.9	46.0	16.3	1.7	7.2	3.0	4.6	<b>217.2</b>
October	1.3	54.9	20.3	40.0	24.2	11.8	1.0	8.6	9.9	10.0	<b>182.0</b>
November	7.2	17.9	28.9	83.9	24.8	5.2	1.5	3.9	8.3	3.2	<b>184.8</b>
December	7.7	41.3	25.2	40.7	25.5	10.9	11.0	10.7	5.0	6.8	<b>184.7</b>
<b>2000</b>											
January	21.5	29.6	29.1	27.4	35.4	20.9	1.6	19.2	3.1	1.9	<b>189.6</b>
February	15.7	37.3	28.0	25.8	57.9	5.9	1.0	19.4	5.4	5.8	<b>202.3</b>
March	0.2	25.4	24.6	36.0	41.3	11.8	0.3	12.8	2.9	7.1	<b>162.3</b>
PUBLIC SECTOR (\$ million)											
<b>1996-1997</b>	1.7	18.3	21.3	126.9	64.7	338.6	0.0	130.2	43.2	215.1	<b>960.1</b>
<b>1997-1998</b>	1.5	6.4	3.0	44.4	79.4	182.7	0.0	151.8	43.3	75.1	<b>587.7</b>
<b>1998-1999</b>	6.1	30.2	6.3	93.0	58.1	280.6	0.8	109.3	207.9	70.9	<b>863.2</b>
<b>1999</b>											
March	0.1	0.1	0.1	2.7	0.7	4.1	0.0	11.2	56.0	11.6	<b>86.6</b>
April	0.2	0.6	0.0	4.9	1.7	17.9	0.8	3.0	3.4	5.1	<b>37.5</b>
May	0.6	0.1	0.0	8.6	0.2	12.1	0.0	11.8	3.0	2.9	<b>39.3</b>
June	0.0	0.7	1.1	3.7	0.1	8.9	0.0	4.4	2.6	5.5	<b>26.9</b>
July	0.0	2.3	0.1	5.9	0.6	21.0	0.0	2.5	1.4	2.5	<b>36.3</b>
August	0.1	0.2	0.0	6.6	1.0	10.1	0.0	56.6	2.1	1.7	<b>78.4</b>
September	0.0	0.3	0.1	3.4	3.3	6.9	0.0	1.3	5.2	3.1	<b>23.5</b>
October	0.0	0.0	0.0	0.9	1.9	27.3	0.0	22.5	0.8	1.4	<b>54.8</b>
November	0.0	0.4	0.1	7.1	1.2	22.2	0.0	1.2	3.7	1.6	<b>37.5</b>
December	0.0	0.0	0.1	2.7	0.5	57.6	0.0	5.2	3.9	7.4	<b>77.3</b>
<b>2000</b>											
January	0.0	1.0	0.1	0.9	2.8	9.8	0.0	17.5	3.8	2.1	<b>37.9</b>
February	0.3	0.0	0.0	11.4	0.1	22.6	0.0	29.1	2.9	2.9	<b>69.3</b>
March	0.5	1.1	0.1	5.7	0.4	4.5	0.0	7.7	8.4	1.6	<b>29.9</b>
TOTAL (\$ million)											
<b>1996-1997</b>	157.7	391.1	373.8	404.7	401.1	411.3	15.4	257.8	90.2	336.6	<b>2 839.8</b>
<b>1997-1998</b>	229.3	447.4	235.6	425.5	498.2	300.4	17.0	264.6	478.3	168.3	<b>3 064.5</b>
<b>1998-1999</b>	156.4	639.8	264.6	389.4	492.6	398.6	20.5	232.0	412.0	119.8	<b>3 125.7</b>
<b>1999</b>											
March	10.2	46.1	18.9	30.1	28.5	8.3	1.4	14.8	103.3	13.5	<b>275.0</b>
April	9.1	16.9	14.5	22.5	35.0	32.1	2.4	10.5	32.6	8.2	<b>183.9</b>
May	6.2	61.9	30.3	33.9	35.8	17.6	1.2	20.7	25.0	9.1	<b>241.6</b>
June	13.5	34.5	14.0	13.8	37.3	15.0	0.4	25.7	19.5	9.5	<b>183.2</b>
July	33.5	36.3	25.4	43.6	23.3	45.5	3.3	25.0	6.3	6.0	<b>248.2</b>
August	22.1	29.9	18.4	32.6	54.5	39.0	1.7	63.0	10.6	11.0	<b>282.8</b>
September	28.3	41.8	18.5	53.3	49.3	23.2	1.7	8.6	8.1	7.7	<b>240.6</b>
October	1.3	54.9	20.3	40.8	26.1	39.0	1.0	31.1	10.7	11.5	<b>236.8</b>
November	7.2	18.2	29.0	91.0	25.9	27.4	1.5	5.1	12.0	4.9	<b>222.3</b>
December	7.7	41.3	25.3	43.4	26.0	68.4	11.0	15.8	8.9	14.2	<b>261.9</b>
<b>2000</b>											
January	21.5	30.6	29.2	28.4	38.2	30.7	1.6	36.7	6.9	4.0	<b>227.6</b>
February	16.0	37.3	28.0	37.2	58.1	28.5	1.0	48.5	8.3	8.7	<b>271.6</b>
March	0.8	26.5	24.6	41.7	41.6	16.3	0.3	20.6	11.2	8.7	<b>192.2</b>



