

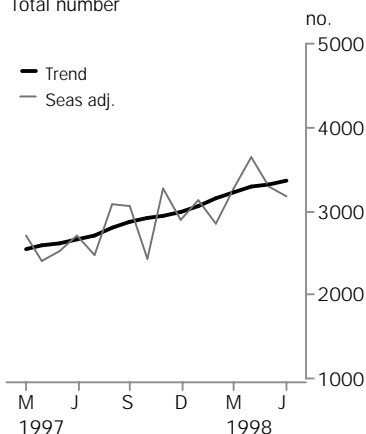
# BUILDING APPROVALS

VICTORIA

EMBARGO: 11:30AM (CANBERRA TIME) THURS 6 AUG 1998

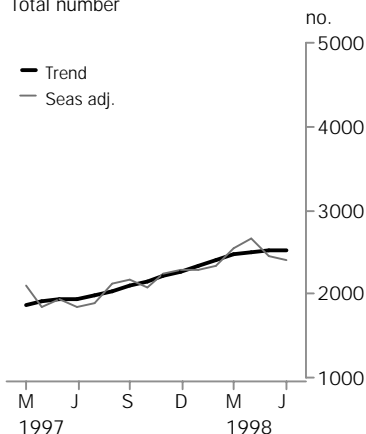
## Dwelling units approved

Total number



## Private sector houses approved

Total number



## JUNE KEY FIGURES

### TREND ESTIMATES

	Jun 1998	% change May 1998 to Jun 1998	% change Jun 1997 to Jun 1998
Dwelling units approved			
Private sector houses	2 517	0.1	29.8
Total dwelling units	3 365	1.2	26.9

### SEASONALLY ADJUSTED

	Jun 1998	% change May 1998 to Jun 1998	% change Jun 1997 to Jun 1998
Dwelling units approved			
Private sector houses	2 399	-2.1	30.6
Total dwelling units	3 183	-3.1	17.7

## JUNE KEY POINTS

### TREND ESTIMATES

- The trend for the total number of dwelling units approved continued to grow in June with a rise of 1.2%. It is 26.9% above the level of a year ago.
- The growth in the trend for private sector houses has slowed considerably over the last 3 months with the estimate for June only 0.1% higher than May. However, the June estimate is still 29.8% higher than the level of a year ago.

### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector houses fell for the second consecutive month to be 10.0% below the estimate for April. This follows six months of increases.

### ORIGINAL ESTIMATES

- In original terms the number of dwelling units approved in June was 3,255, with houses accounting for 2,685 and other residential units 570.
- The value of non-residential building approved in June was \$213.0 million. The major contributor was the Educational category, with a project in Melbourne accounting for \$26.1 million of the \$69.7 million in this category. Other significant contributions were from by Other business premises (\$38.2 million), Shops (\$28.7 million) and Offices (\$27.0 million).

- For further information about these and related statistics, contact Merv Leaker on 08 8237 7585, or any ABS Office.

## NOTES

### FORTHCOMING ISSUES

#### ISSUE

#### RELEASE DATE

July 1998

8 September 1998

August 1998

7 October 1998

September 1998

9 November 1998

.....

### CHANGES IN THIS ISSUE

There are no changes in this issue.

.....

### DATA NOTES

As advised in the last issue, Census Collectors District level information for dwelling approval data up to December 1997 is now available. This has also involved some changes to the Statistical Local Area coding of approximately 1600 dwellings throughout Victoria over the period July 1996 to April 1998. For further information please contact Tamra Nitschke on 08 8237 7655.

.....

### REVISIONS THIS MONTH

There were no revisions this month.

.....

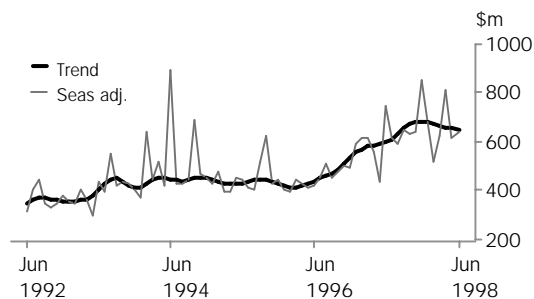
ZIA ABBASI

Regional Director, Victoria

## VALUE OF BUILDING APPROVED

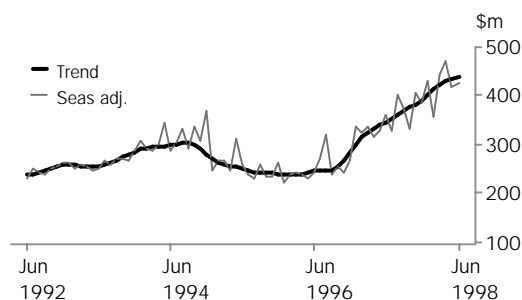
### VALUE OF TOTAL BUILDING

The trend has fallen for the last six months after a sustained period of growth from mid 1996.



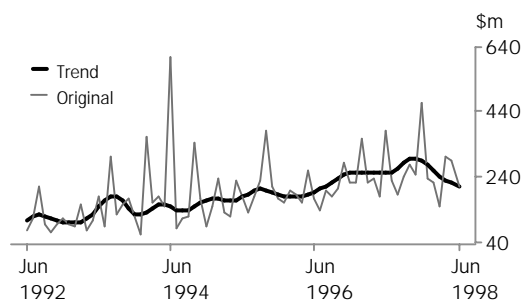
### VALUE OF RESIDENTIAL BUILDING

The trend estimate for this series has shown consistent growth since mid 1996 although the rate of increase has slowed over the last few months.



### VALUE OF NON-RESIDENTIAL BUILDING

The trend has been declining since the end of 1997 and is 29.5% below the level of November 1997.



## SUMMARY OF 1997-98 BUILDINGS APPROVED

### DWELLING UNITS APPROVED

The number of dwelling units approved in 1997-98 and the percentage movements between 1996-97 and 1997-98 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 1997-98	35 349	287	700	102	36 438
1996-97 to 1997-98 % change	32.8	15.7	-5.5	-59.4	30.8

### VALUE OF BUILDING APPROVED

Percentage movements for the value of building approved between 1996-97 and 1997-98 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) 1997-98	3 899.8	22.8	772.4	63.2	3 064.5	7 822.8
1996-97 & 1997-98 % change	37.3	68.9	22.6	-25.7	7.9	22.1

# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

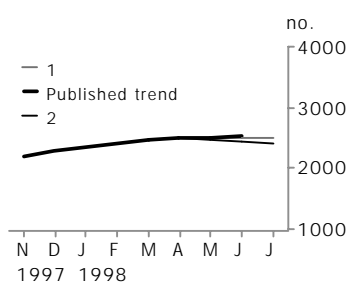
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

### TREND REVISIONS

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

The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the July seasonally adjusted estimate is higher than the June estimate by 5% for the number of private sector houses approved and 8% for total dwelling units approved; and that the July seasonally adjusted estimate is lower than the June estimate by 5% for the number of private sector houses approved and 8% for total dwelling units approved. These percentages were chosen because they represent the average absolute monthly percentage change for these series over the last ten years.

### PRIVATE SECTOR HOUSES

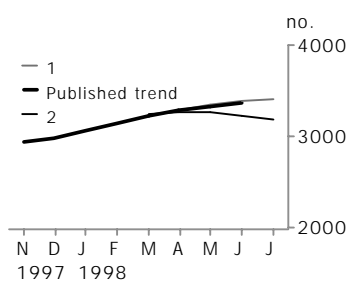


	TREND AS PUBLISHED	
	no.	% change
February 1998	2 409	2.9
March 1998	2 464	2.3
April 1998	2 499	1.4
May 1998	2 514	0.6
June 1998	2 517	0.1
July 1998	n.y.a.	n.y.a.

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

<b>1</b>		<b>2</b>	
<i>rises by 5% on Jun 1998</i>		<i>falls by 5% on Jun 1998</i>	
no.	% change	no.	% change
2 411	2.9	2 419	3.1
2 465	2.2	2 469	2.1
2 496	1.2	2 485	0.6
2 510	0.6	2 474	-0.4
2 514	0.1	2 446	-1.1
2 511	-0.1	2 408	-1.6

### TOTAL DWELLING UNITS



	TREND AS PUBLISHED	
	no.	% change
February 1998	3 146	2.9
March 1998	3 229	2.7
April 1998	3 290	1.9
May 1998	3 324	1.0
June 1998	3 365	1.2
July 1998	n.y.a.	n.y.a.

