

BUILDING APPROVALS

VICTORIA

EMBARGO: 11:30AM (CANBERRA TIME) TUES 11 MAY 1999

MARCH KEY FIGURES

TREND ESTIMATES

	Mar 1999	% change Feb 1999 to Mar 1999	% change Mar 1998 to Mar 1999
Dwelling units approved			
Private sector houses	2 539	2.9	2.4
Total dwelling units	3 289	0.2	1.4

SEASONALLY ADJUSTED

	Mar 1999	% change Feb 1999 to Mar 1999	% change Mar 1998 to Mar 1999
Dwelling units approved			
Private sector houses	2 565	-6.3	1.0
Total dwelling units	3 023	-16.7	-7.5

MARCH KEY POINTS

TREND ESTIMATES

- The trend for private sector houses has risen strongly (+13.4%) since October 1998.
- The trend for other dwellings has fallen sharply since the most recent peak in November 1998.
- Growth in the trend for total dwellings eased in March, rising only 0.2%, to be only 5.8% above the level of September 1998.

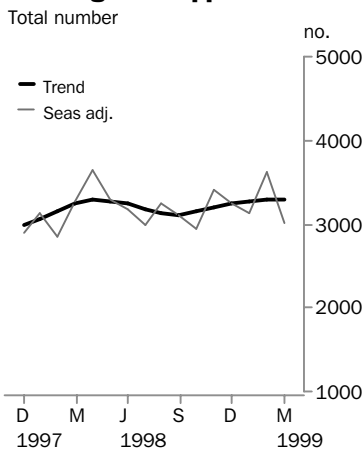
SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for both total dwellings and private sector houses fell by more than their respective average monthly movements in March 1999.

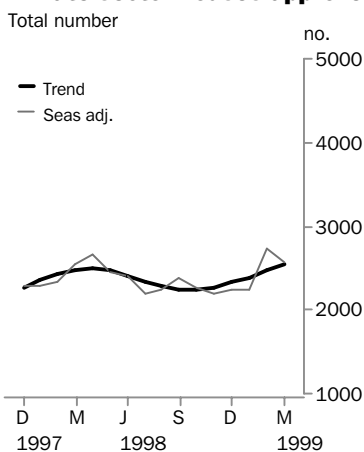
ORIGINAL ESTIMATES

- In original terms the number of dwellings approved in March (3,470) was down only slightly from the relatively high number recorded in the previous month (3,517). Included in March's total is a ten-year-high number of private sector houses (2,758).
- The value of non-residential building approved was \$275.0 million. The Entertainment & recreation (\$103.3 million) and Shops (\$46.1 million) categories were responsible for well over half of the total approved.
- Eleven jobs, all non-residential, were approved with a value of more than \$5 million.

Dwelling units approved



Private sector houses approved



- 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>
April 1999	9 June 1999
May 1999	8 July 1999
June 1999	6 August 1999
July 1999	7 September 1999
August 1999	8 October 1999
September 1999	9 November 1999



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

Geographic Coding - Dwelling approvals are geographically coded to the Census Collection District (CD) level. CD level information for the period October 1998 to December 1998 was released in the week beginning 3 May 1999. Associated with this release was an update for the period July 1996 to September 1998 and a few revisions at the Statistical Local Area level.



REVISIONS THIS MONTH

There are no revisions in this issue.



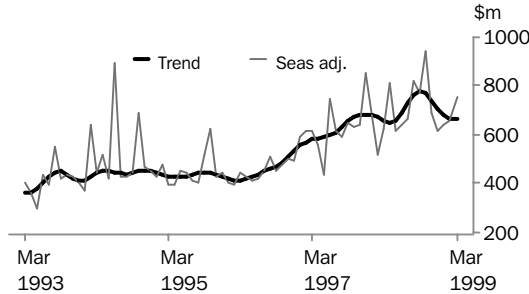
Zia ABBASI
Regional Director, Victoria



VALUE OF BUILDING APPROVED

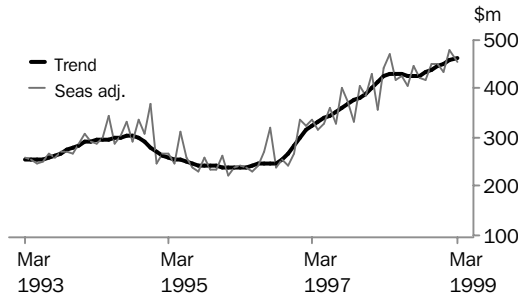
VALUE OF TOTAL BUILDING

The trend has fallen for the past six months to be 14.4% below the level of September 1998. However, the rate at which it is declining has slowed considerably.



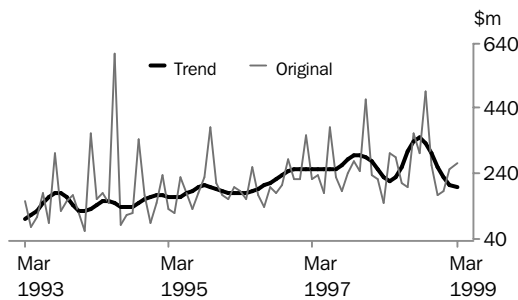
VALUE OF RESIDENTIAL BUILDING

The trend for this series continued to climb in March. It is 1.3% higher than last month and has increased 9.3% since March 1998.



VALUE OF NON-RESIDENTIAL BUILDING

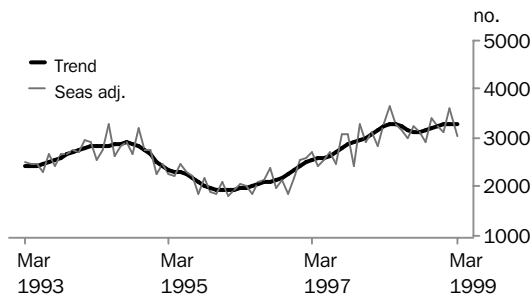
The sharp decline that has been occurring in this trend since September was moderated in March. The trend recorded a fall of 3.6% and there is a reasonable chance of an upturn next month.



DWELLINGS APPROVED

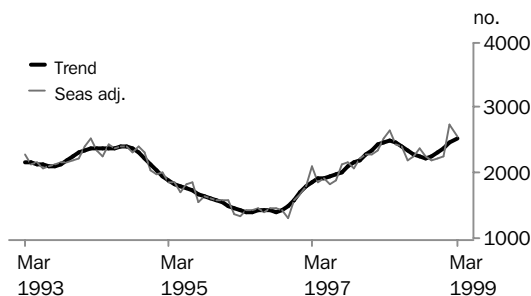
TOTAL DWELLING UNITS

The trend is 1.4% above the level of March 1998. There will need to be an increase of nearly 10% in the seasonally adjusted estimate for April (average monthly movement is 8%) for either the trend to increase next month or for the year-to-year change to be positive.



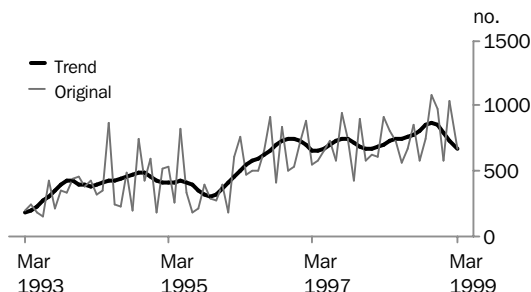
PRIVATE SECTOR HOUSES

The trend has increased by 13.4% since the low point of October 1998 and recovered to be 2.4% above the level of a year ago. The seasonally adjusted estimate for April will need to fall by more than twice its average monthly movement (of 5%) to stop this growth next month.



OTHER DWELLINGS

With the inclusion of March data (down 35.4% in original terms) the downturn in this series is much more apparent than was indicated last month. It has fallen 23.1% since November and will continue to fall unless the seasonally adjusted estimate for April rises by more than twice its average monthly movement.



WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

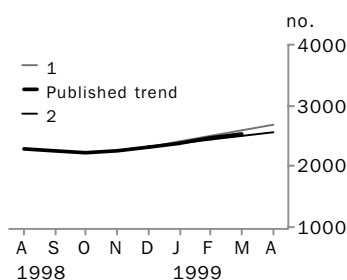
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

TREND REVISIONS

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

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



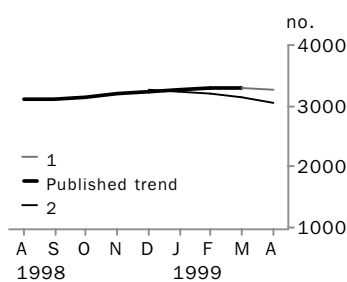
	TREND AS PUBLISHED	
	no.	% change
November 1998	2 269	1.4
December 1998	2 322	2.3
January 1999	2 391	3.0
February 1999	2 467	3.2
March 1999	2 539	2.9
April 1999	n.y.a.	n.y.a.

WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:

1 rises by 5% on Mar 1999
2 falls by 5% on Mar 1999

1		2	
no.	% change	no.	% change
2 260	1.3	2 269	1.4
2 318	2.6	2 323	2.4
2 398	3.5	2 387	2.8
2 491	3.9	2 453	2.8
2 582	3.6	2 509	2.3
2 670	3.4	2 559	2.0

TOTAL DWELLING UNITS



	TREND AS PUBLISHED	
	no.	% change
November 1998	3 204	1.8
December 1998	3 245	1.3
January 1999	3 271	0.8
February 1999	3 281	0.3
March 1999	3 289	0.2
April 1999	n.y.a.	n.y.a.

WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:

1 rises by 8% on Mar 1999
2 falls by 8% on Mar 1999

1		2	
no.	% change	no.	% change
3 203	1.8	3 220	2.0
3 245	1.3	3 254	1.0
3 270	0.8	3 247	-0.2
3 281	0.3	3 206	-1.3
3 282	0.1	3 141	-2.0
3 277	-0.2	3 063	-2.5

DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS.....		TOTAL DWELLING UNITS...	
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL						
1998						
January	1 790	1 812	592	627	2 382	2 439
February	2 099	2 149	587	608	2 686	2 757
March	2 595	2 626	902	920	3 497	3 546
April	2 507	2 508	696	805	3 203	3 313
May	2 485	2 621	687	735	3 172	3 356
June	2 554	2 685	519	570	3 073	3 255
July	2 342	2 391	646	672	2 988	3 063
August	2 355	2 402	841	861	3 196	3 263
September	2 694	2 742	583	583	3 277	3 325
October	2 296	2 333	680	746	2 976	3 079
November	2 287	2 345	1 061	1 094	3 348	3 439
December	2 147	2 203	965	972	3 112	3 175
1999						
January	1 712	1 810	521	578	2 233	2 388
February	2 442	2 472	992	1 045	3 434	3 517
March	2 758	2 795	649	675	3 407	3 470
SEASONALLY ADJUSTED						
1998						
January	2 291	2 336	n.a.	n.a.	3 086	3 140
February	2 344	2 411	n.a.	n.a.	2 778	2 841
March	2 539	2 580	n.a.	n.a.	3 216	3 267
April	2 667	2 668	n.a.	n.a.	3 544	3 646
May	2 451	2 567	n.a.	n.a.	3 050	3 284
June	2 399	2 530	n.a.	n.a.	2 955	3 183
July	2 203	2 245	n.a.	n.a.	2 890	2 982
August	2 248	2 306	n.a.	n.a.	3 167	3 244
September	2 384	2 447	n.a.	n.a.	3 067	3 106
October	2 257	2 292	n.a.	n.a.	2 832	2 933
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
1999						
January	2 247	2 448	n.a.	n.a.	2 939	3 124
February	2 738	2 779	n.a.	n.a.	3 553	3 628
March	2 565	2 608	n.a.	n.a.	2 957	3 023
TREND ESTIMATES						
1998						
January	2 349	2 392	643	673	2 992	3 065
February	2 427	2 474	650	685	3 077	3 159
March	2 480	2 534	658	708	3 138	3 243
April	2 491	2 555	666	732	3 157	3 287
May	2 462	2 535	670	745	3 132	3 279
June	2 408	2 485	681	754	3 089	3 238
July	2 345	2 416	698	759	3 043	3 175
August	2 282	2 344	733	776	3 015	3 120
September	2 240	2 296	784	812	3 025	3 108
October	2 238	2 293	836	855	3 074	3 149
November	2 269	2 331	853	873	3 122	3 204
December	2 322	2 395	831	851	3 153	3 245
1999						
January	2 391	2 470	782	802	3 173	3 271
February	2 467	2 548	714	733	3 182	3 281
March	2 539	2 617	652	671	3 191	3 289

DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS...	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
1998						
January	-17.9	-19.1	5.7	6.5	-13.1	-13.8
February	17.3	18.6	-0.8	-3.0	12.8	13.0
March	23.6	22.2	53.7	51.3	30.2	28.6
April	-3.4	-4.5	-22.8	-12.5	-8.4	-6.6
May	-0.9	4.5	-1.3	-8.7	-1.0	1.3
June	2.8	2.4	-24.5	-22.4	-3.1	-3.0
July	-8.3	-10.9	24.5	17.9	-2.8	-5.9
August	0.6	0.5	30.2	28.1	7.0	6.5
September	14.4	14.2	-30.7	-32.3	2.5	1.9
October	-14.8	-14.9	16.6	28.0	-9.2	-7.4
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
1999						
January	-20.3	-17.8	-46.0	-40.5	-28.2	-24.8
February	42.6	36.6	90.4	80.8	53.8	47.3
March	12.9	13.1	-34.6	-35.4	-0.8	-1.3
SEASONALLY ADJUSTED (% change from preceding month)						
1998						
January	0.6	0.7	n.a.	n.a.	10.6	8.0
February	2.3	3.2	n.a.	n.a.	-10.0	-9.5
March	8.3	7.0	n.a.	n.a.	15.8	15.0
April	5.1	3.4	n.a.	n.a.	10.2	11.6
May	-8.1	-3.8	n.a.	n.a.	-13.9	-9.9
June	-2.1	-1.4	n.a.	n.a.	-3.1	-3.1
July	-8.2	-11.3	n.a.	n.a.	-2.2	-6.3
August	2.0	2.7	n.a.	n.a.	9.6	8.8
September	6.0	6.1	n.a.	n.a.	-3.2	-4.2
October	-5.3	-6.3	n.a.	n.a.	-7.7	-5.6
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
1999						
January	0.7	7.8	n.a.	n.a.	-7.3	-3.4
February	21.8	13.5	n.a.	n.a.	20.9	16.1
March	-6.3	-6.1	n.a.	n.a.	-16.8	-16.7
TREND ESTIMATES (% change from preceding month)						
1998						
January	3.3	3.3	1.3	0.3	2.9	2.6
February	3.3	3.4	1.1	1.8	2.8	3.0
March	2.2	2.5	1.3	3.4	2.0	2.7
April	0.4	0.8	1.2	3.3	0.6	1.4
May	-1.2	-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	-2.8	2.6	0.7	-1.5	-1.9
August	-2.7	-3.0	5.0	2.2	-0.9	-1.7
September	-1.8	-2.0	7.0	4.6	0.3	-0.4
October	-0.1	-0.1	6.5	5.3	1.6	1.3
November	1.4	1.7	2.1	2.0	1.6	1.8
December	2.3	2.7	-2.6	-2.5	1.0	1.3
1999						
January	3.0	3.1	-5.9	-5.8	0.7	0.8
February	3.2	3.1	-8.7	-8.5	0.3	0.3
March	2.9	2.7	-8.7	-8.5	0.3	0.2

