

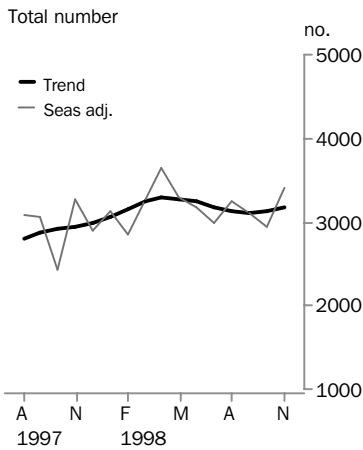


BUILDING APPROVALS

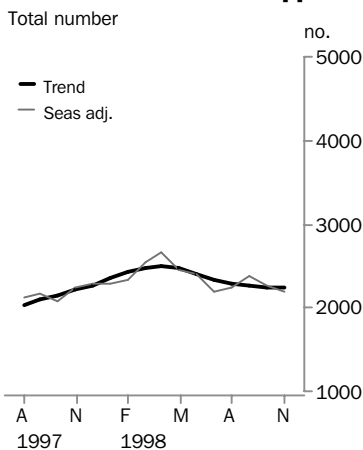
VICTORIA

EMBARGO: 11:30AM (CANBERRA TIME) THURS 14 JAN 1999

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.

NOVEMBER KEY FIGURES

TREND ESTIMATES

	Nov 1998	% change Oct 1998 to Nov 1998	% change Nov 1997 to Nov 1998
Dwelling units approved			
Private sector houses	2 236	-0.3	1.2
Total dwelling units	3 170	1.4	7.8

SEASONALLY ADJUSTED

	Nov 1998	% change Oct 1998 to Nov 1998	% change Nov 1997 to Nov 1998
Dwelling units approved			
Private sector houses	2 200	-2.5	-1.7
Total dwelling units	3 415	16.4	4.6

NOVEMBER KEY POINTS

TREND ESTIMATES

- The trend for private sector houses has fallen 10.2% since April 1998 but the rate of decline has slowed.
- The trend for other dwelling units is now showing strong growth over the last four months. This turnaround in the trend is largely the result of two months of substantial increases in the original series.
- The trend for total dwelling units reflects both of these changes and is now showing growth of 1.7% over the last two months.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector houses is showing a decrease of 2.5% in November whereas for total dwelling units it has increased by 16.4%.

ORIGINAL ESTIMATES

- In original terms the number of dwelling units increased by 360 (11.7%) in November. Most of this increase is due to a rise of 348 (46.6%) in other dwelling units. These increases are smaller than those experienced in November 1997.
- The value of non-residential building in November was \$267.9 million, significantly down from October but similar to November 1997. Shops (\$76.4 million), Other business premises (\$54.5 million) and Offices (\$38.1 million) accounted for most of November approvals.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
December 1998	10 February 1999
January 1999	9 March 1999
February 1999	8 April 1999
March 1999	11 May 1999
April 1999	9 June 1999
May 1999	8 July 1999



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

There are no notes in this issue.



REVISIONS THIS MONTH

There are no revisions in this issue.



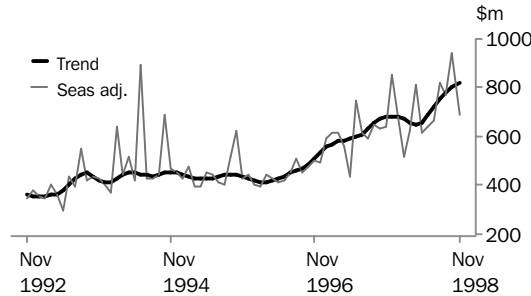
Zia ABBASI
Regional Director, Victoria



VALUE OF BUILDING APPROVED

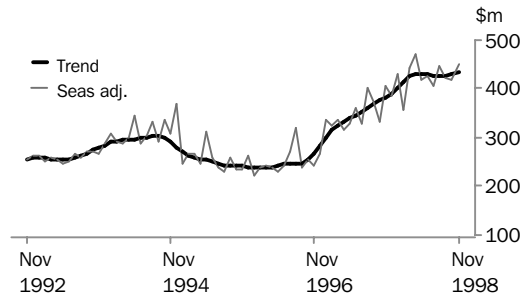
VALUE OF TOTAL BUILDING

The trend is still rising strongly although there was a decline in the first four months of 1998. It is now 21.4% above the level of a year ago.



