



# BUILDING APPROVALS

VICTORIA

EMBARGO: 11:30AM (CANBERRA TIME) WED 10 FEB 1999

## DECEMBER KEY FIGURES

### TREND ESTIMATES

	<b>Dec 1998</b>	<b>% change Nov 1998 to Dec 1998</b>	<b>% change Dec 1997 to Dec 1998</b>
Dwelling units approved			
Private sector houses	2 231	-0.4	-1.9
Total dwelling units	3 229	1.3	8.1

### SEASONALLY ADJUSTED

	<b>Dec 1998</b>	<b>% change Nov 1998 to Dec 1998</b>	<b>% change Dec 1997 to Dec 1998</b>
Dwelling units approved			
Private sector houses	2 231	1.4	-2.0
Total dwelling units	3 235	-5.3	11.3

## DECEMBER KEY POINTS

### TREND ESTIMATES

- The trend for private sector houses has fallen 10.4% since April 1998 but the rate of decline has slowed to -0.4% in December.
- For the fifth consecutive month the trend for private other dwellings is depicting strong growth.
- Movements in the above two series have resulted in the trend for total dwelling units showing growth of 3.4% over the last 3 months.

### SEASONALLY ADJUSTED ESTIMATES

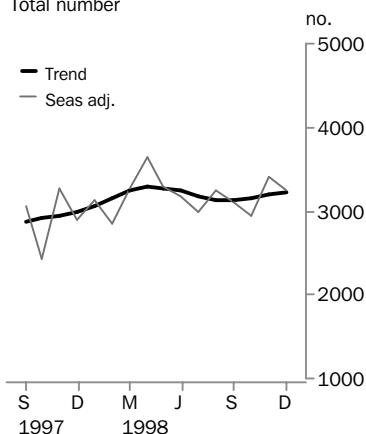
- The seasonally adjusted estimate for private sector houses grew 1.4% in December whilst the estimate for total dwelling units fell 5.3%.

### ORIGINAL ESTIMATES

- In original terms there were 3,175 dwellings approved in December with houses accounting for 2,203 and other dwelling units 972.
- In December the value of non-residential building approved was \$177.4 million. Offices (\$31.4 million), Educational (\$28.1 million) and Shops (\$23.0 million) were the most significant contributors.

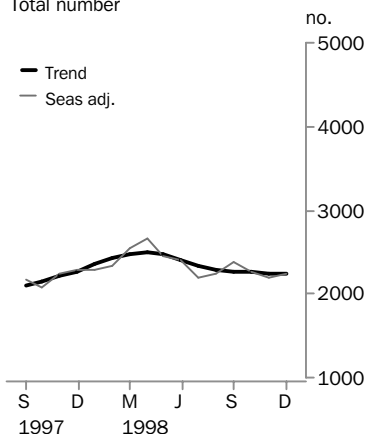
### Dwelling units approved

Total number



### Private sector houses approved

Total number



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

# NOTES

## FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
January 1999	9 March 1999
February 1999	8 April 1999
March 1999	11 May 1999
April 1999	9 June 1999
May 1999	8 July 1999
June 1999	6 August 1999



## CHANGES IN THIS ISSUE

There are no changes in this issue.



## DATA NOTES

Dwelling approvals are geographically coded down to the Census Collection District (CD) level. CD level information for all States and Territories for the period July 1998 to September 1998 was released in the week beginning 1 February. Associated with this was an update for the period July 1996 to June 1998.



## REVISIONS THIS MONTH

There are no revisions this month.



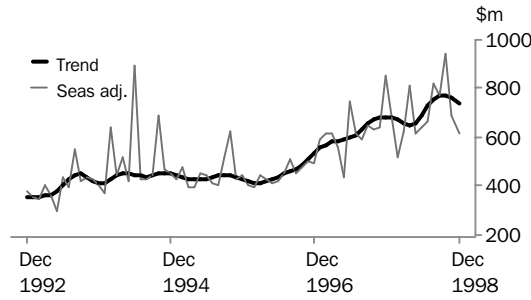
Zia ABBASI  
Regional Director, Victoria



# VALUE OF BUILDING APPROVED

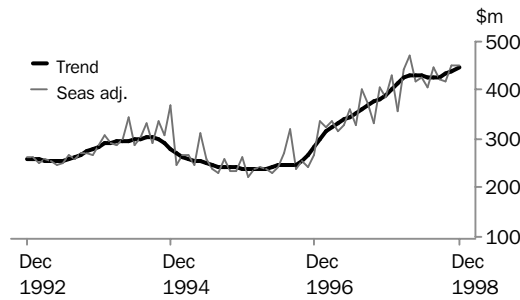
## VALUE OF TOTAL BUILDING

The trend has declined over the last two months (-4.6%) and follows six months of growth which peaked in October 1998. However, the trend estimate for this series in December is still 8.4% above the level of December 1997.



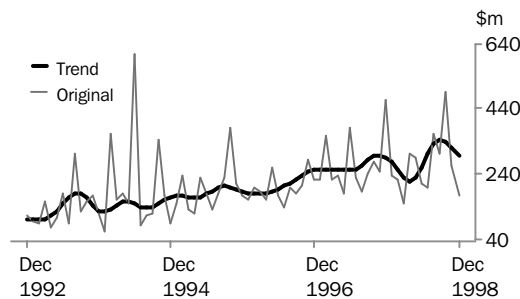
## VALUE OF RESIDENTIAL BUILDING

With the exception of June, July and August 1998, the trend for this series has been growing steadily since late 1996 with particularly strong growth recorded in the first quarter of 1997.



## VALUE OF NON-RESIDENTIAL BUILDING

Substantial falls in the original series in November and December have resulted in the trend for this series falling for the last three months (by 14.6%). This follows five months of strong growth from May to September 1998.



# SUMMARY OF 1998 BUILDINGS APPROVED

DWELLING UNITS APPROVED The number of dwelling units approved in the 1998 calendar year and the percentage movements between 1997 and 1998 for Victoria are summarised below.