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					
1998					
January	281.7	56.7	338.5	234.1	572.6
February	284.6	67.3	351.9	222.6	574.5
March	373.0	83.1	456.2	148.5	604.6
April	371.0	77.8	448.8	302.7	751.5
May	353.6	89.9	443.5	292.3	735.7
June	373.1	71.3	444.3	213.0	657.3
July	326.3	72.9	399.2	196.7	595.9
August	360.9	78.7	439.6	366.4	806.0
September	376.1	80.6	456.8	302.2	759.0
October	375.3	85.0	460.3	491.2	951.4
November	368.8	90.5	459.4	267.9	727.2
December	354.9	70.2	425.1	177.4	602.4
1999					
January	274.9	52.4	327.2	184.6	511.8
February	400.5	74.9	475.4	255.7	731.1
March	395.8	90.5	486.3	275.0	761.3
SEASONALLY ADJUSTED					
1998					
January	359.9	69.9	429.8	n.a.	685.1
February	285.8	70.3	356.0	n.a.	518.3
March	367.8	74.0	441.7	n.a.	624.4
April	395.7	77.1	472.8	n.a.	810.2
May	326.6	89.8	416.4	n.a.	620.1
June	355.3	71.3	426.6	n.a.	637.0
July	329.9	74.5	404.5	n.a.	665.8
August	361.5	86.7	448.2	n.a.	818.9
September	350.5	71.6	422.1	n.a.	768.9
October	345.6	72.2	417.8	n.a.	939.7
November	357.5	93.8	451.4	n.a.	693.6
December	376.1	75.9	452.0	n.a.	618.2
1999					
January	367.9	67.7	435.6	n.a.	638.0
February	401.8	78.1	479.9	n.a.	658.0
March	378.6	76.5	455.1	n.a.	758.7
TREND ESTIMATES					
1998					
January	334.8	68.3	403.1	278.2	681.3
February	343.9	71.0	414.8	254.7	669.5
March	350.2	74.4	424.6	232.4	656.9
April	352.3	77.5	429.8	220.4	650.2
May	352.3	78.8	431.0	229.8	660.8
June	351.1	78.8	429.8	263.1	692.9
July	348.6	78.6	427.2	306.7	733.9
August	346.9	78.5	425.4	339.1	764.5
September	348.2	78.5	426.7	349.7	776.4
October	354.5	78.5	433.0	335.5	768.5
November	361.7	78.3	440.0	300.6	740.6
December	369.0	77.6	446.6	258.9	705.4
1999					
January	376.2	76.7	452.9	227.2	680.1
February	382.3	75.8	458.1	208.2	666.3
March	388.1	75.8	463.9	200.7	664.6

(a) Refer to Explanatory Notes paragraph 12.

VALUE OF BUILDING APPROVED, Percentage Change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non- residential building	Total building
ORIGINAL (% change from preceding month)					
1998					
January	-6.5	2.0	-5.2	-50.2	-30.8
February	1.0	18.7	4.0	-4.9	0.3
March	31.1	23.5	29.6	-33.3	5.2
April	-0.5	-6.4	-1.6	103.8	24.3
May	-4.7	15.6	-1.2	-3.4	-2.1
June	5.5	-20.7	0.2	-27.1	-10.7
July	-12.5	2.2	-10.2	-7.7	-9.3
August	10.6	8.0	10.1	86.3	35.3
September	4.2	2.4	3.9	-17.5	-5.8
October	-0.2	5.5	0.8	62.5	25.3
November	-1.7	6.5	-0.2	-45.5	-23.6
December	-3.8	-22.4	-7.5	-33.8	-17.2
1999					
January	-22.5	-25.4	-23.0	4.1	-15.0
February	45.7	42.9	45.3	38.5	42.8
March	-1.2	20.8	2.3	7.5	4.1
SEASONALLY ADJUSTED (% change from preceding month)					
1998					
January	10.8	12.0	11.0	n.a.	-20.0
February	-20.6	0.6	-17.2	n.a.	-24.3
March	28.7	5.3	24.1	n.a.	20.5
April	7.6	4.2	7.0	n.a.	29.8
May	-17.5	16.5	-11.9	n.a.	-23.5
June	8.8	-20.6	2.4	n.a.	2.7
July	-7.1	4.5	-5.2	n.a.	4.5
August	9.6	16.4	10.8	n.a.	23.0
September	-3.0	-17.4	-5.8	n.a.	-6.1
October	-1.4	0.8	-1.0	n.a.	22.2
November	3.4	29.9	8.0	n.a.	-26.2
December	5.2	-19.1	0.1	n.a.	-10.9
1999					
January	-2.2	-10.8	-3.6	n.a.	3.2
February	9.2	15.4	10.2	n.a.	3.1
March	-5.8	-2.0	-5.2	n.a.	15.3
TREND ESTIMATES (% change from preceding month)					
1998					
January	3.0	3.0	3.0	-4.3	-0.1
February	2.7	4.0	2.9	-8.4	-1.7
March	1.8	4.8	2.4	-8.8	-1.9
April	0.6	4.2	1.2	-5.2	-1.0
May	0.0	1.7	0.3	4.3	1.6
June	-0.3	0.0	-0.3	14.5	4.9
July	-0.7	-0.3	-0.6	16.6	5.9
August	-0.5	-0.1	-0.4	10.6	4.2
September	0.4	0.0	0.3	3.1	1.6
October	1.8	0.0	1.5	-4.1	-1.0
November	2.0	-0.3	1.6	-10.4	-3.6
December	2.0	-0.9	1.5	-13.9	-4.8
1999					
January	2.0	-1.2	1.4	-12.2	-3.6
February	1.6	-1.2	1.1	-8.4	-2.0
March	1.5	0.0	1.3	-3.6	-0.3

(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)						
1995-1996	18 425	3 218	(b) 574	(b) 0	60	22 277
1996-1997	19 593	6 421	203	741	239	27 197
1997-1998	27 367	6 811	262	699	99	35 238
1998						
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
1999						
January	1 711	499	9	7	7	2 233
February	2 440	848	34	110	2	3 434
March	2 755	545	22	57	28	3 407
PUBLIC SECTOR (Number)						
1995-1996	464	937	(b) 29	(b) 0	0	1 430
1996-1997	212	384	45	0	12	653
1997-1998	570	601	25	1	3	1 200
1998						
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
1999						
January	98	57	0	0	0	155
February	30	53	0	0	0	83
March	37	24	2	0	0	63
TOTAL (Number)						
1995-1996	18 889	4 155	(b) 603	(b) 0	60	23 707
1996-1997	19 805	6 805	248	741	251	27 850
1997-1998	27 937	7 412	287	700	102	36 438
1998						
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
1999						
January	1 809	556	9	7	7	2 388
February	2 470	901	34	110	2	3 517
March	2 792	569	24	57	28	3 470

(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(a)	Total building
PRIVATE SECTOR (\$ million)								
1995-1996	1 845.2	325.9	(b) 25.0	530.9	(b) 0.0	2 726.9	1 721.6	4 448.5
1996-1997	2 149.1	644.3	12.6	597.1	84.2	3 487.2	1 879.7	5 366.9
1997-1998	3 084.3	727.0	22.0	708.6	63.2	4 605.0	2 476.9	7 081.9
1998								
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
1999								
January	207.0	57.0	0.6	45.9	0.5	311.0	111.6	422.6
February	291.6	103.3	2.8	60.6	8.3	466.7	129.8	596.5
March	337.0	53.2	3.7	75.3	9.9	479.1	188.4	667.5
PUBLIC SECTOR (\$ million)								
1995-1996	42.2	66.4	(b) 0.0	32.7	(b) 0.0	142.9	730.8	873.8
1996-1997	22.8	23.8	1.0	32.7	0.9	81.2	960.1	1 041.3
1997-1998	48.6	40.0	0.8	63.8	0.1	153.3	587.7	740.9
1998								
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
1999								
January	7.4	3.5	0.0	5.4	0.0	16.2	72.9	89.2
February	2.1	3.4	0.0	3.1	0.0	8.7	125.9	134.6
March	4.0	1.5	0.2	1.4	0.0	7.2	86.6	93.8
TOTAL (\$ million)								
1995-1996	1 887.4	392.3	(b) 26.6	563.5	(b) 0.0	2 869.9	2 452.4	5 322.3
1996-1997	2 171.9	668.1	13.5	629.8	85.1	3 568.4	2 839.8	6 408.2
1997-1998	3 132.9	766.9	22.8	772.4	63.2	4 758.3	3 064.5	7 822.8
1998								
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
1999								
January	214.4	60.5	0.6	51.3	0.5	327.2	184.6	511.8
February	293.7	106.8	2.8	63.8	8.3	475.4	255.7	731.1
March	341.0	54.7	3.9	76.7	9.9	486.3	275.0	761.3