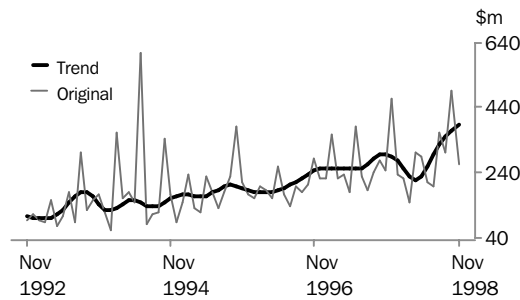
VALUE OF RESIDENTIAL BUILDING

The trend is now showing a slight upward movement. The increase over the last six months is just 1.2% but follows a period of strong growth during 1997.



VALUE OF NON-RESIDENTIAL BUILDING

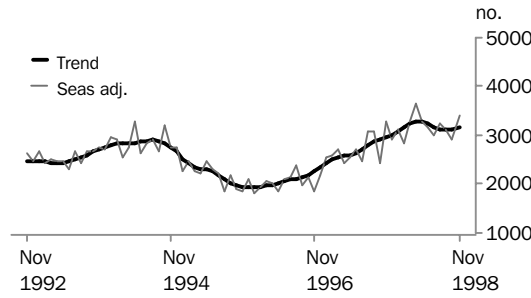
Growth in the trend is still strong but the rate is declining following a substantial fall in the original series in November.



DWELLINGS APPROVED

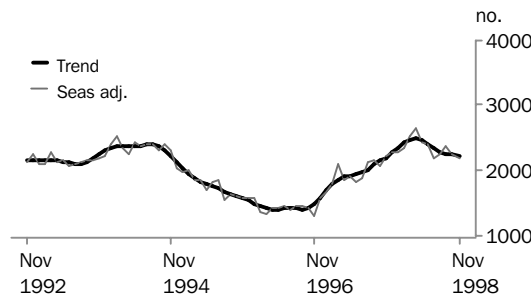
TOTAL DWELLING UNITS

The trend has remained relatively flat over the last seven months but follows a period of strong growth from mid 1996. The trend increased by 7.8% over the last year and by 31.0% in the previous year.



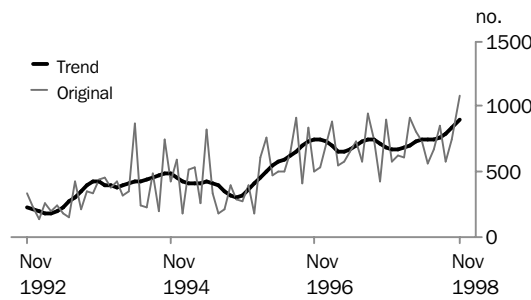
PRIVATE SECTOR HOUSES

The trend has fallen 10.2% over the last seven months to be just 1.2% above the level of a year ago. This follows growth of 49.2% between November 1996 and November 1997.



OTHER DWELLINGS(a)

Following two consecutive months of substantial increases in the original series the trend has been reversed. It has grown by 30.5% over the last year. However this is a volatile series with an average monthly movement of 56% in the seasonally adjusted estimates and substantial movements, even in the trend, can be expected.



(a) See Glossary for definition

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

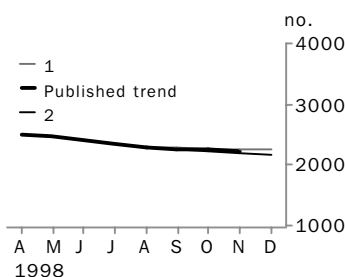
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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

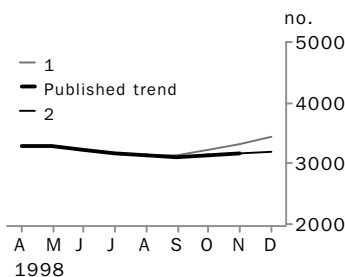


	TREND AS PUBLISHED	
	no.	% change
July 1998	2 345	-2.6
August 1998	2 295	-2.1
September 1998	2 265	-1.3
October 1998	2 243	-1.0
November 1998	2 236	-0.3
December 1998	n.y.a.	n.y.a.

WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:

	1		2	
	no.	% change	no.	% change
	<i>rises by 5% on Nov 1998 falls by 5% on Nov 1998</i>			
July 1998	2 342	-2.7	2 350	-2.5
August 1998	2 293	-2.1	2 297	-2.2
September 1998	2 271	-1.0	2 261	-1.6
October 1998	2 264	-0.3	2 231	-1.3
November 1998	2 263	0.0	2 200	-1.4
December 1998	2 265	0.1	2 171	-1.4

TOTAL DWELLING UNITS



	TREND AS PUBLISHED	
	no.	% change
July 1998	3 175	-1.9
August 1998	3 127	-1.5
September 1998	3 116	-0.4
October 1998	3 126	0.3
November 1998	3 170	1.4
December 1998	n.y.a.	n.y.a.

WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:

	1		2	
	no.	% change	no.	% change
	<i>rises by 8% on Nov 1998 falls by 8% on Nov 1998</i>			
July 1998	3 158	-2.2	3 177	-1.9
August 1998	3 119	-1.2	3 128	-1.5
September 1998	3 143	0.8	3 117	-0.4
October 1998	3 219	2.4	3 134	0.5
November 1998	3 319	3.1	3 159	0.8
December 1998	3 426	3.2	3 184	0.8

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						
1997						
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
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
SEASONALLY ADJUSTED						
1997						
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
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
TREND ESTIMATES						
1997						
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
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	2 407	2 484	682	755	3 089	3 238
July	2 345	2 419	697	756	3 042	3 175
August	2 295	2 362	724	766	3 019	3 127
September	2 265	2 321	766	795	3 031	3 116
October	2 243	2 290	817	837	3 059	3 126
November	2 236	2 270	883	899	3 119	3 170

(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)						
1997						
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
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
SEASONALLY ADJUSTED (% change from preceding month)						
1997						
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
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
TREND ESTIMATES (% change from preceding month)						
1997						
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
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	1.8	1.4	-1.4	-1.3
July	-2.6	-2.6	2.2	0.2	-1.5	-1.9
August	-2.1	-2.4	3.8	1.2	-0.7	-1.5
September	-1.3	-1.7	5.9	3.8	0.4	-0.4
October	-1.0	-1.4	6.6	5.3	0.9	0.3
November	-0.3	-0.8	8.1	7.5	1.9	1.4

(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					
1997					
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
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
SEASONALLY ADJUSTED					
1997					
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
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
TREND ESTIMATES					
1997					
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
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	351.4	78.6	430.0	259.7	689.8
July	349.5	78.1	427.5	296.9	724.4
August	347.9	77.9	425.8	328.3	754.1
September	348.6	78.6	427.2	354.7	781.9
October	350.3	79.9	430.2	371.8	802.0
November	354.7	81.4	436.1	387.5	823.6

(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)					
1997					
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
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
SEASONALLY ADJUSTED (% change from preceding month)					
1997					
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
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
TREND ESTIMATES (% change from preceding month)					
1997					
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
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	-0.3	-0.2	13.0	4.4
July	-0.5	-0.6	-0.6	14.3	5.0
August	-0.5	-0.3	-0.4	10.6	4.1
September	0.2	0.9	0.3	8.0	3.7
October	0.5	1.7	0.7	4.8	2.6
November	1.3	1.9	1.4	4.2	2.7

(a) Refer to Explanatory Notes paragraph 12.

DWELLING UNITS APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
1995-96	18 425	3 218	(b) 574	(b) 0	60	22 277
1996-97	19 593	6 421	203	741	239	27 197
1997-98	27 367	6 811	262	699	99	35 238
1997						
November	2 300	783	12	38	4	3 137
December	2 173	502	14	47	4	2 740
1998						
January	1 788	517	12	41	24	2 382
February	2 095	525	17	43	6	2 686
March	2 591	822	33	32	19	3 497
April	2 506	648	30	16	3	3 203
May	2 483	459	110	96	24	3 172
June	2 550	460	12	46	5	3 073
July	2 338	512	11	117	10	2 988
August	2 354	646	49	48	99	3 196
September	2 690	502	16	62	7	3 277
October	2 294	627	14	31	10	2 976
November	2 284	707	29	327	1	3 348
PUBLIC SECTOR (Number)						
1995-96	464	937	(b) 29	(b) 0	0	1 430
1996-97	212	384	45	0	12	653
1997-98	570	601	25	1	3	1 200
1997						
November	39	71	0	0	0	110
December	61	29	0	0	0	90
1998						
January	22	35	0	0	0	57
February	50	21	0	0	0	71
March	31	18	0	0	0	49
April	1	109	0	0	0	110
May	136	23	25	0	0	184
June	131	48	0	1	2	182
July	49	26	0	0	0	75
August	47	20	0	0	0	67
September	48	0	0	0	0	48
October	37	66	0	0	0	103
November	58	33	0	0	0	91
TOTAL (Number)						
1995-96	18 889	4 155	(b) 603	(b) 0	60	23 707
1996-97	19 805	6 805	248	741	251	27 850
1997-98	27 937	7 412	287	700	102	36 438
1997						
November	2 339	854	12	38	4	3 247
December	2 234	531	14	47	4	2 830
1998						
January	1 810	552	12	41	24	2 439
February	2 145	546	17	43	6	2 757
March	2 622	840	33	32	19	3 546
April	2 507	757	30	16	3	3 313
May	2 619	482	135	96	24	3 356
June	2 681	508	12	47	7	3 255
July	2 387	538	11	117	10	3 063
August	2 401	666	49	48	99	3 263
September	2 738	502	16	62	7	3 325
October	2 331	693	14	31	10	3 079
November	2 342	740	29	327	1	3 439