## DWELLING UNITS APPROVED

	<i>New residential building</i>	<i>Alterations and additions to residential buildings</i>	<i>Conversions</i>	<i>Non-residential building</i>	<i>Total dwelling units</i>
No. of dwelling units	36 423	371	960	256	38 010
1997 to 1998 % change	16.0	78.4	2.3	187.6	16.5

VALUE OF BUILDING APPROVED Percentage movements for the value of building approved between 1997 and 1998 for Victoria are summarised below:

## VALUE OF BUILDING APPROVED

	<i>New residential building</i>	<i>Alterations and additions to residential buildings creating dwellings</i>	<i>Alterations and additions to residential buildings not creating dwellings</i>	<i>Conversions</i>	<i>Non-residential building</i>	<i>Total building</i>
Value (\$m) 1998	4 199.4	33.8	808.3	81.9	3 214.8	8 338.3
1997 to 1998 % change	23.5	167.6	15.5	-18.7	-1.4	11.6

# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

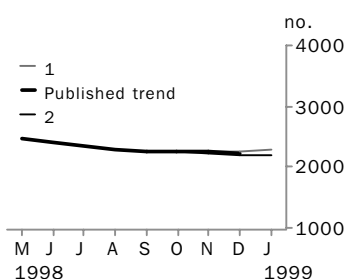
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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



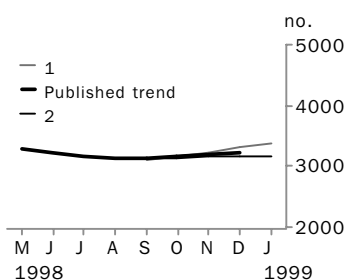
	TREND AS PUBLISHED	
	no.	% change
August 1998	2 295	-2.1
September 1998	2 267	-1.2
October 1998	2 252	-0.7
November 1998	2 240	-0.5
December 1998	2 231	-0.4
January 1999	n.y.a.	n.y.a.

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

**1** rises by 5% on Dec 1998  
**2** falls by 5% on Dec 1998

	<b>1</b>		<b>2</b>	
	no.	% change	no.	% change
August 1998	2 289	-2.3	2 297	-2.1
September 1998	2 264	-1.1	2 268	-1.3
October 1998	2 261	-0.1	2 251	-0.8
November 1998	2 262	0.1	2 228	-1.0
December 1998	2 265	0.1	2 202	-1.2
January 1999	2 278	0.5	2 182	-0.9

### TOTAL DWELLING UNITS



	TREND AS PUBLISHED	
	no.	% change
August 1998	3 127	-1.5
September 1998	3 122	-0.2
October 1998	3 149	0.9
November 1998	3 189	1.3
December 1998	3 229	1.3
January 1999	n.y.a.	n.y.a.

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

**1** rises by 8% on Dec 1998  
**2** falls by 8% on Dec 1998

	<b>1</b>		<b>2</b>	
	no.	% change	no.	% change
August 1998	3 116	-1.6	3 135	-1.4
September 1998	3 115	0.0	3 125	-0.3
October 1998	3 167	1.7	3 143	0.6
November 1998	3 235	2.1	3 154	0.4
December 1998	3 306	2.2	3 154	0.0
January 1999	3 378	2.2	3 149	-0.1

## DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS(a)		TOTAL DWELLING UNITS...	
	Private sector	Total	Private sector	Total	Private sector	Total
	no.	no.	no.	no.	no.	no.
ORIGINAL						
<b>1997</b>						
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
October	2 296	2 333	680	746	2 976	3 079
November	2 287	2 345	1 061	1 094	3 348	3 439
December	2 147	2 203	965	972	3 112	3 175
SEASONALLY ADJUSTED						
<b>1997</b>						
October	2 071	2 120	n.a.	n.a.	2 313	2 423
November	2 237	2 264	n.a.	n.a.	3 180	3 266
December	2 276	2 320	n.a.	n.a.	2 791	2 906
<b>1998</b>						
January	2 291	2 336	n.a.	n.a.	3 086	3 140
February	2 344	2 411	n.a.	n.a.	2 778	2 841
March	2 539	2 580	n.a.	n.a.	3 216	3 267
April	2 667	2 668	n.a.	n.a.	3 544	3 646
May	2 451	2 567	n.a.	n.a.	3 050	3 284
June	2 399	2 530	n.a.	n.a.	2 955	3 183
July	2 203	2 245	n.a.	n.a.	2 890	2 982
August	2 248	2 306	n.a.	n.a.	3 167	3 244
September	2 384	2 447	n.a.	n.a.	3 067	3 106
October	2 257	2 292	n.a.	n.a.	2 832	2 933
November	2 200	2 240	n.a.	n.a.	3 345	3 415
December	2 231	2 270	n.a.	n.a.	3 172	3 235
TREND ESTIMATES						
<b>1997</b>						
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	2 491	2 555	666	732	3 157	3 287
May	2 462	2 535	670	745	3 132	3 279
June	2 408	2 485	681	754	3 089	3 238
July	2 345	2 420	694	754	3 039	3 174
August	2 295	2 362	723	765	3 018	3 127
September	2 267	2 323	770	799	3 038	3 122
October	2 252	2 298	829	851	3 081	3 149
November	2 240	2 278	890	911	3 130	3 189
December	2 231	2 264	943	965	3 174	3 229

(a) See Glossary for definition.

## DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS(a)		TOTAL DWELLING UNITS...	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
<b>1997</b>						
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
October	-14.8	-14.9	16.6	28.0	-9.2	-7.4
November	-0.4	0.5	56.0	46.6	12.5	11.7
December	-6.1	-6.1	-9.0	-11.2	-7.0	-7.7
SEASONALLY ADJUSTED (% change from preceding month)						
<b>1997</b>						
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
October	-5.3	-6.3	n.a.	n.a.	-7.7	-5.6
November	-2.5	-2.3	n.a.	n.a.	18.1	16.4
December	1.4	1.4	n.a.	n.a.	-5.2	-5.3
TREND ESTIMATES (% change from preceding month)						
<b>1997</b>						
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	0.4	0.8	1.2	3.3	0.6	1.4
May	-1.2	-0.8	0.6	1.8	-0.8	-0.2
June	-2.2	-2.0	1.6	1.2	-1.4	-1.3
July	-2.6	-2.6	2.0	0.1	-1.6	-2.0
August	-2.1	-2.4	4.2	1.5	-0.7	-1.5
September	-1.2	-1.6	6.5	4.4	0.7	-0.2
October	-0.7	-1.1	7.6	6.6	1.4	0.9
November	-0.5	-0.9	7.4	7.0	1.6	1.3
December	-0.4	-0.6	5.9	6.0	1.4	1.3

(a) See Glossary for definition.

## VALUE OF BUILDING APPROVED

Month	New residential building \$m	Alterations and additions to residential buildings(a) \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL					
<b>1997</b>					
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
October	375.3	85.0	460.3	491.2	951.4
November	368.8	90.5	459.4	267.9	727.2
December	354.9	70.2	425.1	177.4	602.4
SEASONALLY ADJUSTED					
<b>1997</b>					
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
October	345.6	72.2	417.8	n.a.	939.7
November	357.5	93.8	451.4	n.a.	693.6
December	376.1	75.9	452.0	n.a.	618.2
TREND ESTIMATES					
<b>1997</b>					
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	352.3	77.5	429.8	220.4	650.2
May	352.3	78.8	431.0	229.8	660.8
June	351.1	78.8	429.8	263.1	692.9
July	348.7	78.3	427.1	304.2	731.3
August	347.6	78.0	425.6	332.1	757.8
September	350.1	78.3	428.4	344.8	773.2
October	354.7	79.1	433.9	340.9	774.8
November	360.1	79.9	440.0	323.4	763.5
December	363.4	81.5	444.9	294.3	739.2