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

<b>1</b>		<b>2</b>	
<i>rises by 8% on Jun 1998</i>		<i>falls by 8% on Jun 1998</i>	
no.	% change	no.	% change
3 142	2.8	3 160	3.1
3 228	2.7	3 238	2.4
3 290	1.9	3 266	0.9
3 342	1.6	3 263	-0.1
3 384	1.2	3 234	-0.9
3 400	0.5	3 175	-1.8

## DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS(a)		TOTAL DWELLING UNITS...	
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL						
<b>1997</b>						
April	1 928	1 957	531	580	2 459	2 537
May	2 007	2 018	632	658	2 639	2 676
June	1 820	1 827	693	741	2 513	2 568
July	2 051	2 054	539	578	2 590	2 632
August	2 268	2 272	872	948	3 140	3 220
September	2 382	2 416	667	746	3 049	3 162
October	2 192	2 250	377	431	2 569	2 681
November	2 303	2 342	834	905	3 137	3 247
December	2 180	2 241	560	589	2 740	2 830
<b>1998</b>						
January	1 790	1 812	592	627	2 382	2 439
February	2 099	2 149	587	608	2 686	2 757
March	2 595	2 626	902	920	3 497	3 546
April	2 507	2 508	696	805	3 203	3 313
May	2 485	2 621	687	735	3 172	3 356
June	2 554	2 685	519	570	3 073	3 255
SEASONALLY ADJUSTED						
<b>1997</b>						
April	1 852	1 877	n.a.	n.a.	2 359	2 413
May	1 924	1 933	n.a.	n.a.	2 493	2 531
June	1 837	1 844	n.a.	n.a.	2 637	2 704
July	1 880	1 883	n.a.	n.a.	2 427	2 478
August	2 125	2 129	n.a.	n.a.	2 994	3 087
September	2 170	2 221	n.a.	n.a.	2 978	3 070
October	2 071	2 120	n.a.	n.a.	2 313	2 423
November	2 237	2 264	n.a.	n.a.	3 180	3 266
December	2 276	2 320	n.a.	n.a.	2 791	2 906
<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
TREND ESTIMATES						
<b>1997</b>						
April	1 911	1 923	621	655	2 532	2 579
May	1 925	1 936	629	671	2 554	2 607
June	1 938	1 949	652	702	2 591	2 651
July	1 971	1 985	673	730	2 643	2 714
August	2 024	2 044	690	753	2 715	2 797
September	2 090	2 117	688	753	2 777	2 870
October	2 152	2 188	664	724	2 815	2 912
November	2 209	2 251	641	689	2 849	2 940
December	2 273	2 316	635	671	2 908	2 987
<b>1998</b>						
January	2 341	2 384	644	673	2 985	3 057
February	2 409	2 454	658	692	3 068	3 146
March	2 464	2 517	667	712	3 131	3 229
April	2 499	2 564	663	726	3 161	3 290
May	2 514	2 594	647	730	3 161	3 324
June	2 517	2 612	652	753	3 169	3 365

(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>						
April	1.6	2.5	-1.5	6.0	0.9	3.3
May	4.1	3.1	19.0	13.4	7.3	5.5
June	-9.3	-9.5	9.7	12.6	-4.8	-4.0
July	12.7	12.4	-22.2	-22.0	3.1	2.5
August	10.6	10.6	61.8	64.0	21.2	22.3
September	5.0	6.3	-23.5	-21.3	-2.9	-1.8
October	-8.0	-6.9	-43.5	-42.2	-15.7	-15.2
November	5.1	4.1	121.2	110.0	22.1	21.1
December	-5.3	-4.3	-32.9	-34.9	-12.7	-12.8
<b>1998</b>						
January	-17.9	-19.1	5.7	6.5	-13.1	-13.8
February	17.3	18.6	-0.8	-3.0	12.8	13.0
March	23.6	22.2	53.7	51.3	30.2	28.6
April	-3.4	-4.5	-22.8	-12.5	-8.4	-6.6
May	-0.9	4.5	-1.3	-8.7	-1.0	1.3
June	2.8	2.4	-24.5	-22.4	-3.1	-3.0
SEASONALLY ADJUSTED (% change from preceding month)						
<b>1997</b>						
April	-12.0	-11.5	n.a.	n.a.	-10.8	-11.1
May	3.9	3.0	n.a.	n.a.	5.7	4.9
June	-4.5	-4.6	n.a.	n.a.	5.8	6.8
July	2.4	2.1	n.a.	n.a.	-7.9	-8.4
August	13.0	13.0	n.a.	n.a.	23.3	24.6
September	2.1	4.3	n.a.	n.a.	-0.5	-0.5
October	-4.6	-4.5	n.a.	n.a.	-22.3	-21.1
November	8.0	6.8	n.a.	n.a.	37.5	34.8
December	1.7	2.5	n.a.	n.a.	-12.2	-11.0
<b>1998</b>						
January	0.6	0.7	n.a.	n.a.	10.6	8.0
February	2.3	3.2	n.a.	n.a.	-10.0	-9.5
March	8.3	7.0	n.a.	n.a.	15.8	15.0
April	5.1	3.4	n.a.	n.a.	10.2	11.6
May	-8.1	-3.8	n.a.	n.a.	-13.9	-9.9
June	-2.1	-1.4	n.a.	n.a.	-3.1	-3.1
TREND ESTIMATES (% change from preceding month)						
<b>1997</b>						
April	2.1	1.9	-2.5	-1.4	0.9	1.0
May	0.8	0.6	1.3	2.4	0.9	1.1
June	0.7	0.7	3.7	4.6	1.4	1.7
July	1.7	1.8	3.1	3.9	2.0	2.4
August	2.7	3.0	2.6	3.2	2.7	3.0
September	3.2	3.6	-0.4	-0.1	2.3	2.6
October	3.0	3.4	-3.5	-3.8	1.4	1.5
November	2.6	2.9	-3.4	-4.8	1.2	1.0
December	2.9	2.9	-0.9	-2.7	2.1	1.6
<b>1998</b>						
January	3.0	2.9	1.4	0.4	2.7	2.4
February	2.9	2.9	2.2	2.7	2.8	2.9
March	2.3	2.6	1.3	3.0	2.1	2.7
April	1.4	1.9	-0.6	2.0	1.0	1.9
May	0.6	1.2	-2.3	0.5	0.0	1.0
June	0.1	0.7	0.8	3.2	0.3	1.2

(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>					
April	261.8	63.5	325.3	237.0	562.3
May	301.1	62.5	363.6	178.3	541.9
June	265.0	84.6	349.7	382.1	731.8
July	277.8	62.9	340.7	227.9	568.6
August	323.7	65.7	389.4	184.5	573.9
September	314.8	83.6	398.4	242.2	640.6
October	283.0	84.4	367.4	279.2	646.7
November	362.1	60.1	422.2	247.3	669.5
December	301.4	55.6	357.0	470.2	827.2
<b>1998</b>					
January	281.7	56.7	338.5	234.1	572.6
February	284.6	67.3	351.9	222.6	574.5
March	373.0	83.1	456.2	148.5	604.6
April	371.0	77.8	448.8	302.7	751.5
May	353.6	89.9	443.5	292.3	735.7
June	373.1	71.3	444.3	213.0	657.3
SEASONALLY ADJUSTED					
<b>1997</b>					
April	253.6	60.9	314.5	n.a.	561.3
May	268.0	59.3	327.3	n.a.	436.9
June	266.7	92.6	359.4	n.a.	747.3
July	265.2	61.7	326.9	n.a.	618.3
August	332.3	69.3	401.6	n.a.	588.4
September	295.3	77.7	373.0	n.a.	650.4
October	262.9	68.6	331.5	n.a.	629.3
November	345.1	62.4	407.5	n.a.	644.0
December	324.9	62.4	387.3	n.a.	856.3
<b>1998</b>					
January	359.9	69.9	429.8	n.a.	685.1
February	285.8	70.3	356.0	n.a.	518.3
March	367.8	74.0	441.7	n.a.	624.4
April	395.7	77.1	472.8	n.a.	810.2
May	326.6	89.8	416.4	n.a.	620.1
June	355.3	71.3	426.6	n.a.	637.0
TREND ESTIMATES					
<b>1997</b>					
April	265.3	68.1	333.4	252.4	585.8
May	269.6	69.4	339.0	252.9	592.0
June	274.3	70.8	345.1	252.1	597.2
July	280.7	71.7	352.5	254.9	607.3
August	290.2	71.7	361.8	266.9	628.8
September	299.7	70.4	370.0	284.1	654.1
October	307.9	68.1	376.0	294.6	670.6
November	315.9	66.3	382.2	296.2	678.4
December	324.9	66.3	391.2	290.6	681.7
<b>1998</b>					
January	334.0	68.2	402.2	278.8	681.0
February	342.8	71.0	413.8	258.2	672.0
March	349.0	74.4	423.5	240.0	663.5
April	353.1	77.2	430.4	228.1	658.5
May	355.4	79.3	434.7	221.0	655.7
June	358.2	80.5	438.6	208.7	647.4

(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>					
April	4.3	0.6	3.6	5.3	4.3
May	15.0	-1.6	11.8	-24.8	-3.6
June	-12.0	35.4	-3.8	114.3	35.0
July	4.8	-25.7	-2.6	-40.4	-22.3
August	16.5	4.5	14.3	-19.0	0.9
September	-2.7	27.2	2.3	31.3	11.6
October	-10.1	1.0	-7.8	15.3	1.0
November	28.0	-28.8	14.9	-11.4	3.5
December	-16.8	-7.5	-15.4	90.1	23.6
<b>1998</b>					
January	-6.5	2.0	-5.2	-50.2	-30.8
February	1.0	18.7	4.0	-4.9	0.3
March	31.1	23.5	29.6	-33.3	5.2
April	-0.5	-6.4	-1.6	103.8	24.3
May	-4.7	15.6	-1.2	-3.4	-2.1
June	5.5	-20.7	0.2	-27.1	-10.7
SEASONALLY ADJUSTED (% change from preceding month)					
<b>1997</b>					
April	-7.9	-1.6	-6.8	n.a.	-8.4
May	5.7	-2.6	4.1	n.a.	-22.2
June	-0.5	56.2	9.8	n.a.	71.0
July	-0.6	-33.4	-9.0	n.a.	-17.3
August	25.3	12.3	22.9	n.a.	-4.8
September	-11.1	12.1	-7.1	n.a.	10.5
October	-11.0	-11.7	-11.1	n.a.	-3.2
November	31.3	-9.0	22.9	n.a.	2.3
December	-5.9	0.0	-5.0	n.a.	33.0
<b>1998</b>					
January	10.8	12.0	11.0	n.a.	-20.0
February	-20.6	0.6	-17.2	n.a.	-24.3
March	28.7	5.3	24.1	n.a.	20.5
April	7.6	4.2	7.0	n.a.	29.8
May	-17.5	16.5	-11.9	n.a.	-23.5
June	8.8	-20.6	2.4	n.a.	2.7
TREND ESTIMATES (% change from preceding month)					
<b>1997</b>					
April	2.1	2.6	2.2	-0.7	0.9
May	1.6	1.9	1.7	0.2	1.1
June	1.7	2.0	1.8	-0.3	0.9
July	2.3	1.3	2.1	1.1	1.7
August	3.4	0.0	2.6	4.7	3.5
September	3.3	-1.8	2.3	6.4	4.0
October	2.7	-3.3	1.6	3.7	2.5
November	2.6	-2.6	1.6	0.5	1.2
December	2.8	0.0	2.4	-1.9	0.5
<b>1998</b>					
January	2.8	2.9	2.8	-4.1	-0.1
February	2.6	4.1	2.9	-7.4	-1.3
March	1.8	4.8	2.3	-7.0	-1.3
April	1.2	3.8	1.6	-5.0	-0.8
May	0.7	2.7	1.0	-3.1	-0.4
June	0.8	1.5	0.9	-5.6	-1.3

(a) Refer to Explanatory Notes paragraph 12.