(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	<i>New houses</i>	<i>Semi-detached, row or terrace houses, townhouses, etc. of.....</i>		<i>Flats units or apartments in a building of.....</i>				<i>Total</i>	<i>Total new residential building</i>	
		<i>One storey</i>	<i>Two or more storeys</i>	<i>Total</i>	<i>One or two storeys</i>	<i>Three storeys</i>	<i>Four or more storeys</i>	<i>Total</i>		
NUMBER OF DWELLING UNITS										
1995-1996	18 889	1 854	882	2 736	319	277	823	1 419	4 155	23 044
1996-1997	19 805	2 980	1 500	4 480	204	298	1 823	2 325	6 805	26 610
1997-1998	27 937	2 881	2 153	5 034	425	481	1 472	2 378	7 412	35 349
1998										
January	1 810	160	204	364	12	47	129	188	552	2 362
February	2 145	212	251	463	35	14	34	83	546	2 691
March	2 622	326	163	489	61	127	163	351	840	3 462
April	2 507	287	165	452	69	76	160	305	757	3 264
May	2 619	183	140	323	55	16	88	159	482	3 101
June	2 681	185	132	317	100	12	79	191	508	3 189
July	2 387	287	146	433	105	0	0	105	538	2 925
August	2 401	202	105	307	0	34	325	359	666	3 067
September	2 738	191	241	432	3	35	32	70	502	3 240
October	2 331	217	139	356	22	16	299	337	693	3 024
November	2 342	180	200	380	69	24	267	360	740	3 082
December	2 200	210	230	440	11	114	251	376	816	3 016
1999										
January	1 809	91	173	264	102	20	170	292	556	2 365
February	2 470	239	175	414	116	78	293	487	901	3 371
March	2 792	137	246	383	80	32	74	186	569	3 361

VALUE (\$ million)

1995-1996	1 887.4	124.5	82.8	207.2	29.6	27.0	128.5	185.1	392.3	2 279.8
1996-1997	2 171.8	200.3	140.3	340.7	18.2	38.0	271.3	327.3	668.3	2 840.1
1997-1998	3 132.8	211.9	211.4	423.2	36.0	53.4	254.3	343.5	766.9	3 899.8
1998										
January	199.1	11.2	20.0	31.2	1.0	7.0	43.4	51.4	82.6	281.7
February	236.6	14.3	23.8	38.1	2.8	0.8	6.2	9.8	47.9	284.6
March	299.6	24.3	17.7	42.0	4.4	9.8	17.3	31.4	73.4	373.0
April	286.9	23.5	17.2	40.8	4.3	6.5	32.5	43.3	84.1	371.0
May	300.3	15.2	16.0	31.1	4.5	2.2	15.4	22.1	53.3	353.6
June	311.4	15.6	13.4	29.0	7.8	1.3	23.6	32.6	61.6	373.1
July	281.8	20.4	17.4	37.8	6.7	0.0	0.0	6.7	44.5	326.3
August	275.4	17.7	10.3	27.9	0.0	3.3	54.3	57.6	85.5	360.9
September	325.1	14.4	25.2	39.6	0.2	5.2	6.0	11.5	51.1	376.1
October	275.0	16.7	14.7	31.3	1.4	3.1	64.5	69.0	100.3	375.3
November	277.2	14.9	20.7	35.5	6.5	2.6	47.0	56.1	91.7	368.8
December	256.3	17.2	24.2	41.4	1.8	16.5	38.9	57.2	98.6	354.9
1999										
January	214.4	8.1	18.2	26.2	6.6	2.2	25.5	34.2	60.5	274.9
February	293.7	18.4	20.1	38.5	8.0	14.6	45.7	68.3	106.8	400.5
March	341.0	11.0	27.5	38.5	5.5	3.5	7.2	16.2	54.7	395.8

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1995-1996	1 898.5	398.3	2 298.2	593.4	2 891.6	2 502.7	5 392.6
1996-1997	2 171.9	668.1	2 839.9	728.5	3 568.4	2 839.7	6 408.2
1997-1998	3 112.6	736.3	3 848.9	852.9	4 701.8	2 950.3	7 652.1
1997							
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	962.3	2 094.7
1998							
March	729.3	194.7	924.0	205.5	1 129.5	580.1	1 709.6
June	892.1	189.0	1 081.1	237.2	1 318.2	769.9	2 088.1
September	871.0	171.3	1 042.3	229.3	1 271.6	820.6	2 092.2
December	793.7	273.2	1 066.9	241.3	1 308.2	882.0	2 190.1
ORIGINAL (% change from preceding quarter)							
1997							
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	50.8	19.0
1998							
March	-2.3	3.8	-1.0	3.5	-0.3	-39.7	-18.4
June	22.3	-2.9	17.0	15.4	16.7	32.7	22.1
September	-2.4	-9.4	-3.6	-3.3	-3.5	6.6	0.2
December	-8.9	59.5	2.4	5.2	2.9	7.5	4.7

(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												
1999												
January	5	0.4	33	3.3	23	2.5	23	2.3	26	2.8	12	1.1
February	9	0.9	48	4.2	35	3.6	41	3.4	30	3.0	20	2.3
March	5	0.4	89	7.7	36	3.9	72	7.4	42	4.1	15	1.4
Value—\$200,000–\$499,999												
1999												
January	0	0.0	13	3.5	17	4.8	23	6.4	14	4.2	12	4.3
February	1	0.3	8	2.3	22	6.6	16	5.3	15	4.2	8	2.6
March	0	0.0	15	4.5	25	7.9	15	4.8	15	4.4	6	1.7
Value—\$500,000–\$999,999												
1999												
January	0	0.0	4	3.1	10	7.2	3	1.7	7	3.9	5	4.1
February	1	0.7	2	1.1	7	4.3	10	7.2	9	6.4	9	6.1
March	0	0.0	11	8.1	8	5.7	6	4.0	10	7.2	4	2.9
Value—\$1,000,000–\$4,999,999												
1999												
January	1	3.5	8	13.3	4	8.3	4	5.4	2	5.8	4	9.6
February	2	4.7	7	12.7	4	6.1	7	17.3	3	5.5	6	17.4
March	0	0.0	9	25.7	1	1.5	4	7.0	7	12.8	2	2.4
Value—\$5,000,000 and over												
1999												
January	0	0.0	0	0.0	0	0.0	0	0.0	2	15.5	1	5.0
February	0	0.0	0	0.0	0	0.0	1	15.8	1	12.0	5	30.6
March	1	9.7	0	0.0	0	0.0	1	6.9	0	0.0	0	0.0
Value—Total												
1995-1996	120	136.4	999	390.6	641	230.6	913	418.9	550	340.9	441	365.0
1996-1997	117	157.7	921	391.1	734	373.7	914	404.6	685	401.2	354	411.2
1997-1998	134	229.4	998	447.4	672	235.5	988	425.5	759	498.2	410	300.4
1999												
January	6	3.8	58	23.1	54	22.7	53	15.8	51	32.2	34	24.0
February	13	6.7	65	20.3	68	20.6	75	49.0	58	31.0	48	59.0
March	6	10.2	124	46.1	70	18.9	98	30.1	74	28.5	27	8.3

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

Period	Religious.....		Health.....		Entertainment and recreational.....		Miscellaneous.....		Total non-residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999										
1999										
January	3	0.2	4	0.4	8	0.9	12	1.0	149	14.9
February	2	0.2	13	1.3	11	1.0	19	1.9	228	22.0
March	6	0.6	9	0.9	8	1.0	11	1.2	293	28.8
Value—\$200,000—\$499,999										
1999										
January	2	0.8	3	0.7	0	0.0	4	1.3	88	25.9
February	2	0.6	6	1.9	5	1.6	6	1.8	89	27.3
March	1	0.2	6	2.1	3	0.9	9	2.6	95	29.2
Value—\$500,000—\$999,999										
1999										
January	1	0.6	2	1.8	3	2.0	1	0.7	36	25.0
February	1	0.8	3	1.9	1	0.8	1	0.5	44	29.8
March	1	0.6	3	1.9	1	0.6	2	1.5	46	32.3
Value—\$1,000,000—\$4,999,999										
1999										
January	0	0.0	1	2.2	1	1.8	0	0.0	25	49.8
February	1	1.2	9	16.2	5	10.9	4	11.8	48	103.8
March	0	0.0	2	4.5	4	6.0	1	1.3	30	61.1
Value—\$5,000,000 and over										
1999										
January	0	0.0	0	0.0	1	48.4	0	0.0	4	68.9
February	0	0.0	1	6.1	1	8.4	0	0.0	9	72.9
March	0	0.0	1	5.4	7	94.8	1	6.9	11	123.6
Value—Total										
1995-1996	34	7.6	155	136.5	234	251.4	298	174.6	4 385	2 452.2
1996-1997	57	15.3	217	257.8	219	90.1	357	336.6	4 575	2 839.7
1997-1998	61	16.9	200	264.6	238	478.4	315	168.3	4 775	3 064.5
1999										
January	6	1.6	10	5.1	13	53.1	17	3.1	302	184.6
February	6	2.8	32	27.4	23	22.8	30	16.0	418	255.7
March	8	1.4	21	14.8	23	103.3	24	13.5	475	275.0