(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>					
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
October	-0.2	5.5	0.8	62.5	25.3
November	-1.7	6.5	-0.2	-45.5	-23.6
December	-3.8	-22.4	-7.5	-33.8	-17.2
SEASONALLY ADJUSTED (% change from preceding month)					
<b>1997</b>					
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
October	-1.4	0.8	-1.0	n.a.	22.2
November	3.4	29.9	8.0	n.a.	-26.2
December	5.2	-19.1	0.1	n.a.	-10.9
TREND ESTIMATES (% change from preceding month)					
<b>1997</b>					
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	0.6	4.2	1.2	-5.2	-1.0
May	0.0	1.7	0.3	4.3	1.6
June	-0.3	0.0	-0.3	14.5	4.9
July	-0.7	-0.6	-0.6	15.6	5.5
August	-0.3	-0.4	-0.4	9.2	3.6
September	0.7	0.4	0.7	3.8	2.0
October	1.3	1.0	1.3	-1.1	0.2
November	1.5	1.0	1.4	-5.1	-1.5
December	0.9	2.0	1.1	-9.0	-3.2

(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>1995-96</b>	18 425	3 218	(b) 574	(b) 0	60	22 277
<b>1996-97</b>	19 593	6 421	203	741	239	27 197
<b>1997-98</b>	27 367	6 811	262	699	99	35 238
<b>1997</b>						
December	2 173	502	14	47	4	2 740
<b>1998</b>						
January	1 788	517	12	41	24	2 382
February	2 095	525	17	43	6	2 686
March	2 591	822	33	32	19	3 497
April	2 506	648	30	16	3	3 203
May	2 483	459	110	96	24	3 172
June	2 550	460	12	46	5	3 073
July	2 338	512	11	117	10	2 988
August	2 354	646	49	48	99	3 196
September	2 690	502	16	62	7	3 277
October	2 294	627	14	31	10	2 976
November	2 284	707	29	327	1	3 348
December	2 144	811	13	98	46	3 112
PUBLIC SECTOR (Number)						
<b>1995-96</b>	464	937	(b) 29	(b) 0	0	1 430
<b>1996-97</b>	212	384	45	0	12	653
<b>1997-98</b>	570	601	25	1	3	1 200
<b>1997</b>						
December	61	29	0	0	0	90
<b>1998</b>						
January	22	35	0	0	0	57
February	50	21	0	0	0	71
March	31	18	0	0	0	49
April	1	109	0	0	0	110
May	136	23	25	0	0	184
June	131	48	0	1	2	182
July	49	26	0	0	0	75
August	47	20	0	0	0	67
September	48	0	0	0	0	48
October	37	66	0	0	0	103
November	58	33	0	0	0	91
December	56	5	0	2	0	63
TOTAL (Number)						
<b>1995-96</b>	18 889	4 155	(b) 603	(b) 0	60	23 707
<b>1996-97</b>	19 805	6 805	248	741	251	27 850
<b>1997-98</b>	27 937	7 412	287	700	102	36 438
<b>1997</b>						
December	2 234	531	14	47	4	2 830
<b>1998</b>						
January	1 810	552	12	41	24	2 439
February	2 145	546	17	43	6	2 757
March	2 622	840	33	32	19	3 546
April	2 507	757	30	16	3	3 313
May	2 619	482	135	96	24	3 356
June	2 681	508	12	47	7	3 255
July	2 387	538	11	117	10	3 063
August	2 401	666	49	48	99	3 263
September	2 738	502	16	62	7	3 325
October	2 331	693	14	31	10	3 079
November	2 342	740	29	327	1	3 439
December	2 200	816	13	100	46	3 175

(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>								
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
October	272.0	96.0	1.5	77.4	1.9	448.9	242.2	691.1
November	272.6	89.8	1.1	61.7	21.8	447.0	204.2	651.2
December	250.5	98.1	0.9	54.7	12.3	416.6	136.2	552.7
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>								
December	6.2	1.7	0.0	5.5	0.0	13.4	13.6	27.0
<b>1998</b>								
January	1.8	1.9	0.0	7.2	0.0	10.9	32.4	43.3
February	4.9	1.1	0.0	6.6	0.0	12.6	64.3	76.9
March	2.4	1.0	0.0	7.9	0.0	11.3	18.6	29.9
April	0.1	7.1	0.0	7.8	0.0	15.0	101.5	116.5
May	10.6	2.0	0.8	5.2	0.0	18.6	48.9	67.5
June	11.0	2.8	0.0	4.0	0.1	17.8	76.6	94.4
July	3.2	1.6	0.0	2.3	0.0	7.1	22.7	29.7
August	3.8	1.5	0.0	0.2	0.0	5.5	26.0	31.5
September	3.4	0.0	0.0	2.2	0.0	5.6	71.6	77.2
October	2.9	4.3	0.0	4.2	0.0	11.4	249.0	260.4
November	4.6	1.9	0.0	5.9	0.0	12.4	63.6	76.1
December	5.7	0.6	0.0	2.1	0.1	8.5	41.2	49.7
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>								
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
October	275.0	100.3	1.5	81.6	1.9	460.3	491.2	951.4
November	277.2	91.7	1.1	67.6	21.8	459.4	267.9	727.2
December	256.3	98.6	0.9	56.9	12.4	425.1	177.4	602.4

(a) See Glossary for definition.

(b) Conversions are included in alterations and additions creating dwellings.

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

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

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc. of.....		Flats units or apartments in a building of.....			Total	Total new residential building		
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
NUMBER OF DWELLING UNITS										
<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>										
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>
October	2 331	217	139	356	22	16	299	337	693	<b>3 024</b>
November	2 342	180	200	380	69	24	267	360	740	<b>3 082</b>
December	2 200	210	230	440	11	114	251	376	816	<b>3 016</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>										
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	0.0	6.7	44.5	<b>326.3</b>
August	275.4	17.7	10.3	27.9	0.0	3.3	54.3	57.6	85.5	<b>360.9</b>
September	325.1	14.4	25.2	39.6	0.2	5.2	6.0	11.5	51.1	<b>376.1</b>
October	275.0	16.7	14.7	31.3	1.4	3.1	64.5	69.0	100.3	<b>375.3</b>
November	277.2	14.9	20.7	35.5	6.5	2.6	47.0	56.1	91.7	<b>368.8</b>
December	256.3	17.2	24.2	41.4	1.8	16.5	38.9	57.2	98.6	<b>354.9</b>

(a) See Glossary for definition.

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

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

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

(b) Refer to Explanatory Notes paragraph 12.