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

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
<b>1995-96</b>	18 425	3 218	(b) 574	(b) 0	60	<b>22 277</b>
<b>1996-97</b>	19 593	6 421	203	741	239	<b>27 197</b>
<b>1997-98</b>	27 367	6 811	262	699	99	<b>35 238</b>
<b>1997</b>						
June	1 817	438	81	157	20	<b>2 513</b>
July	2 050	513	9	14	4	<b>2 590</b>
August	2 262	822	4	50	2	<b>3 140</b>
September	2 379	445	3	219	3	<b>3 049</b>
October	2 190	315	6	57	1	<b>2 569</b>
November	2 300	783	12	38	4	<b>3 137</b>
December	2 173	502	14	47	4	<b>2 740</b>
<b>1998</b>						
January	1 788	517	12	41	24	<b>2 382</b>
February	2 095	525	17	43	6	<b>2 686</b>
March	2 591	822	33	32	19	<b>3 497</b>
April	2 506	648	30	16	3	<b>3 203</b>
May	2 483	459	110	96	24	<b>3 172</b>
June	2 550	460	12	46	5	<b>3 073</b>
PUBLIC SECTOR (Number)						
<b>1995-96</b>	464	937	(b) 29	(b) 0	0	<b>1 430</b>
<b>1996-97</b>	212	384	45	0	12	<b>653</b>
<b>1997-98</b>	570	601	25	1	3	<b>1 200</b>
<b>1997</b>						
June	7	4	44	0	0	<b>55</b>
July	3	39	0	0	0	<b>42</b>
August	4	75	0	0	1	<b>80</b>
September	34	79	0	0	0	<b>113</b>
October	58	54	0	0	0	<b>112</b>
November	39	71	0	0	0	<b>110</b>
December	61	29	0	0	0	<b>90</b>
<b>1998</b>						
January	22	35	0	0	0	<b>57</b>
February	50	21	0	0	0	<b>71</b>
March	31	18	0	0	0	<b>49</b>
April	1	109	0	0	0	<b>110</b>
May	136	23	25	0	0	<b>184</b>
June	131	48	0	1	2	<b>182</b>
TOTAL (Number)						
<b>1995-96</b>	18 889	4 155	(b) 603	(b) 0	60	<b>23 707</b>
<b>1996-97</b>	19 805	6 805	248	741	251	<b>27 850</b>
<b>1997-98</b>	27 937	7 412	287	700	102	<b>36 438</b>
<b>1997</b>						
June	1 824	442	125	157	20	<b>2 568</b>
July	2 053	552	9	14	4	<b>2 632</b>
August	2 266	897	4	50	3	<b>3 220</b>
September	2 413	524	3	219	3	<b>3 162</b>
October	2 248	369	6	57	1	<b>2 681</b>
November	2 339	854	12	38	4	<b>3 247</b>
December	2 234	531	14	47	4	<b>2 830</b>
<b>1998</b>						
January	1 810	552	12	41	24	<b>2 439</b>
February	2 145	546	17	43	6	<b>2 757</b>
March	2 622	840	33	32	19	<b>3 546</b>
April	2 507	757	30	16	3	<b>3 313</b>
May	2 619	482	135	96	24	<b>3 356</b>
June	2 681	508	12	47	7	<b>3 255</b>

(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	<b>4 448.5</b>
<b>1996-97</b>	2 149.1	644.3	12.6	597.1	84.2	3 487.2	1 879.7	<b>5 366.9</b>
<b>1997-98</b>	3 084.3	727.0	22.0	708.6	63.2	4 605.0	2 476.9	<b>7 081.9</b>
<b>1997</b>								
June	203.7	60.8	4.4	46.5	31.5	346.8	120.3	<b>467.1</b>
July	233.4	42.1	0.7	57.0	3.1	336.2	161.6	<b>497.8</b>
August	245.7	70.3	0.5	52.2	10.9	379.7	159.5	<b>539.1</b>
September	264.7	42.9	0.1	69.8	10.0	387.5	209.9	<b>597.3</b>
October	244.0	29.8	0.9	65.5	9.6	349.8	204.8	<b>554.6</b>
November	252.7	101.9	0.7	52.9	3.2	411.4	213.5	<b>624.9</b>
December	240.6	52.9	1.6	45.0	3.4	343.5	456.7	<b>800.2</b>
<b>1998</b>								
January	197.3	80.7	1.1	46.0	2.6	327.6	201.7	<b>529.3</b>
February	231.7	46.8	1.6	57.2	2.0	339.3	158.3	<b>497.6</b>
March	297.2	72.4	2.8	69.2	3.2	444.8	129.9	<b>574.8</b>
April	286.8	77.0	2.6	66.7	0.8	433.8	201.2	<b>635.1</b>
May	289.7	51.3	8.3	63.5	12.2	424.9	243.4	<b>668.3</b>
June	300.4	58.8	1.2	63.7	2.3	426.5	136.4	<b>562.9</b>
PUBLIC SECTOR (\$ million)								
<b>1995-96</b>	42.2	66.4	(b) 1.6	32.7	(b) 0.0	142.9	730.8	<b>873.8</b>
<b>1996-97</b>	22.8	23.8	1.0	32.7	0.9	81.2	960.1	<b>1 041.3</b>
<b>1997-98</b>	48.6	40.0	0.8	63.8	0.1	153.3	587.7	<b>740.9</b>
<b>1997</b>								
June	0.4	0.2	0.9	1.4	0.0	2.9	261.8	<b>264.6</b>
July	0.2	2.2	0.0	2.2	0.0	4.5	66.3	<b>70.8</b>
August	0.5	7.2	0.0	2.0	0.0	9.7	25.0	<b>34.7</b>
September	2.5	4.6	0.0	3.7	0.0	10.9	32.4	<b>43.3</b>
October	5.0	4.2	0.0	8.4	0.0	17.6	74.4	<b>92.1</b>
November	3.3	4.2	0.0	3.3	0.0	10.8	33.7	<b>44.6</b>
December	6.2	1.7	0.0	5.5	0.0	13.4	13.6	<b>27.0</b>
<b>1998</b>								
January	1.8	1.9	0.0	7.2	0.0	10.9	32.4	<b>43.3</b>
February	4.9	1.1	0.0	6.6	0.0	12.6	64.3	<b>76.9</b>
March	2.4	1.0	0.0	7.9	0.0	11.3	18.6	<b>29.9</b>
April	0.1	7.1	0.0	7.8	0.0	15.0	101.5	<b>116.5</b>
May	10.6	2.0	0.8	5.2	0.0	18.6	48.9	<b>67.5</b>
June	11.0	2.8	0.0	4.0	0.1	17.8	76.6	<b>94.4</b>
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	<b>5 322.3</b>
<b>1996-97</b>	2 171.9	668.1	13.5	629.8	85.1	3 568.4	2 839.8	<b>6 408.2</b>
<b>1997-98</b>	3 132.9	766.9	22.8	772.4	63.2	4 758.3	3 064.5	<b>7 822.8</b>
<b>1997</b>								
June	204.1	61.0	5.3	47.8	31.5	349.7	382.1	<b>731.8</b>
July	233.5	44.3	0.7	59.1	3.1	340.7	227.9	<b>568.6</b>
August	246.2	77.5	0.5	54.3	10.9	389.4	184.5	<b>573.9</b>
September	267.3	47.5	0.1	73.6	10.0	398.4	242.2	<b>640.6</b>
October	249.1	34.0	0.9	73.9	9.6	367.4	279.2	<b>646.7</b>
November	256.0	106.1	0.7	56.2	3.2	422.2	247.3	<b>669.5</b>
December	246.8	54.6	1.6	50.6	3.4	357.0	470.2	<b>827.2</b>
<b>1998</b>								
January	199.1	82.6	1.1	53.1	2.6	338.5	234.1	<b>572.6</b>
February	236.6	47.9	1.6	63.8	2.0	351.9	222.6	<b>574.5</b>
March	299.6	73.4	2.8	77.1	3.2	456.2	148.5	<b>604.6</b>
April	286.9	84.1	2.6	74.5	0.8	448.8	302.7	<b>751.5</b>
May	300.3	53.3	9.1	68.6	12.2	443.5	292.3	<b>735.7</b>
June	311.4	61.6	1.2	67.6	2.4	444.3	213.0	<b>657.3</b>