(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)								
1995-96	1 845.2	325.9	(b) 25.0	530.9	(b) 0.0	2 726.9	1 721.6	4 448.5
1996-97	2 149.1	644.3	12.6	597.1	84.2	3 487.2	1 879.7	5 366.9
1997-98	3 084.3	727.0	22.0	708.6	63.2	4 605.0	2 476.9	7 081.9
1997								
November	252.7	101.9	0.7	52.9	3.2	411.4	213.5	624.9
December	240.6	52.9	1.6	45.0	3.4	343.5	456.7	800.2
1998								
January	197.3	80.7	1.1	46.0	2.6	327.6	201.7	529.3
February	231.7	46.8	1.6	57.2	2.0	339.3	158.3	497.6
March	297.2	72.4	2.8	69.2	3.2	444.8	129.9	574.8
April	286.8	77.0	2.6	66.7	0.8	433.8	201.2	635.1
May	289.7	51.3	8.3	63.5	12.2	424.9	243.4	668.3
June	300.4	58.8	1.2	63.7	2.3	426.5	136.4	562.9
July	278.6	42.9	0.6	62.6	7.5	392.1	174.0	566.2
August	271.6	84.0	10.2	57.5	10.8	434.1	340.5	774.5
September	321.7	51.1	1.2	72.7	4.5	451.1	230.6	681.7
October	272.0	96.0	1.5	77.4	1.9	448.9	242.2	691.1
November	272.6	89.8	1.1	61.7	21.8	447.0	204.2	651.2
PUBLIC SECTOR (\$ million)								
1995-96	42.2	66.4	(b) 0.0	32.7	(b) 0.0	142.9	730.8	873.8
1996-97	22.8	23.8	1.0	32.7	0.9	81.2	960.1	1 041.3
1997-98	48.6	40.0	0.8	63.8	0.1	153.3	587.7	740.9
1997								
November	3.3	4.2	0.0	3.3	0.0	10.8	33.7	44.6
December	6.2	1.7	0.0	5.5	0.0	13.4	13.6	27.0
1998								
January	1.8	1.9	0.0	7.2	0.0	10.9	32.4	43.3
February	4.9	1.1	0.0	6.6	0.0	12.6	64.3	76.9
March	2.4	1.0	0.0	7.9	0.0	11.3	18.6	29.9
April	0.1	7.1	0.0	7.8	0.0	15.0	101.5	116.5
May	10.6	2.0	0.8	5.2	0.0	18.6	48.9	67.5
June	11.0	2.8	0.0	4.0	0.1	17.8	76.6	94.4
July	3.2	1.6	0.0	2.3	0.0	7.1	22.7	29.7
August	3.8	1.5	0.0	0.2	0.0	5.5	26.0	31.5
September	3.4	0.0	0.0	2.2	0.0	5.6	71.6	77.2
October	2.9	4.3	0.0	4.2	0.0	11.4	249.0	260.4
November	4.6	1.9	0.0	5.9	0.0	12.4	63.6	76.1
TOTAL (\$ million)								
1995-96	1 887.4	392.3	(b) 26.6	563.5	(b) 0.0	2 869.9	2 452.4	5 322.3
1996-97	2 171.9	668.1	13.5	629.8	85.1	3 568.4	2 839.8	6 408.2
1997-98	3 132.9	766.9	22.8	772.4	63.2	4 758.3	3 064.5	7 822.8
1997								
November	256.0	106.1	0.7	56.2	3.2	422.2	247.3	669.5
December	246.8	54.6	1.6	50.6	3.4	357.0	470.2	827.2
1998								
January	199.1	82.6	1.1	53.1	2.6	338.5	234.1	572.6
February	236.6	47.9	1.6	63.8	2.0	351.9	222.6	574.5
March	299.6	73.4	2.8	77.1	3.2	456.2	148.5	604.6
April	286.9	84.1	2.6	74.5	0.8	448.8	302.7	751.5
May	300.3	53.3	9.1	68.6	12.2	443.5	292.3	735.7
June	311.4	61.6	1.2	67.6	2.4	444.3	213.0	657.3
July	281.8	44.5	0.6	64.8	7.5	399.2	196.7	595.9
August	275.4	85.5	10.2	57.6	10.8	439.6	366.4	806.0
September	325.1	51.1	1.2	75.0	4.5	456.8	302.2	759.0
October	275.0	100.3	1.5	81.6	1.9	460.3	491.2	951.4
November	277.2	91.7	1.1	67.6	21.8	459.4	267.9	727.2