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

Period	<i>Hotels, motels and other short term accommodation</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999												
<b>1998</b>												
October	11	1.1	139	12.0	27	2.9	53	5.5	32	3.4	11	1.3
November	5	0.5	133	12.5	31	3.1	52	5.4	39	3.9	25	2.0
December	4	0.4	62	6.0	42	4.7	62	6.0	32	3.0	31	3.2
Value—\$200,000–\$499,999												
<b>1998</b>												
October	2	0.7	14	3.7	19	5.9	20	6.3	9	2.3	12	3.5
November	4	1.0	22	6.2	18	5.7	17	5.0	18	5.4	12	4.0
December	4	1.3	21	6.1	21	6.4	11	3.2	14	4.1	11	3.4
Value—\$500,000–\$999,999												
<b>1998</b>												
October	2	1.1	5	3.2	11	7.5	12	8.3	7	4.9	5	3.5
November	1	0.6	7	5.2	9	6.1	5	3.0	6	3.8	10	6.4
December	0	0.0	6	3.8	12	8.1	5	2.8	3	2.4	11	8.1
Value—\$1,000,000–\$4,999,999												
<b>1998</b>												
October	1	1.5	7	10.4	6	11.7	5	7.9	9	16.4	4	8.3
November	0	0.0	6	16.7	3	4.6	8	17.3	8	21.2	6	9.4
December	1	2.3	6	7.2	1	1.8	7	12.0	7	12.2	5	6.3
Value—\$5,000,000 and over												
<b>1998</b>												
October	1	73.0	1	23.4	0	0.0	1	23.4	2	31.1	1	71.4
November	0	0.0	3	35.7	0	0.0	1	7.5	3	20.3	1	5.1
December	0	0.0	0	0.0	0	0.0	1	7.5	0	0.0	1	7.3
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>												
October	17	77.5	166	52.7	63	28.1	91	51.3	59	58.2	33	87.9
November	10	2.1	171	76.4	61	19.4	83	38.1	74	54.5	54	27.0
December	9	4.0	95	23.0	76	21.0	86	31.4	56	21.7	59	28.1

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>										
October	5	0.4	15	1.4	14	1.4	24	2.4	331	31.8
November	3	0.4	14	1.4	11	1.0	17	1.6	330	31.8
December	1	0.1	4	0.3	11	1.0	19	1.8	268	26.5
Value—\$200,000—\$499,999										
<b>1998</b>										
October	2	0.7	8	2.1	4	1.2	8	2.4	98	28.9
November	0	0.0	4	1.0	7	2.2	10	3.0	112	33.4
December	0	0.0	7	2.1	5	1.6	8	2.4	102	30.5
Value—\$500,000—\$999,999										
<b>1998</b>										
October	0	0.0	1	0.7	1	0.7	2	1.4	46	31.4
November	1	0.5	2	1.6	3	2.0	4	2.9	48	32.1
December	0	0.0	1	1.0	3	1.9	1	0.6	42	28.6
Value—\$1,000,000—\$4,999,999										
<b>1998</b>										
October	0	0.0	3	7.8	3	5.4	2	5.2	40	74.5
November	0	0.0	5	8.2	1	1.3	1	1.0	38	79.6
December	1	1.1	4	9.0	4	11.1	2	3.9	38	66.8
Value—\$5,000,000 and over										
<b>1998</b>										
October	0	0.0	1	18.0	1	71.4	1	12.8	9	324.5
November	0	0.0	2	22.4	0	0.0	0	0.0	10	91.0
December	0	0.0	1	5.0	0	0.0	1	5.1	4	24.9
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>										
October	7	1.1	28	30.0	23	80.2	37	24.2	524	491.2
November	4	0.9	27	34.6	22	6.5	32	8.5	538	267.9
December	2	1.2	17	17.3	23	15.7	31	13.9	454	177.4

## 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>											
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>
October	77.5	29.1	27.9	26.2	32.2	7.7	1.1	29.0	4.6	7.0	<b>242.2</b>
November	1.8	76.1	19.4	33.1	52.9	6.8	0.9	8.4	2.9	1.9	<b>204.2</b>
December	4.0	22.7	18.8	25.7	17.2	9.7	1.2	14.9	14.1	7.8	<b>136.2</b>
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>											
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>
October	0.0	23.6	0.2	25.1	26.0	80.2	0.0	1.0	75.6	17.2	<b>249.0</b>
November	0.3	0.3	0.0	5.0	1.6	20.2	0.0	26.1	3.5	6.6	<b>63.6</b>
December	0.1	0.3	2.2	5.7	4.5	18.5	0.0	2.4	1.5	6.1	<b>41.2</b>
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>											
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>
October	77.5	52.7	28.1	51.3	58.2	87.9	1.1	30.0	80.2	24.2	<b>491.2</b>
November	2.1	76.4	19.4	38.1	54.5	27.0	0.9	34.6	6.5	8.5	<b>267.9</b>
December	4.0	23.0	21.0	31.4	21.7	28.1	1.2	17.3	15.7	13.9	<b>177.4</b>



## BUILDING APPROVED IN THE MELBOURNE STATISTICAL DIVISION: Original

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

Period	DWELLINGS (no.)			VALUE (\$'000)					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	Total building
<b>PRIVATE SECTOR</b>									
<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>	20 045	6 445	27 490	2 329 489	697 059	651 111	3 677 659	2 168 189	5 845 847
<b>1997</b>									
December	1 610	462	2 132	182 127	49 956	40 904	272 987	440 683	713 669
<b>1998</b>									
January	1 384	470	1 928	155 160	75 411	39 939	270 510	174 206	444 717
February	1 531	501	2 097	174 549	45 151	51 254	270 954	137 723	408 677
March	1 852	781	2 710	219 053	69 350	62 394	350 798	103 995	454 792
April	1 853	627	2 527	220 785	75 586	58 555	354 926	172 933	527 859
May	1 806	440	2 445	218 356	49 334	67 885	335 575	223 937	559 512
June	1 808	429	2 298	222 908	56 419	54 500	333 827	110 620	444 446
July	1 756	469	2 359	217 007	40 014	60 883	317 903	142 054	459 957
August	1 750	626	2 568	207 867	82 454	69 440	359 761	314 245	674 006
September	1 881	453	2 411	235 488	46 845	64 524	346 856	192 729	539 585
October	1 683	603	2 337	206 579	93 818	65 494	365 891	216 460	582 351
November	1 588	691	2 630	198 070	88 652	71 961	358 683	179 527	538 211
December	1 620	778	2 541	194 583	95 569	58 353	348 506	107 083	455 589
<b>PUBLIC SECTOR</b>									
<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>									
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
October	19	55	74	1 491	3 548	4 130	9 169	240 740	249 909
November	25	32	57	1 896	1 809	4 193	7 897	56 518	64 415
December	49	5	56	5 153	550	2 194	7 897	26 586	34 483
<b>TOTAL</b>									
<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>	20 419	6 794	28 242	2 361 028	721 556	701 227	3 783 811	2 592 969	6 376 780
<b>1997</b>									
December	1 665	478	2 203	187 252	50 919	43 608	281 779	450 555	732 334
<b>1998</b>									
January	1 398	479	1 951	156 201	75 891	44 215	276 308	203 063	479 371
February	1 541	516	2 122	175 710	45 946	56 058	277 714	165 774	443 488
March	1 857	787	2 721	219 411	69 686	69 298	358 396	117 599	475 994
April	1 853	682	2 582	220 785	79 236	66 135	366 155	254 185	620 340
May	1 918	450	2 592	227 097	49 898	72 860	349 855	265 628	615 483
June	1 888	440	2 392	229 707	57 022	57 068	343 797	173 928	517 725
July	1 787	483	2 404	219 073	40 904	62 712	322 688	162 172	484 860
August	1 785	642	2 619	210 818	83 704	69 501	364 023	335 196	699 219
September	1 914	453	2 444	237 823	46 845	66 721	351 389	246 107	597 496
October	1 702	658	2 411	208 070	97 366	69 624	375 060	457 200	832 260
November	1 613	723	2 687	199 966	90 461	76 154	366 581	236 045	602 626
December	1 669	783	2 597	199 737	96 119	60 546	356 403	133 670	490 072