(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>										
April	1 955	342	134	476	17	5	4	26	502	<b>2 457</b>
May	2 015	237	117	354	21	55	157	233	587	<b>2 602</b>
June	1 824	114	138	252	0	16	174	190	442	<b>2 266</b>
July	2 053	284	214	498	15	0	39	54	552	<b>2 605</b>
August	2 266	344	211	555	16	111	215	342	897	<b>3 163</b>
September	2 413	261	165	426	2	14	82	98	524	<b>2 937</b>
October	2 248	180	129	309	25	4	31	60	369	<b>2 617</b>
November	2 339	222	206	428	20	55	351	426	854	<b>3 193</b>
December	2 234	237	173	410	15	5	101	121	531	<b>2 765</b>
<b>1998</b>										
January	1 810	160	204	364	12	47	129	188	552	<b>2 362</b>
February	2 145	212	251	463	35	14	34	83	546	<b>2 691</b>
March	2 622	326	163	489	61	127	163	351	840	<b>3 462</b>
April	2 507	287	165	452	69	76	160	305	757	<b>3 264</b>
May	2 619	183	140	323	55	16	88	159	482	<b>3 101</b>
June	2 681	185	132	317	100	12	79	191	508	<b>3 189</b>
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>										
April	220.0	24.4	13.7	38.0	1.6	1.0	1.1	3.7	41.8	<b>261.8</b>
May	225.0	16.5	11.3	27.9	1.3	7.9	39.1	48.3	76.2	<b>301.1</b>
June	204.1	8.1	14.6	22.7	0.0	2.0	36.3	38.3	61.0	<b>265.0</b>
July	233.5	19.3	19.0	38.3	1.9	0.0	4.1	6.0	44.3	<b>277.8</b>
August	246.2	23.7	19.6	43.3	2.8	13.3	18.0	34.2	77.5	<b>323.7</b>
September	267.3	19.3	14.7	34.0	0.9	1.8	10.8	13.5	47.5	<b>314.8</b>
October	249.1	12.8	12.9	25.7	2.5	2.4	3.4	8.3	34.0	<b>283.0</b>
November	256.0	15.3	21.4	36.7	2.0	6.6	60.8	69.4	106.1	<b>362.1</b>
December	246.8	17.4	15.7	33.0	1.1	1.7	18.8	21.5	54.6	<b>301.4</b>
<b>1998</b>										
January	199.1	11.2	20.0	31.2	1.0	7.0	43.4	51.4	82.6	<b>281.7</b>
February	236.6	14.3	23.8	38.1	2.8	0.8	6.2	9.8	47.9	<b>284.6</b>
March	299.6	24.3	17.7	42.0	4.4	9.8	17.3	31.4	73.4	<b>373.0</b>
April	286.9	23.5	17.2	40.8	4.3	6.5	32.5	43.3	84.1	<b>371.0</b>
May	300.3	15.2	16.0	31.1	4.5	2.2	15.4	22.1	53.3	<b>353.6</b>
June	311.4	15.6	13.4	29.0	7.8	1.3	23.6	32.6	61.6	<b>373.1</b>

(a) See Glossary for definition.

## VALUE OF BUILDING APPROVED, Average 1989-90 Prices

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
<b>1995-96</b>	1 731.7	465.6	2 197.2	541.3	2 738.5	2 952.0	<b>5 690.4</b>
<b>1996-97</b>	1 981.0	781.1	2 762.3	664.5	3 426.7	3 349.4	<b>6 776.2</b>
<b>1997-98</b>	2 025.4	640.5	2 665.9	561.7	3 227.6	2 571.9	<b>5 799.4</b>
<b>1996</b>							
December	445.0	156.4	601.4	153.5	754.9	847.5	<b>1 602.5</b>
<b>1997</b>							
March	497.2	189.8	687.1	173.2	860.2	955.2	<b>1 815.4</b>
June	590.4	206.7	797.1	191.6	988.7	928.6	<b>1 917.3</b>
September	679.5	193.1	872.6	193.1	1 065.6	753.5	<b>1 819.1</b>
December	680.7	219.6	900.3	181.2	1 081.5	1 135.4	<b>2 216.8</b>
<b>1998</b>							
March	665.2	227.8	893.0	187.4	1 080.5	683.0	<b>1 763.5</b>
ORIGINAL (% change from preceding quarter)							
<b>1996</b>							
December	-0.8	-31.5	-11.1	5.0	-8.3	37.1	<b>11.2</b>
<b>1997</b>							
March	11.7	21.4	14.3	12.8	13.9	12.7	<b>13.3</b>
June	18.7	8.9	16.0	10.6	14.9	-2.8	<b>5.6</b>
September	15.1	-6.6	9.5	0.8	7.8	-18.9	<b>-5.1</b>
December	0.2	13.7	3.2	-6.2	1.5	50.7	<b>21.9</b>
<b>1998</b>							
March	-2.3	3.7	-0.8	3.4	-0.1	-39.8	<b>-20.4</b>

(a) Refer to Explanatory Notes paragraph 12.

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

Period	<i>Hotels, motels and other short term accommodation</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999												
<b>1998</b>												
April	3	0.3	54	5.1	19	2.0	61	6.5	23	2.5	15	1.3
May	7	0.6	60	5.4	31	3.3	50	4.6	40	3.8	8	0.7
June	3	0.3	56	5.1	27	2.6	63	6.1	38	3.8	9	0.9
Value—\$200,000–\$499,999												
<b>1998</b>												
April	3	0.9	15	4.8	11	3.9	22	6.2	13	4.0	11	3.4
May	1	0.4	17	5.1	16	4.0	17	5.3	23	6.4	5	1.5
June	2	0.5	16	4.7	12	3.3	20	6.0	19	5.6	15	5.0
Value—\$500,000–\$999,999												
<b>1998</b>												
April	1	0.7	9	5.9	6	4.6	11	6.6	8	5.8	3	2.2
May	1	0.6	2	1.4	8	5.0	2	1.7	9	5.3	8	5.2
June	1	0.8	5	3.2	5	3.0	7	5.0	9	6.5	4	2.8
Value—\$1,000,000–\$4,999,999												
<b>1998</b>												
April	0	0.0	16	32.7	3	5.7	5	14.7	4	8.9	5	10.7
May	0	0.0	5	6.7	3	4.0	1	1.0	7	14.4	8	11.8
June	1	4.9	7	10.7	2	3.3	5	9.9	8	15.1	5	8.9
Value—\$5,000,000 and over												
<b>1998</b>												
April	0	0.0	1	5.9	0	0.0	1	20.4	4	57.3	2	14.4
May	1	5.5	1	34.3	0	0.0	2	32.2	4	60.2	0	0.0
June	0	0.0	1	5.0	0	0.0	0	0.0	1	7.2	5	52.2
Value—Total												
<b>1995-96</b>	120	136.4	999	390.6	641	230.6	913	418.9	550	340.9	441	365.0
<b>1996-97</b>	117	157.7	921	391.1	734	373.7	914	404.6	685	401.2	354	411.2
<b>1997-98</b>	134	229.4	998	447.4	672	235.5	988	425.5	759	498.2	410	300.4
<b>1998</b>												
April	7	1.9	95	54.4	39	16.1	100	54.5	52	78.6	36	32.0
May	10	7.1	85	52.8	58	16.3	72	44.8	83	90.2	29	19.2
June	7	6.5	85	28.7	46	12.2	95	27.0	75	38.2	38	69.7

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>										
April	2	0.2	12	1.1	13	1.4	26	2.5	228	22.9
May	1	0.1	6	0.7	14	1.1	24	3.0	241	23.4
June	2	0.2	11	1.2	13	1.2	15	1.2	237	22.5
Value—\$200,000–\$499,999										
<b>1998</b>										
April	1	0.3	6	1.7	6	1.6	16	4.4	104	31.2
May	1	0.3	3	0.7	6	1.8	11	3.3	100	28.9
June	1	0.3	6	1.6	4	1.2	8	2.4	103	30.6
Value—\$500,000–\$999,999										
<b>1998</b>										
April	0	0.0	0	0.0	2	1.5	3	2.1	43	29.3
May	1	0.6	0	0.0	1	0.7	0	0.0	32	20.4
June	0	0.0	4	3.2	2	1.2	2	1.2	39	26.8
Value—\$1,000,000–\$4,999,999										
<b>1998</b>										
April	1	1.5	7	17.4	5	9.5	4	7.6	50	108.7
May	0	0.0	0	0.0	3	7.5	2	6.6	29	51.9
June	0	0.0	2	2.9	1	2.0	0	0.0	31	57.7
Value—\$5,000,000 and over										
<b>1998</b>										
April	0	0.0	1	5.7	0	0.0	1	6.9	10	110.7
May	0	0.0	4	35.4	0	0.0	0	0.0	12	167.6
June	0	0.0	0	0.0	0	0.0	1	11.0	8	75.4
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>										
April	4	1.9	26	25.9	26	14.0	50	23.5	435	302.7
May	3	0.9	13	36.9	24	11.1	37	13.0	414	292.3
June	3	0.5	23	8.9	20	5.6	26	15.8	418	213.0