Period	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	Total building
<b>PRIVATE SECTOR</b>									
<b>1997-1998</b>	20 045	6 445	27 490	2 329 489	697 059	651 111	3 677 659	2 168 189	5 845 847
<b>1998-1999</b>	20 515	8 100	30 165	2 563 813	986 485	771 135	4 321 432	1 918 597	6 240 029
<b>1999</b>									
March	1 884	670	2 655	241 192	84 926	74 304	400 423	159 687	560 110
April	1 564	882	2 606	196 353	85 403	70 215	351 970	126 749	478 720
May	1 926	716	2 690	247 556	89 521	60 416	397 493	174 422	571 915
June	1 942	508	2 492	258 290	62 630	67 111	388 031	108 417	496 448
July	1 915	831	2 939	253 971	97 933	87 281	439 185	183 611	622 796
August	2 253	1 515	3 846	292 224	201 742	82 431	576 397	159 246	735 643
September	2 439	599	3 071	319 654	86 030	76 232	481 915	198 361	680 277
October	1 853	832	2 771	260 421	97 060	82 101	439 582	154 445	594 028
November	2 403	702	3 201	335 320	68 156	75 495	478 971	154 222	633 194
December	2 274	656	3 020	314 462	94 405	66 420	475 286	146 735	622 022
<b>2000</b>									
January	1 684	1 183	3 011	241 453	165 990	59 946	467 389	165 192	632 581
February	2 399	928	3 416	335 277	101 580	84 722	521 579	176 567	698 146
March	2 570	1 098	3 728	362 796	149 036	79 003	590 835	134 630	725 465
<b>PUBLIC SECTOR</b>									
<b>1997-1998</b>	374	349	752	31 539	24 497	50 116	106 152	424 780	530 933
<b>1998-1999</b>	415	246	666	34 265	15 344	29 140	78 748	723 688	802 437
<b>1999</b>									
March	37	0	39	4 027	0	984	5 011	67 134	72 145
April	22	30	52	1 687	1 705	2 120	5 512	30 674	36 187
May	11	26	37	715	1 700	2 562	4 977	27 558	32 535
June	35	10	46	3 314	649	2 049	6 012	16 706	22 718
July	54	34	89	4 313	1 979	4 941	11 233	25 034	36 267
August	22	17	39	2 414	1 921	3 709	8 044	66 991	75 035
September	40	32	72	3 532	2 370	702	6 605	15 596	22 201
October	78	15	93	6 667	1 358	735	8 760	43 447	52 207
November	33	26	59	3 052	1 548	1 673	6 273	26 855	33 128
December	42	20	67	4 613	1 420	3 386	9 419	62 565	71 984
<b>2000</b>									
January	12	7	19	998	587	6 142	7 727	16 358	24 085
February	26	28	56	2 488	1 600	1 338	5 426	38 149	43 575
March	9	0	9	783	0	2 259	3 042	18 036	21 079
<b>TOTAL</b>									
<b>1997-1998</b>	20 419	6 794	28 242	2 361 028	721 556	701 227	3 783 811	2 592 969	6 376 780
<b>1998-1999</b>	20 930	8 346	30 831	2 598 077	1 001 829	800 275	4 400 181	2 642 285	7 042 466
<b>1999</b>									
March	1 921	670	2 694	245 219	84 926	75 288	405 434	226 821	632 255
April	1 586	912	2 658	198 040	87 108	72 335	357 483	157 423	514 906
May	1 937	742	2 727	248 271	91 221	62 977	402 470	201 980	604 450
June	1 977	518	2 538	261 604	63 278	69 160	394 043	125 123	519 166
July	1 969	865	3 028	258 284	99 912	92 222	450 418	208 645	659 063
August	2 275	1 532	3 885	294 638	203 663	86 141	584 441	226 237	810 677
September	2 479	631	3 143	323 186	88 400	76 934	488 520	213 957	702 477
October	1 931	847	2 864	267 088	98 418	82 836	448 342	197 892	646 235
November	2 436	728	3 260	338 372	69 704	77 168	485 244	181 077	666 322
December	2 316	676	3 087	319 075	95 825	69 806	484 705	209 300	694 005
<b>2000</b>									
January	1 696	1 190	3 030	242 451	166 577	66 088	475 116	181 550	656 666
February	2 425	956	3 472	337 765	103 180	86 060	527 005	214 716	741 721
March	2 579	1 098	3 737	363 578	149 036	81 263	593 877	152 666	746 544

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

(b) Refer to the Explanatory Notes paragraph 12.