(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>2 200</b>	<b>816</b>	<b>3 175</b>	<b>256 279</b>	<b>98 607</b>	<b>70 200</b>	<b>425 086</b>	<b>177 352</b>	<b>602 437</b>
<b>Melbourne (SD)</b>	<b>1 669</b>	<b>783</b>	<b>2 597</b>	<b>199 737</b>	<b>96 120</b>	<b>60 547</b>	<b>356 403</b>	<b>133 670</b>	<b>490 072</b>
Inner Melbourne (SSD)	71	307	470	9 684	46 960	18 750	75 394	38 741	114 135
Melbourne (C)–Inner	0	0	3	0	0	215	215	14 902	15 117
Melbourne (C)–S'bank–D'land	0	185	185	0	29 619	0	29 619	384	30 002
Melbourne (C)–Remainder	8	41	57	956	5 690	1 875	8 521	15 247	23 768
Port Phillip (C)–St Kilda	12	11	24	1 952	1 243	870	4 065	497	4 561
Port Phillip (C)–West	36	7	45	4 666	920	1 791	7 377	1 823	9 200
Stonnington (C)–Prahran	11	21	94	1 675	4 600	11 339	17 614	4 025	21 639
Yarra (C)–North	0	0	14	0	0	1 740	1 740	695	2 435
Yarra (C)–Richmond	4	42	48	435	4 888	919	6 242	1 170	7 412
Western Melbourne (SSD)	166	77	259	16 988	6 199	4 760	27 947	15 508	43 455
Brimbank (C)–Keilor	63	4	67	7 189	220	535	7 943	2 052	9 996
Brimbank (C)–Sunshine	38	4	42	2 730	320	374	3 423	2 145	5 568
Hobsons Bay (C)–Altona	34	3	37	3 169	213	99	3 481	4 468	7 949
Hobsons Bay (C)–Williamstown	6	2	8	537	140	392	1 069	334	1 403
Maribyrnong (C)	18	16	34	2 093	1 610	649	4 352	365	4 717
Moonee Valley (C)–Essendon	4	16	36	440	980	2 290	3 710	5 250	8 960
Mooney Valley (C)–West	3	32	35	830	2 716	423	3 969	894	4 863
Melton Wyndham (SSD)	122	9	131	14 126	530	446	15 102	3 619	18 721
Melton (S)–East	53	2	55	6 046	130	23	6 199	0	6 199
Melton (S) Balance	22	0	22	2 309	0	71	2 380	801	3 181
Wyndham (C)–North West	3	0	3	395	0	0	395	0	395
Wyndham (C)–Werribee	37	7	44	4 464	400	352	5 216	1 223	6 439
Wyndham (C)–Balance	7	0	7	912	0	0	912	1 595	2 507
Moreland City (SSD)	21	38	93	2 160	2 220	2 511	6 890	9 500	16 391
Moreland (C)–Brunswick	2	32	38	275	1 840	818	2 933	138	3 071
Moreland (C)–Coburg	7	3	40	865	180	1 488	2 533	6 830	9 363
Moreland (C)–North	12	3	15	1 020	200	205	1 425	2 532	3 957
Northern Middle Melbourne (SSD)	125	16	141	11 162	1 410	4 681	17 253	4 522	21 775
Banyule (C)–Heidelberg	56	9	65	4 965	870	1 556	7 391	2 652	10 043
Banyule (C)–North	36	0	36	2 692	0	417	3 109	385	3 494
Darebin (C)–Northcote	10	0	10	1 070	0	1 341	2 411	120	2 531
Darebin (C)–Preston	23	7	30	2 435	540	1 367	4 342	1 365	5 707
Hume City (SSD)	70	0	70	8 422	0	505	8 926	3 279	12 205
Hume (C)–Broadmeadows	11	0	11	1 059	0	260	1 319	2 430	3 749
Hume (C)–Craigieburn	47	0	47	5 889	0	129	6 018	599	6 617
Hume (C)–Sunbury	12	0	12	1 473	0	116	1 590	250	1 840
Northern Outer Melbourne (SSD)	110	2	112	12 734	150	1 106	13 990	2 490	16 480
Nillumbik (S)–South	31	0	31	3 763	0	346	4 109	150	4 259
Nillumbik (S)–South-West	8	0	8	1 251	0	132	1 383	185	1 568
Nillumbik (S)–Balance	11	0	11	682	0	315	997	200	1 197
Whittlesea (C)–North	11	0	11	1 270	0	40	1 310	0	1 310
Whittlesea (C)–South	49	2	51	5 767	150	274	6 191	1 955	8 146
Boroondara City (SSD)	44	96	140	7 289	15 305	6 621	29 215	3 989	33 204
Boroondara (C)–Camberwell N	22	13	35	3 810	2 177	1 763	7 749	450	8 199
Boroondara (C)–Camberwell S	9	5	14	1 530	550	2 133	4 213	1 276	5 489
Boroondara (C)–Hawthorn	2	70	72	340	11 480	1 586	13 406	767	14 173
Boroondara (C)–Kew	11	8	19	1 609	1 098	1 141	3 848	1 495	5 343