(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										
1995-96	18 889	1 854	882	2 736	319	277	823	1 419	4 155	23 044
1996-97	19 805	2 980	1 500	4 480	204	298	1 823	2 325	6 805	26 610
1997-98	27 937	2 881	2 153	5 034	425	481	1 472	2 378	7 412	35 349
1997										
September	2 413	261	165	426	2	14	82	98	524	2 937
October	2 248	180	129	309	25	4	31	60	369	2 617
November	2 339	222	206	428	20	55	351	426	854	3 193
December	2 234	237	173	410	15	5	101	121	531	2 765
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
VALUE (\$ million)										
1995-96	1 887.4	124.5	82.8	207.2	29.6	27.0	128.5	185.1	392.3	2 279.8
1996-97	2 171.8	200.3	140.3	340.7	18.2	38.0	271.3	327.3	668.3	2 840.1
1997-98	3 132.8	211.9	211.4	423.2	36.0	53.4	254.3	343.5	766.9	3 899.8
1997										
September	267.3	19.3	14.7	34.0	0.9	1.8	10.8	13.5	47.5	314.8
October	249.1	12.8	12.9	25.7	2.5	2.4	3.4	8.3	34.0	283.0
November	256.0	15.3	21.4	36.7	2.0	6.6	60.8	69.4	106.1	362.1
December	246.8	17.4	15.7	33.0	1.1	1.7	18.8	21.5	54.6	301.4
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

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

(a) Reference year for chain volume measures is 1996-97.
Refer to Explanatory Notes paragraph 21-22.

(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>		Shops.....		Factories.....		Offices.....		<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												
1998												
September	3	0.3	93	9.1	36	3.9	66	7.0	31	3.3	15	1.6
October	11	1.1	139	12.0	27	2.9	53	5.5	32	3.4	11	1.3
November	5	0.5	133	12.5	31	3.1	52	5.4	39	3.9	25	2.0
Value—\$200,000—\$499,999												
1998												
September	2	0.6	19	6.1	30	8.4	29	8.9	22	6.6	11	4.2
October	2	0.7	14	3.7	19	5.9	20	6.3	9	2.3	12	3.5
November	4	1.0	22	6.2	18	5.7	17	5.0	18	5.4	12	4.0
Value—\$500,000—\$999,999												
1998												
September	1	0.5	10	6.7	9	6.5	3	1.8	3	2.2	10	6.9
October	2	1.1	5	3.2	11	7.5	12	8.3	7	4.9	5	3.5
November	1	0.6	7	5.2	9	6.1	5	3.0	6	3.8	10	6.4
Value—\$1,000,000—\$4,999,999												
1998												
September	2	3.7	6	12.5	6	13.2	8	17.9	22	45.5	7	17.3
October	1	1.5	7	10.4	6	11.7	5	7.9	9	16.4	4	8.3
November	0	0.0	6	16.7	3	4.6	8	17.3	8	21.2	6	9.4
Value—\$5,000,000 and over												
1998												
September	1	6.5	0	0.0	1	5.0	0	0.0	3	22.9	3	23.2
October	1	73.0	1	23.4	0	0.0	1	23.4	2	31.1	1	71.4
November	0	0.0	3	35.7	0	0.0	1	7.5	3	20.3	1	5.1
Value—Total												
1995-96	120	136.4	999	390.6	641	230.6	913	418.9	550	340.9	441	365.0
1996-97	117	157.7	921	391.1	734	373.7	914	404.6	685	401.2	354	411.2
1997-98	134	229.4	998	447.4	672	235.5	988	425.5	759	498.2	410	300.4
1998												
September	9	11.7	128	34.3	82	37.0	106	35.6	81	80.5	46	53.3
October	17	77.5	166	52.7	63	28.1	91	51.3	59	58.2	33	87.9
November	10	2.1	171	76.4	61	19.4	83	38.1	74	54.5	54	27.0