## BUILDING APPROVED IN STATISTICAL AREAS—Mar Qtr 2000

	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>9 417</b>	<b>3 435</b>	<b>13 171</b>	<b>1 275 658</b>	<b>437 335</b>	<b>278 481</b>	<b>1 991 474</b>	<b>691 397</b>	<b>2 682 871</b>
<b>Melbourne (SD)</b>	<b>6 700</b>	<b>3 244</b>	<b>10 239</b>	<b>943 795</b>	<b>418 793</b>	<b>233 410</b>	<b>1 595 998</b>	<b>548 932</b>	<b>2 144 930</b>
Inner Melbourne (SSD)	100	1 548	1 867	22 956	244 566	54 866	322 388	162 661	485 049
Melbourne (C)—Inner	0	72	113	0	5 325	3 734	9 059	65 704	74 763
Melbourne (C)—S'bank—D'lands	0	179	179	0	33 000	0	33 000	4 318	37 318
Melbourne (C)—Remainder	47	496	570	7 912	58 061	5 645	71 618	38 188	109 806
Port Phillip (C)—St Kilda	6	95	177	1 765	16 827	11 226	29 819	8 750	38 569
Port Phillip (C)—West	7	566	574	1 179	104 208	5 151	110 538	11 391	121 929
Stonnington (C)—Prahran	25	80	105	9 811	18 339	8 705	36 856	11 552	48 407
Yarra (C)—North	12	31	89	1 928	4 165	14 827	20 920	17 643	38 563
Yarra (C)—Richmond	3	29	60	360	4 641	5 578	10 579	5 115	15 694
Western Melbourne (SSD)	720	382	1 112	95 799	36 311	19 525	151 635	63 698	215 334
Brimbank (C)—Keilor	282	124	408	38 608	9 303	1 292	49 203	11 298	60 501
Brimbank (C)—Sunshine	108	20	128	11 557	1 493	693	13 744	6 351	20 095
Hobsons Bay (C)—Altona	84	9	93	9 571	780	1 285	11 637	21 461	33 098
Hobsons Bay (C)—Williamstown	56	21	77	8 393	1 764	3 566	13 722	7 853	21 575
Maribyrnong (C)	101	82	186	14 544	7 598	2 941	25 083	6 559	31 643
Moonee Valley (C)—Essendon	47	92	144	7 821	11 710	8 470	28 001	4 666	32 667
Moonee Valley (C)—West	42	34	76	5 304	3 664	1 277	10 245	5 510	15 755
Melton—Wyndham (SSD)	719	56	777	94 773	5 353	2 418	102 544	29 400	131 943
Melton (S)—East	352	9	361	44 271	879	141	45 291	2 722	48 013
Melton (S) Balance	42	0	42	5 802	0	569	6 370	2 743	9 113
Wyndham (C)—North West	33	6	39	4 512	834	97	5 443	0	5 443
Wyndham (C)—Werribee	150	25	177	19 794	1 440	1 419	22 653	7 303	29 956
Wyndham (C)—Balance	142	16	158	20 395	2 200	192	22 787	16 632	39 419
Moreland City (SSD)	88	92	203	11 442	8 760	9 972	30 174	7 474	37 648
Moreland (C)—Brunswick	8	37	65	992	4 125	5 213	10 330	6 089	16 419
Moreland (C)—Coburg	23	30	56	3 515	2 985	3 808	10 308	915	11 223
Moreland (C)—North	57	25	82	6 935	1 650	951	9 536	470	10 006
Northern Middle Melbourne (SSD)	221	171	402	30 747	14 589	17 524	62 860	26 523	89 383
Banyule (C)—Heidelberg	50	48	99	6 965	4 670	4 382	16 017	4 943	20 959
Banyule (C)—North	20	40	65	2 950	3 274	2 305	8 529	6 435	14 964
Darebin (C)—Northcote	21	11	35	3 085	1 180	5 589	9 854	5 030	14 884
Darebin (C)—Preston	130	72	203	17 747	5 465	5 248	28 460	10 115	38 575
Hume City (SSD)	469	37	506	61 360	3 076	2 105	66 540	46 920	113 461
Hume (C)—Broadmeadows	110	9	119	11 537	583	1 073	13 192	31 609	44 802
Hume (C)—Craigieburn	289	8	297	39 774	1 013	590	41 377	6 575	47 952
Hume (C)—Sunbury	70	20	90	10 049	1 480	442	11 971	8 736	20 707
Northern Outer Melbourne (SSD)	378	89	467	55 439	6 103	3 647	65 189	16 156	81 344
Nillumbik (S)—South	35	0	35	5 969	0	1 168	7 137	1 250	8 387
Nillumbik (S)—South-West	69	6	75	12 804	450	645	13 899	250	14 149
Nillumbik (S)—Balance	20	0	20	2 767	0	723	3 490	400	3 890
Whittlesea (C)—North	77	40	117	10 341	2 600	136	13 076	2 950	16 026
Whittlesea (C)—South	177	43	220	23 557	3 053	976	27 586	11 306	38 891
Boroondara City (SSD)	165	168	336	39 299	23 477	24 413	87 189	16 614	103 803
Boroondara (C)—Camberwell N.	69	18	88	15 729	2 307	5 421	23 456	1 303	24 759
Boroondara (C)—Camberwell S.	56	19	75	12 875	2 639	9 751	25 265	4 106	29 371
Boroondara (C)—Hawthorn	14	119	135	4 421	16 600	5 351	26 372	6 969	33 341
Boroondara (C)—Kew	26	12	38	6 273	1 931	3 890	12 095	4 237	16 332