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)	160	42	202	22 180	4 398	3 859	30 436	8 653	39 089
Manningham (C)–East	4	0	4	772	0	377	1 149	0	1 149
Manningham (C)–West	47	10	57	8 046	1 353	464	9 864	2 921	12 785
Monash (C)–South West	19	4	23	1 788	245	331	2 364	832	3 196
Monash (C)–Waverley East	9	2	11	1 559	301	130	1 990	1 633	3 623
Monash (C)–Waverley West	30	2	32	4 092	234	434	4 760	1 037	5 797
Whitehorse (C)–Box Hill	15	22	37	1 757	2 049	1 287	5 094	850	5 944
Whitehorse (C)–Nunawading E	8	0	8	1 147	0	248	1 395	100	1 495
Whitehorse (C)–Nunawading W	28	2	30	3 019	215	588	3 822	1 280	5 102
Eastern Outer Melbourne (SSD)	157	59	216	18 215	4 940	1 995	25 149	6 992	32 141
Knox (C)–North	46	22	68	4 285	1 920	674	6 879	2 024	8 903
Knox (C)–South	59	10	69	7 899	695	84	8 678	2 583	11 261
Maroondah (C)–Croydon	42	21	63	4 832	1 865	476	7 173	1 200	8 373
Maroondah (C)–Ringwood	10	6	16	1 199	460	761	2 420	1 185	3 605
Yarra Ranges Shire Part A (SSD)	76	0	77	9 179	0	1 922	11 101	1 842	12 943
Yarra Ranges (S)–Central	13	0	13	984	0	203	1 187	0	1 187
Yarra Ranges (S)–North	2	0	2	175	0	82	257	180	437
Yarra Ranges (S)–South-West	61	0	62	8 020	0	1 637	9 657	1 662	11 320
Southern Melbourne (SSD)	107	100	207	17 807	11 071	8 719	37 597	12 931	50 528
Bayside (C)–Brighton	12	29	41	2 636	3 779	1 317	7 732	775	8 507
Bayside (C)–South	17	0	17	2 400	0	1 540	3 940	4 180	8 120
Glen Eira (C)–Caulfield	13	12	25	2 827	1 330	2 218	6 375	371	6 746
Glen Eira (C)–South	7	13	20	1 336	1 150	681	3 167	0	3 167
Kingston (C)–North	16	15	31	2 256	1 452	1 201	4 910	4 315	9 224
Kingston (C)–South	33	17	50	3 997	1 760	377	6 134	2 850	8 984
Stonnington (C)–Malvern	9	14	23	2 354	1 600	1 385	5 339	440	5 779
Greater Dandenong City (SSD)	19	10	31	1 899	755	549	3 203	9 536	12 739
Gr. Dandenong (C)–Dandenong	3	5	10	368	375	230	973	3 610	4 583
Gr. Dandenong (C)–Balance	16	5	21	1 531	380	319	2 230	5 926	8 156
Southern Eastern Outer Melbourne (SSD)	192	10	202	21 145	993	1 165	23 302	9 429	32 731
Cardinia (S)–North	10	10	20	932	993	159	2 084	0	2 084
Cardinia (S)–Pakenham	17	0	17	1 815	0	187	2 002	92	2 094
Cardinia (S)–South	2	0	2	128	0	15	144	0	144
Casey (C)–Berwick	102	0	102	11 839	0	222	12 060	520	12 580
Casey (C)–Cranbourne	32	0	32	2 869	0	331	3 200	6 883	10 083
Casey (C)–Hallam	24	0	24	3 019	0	218	3 237	1 884	5 121
Casey (C)–South	5	0	5	543	0	33	576	50	626
Frankston City (SSD)	71	11	82	7 134	504	1 231	8 869	694	9 563
Frankston (C)–East	43	2	45	4 326	124	260	4 709	0	4 709
Frankston (C)–West	28	9	37	2 808	380	971	4 160	694	4 854
Mornington Peninsula Shire (SSD)	158	6	164	19 616	686	1 726	22 028	1 945	23 973
Mornington P'sula (S)–East	31	0	31	4 155	0	336	4 490	90	4 580
Mornington P'sula (S)–South	77	4	81	9 099	583	792	10 474	1 735	12 209
Mornington P'sula (S)–West	50	2	52	6 362	103	598	7 064	120	7 184

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>146</b>	<b>6</b>	<b>153</b>	<b>15 494</b>	<b>420</b>	<b>2 351</b>	<b>18 264</b>	<b>16 747</b>	<b>35 011</b>
Greater Geelong City Part A (SSD)	84	6	90	9 174	420	1 153	10 746	14 668	25 414
Bellarine-Inner	9	0	9	1 114	0	26	1 140	0	1 140
Corio-Inner	18	2	20	1 897	120	152	2 168	1 660	3 828
Geelong	5	0	5	405	0	0	405	468	873
Geelong West	5	2	7	320	120	342	782	600	1 382
Newton	1	0	1	78	0	371	450	4 350	4 800
South Barwon-Inner	46	2	48	5 360	180	261	5 801	7 590	13 391
East Barwon (SSD)	45	0	45	4 637	0	928	5 565	1 799	7 364
Greater Geelong (C)-Pt B	32	0	32	3 133	0	323	3 456	110	3 566
Queenscliff (B)	2	0	2	220	0	245	465	0	465
Surf Coast (S)-East	8	0	8	1 025	0	168	1 193	330	1 523
Surf Coast (S)-West	3	0	3	259	0	192	451	1 359	1 810
West Barwon (SSD)	17	0	18	1 683	0	270	1 953	280	2 233
Colac-Otway (S)-Colac	2	0	3	253	0	81	334	230	564
Colac-Otway (S)-North	2	0	2	134	0	0	134	0	134
Colac-Otway (S)-South	4	0	4	298	0	80	378	50	428
Golden Plains (S)-North-West	3	0	3	360	0	11	371	0	371
Golden Plains (S)-South-East	6	0	6	638	0	70	708	0	708
Greater Geelong (C)-Pt C	0	0	0	0	0	29	29	0	29
<b>Western District (SD)</b>	<b>22</b>	<b>7</b>	<b>31</b>	<b>2 613</b>	<b>505</b>	<b>1 348</b>	<b>4 466</b>	<b>768</b>	<b>5 234</b>
Hopkins (SSD)	18	7	27	2 106	505	831	3 442	665	4 107
Corangamite (S)-North	2	0	2	201	0	364	564	120	684
Corangamite (S)-South	2	0	4	249	0	127	376	0	376
Moyne (S)-North-East	0	0	0	0	0	23	23	0	23
Moyne (S)-North-West	0	0	0	0	0	35	35	55	90
Moyne (S)-South	4	3	7	470	355	204	1 029	50	1 079
Warrnambool (C)	10	4	14	1 187	150	79	1 416	440	1 856
Lady Julia Percy Island	0	0	0	0	0	0	0	0	0
Glenelg (SSD)	4	0	4	507	0	517	1 024	103	1 126
Glenelg (S)-Heywood	1	0	1	150	0	154	304	0	304
Glenelg (S)-North	0	0	0	0	0	0	0	0	0
Glenelg (S)-Portland	2	0	2	206	0	203	410	0	410
S. Grampians (S)-Hamilton	1	0	1	151	0	143	294	103	397
S. Grampians (S)-Wannon	0	0	0	0	0	16	16	0	16
S. Grampians (S)-Balance	0	0	0	0	0	0	0	0	0
<b>Central Highlands (SD)</b>	<b>65</b>	<b>4</b>	<b>69</b>	<b>6 694</b>	<b>233</b>	<b>1 071</b>	<b>7 997</b>	<b>3 698</b>	<b>11 695</b>
Ballarat City (SSD)	47	4	51	4 752	233	690	5 674	2 631	8 305
Ballarat (C)-Central	3	2	5	269	120	485	873	696	1 569
Ballarat (C)-Inner North	27	0	27	2 770	0	146	2 916	1 152	4 068
Ballarat (C)-North	0	0	0	0	0	0	0	0	0
Ballarat (C)-South	17	2	19	1 713	113	59	1 885	783	2 668
East Central Highlands (SSD)	15	0	15	1 603	0	214	1 817	174	1 991
Hepburn (S)-East	4	0	4	336	0	24	360	124	484
Hepburn (S)-West	1	0	1	124	0	34	158	0	158
Moorabool (S)-Bacchus Marsh	5	0	5	661	0	112	772	0	772
Moorabool (S)-Ballan	3	0	3	270	0	45	315	50	365
Moorabool (S)-West	2	0	2	212	0	0	212	0	212