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>											
June	18.7	16.4	20.3	15.5	19.6	11.0	1.5	7.9	1.4	8.0	<b>120.3</b>
July	1.9	26.5	12.8	45.5	44.9	8.7	1.8	8.8	5.4	5.3	<b>161.6</b>
August	28.6	20.8	19.9	27.3	25.7	6.8	1.1	20.1	7.7	1.6	<b>159.5</b>
September	4.9	67.6	20.3	27.9	31.2	13.0	1.9	13.6	17.9	11.6	<b>209.9</b>
October	11.4	82.0	26.8	18.0	35.9	10.4	1.9	1.4	12.1	5.0	<b>204.8</b>
November	99.6	20.6	24.4	15.4	26.1	6.1	3.4	3.2	12.1	2.7	<b>213.5</b>
December	4.1	11.5	16.6	38.4	14.2	9.6	0.4	3.3	354.0	4.6	<b>456.7</b>
<b>1998</b>											
January	40.1	27.1	32.9	20.8	34.3	4.3	1.0	17.1	5.0	19.1	<b>201.7</b>
February	14.6	17.4	20.2	46.2	21.7	8.0	0.8	13.8	3.3	12.1	<b>158.3</b>
March	8.2	32.4	14.0	24.6	25.6	5.2	1.3	1.5	4.7	12.3	<b>129.9</b>
April	1.5	54.3	16.1	51.0	33.4	15.5	1.9	11.9	6.0	9.5	<b>201.2</b>
May	6.5	52.4	16.3	43.5	88.9	10.3	0.9	13.0	4.9	6.6	<b>243.4</b>
June	6.4	28.3	12.2	22.5	36.8	19.9	0.5	5.2	1.9	2.7	<b>136.4</b>
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>											
June	0.0	0.3	0.4	2.0	52.2	160.2	0.0	1.8	3.6	41.2	<b>261.8</b>
July	0.0	1.7	1.4	5.2	4.2	10.7	0.0	32.5	3.0	7.6	<b>66.3</b>
August	0.0	0.1	0.5	6.6	4.2	9.4	0.0	2.7	1.0	0.6	<b>25.0</b>
September	0.0	0.1	0.0	3.2	4.6	6.0	0.0	13.9	3.2	1.3	<b>32.4</b>
October	0.0	0.0	0.4	8.7	4.2	24.4	0.0	32.5	3.5	0.6	<b>74.4</b>
November	0.0	0.1	0.1	2.5	0.2	10.8	0.0	14.2	4.9	0.9	<b>33.7</b>
December	0.1	0.4	0.0	1.8	0.4	6.8	0.0	1.4	1.8	0.8	<b>13.6</b>
<b>1998</b>											
January	0.0	3.3	0.0	2.6	0.2	23.3	0.0	0.8	1.7	0.5	<b>32.4</b>
February	0.3	0.0	0.0	3.0	10.7	12.6	0.0	9.3	2.5	25.8	<b>64.3</b>
March	0.0	0.0	0.5	1.6	2.9	3.6	0.0	2.7	3.7	3.5	<b>18.6</b>
April	0.4	0.1	0.0	3.5	45.2	16.5	0.0	14.0	8.0	14.0	<b>101.5</b>
May	0.6	0.4	0.0	1.3	1.3	8.9	0.0	23.9	6.3	6.4	<b>48.9</b>
June	0.1	0.4	0.0	4.5	1.4	49.8	0.0	3.8	3.7	13.1	<b>76.6</b>
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>											
June	18.7	16.7	20.7	17.6	71.8	171.2	1.5	9.6	5.0	49.2	<b>382.1</b>
July	1.9	28.2	14.2	50.7	49.1	19.3	1.8	41.3	8.4	13.0	<b>227.9</b>
August	28.6	20.8	20.4	33.9	29.9	16.2	1.1	22.7	8.7	2.2	<b>184.5</b>
September	4.9	67.7	20.3	31.1	35.8	18.9	1.9	27.5	21.1	12.9	<b>242.2</b>
October	11.4	82.0	27.3	26.6	40.1	34.8	1.9	33.9	15.6	5.6	<b>279.2</b>
November	99.6	20.7	24.5	17.9	26.3	16.9	3.4	17.5	17.0	3.6	<b>247.3</b>
December	4.2	11.9	16.6	40.2	14.6	16.4	0.4	4.7	355.8	5.4	<b>470.2</b>
<b>1998</b>											
January	40.1	30.4	32.9	23.4	34.4	27.6	1.0	17.9	6.7	19.6	<b>234.1</b>
February	15.0	17.4	20.2	49.2	32.4	20.6	0.8	23.1	5.9	37.9	<b>222.6</b>
March	8.2	32.4	14.5	26.2	28.6	8.8	1.3	4.3	8.5	15.8	<b>148.5</b>
April	1.9	54.4	16.1	54.5	78.6	32.0	1.9	25.9	14.0	23.5	<b>302.7</b>
May	7.1	52.8	16.3	44.8	90.2	19.2	0.9	36.9	11.1	13.0	<b>292.3</b>
June	6.5	28.7	12.2	27.0	38.2	69.7	0.5	8.9	5.6	15.8	<b>213.0</b>



## BUILDING APPROVED IN THE MELBOURNE STATISTICAL DIVISION: Original

DWELLINGS (no.).....

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

Period	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR									
<b>1996-97</b>	13 726	5 944	20 805	1 574 222	611 026	566 418	2 751 665	1 527 058	<b>4 278 724</b>
<b>1997-98</b>	20 055	6 445	27 500	2 330 032	697 059	651 111	3 678 201	2 168 189	<b>5 846 390</b>
<b>1997</b>									
June	1 326	420	2 002	155 350	59 352	72 344	287 046	102 993	<b>390 039</b>
July	1 531	479	2 035	178 543	39 534	49 957	268 034	132 053	<b>400 087</b>
August	1 701	789	2 544	188 164	67 836	52 895	308 894	122 835	<b>431 729</b>
September	1 759	415	2 396	201 335	40 578	65 533	307 446	173 464	<b>480 910</b>
October	1 512	295	1 871	176 342	27 601	60 937	264 880	179 977	<b>444 857</b>
November	1 694	757	2 503	191 506	100 303	46 358	338 168	195 763	<b>533 931</b>
December	1 610	462	2 132	182 127	49 956	40 904	272 987	440 683	<b>713 669</b>
<b>1998</b>									
January	1 388	470	1 932	155 514	75 411	39 939	270 865	174 206	<b>445 071</b>
February	1 533	501	2 099	174 650	45 151	51 254	271 054	137 723	<b>408 777</b>
March	1 852	781	2 710	219 053	69 350	62 394	350 798	103 995	<b>454 792</b>
April	1 860	627	2 534	221 469	75 586	58 555	355 609	172 933	<b>528 543</b>
May	1 807	440	2 446	218 421	49 334	67 885	335 640	223 937	<b>559 577</b>
June	1 808	429	2 298	222 908	56 419	54 500	333 827	110 620	<b>444 446</b>
PUBLIC SECTOR									
<b>1996-97</b>	136	311	501	16 625	19 152	25 833	61 609	775 904	<b>837 513</b>
<b>1997-98</b>	374	349	752	31 539	24 497	50 116	106 152	424 780	<b>530 933</b>
<b>1997</b>									
June	0	4	48	0	160	1 859	2 019	248 382	<b>250 401</b>
July	3	35	38	192	1 750	1 159	3 101	44 132	<b>47 233</b>
August	3	75	79	217	7 207	1 343	8 766	19 180	<b>27 947</b>
September	21	40	61	1 637	2 520	2 992	7 148	18 654	<b>25 803</b>
October	47	30	77	4 204	2 763	8 085	15 052	58 315	<b>73 367</b>
November	24	47	71	2 064	2 866	2 727	7 657	17 865	<b>25 522</b>
December	55	16	71	5 125	963	2 704	8 792	9 873	<b>18 665</b>
<b>1998</b>									
January	14	9	23	1 041	480	4 277	5 798	28 856	<b>34 654</b>
February	10	15	25	1 160	795	4 805	6 760	28 050	<b>34 810</b>
March	5	6	11	358	336	6 904	7 598	13 604	<b>21 202</b>
April	0	55	55	0	3 650	7 580	11 229	81 251	<b>92 481</b>
May	112	10	147	8 741	564	4 975	14 279	41 691	<b>55 971</b>
June	80	11	94	6 800	603	2 568	9 970	63 309	<b>73 279</b>
TOTAL									
<b>1996-97</b>	13 862	6 255	21 306	1 590 846	630 178	592 250	2 813 274	2 302 962	<b>5 116 236</b>
<b>1997-98</b>	20 429	6 794	28 252	2 361 571	721 556	701 227	3 784 353	2 592 969	<b>6 377 322</b>
<b>1997</b>									
June	1 326	424	2 050	155 350	59 512	74 203	289 065	351 375	<b>640 440</b>
July	1 534	514	2 073	178 735	41 284	51 116	271 135	176 186	<b>447 321</b>
August	1 704	864	2 623	188 380	75 043	54 238	317 660	142 015	<b>459 676</b>
September	1 780	455	2 457	202 972	43 098	68 525	314 594	192 119	<b>506 713</b>
October	1 559	325	1 948	180 547	30 365	69 021	279 933	238 291	<b>518 224</b>
November	1 718	804	2 574	193 571	103 169	49 085	345 825	213 628	<b>559 452</b>
December	1 665	478	2 203	187 252	50 919	43 608	281 779	450 555	<b>732 334</b>
<b>1998</b>									
January	1 402	479	1 955	156 556	75 891	44 215	276 662	203 063	<b>479 725</b>
February	1 543	516	2 124	175 810	45 946	56 058	277 814	165 774	<b>443 588</b>
March	1 857	787	2 721	219 411	69 686	69 298	358 396	117 599	<b>475 994</b>
April	1 860	682	2 589	221 469	79 236	66 135	366 839	254 185	<b>621 023</b>
May	1 919	450	2 593	227 162	49 898	72 860	349 920	265 628	<b>615 548</b>
June	1 888	440	2 392	229 707	57 022	57 068	343 797	173 928	<b>517 725</b>