	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)	527	254	786	79 760	27 822	19 618	127 200	38 544	165 744
Manningham (C)–East	28	0	28	7 439	0	1 065	8 503	300	8 803
Manningham (C)–West	93	87	181	16 110	9 570	3 119	28 798	13 966	42 764
Monash (C)–South West	89	21	110	9 400	1 937	1 683	13 020	3 460	16 480
Monash (C)–Waverley East	23	4	27	3 811	440	1 931	6 182	3 705	9 887
Monash (C)–Waverley West	152	39	192	22 744	4 248	2 140	29 132	7 058	36 189
Whitehorse (C)–Box Hill	62	73	138	9 342	8 050	4 524	21 916	1 870	23 786
Whitehorse (C)–Nunawading E.	45	15	60	5 547	1 394	1 662	8 603	5 589	14 191
Whitehorse (C)–Nunawading W.	35	15	50	5 367	2 183	3 496	11 046	2 597	13 643
Eastern Outer Melbourne (SSD)	478	81	561	64 613	6 351	8 820	79 784	33 270	113 054
Knox (C)–North	140	36	176	17 015	3 220	3 677	23 912	16 154	40 066
Knox (C)–South	183	4	188	29 540	245	746	30 531	6 823	37 354
Maroondah (C)–Croydon	103	21	125	11 386	1 378	2 350	15 114	1 948	17 062
Maroondah (C)–Ringwood	52	20	72	6 672	1 508	2 047	10 226	8 345	18 571
Yarra Ranges Shire Part A (SSD)	260	9	269	34 070	592	5 903	40 565	14 645	55 210
Yarra Ranges (S)–Central	19	0	19	1 780	0	632	2 413	700	3 113
Yarra Ranges (S)–North	33	0	33	3 918	0	336	4 254	536	4 790
Yarra Ranges (S)–South-West	208	9	217	28 372	592	4 935	33 898	13 409	47 307
Southern Melbourne (SSD)	507	249	773	96 355	34 492	40 748	171 595	27 543	199 138
Bayside (C)–Brighton	62	45	107	14 966	8 753	6 580	30 298	317	30 615
Bayside (C)–South	94	55	152	22 336	6 877	7 070	36 283	2 853	39 136
Glen Eira (C)–Caulfield	87	34	121	15 956	4 519	6 607	27 082	4 118	31 201
Glen Eira (C)–South	84	16	107	12 659	1 587	4 961	19 208	540	19 748
Kingston (C)–North	80	46	130	12 073	5 494	3 907	21 474	13 972	35 445
Kingston (C)–South	80	22	103	11 435	2 785	2 297	16 516	750	17 266
Stonnington (C)–Malvern	20	31	53	6 929	4 478	9 326	20 733	4 992	25 726
Greater Dandenong City (SSD)	72	21	94	8 760	1 436	2 418	12 614	22 106	34 720
Gr. Dandenong (C)–Dandenong	36	19	56	4 507	1 306	1 365	7 178	11 501	18 679
Gr. Dandenong (C)–Balance	36	2	38	4 253	130	1 053	5 436	10 605	16 041
Southern Eastern Outer Melbourne (SSD)	1 097	11	1 109	134 594	830	7 077	142 501	24 741	167 242
Cardinia (S)–North	42	0	42	5 650	0	1 035	6 685	1 222	7 907
Cardinia (S)–Pakenham	89	0	89	10 022	0	690	10 712	2 145	12 857
Cardinia (S)–South	8	0	9	906	0	226	1 132	0	1 132
Casey (C)–Berwick	583	11	594	75 514	830	1 493	77 837	4 235	82 072
Casey (C)–Cranbourne	269	0	269	27 315	0	987	28 302	5 075	33 377
Casey (C)–Hallam	87	0	87	12 941	0	2 095	15 037	12 064	27 100
Casey (C)–South	19	0	19	2 246	0	550	2 796	0	2 796
Frankston City (SSD)	292	9	301	33 610	841	4 253	38 704	7 339	46 043
Frankston (C)–East	215	0	215	22 802	0	1 076	23 877	233	24 110
Frankston (C)–West	77	9	86	10 808	841	3 177	14 826	7 106	21 932
Mornington Peninsula Shire (SSD)	607	67	676	80 218	4 195	10 104	94 517	11 299	105 816
Mornington P'sula (S)–East	81	19	100	11 074	1 700	2 109	14 884	1 168	16 052
Mornington P'sula (S)–South	283	2	286	34 774	133	5 234	40 141	6 620	46 761
Mornington P'sula (S)–West	243	46	290	34 369	2 362	2 761	39 492	3 511	43 003