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	339	0	167	506	893	1 399
Ararat (RC)	3	0	3	339	0	150	489	893	1 382
Pyrenees (S)–North	0	0	0	0	0	17	17	0	17
Pyrenees (S)–South	0	0	0	0	0	0	0	0	0
<b>Wimmera (SD)</b>	<b>22</b>	<b>4</b>	<b>26</b>	<b>2 447</b>	<b>268</b>	<b>238</b>	<b>2 953</b>	<b>643</b>	<b>3 596</b>
South Wimmera (SSD)	19	2	21	2 097	144	208	2 449	393	2 842
Horsham (RC)–Central	6	2	8	661	144	0	805	159	964
Horsham (RC)–Balance	4	0	4	582	0	0	582	0	582
N. Grampians (S)–St Arnaud	1	0	1	90	0	0	90	0	90
N. Grampians (S)–Stawell	8	0	8	764	0	126	890	174	1 064
West Wimmera (S)	0	0	0	0	0	82	82	60	142
North Wimmera (SSD)	3	2	5	350	124	30	504	250	754
Hindmarsh (S)	3	0	3	350	0	0	350	150	500
Yarriambiack (S)–North	0	0	0	0	0	18	18	0	18
Yarriambiack (S)–South	0	2	2	0	124	12	136	100	236
<b>Mallee(SD)</b>	<b>28</b>	<b>4</b>	<b>32</b>	<b>2 929</b>	<b>390</b>	<b>212</b>	<b>3 531</b>	<b>3 364</b>	<b>6 895</b>
Mildura Rural City Part A (SSD)	24	4	28	2 526	390	179	3 095	920	4 015
Mildura (RC)–Pt A	24	4	28	2 526	390	179	3 095	920	4 015
West Mallee (SSD)	1	0	1	130	0	33	163	0	163
Buloke (S)–North	0	0	0	0	0	0	0	0	0
Buloke (S)–South	0	0	0	0	0	0	0	0	0
Mildura (RC)–Pt B	1	0	1	130	0	33	163	0	163
East Mallee (SSD)	3	0	3	274	0	0	274	2 444	2 717
Gannawarra (S)	1	0	1	100	0	0	100	580	680
Swan Hill (RC)–Central	2	0	2	174	0	0	174	264	437
Swan Hill (RC)–Robinvale	0	0	0	0	0	0	0	1 600	1 600
Swan Hill (RC)–Balance	0	0	0	0	0	0	0	0	0
<b>Loddon (SD)</b>	<b>60</b>	<b>2</b>	<b>62</b>	<b>6 413</b>	<b>136</b>	<b>1 329</b>	<b>7 879</b>	<b>5 004</b>	<b>12 882</b>
Greater Bendigo City Part A (SSD)	20	2	22	2 392	136	353	2 881	3 679	6 560
Greater Bendigo (C)–Central	0	2	2	0	136	132	268	95	363
Greater Bendigo (C)–Eaglehawk	3	0	3	202	0	25	227	0	227
Greater Bendigo (C)–Inner East	3	0	3	741	0	55	796	2 800	3 596
Greater Bendigo (C)–Inner North	1	0	1	124	0	16	140	105	245
Greater Bendigo (C)–Inner West	7	0	7	635	0	45	680	679	1 359
Greater Bendigo (C)–S'saye	6	0	6	690	0	80	769	0	769
North Loddon (SSD)	18	0	18	1 748	0	271	2 019	747	2 767
C. Goldfields (S)–M'borough	2	0	2	203	0	47	250	197	447
C. Goldfields (S)–Balance	2	0	2	217	0	0	217	0	217
Gr Bendigo (C)–Pt B	5	0	5	416	0	43	459	0	459
Loddon (S)–North	0	0	0	0	0	18	18	0	18
Loddon (S)–South	1	0	1	15	0	45	60	550	610
Mount Alexander (S)–C'maine	3	0	3	412	0	10	422	0	422
Mount Alexander (S)–Balance	5	0	5	486	0	108	594	0	594
South Loddon (SSD)	22	0	22	2 273	0	706	2 979	577	3 556
Macedon Ranges (S)–Kyneton	5	0	5	354	0	50	404	430	834
Macedon Ranges (S)–Romsey	7	0	7	762	0	201	963	0	963
Macedon Ranges (S)–Balance	10	0	10	1 157	0	455	1 612	147	1 759