VALUE OF NON-RESIDENTIAL BUILDING APPROVED: Original

Period	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
PRIVATE SECTOR (\$ million)											
1995-1996	135.2	365.0	227.6	301.0	265.1	80.6	7.5	68.6	136.2	134.7	1 721.6
1996-1997	156.0	372.9	352.5	277.7	336.3	72.7	15.4	127.6	47.1	121.5	1 879.7
1997-1998	227.7	440.9	232.6	381.1	418.8	117.7	17.0	112.9	435.0	93.2	2 476.9
1998											
March	8.2	32.4	14.0	24.6	25.6	5.2	1.3	1.5	4.7	12.3	129.9
April	1.5	54.3	16.1	51.0	33.4	15.5	1.9	11.9	6.0	9.5	201.2
May	6.5	52.4	16.3	43.5	88.9	10.3	0.9	13.0	4.9	6.6	243.4
June	6.4	28.3	12.2	22.5	36.8	19.9	0.5	5.2	1.9	2.7	136.4
July	5.2	47.2	16.5	22.7	33.7	16.2	2.6	3.8	24.0	2.1	174.0
August	6.3	201.2	18.7	38.2	37.1	18.9	0.6	3.1	14.2	2.3	340.5
September	11.7	33.7	36.9	27.0	78.4	14.3	4.2	13.5	7.1	4.0	230.6
October	77.5	29.1	27.9	26.2	32.2	7.7	1.1	29.0	4.6	7.0	242.2
November	1.8	76.1	19.4	33.1	52.9	6.8	0.9	8.4	2.9	1.9	204.2
December	4.0	22.7	18.8	25.7	17.2	9.7	1.2	14.9	14.1	7.8	136.2
1999											
January	0.4	22.5	22.7	14.9	31.9	8.7	1.6	4.0	3.7	1.2	111.6
February	5.5	19.1	20.6	28.2	17.4	5.9	2.8	4.6	18.2	7.4	129.8
March	10.1	46.0	18.8	27.4	27.7	4.1	1.4	3.6	47.2	2.0	188.4
PUBLIC SECTOR (\$ million)											
1995-1996	1.2	25.5	3.0	118.0	75.7	284.3	0.0	68.0	115.3	39.9	730.8
1996-1997	1.7	18.3	21.3	126.9	64.7	338.6	0.0	130.2	43.2	215.1	960.1
1997-1998	1.5	6.4	3.0	44.4	79.4	182.7	0.0	151.8	43.3	75.1	587.7
1998											
March	0.0	0.0	0.5	1.6	2.9	3.6	0.0	2.7	3.7	3.5	18.6
April	0.4	0.1	0.0	3.5	45.2	16.5	0.0	14.0	8.0	14.0	101.5
May	0.6	0.4	0.0	1.3	1.3	8.9	0.0	23.9	6.3	6.4	48.9
June	0.1	0.4	0.0	4.5	1.4	49.8	0.0	3.8	3.7	13.1	76.6
July	0.2	2.2	2.6	2.7	0.3	9.6	0.0	1.6	1.6	1.9	22.7
August	0.0	0.0	0.0	4.3	6.7	1.7	0.0	10.8	1.3	1.2	26.0
September	0.0	0.6	0.1	8.6	2.2	39.0	0.0	13.2	5.3	2.5	71.6
October	0.0	23.6	0.2	25.1	26.0	80.2	0.0	1.0	75.6	17.2	249.0
November	0.3	0.3	0.0	5.0	1.6	20.2	0.0	26.1	3.5	6.6	63.6
December	0.1	0.3	2.2	5.7	4.5	18.5	0.0	2.4	1.5	6.1	41.2
1999											
January	3.5	0.6	0.0	0.9	0.3	15.4	0.0	1.1	49.3	1.9	72.9
February	1.1	1.2	0.0	20.8	13.6	53.1	0.0	22.8	4.6	8.6	125.9
March	0.1	0.1	0.1	2.7	0.7	4.1	0.0	11.2	56.0	11.6	86.6
TOTAL (\$ million)											
1995-1996	136.4	390.4	230.6	419.0	340.8	364.9	7.5	136.6	251.5	174.6	2 452.4
1996-1997	157.7	391.1	373.8	404.7	401.1	411.3	15.4	257.8	90.2	336.6	2 839.8
1997-1998	229.3	447.4	235.6	425.5	498.2	300.4	17.0	264.6	478.3	168.3	3 064.5
1998											
March	8.2	32.4	14.5	26.2	28.6	8.8	1.3	4.3	8.5	15.8	148.5
April	1.9	54.4	16.1	54.5	78.6	32.0	1.9	25.9	14.0	23.5	302.7
May	7.1	52.8	16.3	44.8	90.2	19.2	0.9	36.9	11.1	13.0	292.3
June	6.5	28.7	12.2	27.0	38.2	69.7	0.5	8.9	5.6	15.8	213.0
July	5.4	49.4	19.2	25.4	34.0	25.7	2.6	5.4	25.6	3.9	196.7
August	6.3	201.2	18.7	42.5	43.7	20.6	0.6	13.9	15.5	3.4	366.4
September	11.7	34.3	37.0	35.6	80.5	53.3	4.2	26.7	12.4	6.4	302.2
October	77.5	52.7	28.1	51.3	58.2	87.9	1.1	30.0	80.2	24.2	491.2
November	2.1	76.4	19.4	38.1	54.5	27.0	0.9	34.6	6.5	8.5	267.9
December	4.0	23.0	21.0	31.4	21.7	28.1	1.2	17.3	15.7	13.9	177.4
1999											
January	3.8	23.1	22.7	15.8	32.2	24.0	1.6	5.1	53.1	3.1	184.6
February	6.7	20.3	20.6	49.0	31.0	59.0	2.8	27.4	22.8	16.0	255.7
March	10.2	46.1	18.9	30.1	28.5	8.3	1.4	14.8	103.3	13.5	275.0

BUILDING APPROVED IN THE MELBOURNE STATISTICAL DIVISION: Original

Period	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR									
1996-1997	13 726	5 944	20 805	1 574 222	611 026	566 418	2 751 665	1 527 058	4 278 724
1997-1998	20 045	6 445	27 490	2 329 489	697 059	651 111	3 677 659	2 168 189	5 845 847
1998									
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	1 757	469	2 360	217 127	40 014	60 883	318 023	142 054	460 077
August	1 750	626	2 568	207 867	82 454	69 440	359 761	314 245	674 006
September	1 882	453	2 412	235 688	46 845	64 524	347 056	192 729	539 785
October	1 684	603	2 338	206 690	93 818	65 494	366 001	216 460	582 461
November	1 589	693	2 633	198 182	88 782	71 961	358 925	179 527	538 452
December	1 620	778	2 541	194 583	95 569	58 353	348 506	107 083	455 589
1999									
January	1 139	482	1 643	144 692	55 657	36 671	237 021	87 929	324 950
February	1 779	815	2 737	215 708	100 829	59 764	376 301	109 293	485 594
March	1 884	503	2 488	241 192	49 926	74 304	365 423	159 687	525 110
PUBLIC SECTOR									
1996-1997	136	311	501	16 625	19 152	25 833	61 609	775 904	837 513
1997-1998	374	349	752	31 539	24 497	50 116	106 152	424 780	530 933
1998									
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
1999									
January	95	30	125	7 137	1 652	4 901	13 690	65 903	79 593
February	23	28	51	1 492	1 591	1 920	5 004	97 422	102 426
March	37	0	39	4 027	0	984	5 011	67 134	72 145
TOTAL									
1996-1997	13 862	6 255	21 306	1 590 846	630 178	592 250	2 813 274	2 302 962	5 116 236
1997-1998	20 419	6 794	28 242	2 361 028	721 556	701 227	3 783 811	2 592 969	6 376 780
1998									
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	1 788	483	2 405	219 193	40 904	62 712	322 808	162 172	484 980
August	1 785	642	2 619	210 818	83 704	69 501	364 023	335 196	699 219
September	1 915	453	2 445	238 023	46 845	66 721	351 589	246 107	597 696
October	1 703	658	2 412	208 180	97 366	69 624	375 170	457 200	832 370
November	1 614	725	2 690	200 077	90 591	76 154	366 822	236 045	602 867
December	1 669	783	2 597	199 737	96 119	60 546	356 403	133 670	490 072
1999									
January	1 234	512	1 768	151 829	57 309	41 572	250 711	153 832	404 543
February	1 802	843	2 788	217 200	102 420	61 685	381 304	206 716	588 020
March	1 921	503	2 527	245 219	49 926	75 288	370 434	226 821	597 255

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

(b) Refer to the Explanatory Notes paragraph 12.