	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>657</b>	<b>34</b>	<b>699</b>	<b>83 337</b>	<b>4 173</b>	<b>11 991</b>	<b>99 501</b>	<b>19 694</b>	<b>119 195</b>
Greater Geelong City Part A (SSD)	363	14	378	45 407	1 608	5 129	52 144	15 184	67 328
Bellarine-Inner	65	0	65	7 834	0	173	8 007	3 243	11 250
Corio-Inner	127	6	133	16 183	482	927	17 592	7 131	24 723
Geelong	10	0	11	1 133	0	870	2 003	3 609	5 612
Geelong West	16	2	18	1 566	140	1 071	2 777	120	2 897
Newton	3	2	5	468	600	1 040	2 107	0	2 107
South Barwon-Inner	142	4	146	18 224	386	1 048	19 658	1 081	20 739
<b>East Barwon (SSD)</b>	<b>214</b>	<b>12</b>	<b>233</b>	<b>28 529</b>	<b>1 849</b>	<b>5 413</b>	<b>35 791</b>	<b>2 811</b>	<b>38 602</b>
Greater Geelong (C) -Pt B	95	2	97	12 092	400	1 470	13 962	1 148	15 110
Queenscliffe (B)	5	4	12	619	690	405	1 714	358	2 072
Surf Coast (S)-East	58	6	65	8 064	759	602	9 424	585	10 009
Surf Coast (S)-West	56	0	59	7 755	0	2 937	10 692	720	11 411
<b>West Barwon (SSD)</b>	<b>80</b>	<b>8</b>	<b>88</b>	<b>9 401</b>	<b>716</b>	<b>1 448</b>	<b>11 566</b>	<b>1 699</b>	<b>13 265</b>
Colac-Otway (S)-Colac	12	0	12	1 341	0	580	1 921	421	2 342
Colac-Otway (S)-North	8	0	8	1 147	0	175	1 322	200	1 522
Colac-Otway (S)-South	16	8	24	1 684	716	349	2 748	619	3 367
Golden Plains (S)-North-West	19	0	19	2 252	0	92	2 343	0	2 343
Golden Plains (S)-South-East	22	0	22	2 725	0	170	2 895	210	3 105
Greater Geelong (C)-Pt C	3	0	3	254	0	82	336	250	586
<b>Western District (SD)</b>	<b>97</b>	<b>10</b>	<b>111</b>	<b>12 340</b>	<b>540</b>	<b>3 746</b>	<b>16 626</b>	<b>6 408</b>	<b>23 033</b>
Hopkins (SSD)	69	10	83	8 704	540	2 614	11 858	4 038	15 896
Corangamite (S)-North	3	0	3	354	0	362	716	835	1 551
Corangamite (S)-South	8	3	11	878	120	272	1 270	249	1 519
Moyne (S)-North-East	1	0	1	132	0	24	157	51	207
Moyne (S)-North-West	1	0	1	122	0	85	207	0	207
Moyne (S)-South	19	0	21	2 554	0	537	3 090	820	3 910
Warrnambool (C)	37	7	46	4 663	420	1 335	6 418	2 083	8 501
Lady Julia Percy Island	0	0	0	0	0	0	0	0	0
<b>Glenelg (SSD)</b>	<b>28</b>	<b>0</b>	<b>28</b>	<b>3 636</b>	<b>0</b>	<b>1 132</b>	<b>4 768</b>	<b>2 370</b>	<b>7 138</b>
Glenelg (S)-Heywood	3	0	3	367	0	514	880	166	1 046
Glenelg (S)-North	1	0	1	156	0	86	242	216	458
Glenelg (S)-Portland	11	0	11	1 487	0	152	1 638	145	1 783
S. Grampians (S)-Hamilton	6	0	6	876	0	252	1 128	1 843	2 971
S. Grampians (S)-Wannon	0	0	0	0	0	0	0	0	0
S. Grampians (S)-Balance	7	0	7	750	0	129	879	0	879
<b>Central Highlands (SD)</b>	<b>275</b>	<b>5</b>	<b>284</b>	<b>34 427</b>	<b>479</b>	<b>5 106</b>	<b>40 011</b>	<b>32 331</b>	<b>72 342</b>
Ballarat City (SSD)	150	5	159	20 852	479	2 759	24 090	30 870	54 960
Ballarat (C)-Central	29	0	33	4 167	0	1 939	6 106	26 179	32 285
Ballarat (C)-Inner North	88	5	93	12 664	479	455	13 597	3 306	16 903
Ballarat (C)-North	1	0	1	65	0	53	118	0	118
Ballarat (C)-South	32	0	32	3 956	0	313	4 268	1 385	5 653
<b>East Central Highlands (SSD)</b>	<b>105</b>	<b>0</b>	<b>105</b>	<b>12 009</b>	<b>0</b>	<b>1 541</b>	<b>13 550</b>	<b>1 341</b>	<b>14 891</b>
Hepburn (S)-East	27	0	27	2 400	0	437	2 837	590	3 427
Hepburn (S)-West	16	0	16	1 426	0	176	1 602	0	1 602
Moorabool (S)-Bacchus Marsh	39	0	39	5 340	0	410	5 750	676	6 426
Moorabool (S)-Ballan	16	0	16	1 973	0	508	2 481	0	2 481
Moorabool (S)-West	7	0	7	870	0	10	880	75	955