(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>2 681</b>	<b>508</b>	<b>3 255</b>	<b>311 427</b>	<b>61 629</b>	<b>71 254</b>	<b>444 310</b>	<b>212 950</b>	<b>657 260</b>
<b>Melbourne (SD)</b>	<b>1 888</b>	<b>440</b>	<b>2 392</b>	<b>229 708</b>	<b>57 022</b>	<b>57 068</b>	<b>343 797</b>	<b>173 928</b>	<b>517 726</b>
Inner Melbourne (SSD)	33	134	204	5 045	30 707	8 540	44 292	82 368	126 660
Melbourne (C) - Inner	0	0	0	0	0	123	123	9 088	9 211
Melbourne (C) - Remainder	9	31	45	1 029	3 140	693	4 862	56 162	61 023
Port Phillip (C) - St Kilda	2	41	43	267	18 864	1 189	20 319	1 171	21 490
Port Phillip (C) - West	12	2	29	1 731	250	1 780	3 762	7 098	10 859
Stonnington (C) - Prahran	3	24	27	868	3 720	995	5 583	1 125	6 707
Yarra (C) - North	2	34	50	408	4 500	2 755	7 664	7 225	14 889
Yarra (C) - Richmond	5	2	10	742	233	1 006	1 981	500	2 481
Western Melbourne (SSD)	309	35	352	35 545	2 818	6 211	44 573	11 346	55 919
Brimbank (C) - Keilor	130	0	130	15 543	0	962	16 504	202	16 706
Brimbank (C) - Sunshine	31	2	34	3 162	100	260	3 523	2 488	6 011
Hobsons Bay (C) - Altona	64	0	64	6 131	0	361	6 492	1 933	8 426
Hobsons Bay (C) - Williamstown	7	11	21	957	940	1 004	2 900	1 430	4 330
Maribyrnong (C)	51	2	53	5 714	120	851	6 685	4 135	10 820
Moonee Valley (C) - Essendon	13	20	37	2 139	1 658	2 392	6 189	818	7 007
Moonee Valley (C) - West	13	0	13	1 899	0	381	2 280	340	2 620
Melton Wyndham (SSD)	164	0	164	17 813	0	850	18 663	1 140	19 803
Melton (S) - East	63	0	63	7 236	0	47	7 283	0	7 283
Melton (S) Balance	14	0	14	1 445	0	285	1 731	0	1 731
Wyndham (C) - North West	6	0	6	759	0	13	772	0	772
Wyndham (C) - Werribee	71	0	71	7 035	0	454	7 489	300	7 789
Wyndham (C) - Balance	10	0	10	1 339	0	50	1 389	840	2 229
Moreland City (SSD)	30	18	57	3 233	1 273	3 017	7 523	2 140	9 663
Moreland (C) - Brunswick	10	4	23	1 056	350	1 571	2 977	268	3 244
Moreland (C) - Coburg	7	0	7	808	0	852	1 659	1 733	3 392
Moreland (C) - North	13	14	27	1 370	923	594	2 887	140	3 027
Northern Middle Melbourne (SSD)	57	23	81	6 355	1 658	3 586	11 599	6 732	18 331
Banyule (C) - Heidelberg	16	5	21	1 956	400	1 448	3 804	3 599	7 403
Banyule (C) - North	18	2	20	1 915	140	477	2 532	100	2 632
Darebin (C) - Northcote	11	8	20	1 055	570	1 381	3 006	270	3 276
Darebin (C) - Preston	12	8	20	1 429	548	281	2 257	2 763	5 020
Hume City (SSD)	107	8	115	13 216	410	575	14 201	6 268	20 469
Hume (C) - Broadmeadows	10	8	18	1 157	410	306	1 874	2 310	4 184
Hume (C) - Craigieburns	67	0	67	8 385	0	174	8 559	1 458	10 017
Hume (C) - Sunbury	30	0	30	3 674	0	95	3 769	2 500	6 269
Northern Outer Melbourne (SSD)	115	0	124	15 174	0	1 341	16 515	1 046	17 561
Nillumbik (S) - South	18	0	18	2 993	0	209	3 202	344	3 545
Nillumbik (S) - South-West	15	0	15	2 560	0	235	2 795	0	2 795
Nillumbik (S) - Balance	2	0	2	228	0	122	350	0	350
Whittlesea (C) - North	24	0	24	3 181	0	13	3 193	50	3 243
Whittlesea (C) - South	56	0	65	6 212	0	764	6 976	652	7 628
Boroondara City (SSD)	55	20	75	9 898	2 350	9 113	21 361	9 884	31 245
Boroondara (C) - Camberwell N	24	7	31	4 886	770	1 003	6 659	130	6 789
Boroondara (C) - Camberwell S	15	13	28	2 480	1 580	2 101	6 161	200	6 361
Boroondara (C) - Hawthorn	12	0	12	1 642	0	4 810	6 452	2 000	8 452
Boroondara (C) - Kew	4	0	4	890	0	1 199	2 089	7 554	9 642

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)	175	54	229	24 018	5 238	3 796	33 052	9 644	42 695
Manningham (C) - East	9	0	9	1 915	0	85	2 000	0	2 000
Manningham (C) - West	39	20	59	7 511	2 290	806	10 606	127	10 733
Monash (C) - South West	33	0	33	2 936	0	359	3 295	1 899	5 194
Monash (C) - Waverly East	18	7	25	1 874	748	191	2 812	1 550	4 362
Monash (C) - Waverly West	30	0	30	4 019	0	625	4 644	3 697	8 341
Whitehorse (C) - Box Hill	20	22	42	2 321	1 800	1 014	5 135	1 036	6 171
Whitehorse (C) - Nunawading E	14	0	14	1 851	0	486	2 336	850	3 186
Whitehorse (C) - Nunawading W	12	5	17	1 592	400	232	2 223	484	2 708
Eastern Outer Melbourne (SSD)	140	22	162	16 987	1 825	1 911	20 723	4 688	25 410
Knox (C) - North	41	16	57	4 663	1 360	732	6 755	3 274	10 029
Knox (C) - South	60	0	60	7 774	0	164	7 938	108	8 046
Maroondah (C) - Croydon	23	3	26	2 668	245	452	3 365	905	4 270
Maroondah (C) - Ringwood	16	3	19	1 882	220	563	2 665	401	3 066
Yarra Ranges Shire Part A (SSD)	95	0	95	10 104	0	1 359	11 463	2 399	13 861
Yarra Ranges (S) - Central	12	0	12	852	0	154	1 005	120	1 125
Yarra Ranges (S) - North	3	0	3	249	0	199	448	0	448
Yarra Ranges (S) - South-West	80	0	80	9 003	0	1 006	10 009	2 279	12 288
Southern Melbourne (SSD)	154	103	257	24 737	9 416	12 291	46 445	22 286	68 731
Bayside (C) - Brighton	17	19	36	2 400	2 633	1 695	6 728	210	6 938
Bayside (C) - South	18	9	27	2 465	1 188	3 191	6 844	1 755	8 599
Glen Eira (C) - Caulfield	22	25	47	3 689	2 081	1 889	7 658	983	8 642
Glen Eira (C) - South	8	2	10	917	200	940	2 057	584	2 641
Kingston (C) - North	27	11	38	3 446	800	1 307	5 553	3 548	9 100
Kingston (C) - South	53	18	71	6 663	1 355	468	8 487	616	9 103
Stonnington (C) - Malvern	9	19	28	5 157	1 160	2 801	9 118	14 590	23 708
Greater Dandenong City (SSD)	24	13	37	2 178	743	439	3 359	1 703	5 062
Gr. Dandenong (C) - Dandenong	12	9	21	1 129	483	261	1 873	1 403	3 276
Gr. Dandenong (C) - Balance	12	4	16	1 048	260	178	1 486	300	1 786
Southern Eastern Outer Melbourne (SSD)	252	4	256	25 008	250	1 034	26 292	9 530	35 822
Cardinia (S) - North	6	0	6	659	0	110	769	0	769
Cardinia (S) - Pakenham	25	0	25	2 203	0	144	2 347	260	2 607
Cardinia (S) - South	3	0	3	240	0	0	240	63	303
Casey (C) - Berwick	146	4	150	15 225	250	258	15 733	6 109	21 842
Casey (C) - Cranbourne	41	0	41	3 388	0	191	3 579	630	4 209
Casey (C) - Hallam	26	0	26	2 787	0	224	3 012	2 469	5 481
Casey (C) - South	5	0	5	507	0	106	612	0	612
Frankston City (SSD)	57	0	57	5 661	0	427	6 088	1 507	7 595
Frankston (C) - East	30	0	30	2 671	0	63	2 734	357	3 091
Frankston (C) - West	27	0	27	2 990	0	364	3 354	1 151	4 505
Mornington Peninsula Shire (SSD)	121	6	127	14 737	335	2 579	17 651	1 248	18 899
Mornington P'sula (S) - East	19	0	19	2 250	0	479	2 728	854	3 582
Mornington P'sula (S) - South	66	6	72	7 995	335	1 188	9 518	394	9 912
Mornington P'sula (S) - West	36	0	36	4 492	0	913	5 405	0	5 405