BUILDING APPROVED IN STATISTICAL AREAS

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

	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
STATISTICAL AREA									
VICTORIA	2 792	569	3 470	341 025	54 745	90 519	486 289	274 986	761 275
Melbourne (SD)	1 921	503	2 527	245 224	49 927	75 291	370 442	226 824	597 266
Inner Melbourne (SSD)	53	71	188	7 183	7 687	19 422	34 292	64 040	98 332
Melbourne (C)–Inner	0	0	7	0	0	159	159	5 551	5 710
Melbourne (C)–S'bank–D'land	0	0	0	0	0	0	0	685	685
Melbourne (C)–Remainder	8	10	19	965	1 200	1 486	3 651	43 738	47 389
Port Phillip (C)–St Kilda	1	11	55	250	1 310	9 507	11 067	1 016	12 083
Port Phillip (C)–West	31	0	32	3 854	0	2 741	6 595	5 090	11 685
Stonnington (C)–Prahran	3	7	12	364	1 600	3 194	5 158	2 943	8 101
Yarra (C)–North	7	14	28	1 310	1 353	1 521	4 184	2 657	6 841
Yarra (C)–Richmond	3	29	35	440	2 224	814	3 478	2 360	5 838
Western Melbourne (SSD)	219	63	283	26 619	4 704	5 980	37 303	45 689	82 992
Brimbank (C)–Keilor	88	4	92	11 157	245	323	11 725	400	12 125
Brimbank (C)–Sunshine	31	2	33	3 214	150	66	3 430	1 600	5 030
Hobsons Bay (C)–Altona	41	5	46	4 370	423	342	5 135	545	5 680
Hobsons Bay (C)–Williamstown	12	9	21	1 626	1 236	852	3 714	360	4 074
Maribyrnong (C)	27	8	35	3 655	530	1 332	5 517	1 593	7 110
Moonee Valley (C)–Essendon	2	7	10	298	620	2 580	3 498	40 907	44 405
Mooney Valley (C)–West	18	28	46	2 299	1 500	485	4 284	284	4 568
Melton Wyndham (SSD)	202	0	202	24 010	0	817	24 827	17 204	42 031
Melton (S)–East	88	0	88	10 413	0	90	10 503	210	10 713
Melton (S) Balance	17	0	17	1 952	0	94	2 046	545	2 591
Wyndham (C)–North West	7	0	7	968	0	0	968	0	968
Wyndham (C)–Werribee	76	0	76	8 682	0	633	9 315	14 773	24 088
Wyndham (C)–Balance	14	0	14	1 995	0	0	1 995	1 676	3 671
Moreland City (SSD)	30	28	76	3 839	2 226	2 648	8 713	9 573	18 286
Moreland (C)–Brunswick	2	9	29	105	956	1 264	2 325	2 440	4 765
Moreland (C)–Coburg	10	8	18	1 249	570	943	2 762	223	2 985
Moreland (C)–North	18	11	29	2 485	700	441	3 626	6 910	10 536
Northern Middle Melbourne (SSD)	61	25	87	6 919	2 028	4 166	13 113	6 026	19 139
Banyule (C)–Heidelberg	27	8	35	2 994	635	1 198	4 827	2 100	6 927
Banyule (C)–North	11	3	14	1 510	250	517	2 277	1 760	4 037
Darebin (C)–Northcote	6	0	6	481	0	1 626	2 107	456	2 563
Darebin (C)–Preston	17	14	32	1 934	1 143	825	3 902	1 710	5 612
Hume City (SSD)	142	2	144	17 958	120	670	18 748	5 429	24 177
Hume (C)–Broadmeadows	8	0	8	983	0	276	1 259	2 750	4 009
Hume (C)–Craigieburn	108	0	108	13 435	0	247	13 682	2 338	16 020
Hume (C)–Sunbury	26	2	28	3 540	120	147	3 807	341	4 148
Northern Outer Melbourne (SSD)	129	4	134	17 593	330	2 513	20 436	8 565	29 001
Nillumbik (S)–South	9	0	9	1 630	0	712	2 342	3 500	5 842
Nillumbik (S)–South-West	17	0	17	2 965	0	627	3 592	0	3 592
Nillumbik (S)–Balance	6	0	6	1 050	0	165	1 215	0	1 215
Whittlesea (C)–North	14	0	14	1 614	0	237	1 851	0	1 851
Whittlesea (C)–South	83	4	88	10 334	330	772	11 436	5 065	16 501
Boroondara City (SSD)	36	59	98	7 818	9 520	10 134	27 472	9 646	37 118
Boroondara (C)–Camberwell N	16	2	18	4 240	360	1 848	6 448	0	6 448
Boroondara (C)–Camberwell S	8	13	21	1 327	1 810	3 821	6 958	217	7 175
Boroondara (C)–Hawthorn	6	41	47	914	7 000	2 499	10 413	7 774	18 187
Boroondara (C)–Kew	6	3	12	1 337	350	1 966	3 653	1 655	5 308

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)	219	120	343	29 201	10 602	5 256	45 059	8 071	53 130
Manningham (C)–East	9	0	9	1 919	0	256	2 175	100	2 275
Manningham (C)–West	51	55	108	7 584	4 312	746	12 642	300	12 942
Monash (C)–South West	12	9	22	1 180	690	461	2 331	270	2 601
Monash (C)–Waverley East	12	2	14	2 206	240	457	2 903	182	3 085
Monash (C)–Waverley West	52	5	58	7 482	440	912	8 834	2 552	11 386
Whitehorse (C)–Box Hill	16	47	63	2 099	4 700	1 014	7 813	649	8 462
Whitehorse (C)–Nunawading E	49	0	49	5 110	0	623	5 733	3 570	9 303
Whitehorse (C)–Nunawading W	18	2	20	1 621	220	787	2 628	448	3 076
Eastern Outer Melbourne (SSD)	126	33	162	15 800	2 773	2 831	21 404	4 985	26 389
Knox (C)–North	29	9	41	3 355	679	1 066	5 100	3 135	8 235
Knox (C)–South	62	3	65	8 272	314	268	8 854	547	9 401
Maroondah (C)–Croydon	24	11	35	2 603	640	1 078	4 321	470	4 791
Maroondah (C)–Ringwood	11	10	21	1 570	1 140	419	3 129	833	3 962
Yarra Ranges Shire Part A (SSD)	86	0	86	10 624	0	2 171	12 795	4 821	17 616
Yarra Ranges (S)–Central	8	0	8	1 027	0	157	1 184	160	1 344
Yarra Ranges (S)–North	3	0	3	316	0	50	366	170	536
Yarra Ranges (S)–South-West	75	0	75	9 281	0	1 964	11 245	4 491	15 736
Southern Melbourne (SSD)	133	71	211	20 658	7 452	12 913	41 023	15 221	56 244
Bayside (C)–Brighton	18	6	24	3 340	1 067	2 204	6 611	150	6 761
Bayside (C)–South	31	6	38	4 682	700	1 760	7 142	150	7 292
Glen Eira (C)–Caulfield	10	10	20	2 182	1 095	1 956	5 233	1 290	6 523
Glen Eira (C)–South	15	0	19	1 627	0	1 432	3 059	375	3 434
Kingston (C)–North	17	14	31	2 729	1 300	1 403	5 432	9 135	14 567
Kingston (C)–South	31	24	55	3 186	1 760	832	5 778	50	5 828
Stonnington (C)–Malvern	11	11	24	2 912	1 530	3 326	7 768	4 071	11 839
Greater Dandenong City (SSD)	26	0	26	2 738	0	467	3 205	6 906	10 111
Gr. Dandenong (C)–Dandenong	12	0	12	1 222	0	234	1 456	5 856	7 312
Gr. Dandenong (C)–Balance	14	0	14	1 516	0	233	1 749	1 050	2 799
Southern Eastern Outer Melbourne (SSD)	251	18	269	28 500	1 950	1 728	32 178	14 519	46 697
Cardinia (S)–North	12	0	12	1 667	0	662	2 329	120	2 449
Cardinia (S)–Pakenham	16	4	20	1 466	250	284	2 000	4 682	6 682
Cardinia (S)–South	5	0	5	432	0	38	470	0	470
Casey (C)–Berwick	147	14	161	17 253	1 700	268	19 221	490	19 711
Casey (C)–Cranbourne	28	0	28	2 703	0	237	2 940	4 350	7 290
Casey (C)–Hallam	37	0	37	4 232	0	99	4 331	4 877	9 208
Casey (C)–South	6	0	6	747	0	140	887	0	887
Frankston City (SSD)	58	0	59	6 966	0	698	7 664	2 572	10 236
Frankston (C)–East	33	0	34	3 726	0	341	4 067	225	4 292
Frankston (C)–West	25	0	25	3 240	0	357	3 597	2 347	5 944
Mornington Peninsula Shire (SSD)	150	9	159	18 798	535	2 877	22 210	3 557	25 767
Mornington P'sula (S)–East	23	0	23	2 555	0	388	2 943	1 921	4 864
Mornington P'sula (S)–South	71	6	77	8 453	360	1 527	10 340	700	11 040
Mornington P'sula (S)–West	56	3	59	7 790	175	962	8 927	936	9 863