	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)	20	0	20	1 566	0	806	2 372	120	2 492
Ararat (RC)	11	0	11	982	0	539	1 522	55	1 577
Pyrenees (S)–North	4	0	4	209	0	234	443	0	443
Pyrenees (S)–South	5	0	5	374	0	33	407	65	472
<b>Wimmera (SD)</b>	<b>41</b>	<b>0</b>	<b>41</b>	<b>5 392</b>	<b>0</b>	<b>1 032</b>	<b>6 424</b>	<b>3 885</b>	<b>10 309</b>
South Wimmera (SSD)	37	0	37	4 947	0	864	5 811	1 179	6 991
Horsham (RC)–Central	19	0	19	2 675	0	344	3 018	722	3 740
Horsham (RC)–Balance	5	0	5	780	0	123	904	60	964
N. Grampians (S)–St Arnaud	5	0	5	654	0	11	665	80	745
N. Grampians (S)–Stawell	8	0	8	838	0	335	1 173	317	1 490
West Wimmera (S)	0	0	0	0	0	51	51	0	51
North Wimmera (SSD)	4	0	4	445	0	168	613	2 706	3 318
Hindmarsh (S)	3	0	3	290	0	97	387	2 500	2 887
Yarriambiack (S)–North	1	0	1	155	0	50	205	54	259
Yarriambiack (S)–South	0	0	0	0	0	20	20	152	172
<b>Mallee(SD)</b>	<b>145</b>	<b>35</b>	<b>180</b>	<b>18 162</b>	<b>3 445</b>	<b>1 880</b>	<b>23 487</b>	<b>8 266</b>	<b>31 753</b>
Mildura Rural City Part A (SSD)	101	35	136	11 978	3 445	1 007	16 430	2 729	19 159
Mildura (RC)–Pt A	101	35	136	11 978	3 445	1 007	16 430	2 729	19 159
West Mallee (SSD)	5	0	5	621	0	328	949	733	1 682
Buloke (S)–North	3	0	3	103	0	81	184	88	272
Buloke (S)–South	1	0	1	114	0	28	142	349	491
Mildura (RC)–Pt B	1	0	1	404	0	218	623	296	919
East Mallee (SSD)	39	0	39	5 563	0	546	6 109	4 804	10 913
Gannawarra (S)	8	0	8	978	0	231	1 210	285	1 495
Swan Hill (RC)–Central	19	0	19	2 360	0	226	2 586	2 954	5 540
Swan Hill (RC)–Robinvale	6	0	6	1 429	0	0	1 429	1 500	2 929
Swan Hill (RC)–Balance	6	0	6	795	0	89	884	65	949
<b>Loddon (SD)</b>	<b>345</b>	<b>50</b>	<b>395</b>	<b>41 685</b>	<b>4 036</b>	<b>4 663</b>	<b>50 384</b>	<b>12 510</b>	<b>62 894</b>
Greater Bendigo City Part A (SSD)	178	48	226	20 200	3 855	1 829	25 884	5 052	30 936
Greater Bendigo (C)–Central	18	0	18	1 425	0	580	2 006	1 142	3 147
Greater Bendigo (C)–Eaglehawk	10	0	10	839	0	106	945	487	1 432
Greater Bendigo (C)–Inner East	45	12	57	5 599	1 235	430	7 264	2 236	9 500
Greater Bendigo (C)–Inner North	14	0	14	1 562	0	135	1 697	470	2 167
Greater Bendigo (C)–Inner West	51	36	87	6 270	2 620	155	9 044	718	9 762
Greater Bendigo (C)–S'saye	40	0	40	4 504	0	424	4 928	0	4 928
North Loddon (SSD)	71	0	71	7 777	0	1 651	9 428	3 164	12 592
C. Goldfields (S)–M'borough	9	0	9	881	0	121	1 002	110	1 112
C. Goldfields (S)–Balance	5	0	5	539	0	41	580	0	580
Gr Bendigo (C)–Pt B	24	0	24	2 450	0	364	2 814	80	2 894
Loddon (S)–North	1	0	1	122	0	217	339	113	452
Loddon (S)–South	1	0	1	55	0	201	256	550	806
Mount Alexander (S)–C'maine	14	0	14	1 935	0	239	2 175	2 161	4 335
Mount Alexander (S)–Balance	17	0	17	1 795	0	467	2 263	150	2 413
South Loddon (SSD)	96	2	98	13 708	181	1 182	15 072	4 295	19 367
Macedon Ranges (S)–Kyneton	14	2	16	1 719	181	282	2 182	150	2 332
Macedon Ranges (S)–Romsey	33	0	33	4 829	0	389	5 218	626	5 844
Macedon Ranges (S)–Balance	49	0	49	7 160	0	512	7 672	3 519	11 191

D WELLINGS (no.)..... VALUE (\$'000).....