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>73</b>	<b>6</b>	<b>79</b>	<b>7 906</b>	<b>536</b>	<b>799</b>	<b>9 240</b>	<b>5 138</b>	<b>14 379</b>
Greater Shepparton City Part A (SSD)	21	0	21	2 353	0	193	2 546	983	3 529
Gr. Shepparton (C) Pt A	21	0	21	2 353	0	193	2 546	983	3 529
North Goulburn (SSD)	22	4	26	2 649	306	385	3 340	2 685	6 025
Campaspe (S)–Echuca	2	4	6	110	306	107	523	0	523
Campaspe (S)–Kyabram	6	0	6	731	0	62	793	0	793
Campaspe (S)–Rochester	2	0	2	320	0	25	345	0	345
Campaspe (S)–South	1	0	1	158	0	0	158	90	248
Gr. Shepparton (C)–Pt B East	2	0	2	245	0	25	270	0	270
Gr. Shepparton (C)–Pt B West	3	0	3	422	0	12	434	2 265	2 699
Moira (S)–East	2	0	2	282	0	0	282	0	282
Moira (S)–West	4	0	4	380	0	155	535	330	865
South Goulburn (SSD)	9	0	9	837	0	122	959	870	1 829
Delatite (S)–Benalla	0	0	0	0	0	0	0	0	0
Delatite (S)–North	0	0	0	0	0	0	0	0	0
Delatite (S)–South	1	0	1	70	0	50	120	120	240
Strathbogie (S)	8	0	8	767	0	72	839	750	1 589
South West Goulburn (SSD)	21	2	23	2 067	230	99	2 396	600	2 996
Mitchell (S)–North	5	2	7	618	230	16	864	600	1 464
Mitchell (S)–South	7	0	7	613	0	11	624	0	624
Murrindindi (S)–East	1	0	1	96	0	0	96	0	96
Murrindindi (S)–West	8	0	8	740	0	72	812	0	812
<b>Ovens-Murray (SD)</b>	<b>32</b>	<b>0</b>	<b>32</b>	<b>3 843</b>	<b>0</b>	<b>658</b>	<b>4 501</b>	<b>2 265</b>	<b>6 765</b>
Wodonga (SSD)	17	0	17	1 941	0	113	2 054	2 205	4 259
Indigo (S)–Pt A	5	0	5	583	0	19	602	0	602
Towong (S)–Pt A	1	0	1	191	0	0	191	0	191
Wodonga (RC)	11	0	11	1 167	0	94	1 261	2 205	3 465
West Ovens-Murray (SSD)	9	0	9	1 341	0	287	1 628	60	1 688
Indigo (S)–Pt B	0	0	0	0	0	0	0	0	0
Wangaratta (RC)–Central	4	0	4	682	0	95	777	60	837
Wangaratta (RC)–North	4	0	4	612	0	0	612	0	612
Wangaratta (RC)–South	1	0	1	47	0	192	239	0	239
East Ovens-Murray (SSD)	6	0	6	561	0	258	818	0	818
Alpine (S)–East	4	0	4	450	0	220	670	0	670
Alpine (S)–West	1	0	1	71	0	38	109	0	109
Towong (S)–Pt B	1	0	1	40	0	0	40	0	40
<b>East Gippsland (SD)</b>	<b>19</b>	<b>0</b>	<b>21</b>	<b>1 900</b>	<b>0</b>	<b>458</b>	<b>2 358</b>	<b>191</b>	<b>2 549</b>
East Gippsland Shire (SSD)	12	0	14	1 245	0	338	1 583	191	1 774
E. Gippsland (S)–Bairnsdale	10	0	11	1 090	0	92	1 182	111	1 293
E. Gippsland (S)–Orbost	1	0	2	120	0	198	318	80	398
E. Gippsland (S)–South-West	0	0	0	0	0	48	48	0	48
E. Gippsland (S)–Balance	1	0	1	35	0	0	35	0	35
Wellington Shire (SSD)	7	0	7	655	0	120	775	0	775
Wellington (S)–Alberton	0	0	0	0	0	15	15	0	15
Wellington (S)–Avon	1	0	1	74	0	20	94	0	94
Wellington (S)–Maffra	2	0	2	305	0	51	355	0	355
Wellington (S)–Rosedale	3	0	3	185	0	25	210	0	210
Wellington (S)–Sale	1	0	1	92	0	10	102	0	102

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>64</b>	<b>0</b>	<b>73</b>	<b>6 304</b>	<b>0</b>	<b>1 190</b>	<b>7 494</b>	<b>5 866</b>	<b>13 360</b>
La Trobe Valley (SSD)	10	0	10	1 544	0	510	2 054	1 853	3 907
Baw Baw (S)–Pt A	0	0	0	0	0	70	70	300	370
La Trobe (S)–Moe	4	0	4	565	0	25	590	180	770
La Trobe (S)–Morwell	2	0	2	399	0	62	461	0	461
La Trobe (S)–Traralgon	4	0	4	580	0	352	932	1 373	2 305
La Trobe (S)–Balance	0	0	0	0	0	0	0	0	0
West Gippsland (SSD)	15	0	15	1 860	0	271	2 131	1 090	3 221
Baw Baw (S)–Pt B East	0	0	0	0	0	12	12	0	12
Baw Baw (S)–Pt B West	15	0	15	1 860	0	239	2 099	1 090	3 189
Yarra Ranges (S)–Pt B	0	0	0	0	0	20	20	0	20
South Gippsland (SSD)	39	0	48	2 900	0	410	3 310	2 923	6 233
Bass Coast (S)–Phillip Island	16	0	25	1 142	0	234	1 376	1 578	2 954
Bass Coast (S)–Balance	13	0	13	1 157	0	90	1 247	100	1 347
South Gippsland (S)–Central	7	0	7	489	0	49	538	1 186	1 724
South Gippsland (S)–East	3	0	3	112	0	22	134	59	193
South Gippsland (S)–West	0	0	0	0	0	15	15	0	15
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	34	0	34	4 056	0	349	4 405	2 526	6 931
Geelong VIC	84	6	90	9 174	420	1 153	10 746	14 668	25 414
Ballarat VIC	47	4	51	4 752	233	690	5 674	2 631	8 305
Bendigo VIC	20	2	22	2 392	136	353	2 881	3 679	6 560
Shepparton VIC	21	0	21	2 353	0	193	2 546	983	3 529
La Trobe Valley VIC	10	0	10	1 544	0	510	2 054	1 853	3 907
Mildura VIC	24	4	28	2 526	390	179	3 095	920	4 015

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

(b) Refer to Explanatory Notes paragraph 12.

## EXPLANATORY NOTES

### INTRODUCTION

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

### SCOPE

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

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

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

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

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

### VALUE DATA

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

### OWNERSHIP

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

### BUILDING CLASSIFICATIONS

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

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



## EXPLANATORY NOTES

### BUILDING CLASSIFICATIONS

*continued*

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

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

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

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

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

### SEASONAL ADJUSTMENT

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

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

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

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

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

### TREND ESTIMATES

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

## EXPLANATORY NOTES

### TREND ESTIMATES

*continued*

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

### CHAIN VOLUME MEASURES

**20** The chain volume measures appearing in this publication are annually re-weighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 1996–97). The reference year will be updated annually in the July publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes.

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

### AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)

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

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

### UNPUBLISHED DATA

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

### RELATED PUBLICATIONS

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

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

### ROUNDING

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

### SYMBOLS AND OTHER USAGES

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

## GLOSSARY

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

## GLOSSARY

<b>Miscellaneous</b>	Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.
<b>New building work</b>	Building activity which will result in the creation of a building which previously did not exist.
<b>New other residential buildings</b>	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
<b>New residential</b>	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
<b>Non-residential building</b>	A non-residential building is primarily intended for purposes other than long term residential purposes. Note that, on occasions, one or more dwelling units may be created through non-residential building activity. Prior to the April 1998 issue of this publication, they have been included in the 'Conversions, etc.' column in tables showing dwelling units approved. They are now identified separately (e.g. see table 5). However, the value of these dwelling units cannot be separated out from that of the non-residential building which they are part of, therefore the value associated with these remain in the appropriate Non-residential category.
<b>Offices</b>	Includes banks, post offices and council chambers.
<b>Other business premises</b>	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.
<b>Other dwellings</b>	Includes all dwellings other than houses. They can be created by: the creation of new other residential buildings (e.g. flats); alteration/addition work to an existing residential building; either new or alteration/addition work on 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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