BUILDING APPROVED IN STATISTICAL AREAS *continued*

	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
STATISTICAL AREA									
Barwon (SD)	295	29	328	33 790	2 082	4 466	40 338	10 193	50 531
Greater Geelong City Part A (SSD)	169	25	197	18 411	1 802	2 460	22 673	8 818	31 491
Bellarine-Inner	18	0	18	1 501	0	120	1 621	350	1 971
Corio-Inner	66	0	66	6 611	0	389	7 000	1 003	8 003
Geelong	6	21	27	881	1 435	575	2 891	375	3 266
Geelong West	11	2	13	854	200	308	1 362	250	1 612
Newton	5	2	7	1 089	167	368	1 624	170	1 794
South Barwon-Inner	63	0	66	7 475	0	700	8 175	6 670	14 845
East Barwon (SSD)	86	4	90	10 747	280	968	11 995	700	12 695
Greater Geelong (C) Part-Pt B	32	4	36	4 037	280	272	4 589	105	4 694
Queenscliff (B)	3	0	3	367	0	127	494	0	494
Surf Coast (S)-East	18	0	18	2 590	0	194	2 784	120	2 904
Surf Coast (S)-West	33	0	33	3 753	0	375	4 128	475	4 603
West Barwon (SSD)	40	0	41	4 632	0	1 038	5 670	675	6 345
Colac-Otway (S)-Colac	3	0	3	458	0	53	511	600	1 111
Colac-Otway (S)-North	3	0	3	299	0	65	364	75	439
Colac-Otway (S)-South	22	0	23	2 419	0	643	3 062	0	3 062
Golden Plains (S)-North-West	5	0	5	442	0	247	689	0	689
Golden Plains (S)-South-East	3	0	3	390	0	11	401	0	401
Greater Geelong (C)-Pt C	4	0	4	624	0	19	643	0	643
Western District (SD)	35	10	45	4 270	845	1 307	6 422	6 860	13 282
Hopkins (SSD)	26	10	36	3 148	845	727	4 720	1 255	5 975
Corangamite (S)-North	2	0	2	247	0	0	247	0	247
Corangamite (S)-South	0	0	0	0	0	28	28	170	198
Moyne (S)-North-East	0	0	0	0	0	62	62	50	112
Moyne (S)-North-West	1	0	1	120	0	0	120	0	120
Moyne (S)-South	4	0	4	416	0	176	592	0	592
Warrnambool (C)	19	10	29	2 365	845	461	3 671	1 035	4 706
Lady Julia Percy Island	0	0	0	0	0	0	0	0	0
Glenelg (SSD)	9	0	9	1 122	0	580	1 702	5 605	7 307
Glenelg (S)-Heywood	1	0	1	155	0	55	210	150	360
Glenelg (S)-North	0	0	0	0	0	147	147	80	227
Glenelg (S)-Portland	5	0	5	665	0	208	873	0	873
S. Grampians (S)-Hamilton	2	0	2	242	0	81	323	0	323
S. Grampians (S)-Wannon	0	0	0	0	0	10	10	0	10
S. Grampians (S)-Balance	1	0	1	60	0	79	139	5 375	5 514
Central Highlands (SD)	86	8	94	8 272	480	1 165	9 917	1 604	11 521
Ballarat City (SSD)	46	4	50	4 615	200	679	5 494	1 080	6 574
Ballarat (C)-Central	24	4	28	2 126	200	556	2 882	767	3 649
Ballarat (C)-Inner North	10	0	10	1 303	0	58	1 361	235	1 596
Ballarat (C)-North	0	0	0	0	0	0	0	78	78
Ballarat (C)-South	12	0	12	1 186	0	65	1 251	0	1 251
East Central Highlands (SSD)	37	4	41	3 389	280	348	4 017	160	4 177
Hepburn (S)-East	7	4	11	400	280	93	773	60	833
Hepburn (S)-West	7	0	7	570	0	51	621	0	621
Moorabool (S)-Bacchus Marsh	17	0	17	1 888	0	20	1 908	100	2 008
Moorabool (S)-Ballan	3	0	3	238	0	83	321	0	321
Moorabool (S)-West	3	0	3	293	0	101	394	0	394

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	268	0	138	406	364	770
Ararat (RC)	2	0	2	170	0	39	209	180	389
Pyrenees (S)–North	0	0	0	0	0	0	0	84	84
Pyrenees (S)–South	1	0	1	98	0	99	197	100	297
Wimmera (SD)	7	0	7	570	0	199	769	113	882
South Wimmera (SSD)	6	0	6	511	0	120	631	0	631
Horsham (RC)–Central	2	0	2	220	0	109	329	0	329
Horsham (RC)–Balance	1	0	1	110	0	11	121	0	121
N. Grampians (S)–St Arnaud	1	0	1	47	0	0	47	0	47
N. Grampians (S)–Stawell	1	0	1	124	0	0	124	0	124
West Wimmera (S)	1	0	1	10	0	0	10	0	10
North Wimmera (SSD)	1	0	1	59	0	79	138	113	251
Hindmarsh (S)	0	0	0	0	0	0	0	0	0
Yarriambiack (S)–North	0	0	0	0	0	34	34	0	34
Yarriambiack (S)–South	1	0	1	59	0	45	104	113	217
Mallee(SD)	54	2	56	6 285	144	768	7 197	13 339	20 536
Mildura Rural City Part A (SSD)	32	2	34	3 745	144	425	4 314	9 195	13 509
Mildura (RC)–Pt A	32	2	34	3 745	144	425	4 314	9 195	13 509
West Mallee (SSD)	2	0	2	274	0	59	333	0	333
Buloke (S)–North	0	0	0	0	0	31	31	0	31
Buloke (S)–South	0	0	0	0	0	0	0	0	0
Mildura (RC)–Pt B	2	0	2	274	0	28	302	0	302
East Mallee (SSD)	20	0	20	2 266	0	284	2 550	4 144	6 694
Gannawarra (S)	7	0	7	727	0	109	836	430	1 266
Swan Hill (RC)–Central	11	0	11	1 105	0	43	1 148	380	1 528
Swan Hill (RC)–Robinvale	1	0	1	299	0	132	431	3 274	3 705
Swan Hill (RC)–Balance	1	0	1	135	0	0	135	60	195
Loddon (SD)	77	2	79	8 919	60	1 727	10 706	3 942	14 648
Greater Bendigo City Part A (SSD)	39	2	41	4 530	60	771	5 361	2 835	8 196
Greater Bendigo (C)–Central	6	0	6	584	0	82	666	2 700	3 366
Greater Bendigo (C)–Eaglehawk	4	0	4	359	0	33	392	50	442
Greater Bendigo (C)–Inner East	9	0	9	1 110	0	304	1 414	0	1 414
Greater Bendigo (C)–Inner North	3	0	3	440	0	62	502	85	587
Greater Bendigo (C)–Inner West	10	2	12	1 090	60	162	1 312	0	1 312
Greater Bendigo (C)–S'saye	7	0	7	947	0	128	1 075	0	1 075
North Loddon (SSD)	17	0	17	1 684	0	310	1 994	399	2 393
C. Goldfields (S)–M'borough	3	0	3	337	0	12	349	0	349
C. Goldfields (S)–Balance	2	0	2	144	0	15	159	65	224
Gr Bendigo (C)–Pt B	5	0	5	502	0	128	630	334	964
Loddon (S)–North	0	0	0	0	0	0	0	0	0
Loddon (S)–South	1	0	1	60	0	60	120	0	120
Mount Alexander (S)–C'maine	1	0	1	253	0	62	315	0	315
Mount Alexander (S)–Balance	5	0	5	388	0	33	421	0	421
South Loddon (SSD)	21	0	21	2 705	0	646	3 351	708	4 059
Macedon Ranges (S)–Kyneton	2	0	2	288	0	187	475	618	1 093
Macedon Ranges (S)–Romsey	8	0	8	1 146	0	0	1 146	90	1 236
Macedon Ranges (S)–Balance	11	0	11	1 271	0	459	1 730	0	1 730