	D WELLINGS (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>493</b>	<b>26</b>	<b>519</b>	<b>62 279</b>	<b>2 904</b>	<b>5 135</b>	<b>70 318</b>	<b>20 039</b>	<b>90 357</b>
Greater Shepparton City Part A (SSD)	129	10	139	16 145	900	719	17 764	2 882	20 645
Gr. Shepparton (C) Pt A	129	10	139	16 145	900	719	17 764	2 882	20 645
North Goulburn (SSD)	171	7	178	20 985	510	2 144	23 639	9 298	32 937
Campaspe (S)–Echuca	56	7	63	6 595	510	324	7 429	1 258	8 687
Campaspe (S)–Kyabram	15	0	15	2 126	0	423	2 548	1 050	3 598
Campaspe (S)–Rochester	12	0	12	1 659	0	274	1 933	3 140	5 073
Campaspe (S)–South	10	0	10	978	0	65	1 043	0	1 043
Gr. Shepparton (C)–Pt B East	8	0	8	914	0	158	1 072	168	1 240
Gr. Shepparton (C)–Pt B West	15	0	15	1 986	0	124	2 110	2 703	4 813
Moira (S)–East	19	0	19	2 448	0	249	2 697	0	2 697
Moira (S)–West	36	0	36	4 279	0	529	4 808	978	5 786
South Goulburn (SSD)	62	5	67	8 519	1 200	1 126	10 845	4 970	15 815
Delatite (S)–Benalla	13	0	13	1 540	0	71	1 611	989	2 600
Delatite (S)–North	6	0	6	927	0	204	1 131	0	1 131
Delatite (S)–South	28	5	33	4 202	1 200	354	5 756	1 000	6 756
Strathbogie (S)	15	0	15	1 851	0	497	2 348	2 981	5 329
South West Goulburn (SSD)	131	4	135	16 630	294	1 145	18 070	2 890	20 959
Mitchell (S)–North	15	0	15	1 735	0	147	1 882	390	2 272
Mitchell (S)–South	76	2	78	9 751	144	610	10 505	1 437	11 942
Murrindindi (S)–East	18	0	18	2 091	0	161	2 252	900	3 152
Murrindindi (S)–West	22	2	24	3 053	150	227	3 431	163	3 593
<b>Ovens-Murray (SD)</b>	<b>164</b>	<b>19</b>	<b>189</b>	<b>20 908</b>	<b>1 950</b>	<b>3 129</b>	<b>25 988</b>	<b>18 124</b>	<b>44 111</b>
Wodonga (SSD)	89	13	104	10 871	1 044	1 247	13 162	2 586	15 747
Indigo (S)–Pt A	22	0	22	2 728	0	511	3 239	335	3 573
Towong (S)–Pt A	1	2	3	150	178	20	348	86	434
Wodonga (RC)	66	11	79	7 993	866	716	9 575	2 165	11 740
West Ovens-Murray (SSD)	35	0	36	4 693	0	935	5 628	12 365	17 993
Indigo (S)–Pt B	6	0	6	667	0	58	725	0	725
Wangaratta (RC)–Central	10	0	10	1 347	0	163	1 510	12 365	13 875
Wangaratta (RC)–North	11	0	12	1 551	0	369	1 920	0	1 920
Wangaratta (RC)–South	8	0	8	1 129	0	345	1 473	0	1 473
East Ovens-Murray (SSD)	40	6	49	5 344	906	948	7 198	3 173	10 371
Alpine (S)–East	22	6	31	3 538	906	706	5 150	3 173	8 323
Alpine (S)–West	15	0	15	1 525	0	85	1 610	0	1 610
Towong (S)–Pt B	3	0	3	281	0	156	438	0	438
<b>East Gippsland (SD)</b>	<b>137</b>	<b>0</b>	<b>137</b>	<b>14 307</b>	<b>0</b>	<b>2 630</b>	<b>16 937</b>	<b>5 150</b>	<b>22 087</b>
East Gippsland Shire (SSD)	82	0	82	8 787	0	1 485	10 272	2 739	13 011
E. Gippsland (S)–Bairnsdale	51	0	51	5 605	0	1 116	6 721	2 617	9 338
E. Gippsland (S)–Orbost	20	0	20	1 990	0	219	2 209	0	2 209
E. Gippsland (S)–South-West	8	0	8	969	0	113	1 082	123	1 204
E. Gippsland (S)–Balance	3	0	3	223	0	37	260	0	260
Wellington Shire (SSD)	55	0	55	5 520	0	1 145	6 665	2 411	9 076
Wellington (S)–Alberton	10	0	10	911	0	119	1 031	350	1 381
Wellington (S)–Avon	7	0	7	635	0	44	679	0	679
Wellington (S)–Maffra	14	0	14	1 693	0	274	1 967	495	2 462
Wellington (S)–Rosedale	10	0	10	717	0	321	1 038	0	1 038
Wellington (S)–Sale	14	0	14	1 564	0	387	1 951	1 566	3 517