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>213</b>	<b>30</b>	<b>244</b>	<b>22 408</b>	<b>2 101</b>	<b>3 909</b>	<b>28 418</b>	<b>10 683</b>	<b>39 101</b>
Greater Geelong City Part A (SSD)	111	26	137	10 947	1 761	2 031	14 739	7 476	22 215
Bellarine - Inner	19	0	19	1 617	0	161	1 778	0	1 778
Corio - Inner	47	7	54	4 517	385	190	5 092	3 720	8 812
Geelong	1	10	11	200	581	257	1 038	817	1 855
Geelong West	1	0	1	90	0	244	334	55	389
Newton	0	0	0	0	0	764	764	0	764
South Barwon - Inner	43	9	52	4 523	795	415	5 732	2 885	8 617
East Barwon (SSD)	71	4	76	8 578	340	1 366	10 284	1 682	11 966
Greater Geelong (C) Part Pt B	36	0	36	4 205	0	604	4 808	1 010	5 818
Queenscliff (B)	5	4	9	812	340	191	1 343	0	1 343
Surf Coast (S) - East	16	0	16	2 212	0	227	2 439	0	2 439
Surf Coast (S) - West	14	0	15	1 350	0	345	1 695	672	2 367
West Barwon (SSD)	31	0	31	2 883	0	512	3 395	1 524	4 919
Colac-Otway (S) - Colac	5	0	5	569	0	204	773	724	1 497
Colac-Otway (S) - North	2	0	2	187	0	75	262	0	262
Colac-Otway (S) - South	9	0	9	926	0	24	950	0	950
Golden Plains (S) - North-West	6	0	6	381	0	86	467	0	467
Golden Plains (S) - South-East	8	0	8	721	0	88	809	800	1 609
Greater Geelong (C) - Pt C	1	0	1	100	0	35	135	0	135
<b>Western District (SD)</b>	<b>27</b>	<b>0</b>	<b>27</b>	<b>3 482</b>	<b>0</b>	<b>898</b>	<b>4 381</b>	<b>1 143</b>	<b>5 523</b>
Hopkins (SSD)	21	0	21	2 909	0	627	3 537	613	4 150
Corangamite (S) - North	0	0	0	0	0	45	45	137	182
Corangamite (S) - South	0	0	0	0	0	0	0	0	0
Moyne (S) - North-East	0	0	0	0	0	0	0	0	0
Moyne (S) - North-West	0	0	0	0	0	0	0	0	0
Moyne (S) - South	4	0	4	432	0	89	521	271	791
Warrnambool (C)	17	0	17	2 478	0	493	2 971	205	3 176
Lady Julia Percy Island	0	0	0	0	0	0	0	0	0
Glenelg (SSD)	6	0	6	573	0	271	844	530	1 374
Glenelg (S) - Heywood	0	0	0	0	0	70	70	0	70
Glenelg (S) - North	0	0	0	0	0	0	0	300	300
Glenelg (S) - Portland	1	0	1	167	0	127	294	50	344
S. Grampians (S) - Hamilton	2	0	2	195	0	33	228	180	408
S. Grampians (S) - Wannon	0	0	0	0	0	12	12	0	12
S. Grampians (S) - Balance	3	0	3	211	0	30	241	0	241
<b>Central Highlands (SD)</b>	<b>83</b>	<b>9</b>	<b>92</b>	<b>7 905</b>	<b>562</b>	<b>1 155</b>	<b>9 622</b>	<b>2 563</b>	<b>12 185</b>
Ballarat City (SSD)	56	5	61	5 336	270	326	5 932	1 807	7 739
Ballarat (C) - Central	12	0	12	1 275	0	224	1 499	1 068	2 567
Ballarat (C) - Inner North	18	0	18	1 799	0	66	1 865	335	2 200
Ballarat (C) - North	0	0	0	0	0	0	0	0	0
Ballarat (C) - South	26	5	31	2 262	270	36	2 568	404	2 972
East Central Highlands (SSD)	24	0	24	2 309	0	701	3 010	521	3 531
Hepburn (S) - East	7	0	7	545	0	205	751	0	751
Hepburn (S) - West	2	0	2	131	0	0	131	0	131
Moorabool (S) - Bacchus Marsh	9	0	9	1 046	0	446	1 492	521	2 013
Moorabool (S) - Ballan	5	0	5	456	0	50	506	0	506
Moorabool (S) - West	1	0	1	131	0	0	131	0	131

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	4	7	260	292	129	680	235	915
Ararat (RC)	2	4	6	175	292	80	546	235	781
Pyrenees (S) - North	0	0	0	0	0	49	49	0	49
Pyrenees (S) - South	1	0	1	85	0	0	85	0	85
<b>Wimmera (SD)</b>	<b>14</b>	<b>11</b>	<b>25</b>	<b>1 507</b>	<b>658</b>	<b>285</b>	<b>2 450</b>	<b>893</b>	<b>3 343</b>
South Wimmera (SSD)	13	11	24	1 392	658	273	2 324	810	3 134
Horsham (RC) - Central	5	11	16	552	658	140	1 351	470	1 821
Horsham (RC) - Balance	3	0	3	368	0	14	382	0	382
N. Grampians (S) - St Arnaud	1	0	1	50	0	25	75	0	75
N. Grampians (S) - Stawell	4	0	4	422	0	94	516	340	856
West Wimmera (S)	0	0	0	0	0	0	0	0	0
North Wimmera (SSD)	1	0	1	115	0	12	127	83	210
Hindmarsh (S)	1	0	1	115	0	12	127	0	127
Yarriambiack (S) - North	0	0	0	0	0	0	0	83	83
Yarriambiack (S) - South	0	0	0	0	0	0	0	0	0
<b>Mallee(SD)</b>	<b>63</b>	<b>0</b>	<b>63</b>	<b>6 425</b>	<b>0</b>	<b>499</b>	<b>6 924</b>	<b>3 807</b>	<b>10 731</b>
Mildura Rural City Part A (SSD)	51	0	51	5 417	0	309	5 726	2 801	8 526
Mildura (RC) - Pt A	51	0	51	5 417	0	309	5 726	2 801	8 526
West Mallee (SSD)	2	0	2	156	0	0	156	336	492
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	2	0	2	156	0	0	156	336	492
East Mallee (SSD)	10	0	10	852	0	190	1 042	670	1 712
Gannawarra (S)	1	0	1	89	0	86	174	412	586
Swan Hill (RC) - Central	7	0	7	591	0	48	639	258	897
Swan Hill (RC) - Robinvale	1	0	1	77	0	40	117	0	117
Swan Hill (RC) - Balance	1	0	1	95	0	17	112	0	112
<b>Loddon (SD)</b>	<b>95</b>	<b>0</b>	<b>95</b>	<b>9 953</b>	<b>0</b>	<b>1 580</b>	<b>11 533</b>	<b>1 353</b>	<b>12 885</b>
Greater Bendigo City Part A (SSD)	48	0	48	4 890	0	547	5 437	611	6 048
Greater Bendigo (C) - Central	9	0	9	879	0	102	981	476	1 457
Greater Bendigo (C) - Eaglehawk	7	0	7	624	0	37	661	65	726
Greater Bendigo (C) - Inner East	12	0	12	1 244	0	145	1 388	0	1 388
Greater Bendigo (C) - Inner North	4	0	4	352	0	55	407	0	407
Greater Bendigo (C) - Inner West	13	0	13	1 482	0	179	1 661	0	1 661
Greater Bendigo (C) - S'saye	3	0	3	308	0	30	338	70	408
North Loddon (SSD)	20	0	20	1 627	0	277	1 904	650	2 554
C. Goldfields (S) - M'borough	1	0	1	103	0	34	137	0	137
C. Goldfields (S) - Balance	3	0	3	191	0	0	191	0	191
Gr Bendigo (C) - Pt B	10	0	10	781	0	31	812	0	812
Loddon (S) - North	0	0	0	0	0	0	0	0	0
Loddon (S) - South	0	0	0	0	0	25	25	0	25
Mount Alexander (S) - C'maine	3	0	3	339	0	0	339	650	989
Mount Alexander (S) - Balance	3	0	3	213	0	187	400	0	400
South Loddon (SSD)	27	0	27	3 436	0	756	4 191	92	4 283
Macedon Ranges (S) - Kyneton	1	0	1	119	0	325	444	0	444
Macedon Ranges (S) - Romsey	7	0	7	794	0	231	1 025	92	1 117
Macedon Ranges (S) - Balance	19	0	19	2 522	0	200	2 722	0	2 722

BUILDING APPROVED IN STATISTICAL AREAS *continued*

DWELLINGS (no.).....			VALUE (\$'000).....						
	<i>New houses</i>	<i>New other residential building</i>	<i>Total dwellings(a)</i>	<i>New houses</i>	<i>New other residential buildings</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
STATISTICAL AREA									
<b>Goulburn (SD)</b>	<b>142</b>	<b>18</b>	<b>161</b>	<b>14 837</b>	<b>1 285</b>	<b>2 346</b>	<b>18 468</b>	<b>7 152</b>	<b>25 620</b>
Greater Shepparton City Part A (SSD)	40	13	53	4 559	905	558	6 022	2 502	8 524
Gr. Shepparton (C) Pt A	40	13	53	4 559	905	558	6 022	2 502	8 524
North Goulburn (SSD)	53	5	58	5 903	380	793	7 075	2 225	9 300
Campaspe (S) - Echuca	11	5	16	959	380	165	1 504	0	1 504
Campaspe (S) - Kyabram	5	0	5	528	0	225	753	1 381	2 134
Campaspe (S) - Rochester	5	0	5	576	0	130	706	250	956
Campaspe (S) - South	1	0	1	76	0	0	76	0	76
Gr. Shepparton (C) - Pt B East	4	0	4	476	0	57	533	55	588
Gr. Shepparton (C) - Pt B West	12	0	12	1 426	0	55	1 481	107	1 588
Moirā (S) - East	6	0	6	693	0	30	722	0	722
Moirā (S) - West	9	0	9	1 169	0	132	1 301	432	1 733
South Goulburn (SSD)	20	0	20	1 674	0	428	2 102	275	2 377
Delatite (S) - Benalla	2	0	2	143	0	214	357	275	632
Delatite (S) - North	3	0	3	214	0	15	229	0	229
Delatite (S) - South	8	0	8	768	0	81	849	0	849
Strathbogrie (S)	7	0	7	549	0	118	667	0	667
South West Goulburn (SSD)	29	0	30	2 701	0	568	3 269	2 150	5 419
Mitchell (S) - North	4	0	5	400	0	115	515	238	753
Mitchell (S) - South	14	0	14	1 491	0	133	1 624	562	2 186
Murrindindi (S) - East	5	0	5	428	0	109	536	1 280	1 816
Murrindindi (S) - West	6	0	6	383	0	211	594	70	664
<b>Ovens-Murray (SD)</b>	<b>49</b>	<b>0</b>	<b>49</b>	<b>5 433</b>	<b>0</b>	<b>1 579</b>	<b>7 011</b>	<b>2 159</b>	<b>9 171</b>
Wodonga (SSD)	34	0	34	4 020	0	1 035	5 055	945	6 000
Indigo (S) - Pt A	13	0	13	1 682	0	271	1 953	200	2 153
Towong (S) - Pt A	0	0	0	0	0	43	43	0	43
Wodonga (RC)	21	0	21	2 338	0	721	3 059	745	3 804
West Ovens-Murray (SSD)	9	0	9	916	0	381	1 296	1 019	2 315
Indigo (S) - Pt B	1	0	1	95	0	269	364	92	456
Wangaratta (RC) - Central	4	0	4	458	0	0	458	657	1 115
Wangaratta (RC) - North	3	0	3	272	0	53	325	270	595
Wangaratta (RC) - South	1	0	1	90	0	59	149	0	149
East Ovens-Murray (SSD)	6	0	6	497	0	163	660	196	856
Alpine (S) - East	2	0	2	201	0	62	263	0	263
Alpine (S) - West	1	0	1	81	0	101	182	196	377
Towong (S) - Pt B	3	0	3	215	0	0	215	0	215
<b>East Gippsland (SD)</b>	<b>34</b>	<b>0</b>	<b>34</b>	<b>2 956</b>	<b>0</b>	<b>696</b>	<b>3 652</b>	<b>4 410</b>	<b>8 063</b>
East Gippsland Shire (SSD)	18	0	18	1 688	0	509	2 196	250	2 446
E. Gippsland (S) - Bairnsdale	15	0	15	1 520	0	413	1 932	250	2 182
E. Gippsland (S) - Orbost	1	0	1	75	0	50	125	0	125
E. Gippsland (S) - South-West	0	0	0	0	0	46	46	0	46
E. Gippsland (S) - Balance	2	0	2	93	0	0	93	0	93
Wellington Shire (SSD)	16	0	16	1 268	0	188	1 456	4 160	5 616
Wellington (S) - Alberton	2	0	2	75	0	71	146	204	350
Wellington (S) - Avon	2	0	2	260	0	0	260	0	260
Wellington (S) - Maffra	2	0	2	135	0	74	209	610	819
Wellington (S) - Rosedale	5	0	5	329	0	43	372	0	372
Wellington (S) - Sale	5	0	5	469	0	0	469	3 346	3 815