BUILDING APPROVED IN STATISTICAL AREAS *continued*

	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
STATISTICAL AREA									
Goulburn (SD)	121	4	127	13 442	480	2 071	15 993	6 590	22 583
Greater Shepparton City Part A (SSD)	25	0	25	3 100	0	942	4 042	1 675	5 717
Gr. Shepparton (C) Pt A	25	0	25	3 100	0	942	4 042	1 675	5 717
North Goulburn (SSD)	52	4	56	5 480	480	528	6 488	3 925	10 413
Campaspe (S)–Echuca	9	4	13	964	480	46	1 490	430	1 920
Campaspe (S)–Kyabram	4	0	4	598	0	73	671	620	1 291
Campaspe (S)–Rochester	8	0	8	734	0	79	813	0	813
Campaspe (S)–South	0	0	0	0	0	26	26	0	26
Gr. Shepparton (C)–Pt B East	1	0	1	150	0	60	210	0	210
Gr. Shepparton (C)–Pt B West	11	0	11	900	0	10	910	1 395	2 305
Moira (S)–East	10	0	10	1 246	0	112	1 358	0	1 358
Moira (S)–West	9	0	9	888	0	122	1 010	1 480	2 490
South Goulburn (SSD)	12	0	13	1 631	0	183	1 814	750	2 564
Delatite (S)–Benalla	1	0	1	131	0	58	189	700	889
Delatite (S)–North	0	0	0	0	0	24	24	0	24
Delatite (S)–South	3	0	3	308	0	52	360	0	360
Strathbogie (S)	8	0	9	1 192	0	49	1 241	50	1 291
South West Goulburn (SSD)	32	0	33	3 231	0	418	3 649	240	3 889
Mitchell (S)–North	4	0	4	396	0	162	558	0	558
Mitchell (S)–South	19	0	19	1 971	0	129	2 100	0	2 100
Murrindindi (S)–East	5	0	5	322	0	15	337	160	497
Murrindindi (S)–West	4	0	5	542	0	112	654	80	734
Ovens-Murray (SD)	76	0	76	8 034	0	736	8 770	756	9 526
Wodonga (SSD)	39	0	39	4 003	0	434	4 437	351	4 788
Indigo (S)–Pt A	8	0	8	824	0	153	977	0	977
Towong (S)–Pt A	1	0	1	99	0	30	129	0	129
Wodonga (RC)	30	0	30	3 080	0	251	3 331	351	3 682
West Ovens-Murray (SSD)	18	0	18	2 143	0	60	2 203	125	2 328
Indigo (S)–Pt B	3	0	3	394	0	0	394	0	394
Wangaratta (RC)–Central	8	0	8	898	0	0	898	75	973
Wangaratta (RC)–North	3	0	3	457	0	0	457	50	507
Wangaratta (RC)–South	4	0	4	394	0	60	454	0	454
East Ovens-Murray (SSD)	19	0	19	1 888	0	242	2 130	280	2 410
Alpine (S)–East	13	0	13	1 429	0	212	1 641	205	1 846
Alpine (S)–West	3	0	3	225	0	0	225	75	300
Towong (S)–Pt B	3	0	3	234	0	30	264	0	264
East Gippsland (SD)	33	3	36	2 976	250	639	3 865	459	4 324
East Gippsland Shire (SSD)	18	0	18	1 712	0	374	2 086	322	2 408
E. Gippsland (S)–Bairnsdale	12	0	12	1 334	0	209	1 543	252	1 795
E. Gippsland (S)–Orbost	4	0	4	198	0	125	323	0	323
E. Gippsland (S)–South-West	2	0	2	180	0	40	220	0	220
E. Gippsland (S)–Balance	0	0	0	0	0	0	0	70	70
Wellington Shire (SSD)	15	3	18	1 264	250	265	1 779	137	1 916
Wellington (S)–Alberton	4	0	4	324	0	48	372	0	372
Wellington (S)–Avon	0	0	0	0	0	0	0	0	0
Wellington (S)–Maffra	4	0	4	276	0	70	346	137	483
Wellington (S)–Rosedale	5	0	5	484	0	48	532	0	532
Wellington (S)–Sale	2	3	5	180	250	99	529	0	529

BUILDING APPROVED IN STATISTICAL AREAS *continued*

	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
STATISTICAL AREA									
Gippsland (SD)	87	8	95	9 243	477	2 150	11 870	4 306	16 176
La Trobe Valley (SSD)	26	0	26	3 393	0	634	4 027	540	4 567
Baw Baw (S)–Pt A	1	0	1	108	0	53	161	0	161
La Trobe (S)–Moe	3	0	3	374	0	170	544	200	744
La Trobe (S)–Morwell	4	0	4	433	0	206	639	340	979
La Trobe (S)–Traralgon	17	0	17	2 351	0	205	2 556	0	2 556
La Trobe (S)–Balance	1	0	1	127	0	0	127	0	127
West Gippsland (SSD)	11	0	11	1 329	0	530	1 859	114	1 973
Baw Baw (S)–Pt B East	0	0	0	0	0	208	208	0	208
Baw Baw (S)–Pt B West	11	0	11	1 329	0	322	1 651	114	1 765
Yarra Ranges (S)–Pt B	0	0	0	0	0	0	0	0	0
South Gippsland (SSD)	50	8	58	4 521	477	986	5 984	3 652	9 636
Bass Coast (S)–Phillip Island	15	0	15	1 121	0	104	1 225	0	1 225
Bass Coast (S)–Balance	12	0	12	1 045	0	470	1 515	2 412	3 927
South Gippsland (S)–Central	15	6	21	1 712	377	118	2 207	900	3 107
South Gippsland (S)–East	5	0	5	404	0	50	454	179	633
South Gippsland (S)–West	3	2	5	239	100	244	583	161	744
French Island	0	0	0	0	0	0	0	0	0
Bass Strait Islands	0	0	0	0	0	0	0	0	0
STATISTICAL DISTRICT									
Albury-Wodonga NSW/VIC	43	0	43	4 378	0	705	5 083	671	5 754
Geelong VIC	169	25	197	18 411	1 802	2 460	22 673	8 818	31 491
Ballarat VIC	46	4	50	4 615	200	679	5 494	1 080	6 574
Bendigo VIC	39	2	41	4 530	60	771	5 361	2 835	8 196
Shepparton VIC	25	0	25	3 100	0	942	4 042	1 675	5 717
La Trobe Valley VIC	26	0	26	3 393	0	634	4 027	540	4 567
Mildura VIC	32	2	34	3 745	144	425	4 314	9 195	13 509

(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 1996–1997). 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 Activity, Building Work Done* (Cat. No. 8755.0)
- *Building Approvals, Australia* (Cat. no. 8731.0)
- *Engineering Construction Activity, Australia* (Cat. no. 8762.0)
- *House Price Indexes: Eight Capital Cities* (Cat. no. 6416.0).
- *Housing Finance for Owner Occupation, Australia* (Cat. no. 5609.0)
- *Price Index of Materials Used in Building Other than House Building* (Cat. no. 6407.0)
- *Price Index of Materials Used in House Building* (Cat. no. 6408.0).

ROUNDING

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

SYMBOLS AND OTHER USAGES

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

GLOSSARY

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

GLOSSARY

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

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