	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>363</b>	<b>12</b>	<b>377</b>	<b>39 026</b>	<b>1 015</b>	<b>5 759</b>	<b>45 800</b>	<b>16 059</b>	<b>61 859</b>
La Trobe Valley (SSD)	70	0	70	8 921	0	1 583	10 504	3 710	14 214
Baw Baw (S)—Pt A	4	0	4	461	0	40	501	0	501
La Trobe (S)—Moe	7	0	7	802	0	119	921	0	921
La Trobe (S)—Morwell	7	0	7	1 071	0	641	1 712	858	2 570
La Trobe (S)—Traralgon	49	0	49	6 160	0	719	6 879	2 853	9 732
La Trobe (S)—Balance	3	0	3	427	0	64	491	0	491
West Gippsland (SSD)	74	2	77	9 521	65	1 220	10 805	6 475	17 281
Baw Baw (S)—Pt B East	8	0	8	887	0	141	1 028	168	1 196
Baw Baw (S)—Pt B West	66	2	69	8 634	65	1 078	9 777	6 307	16 085
Yarra Ranges (S)—Pt B	0	0	0	0	0	0	0	0	0
South Gippsland (SSD)	219	10	230	20 585	950	2 956	24 491	5 873	30 364
Bass Coast (S)—Phillip Island	80	0	80	5 994	0	1 094	7 089	630	7 719
Bass Coast (S)—Balance	71	10	82	7 317	950	744	9 010	665	9 675
South Gippsland (S)—Central	39	0	39	3 990	0	849	4 839	3 513	8 352
South Gippsland (S)—East	11	0	11	1 353	0	122	1 475	734	2 209
South Gippsland (S)—West	17	0	17	1 857	0	148	2 005	332	2 336
French Island	1	0	1	74	0	0	74	0	74
Bass Strait Islands	0	0	0	0	0	0	0	0	0
STATISTICAL DISTRICT									
Albury-Wodonga (NSW/Vic)	185	22	209	22 869	1 741	2 835	27 445	8 793	36 238
Geelong Vic	363	14	378	45 407	1 608	5 129	52 144	15 184	67 328
Ballarat Vic	150	5	155	20 852	479	2 759	24 090	30 870	54 960
Bendigo Vic	178	48	226	20 200	3 855	1 829	25 884	5 052	30 936
Shepparton Vic	129	10	139	16 145	900	719	17 764	2 882	20 645
La Trobe Valley Vic	70	0	70	8 921	0	1 583	10 504	3 710	14 214
Mildura Vic	101	35	136	11 978	3 445	1 007	16 430	2 729	19 159

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

(b) Refer to Explanatory Notes paragraph 12.

## EXPLANATORY NOTES

### INTRODUCTION

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

### SCOPE

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

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

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

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

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

### VALUE DATA

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

### OWNERSHIP

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

### BUILDING CLASSIFICATIONS

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

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



## EXPLANATORY NOTES

### BUILDING CLASSIFICATIONS

*continued*

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

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

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

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

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

### SEASONAL ADJUSTMENT

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

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

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

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

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

### TREND ESTIMATES

**18** Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. For monthly series, these trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For further information, see *A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6076.

## EXPLANATORY NOTES

### TREND ESTIMATES

*continued*

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

### CHAIN VOLUME MEASURES

**20** The chain volume measures appearing in this publication are annually re-weighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 1997–98). The reference year will be updated annually in the July publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes.

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

### AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)

**22** Area statistics are now being classified to the *Australian Standard Geographical Classification, 1999 Edition* (Cat. no. 1216.0), effective from 1 July 1999, and ASGC terminology has been adopted in the presentation of building statistics.

**23** Some Statistical Districts straddle State/Territory boundaries (e.g. the Albury–Wodonga Statistical District lies partly in Victoria and partly in New South Wales).

### UNPUBLISHED DATA

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

### RELATED PUBLICATIONS

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

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

### ROUNDING

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

### SYMBOLS AND OTHER USAGES

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

## GLOSSARY

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

## GLOSSARY

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







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- DIAL-A-STATISTIC* For the latest figures for National Accounts, Balance of Payments, Labour Force, Average Weekly Earnings, Estimated Resident Population and the Consumer Price Index call 1900 986 400 (call cost 75c per minute).

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