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>73</b>	<b>0</b>	<b>73</b>	<b>6 815</b>	<b>0</b>	<b>1 239</b>	<b>8 054</b>	<b>4 859</b>	<b>12 913</b>
La Trobe Valley (SSD)	14	0	14	1 607	0	588	2 196	4 150	6 346
Baw Baw (S) - Pt A	2	0	2	210	0	0	210	0	210
La Trobe (S) - Moe	3	0	3	303	0	170	473	2 360	2 833
La Trobe (S) - Morwell	3	0	3	351	0	115	465	650	1 115
La Trobe (S) - Traralgon	5	0	5	594	0	303	897	1 140	2 038
La Trobe (S) - Balance	1	0	1	150	0	0	150	0	150
Yallourn Works Area	0	0	0	0	0	0	0	0	0
West Gippsland (SSD)	14	0	14	1 502	0	68	1 570	379	1 949
Baw Baw (S) - Pt B East	1	0	1	110	0	0	110	0	110
Baw Baw (S) - Pt B West	13	0	13	1 392	0	68	1 460	379	1 839
Yarra Ranges (S) - Pt B	0	0	0	0	0	0	0	0	0
South Gippsland (SSD)	45	0	45	3 706	0	583	4 288	330	4 618
Bass Coast (S) - Phillip Island	15	0	15	1 144	0	207	1 351	0	1 351
Bass Coast (S) - Balance	14	0	14	1 200	0	131	1 330	80	1 410
South Gippsland (S) - Central	9	0	9	645	0	105	750	250	1 000
South Gippsland (S) - East	1	0	1	117	0	61	178	0	178
South Gippsland (S) - West	6	0	6	600	0	79	679	0	679
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	75	14	90	8 438	1 225	1 613	11 275	4 212	15 487
Geelong VIC	111	26	137	10 947	1 761	2 031	14 739	7 476	22 215
Ballarat VIC	56	5	61	5 336	270	326	5 932	1 807	7 739
Bendigo VIC	48	0	48	4 890	0	547	5 437	611	6 048
Shepparton VIC	40	13	53	4 559	905	558	6 022	2 502	8 524
La Trobe Valley VIC	14	0	14	1 607	0	588	2 196	4 150	6 346
Mildura VIC	51	0	51	5 417	0	309	5 726	2 801	8 526

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

(b) Refer to Explanatory Notes paragraph 12.

## EXPLANATORY NOTES

### INTRODUCTION

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

### SCOPE

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

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

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

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

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

### VALUE DATA

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

### OWNERSHIP

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

### BUILDING CLASSIFICATIONS

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

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



## EXPLANATORY NOTES

### BUILDING CLASSIFICATIONS

*continued*

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

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

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

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

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

### SEASONAL ADJUSTMENT

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

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

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

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

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

### TREND ESTIMATES

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

## EXPLANATORY NOTES

TREND ESTIMATES <i>continued</i>	<p><b>19</b> While the smoothing techniques described in paragraph 18 enables trend estimates to be produced for the latest few periods, it does result in revisions to the trend estimates as new data becomes available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.</p>														
CONSTANT PRICE ESTIMATES	<p><b>20</b> Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.</p> <p><b>21</b> Estimates at constant prices are subject to a number of approximations and assumptions. For more information on the nature and concepts of constant price estimates, see Chapter 4 of <i>Australian National Accounts: Concepts, Sources and Methods</i> (5216.0). Monthly value data at constant prices are not available.</p>														
AUSTRALIAN STANDARD GEOGRAPHIC CLASSIFICATION (ASGC)	<p><b>22</b> Area statistics are now being classified to the <i>Australian Standard Geographic Classification</i>, 1996 Edition (1216.0), effective from 1 July 1996, and ASGC terminology has been adopted in the presentation of building statistics.</p> <p><b>23</b> Some Statistical Districts straddle State/Territory boundaries (e.g. the Gold Coast – Tweed Statistical District lies partly in Queensland and partly in New South Wales).</p>														
UNPUBLISHED DATA	<p><b>24</b> The ABS can also make available certain building approvals data which are not published. Where the data cannot be provided by telephone, it can be provided via fax, photocopy, computer printout, floppy disk and email. A charge may be made for providing unpublished data in these forms.</p>														
RELATED PUBLICATIONS	<p><b>25</b> Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none"> <li>▪ <i>Building Activity, Australia: Dwelling Unit Commencements</i> (8750.0)</li> <li>▪ <i>Building Activity, Australia</i> (8752.0)</li> <li>▪ <i>Building Activity, Victoria</i> (8752.2)</li> <li>▪ <i>Building Approvals, Australia</i> (8731.0)</li> <li>▪ <i>Engineering Construction Activity, Australia</i> (8762.0)</li> <li>▪ <i>House Price Indexes: Eight Capital Cities</i> (6416.0).</li> <li>▪ <i>Housing Finance for Owner Occupation, Australia</i> (5609.0)</li> <li>▪ <i>Price Index of Materials Used in House Building</i> (6408.0)</li> <li>▪ <i>Price Index of Materials Used in Building Other than House Building</i> (6407.0)</li> </ul>														
ROUNDING	<p>When figures have been rounded, discrepancies may occur between sums of the component items and totals.</p>														
SYMBOLS AND OTHER USAGES	<table> <tr> <td>n.a.</td><td>not available</td></tr> <tr> <td>n.y.a.</td><td>not yet available</td></tr> <tr> <td>(B)</td><td>Borough</td></tr> <tr> <td>(C)</td><td>City</td></tr> <tr> <td>(RC)</td><td>Rural City</td></tr> <tr> <td>(SD)</td><td>Statistical Division</td></tr> <tr> <td>(SSD)</td><td>Statistical SubDivision</td></tr> </table>	n.a.	not available	n.y.a.	not yet available	(B)	Borough	(C)	City	(RC)	Rural City	(SD)	Statistical Division	(SSD)	Statistical SubDivision
n.a.	not available														
n.y.a.	not yet available														
(B)	Borough														
(C)	City														
(RC)	Rural City														
(SD)	Statistical Division														
(SSD)	Statistical SubDivision														

## G L O S S A R Y

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

## G L O S S A R Y

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



## SELF-HELP ACCESS TO STATISTICS

*PHONE* Call 1900 986 400 for the latest statistics on CPI, Labour Force, Earnings, National Accounts, Balance of Payments and other topics (call cost is 75c per minute).

*INTERNET* <http://www.abs.gov.au>

*LIBRARY* A range of ABS publications is available from public and tertiary libraries Australia wide. Contact your nearest library to determine whether it has the ABS statistics you require.

## WHY NOT SUBSCRIBE?

*PHONE* +61 1300 366 323

*FAX* +61 03 9615 7848

## CONTACTING THE ABS

ABS provides a range of services, including: a telephone inquiry service; information consultancy tailored to your needs; survey, sample and questionnaire design; survey evaluation and methodological reviews; and statistical training.

<i>INQUIRIES</i>	<i>By phone</i>	<i>By fax</i>
Canberra	02 6252 6627	02 6253 1404
Sydney	02 9268 4611	02 9268 4668
Melbourne	03 9615 7755	03 9615 7798
Brisbane	07 3222 6351	07 3222 8283
Perth	08 9360 5140	08 9360 5955
Adelaide	08 8237 7400	08 8237 7566
Hobart	03 6222 5800	03 6222 5995
Darwin	08 8943 2111	08 8981 1218

*POST* Client Services, ABS, PO Box 10, Belconnen, ACT 2616

*EMAIL* [client.services@abs.gov.au](mailto:client.services@abs.gov.au)



2873120006980

ISSN 1031-1998

RRP \$17.50