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										
1998										
September	2	0.2	7	0.7	14	1.4	23	2.2	290	29.6
October	5	0.4	15	1.4	14	1.4	24	2.4	331	31.8
November	3	0.4	14	1.4	11	1.0	17	1.6	330	31.8
Value—\$200,000—\$499,999										
1998										
September	3	1.0	4	1.2	4	1.3	5	1.6	129	40.1
October	2	0.7	8	2.1	4	1.2	8	2.4	98	28.9
November	0	0.0	4	1.0	7	2.2	10	3.0	112	33.4
Value—\$500,000—\$999,999										
1998										
September	0	0.0	2	1.4	3	2.1	3	1.6	44	29.6
October	0	0.0	1	0.7	1	0.7	2	1.4	46	31.4
November	1	0.5	2	1.6	3	2.0	4	2.9	48	32.1
Value—\$1,000,000—\$4,999,999										
1998										
September	2	3.0	4	9.6	5	7.6	1	1.0	63	131.3
October	0	0.0	3	7.8	3	5.4	2	5.2	40	74.5
November	0	0.0	5	8.2	1	1.3	1	1.0	38	79.6
Value—\$5,000,000 and over										
1998										
September	0	0.0	2	13.9	0	0.0	0	0.0	10	71.6
October	0	0.0	1	18.0	1	71.4	1	12.8	9	324.5
November	0	0.0	2	22.4	0	0.0	0	0.0	10	91.0
Value—Total										
1995-96	34	7.6	155	136.5	234	251.4	298	174.6	4 385	2 452.2
1996-97	57	15.3	217	257.8	219	90.1	357	336.6	4 575	2 839.7
1997-98	61	16.9	200	264.6	238	478.4	315	168.3	4 775	3 064.5
1998										
September	7	4.2	19	26.7	26	12.4	32	6.4	536	302.2
October	7	1.1	28	30.0	23	80.2	37	24.2	524	491.2
November	4	0.9	27	34.6	22	6.5	32	8.5	538	267.9

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)											
1995-96	135.2	365.0	227.6	301.0	265.1	80.6	7.5	68.6	136.2	134.7	1 721.6
1996-97	156.0	372.9	352.5	277.7	336.3	72.7	15.4	127.6	47.1	121.5	1 879.7
1997-98	227.7	440.9	232.6	381.1	418.8	117.7	17.0	112.9	435.0	93.2	2 476.9
1997											
November	99.6	20.6	24.4	15.4	26.1	6.1	3.4	3.2	12.1	2.7	213.5
December	4.1	11.5	16.6	38.4	14.2	9.6	0.4	3.3	354.0	4.6	456.7
1998											
January	40.1	27.1	32.9	20.8	34.3	4.3	1.0	17.1	5.0	19.1	201.7
February	14.6	17.4	20.2	46.2	21.7	8.0	0.8	13.8	3.3	12.1	158.3
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
PUBLIC SECTOR (\$ million)											
1995-96	1.2	25.5	3.0	118.0	75.7	284.3	0.0	68.0	115.3	39.9	730.8
1996-97	1.7	18.3	21.3	126.9	64.7	338.6	0.0	130.2	43.2	215.1	960.1
1997-98	1.5	6.4	3.0	44.4	79.4	182.7	0.0	151.8	43.3	75.1	587.7
1997											
November	0.0	0.1	0.1	2.5	0.2	10.8	0.0	14.2	4.9	0.9	33.7
December	0.1	0.4	0.0	1.8	0.4	6.8	0.0	1.4	1.8	0.8	13.6
1998											
January	0.0	3.3	0.0	2.6	0.2	23.3	0.0	0.8	1.7	0.5	32.4
February	0.3	0.0	0.0	3.0	10.7	12.6	0.0	9.3	2.5	25.8	64.3
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
TOTAL (\$ million)											
1995-96	136.4	390.4	230.6	419.0	340.8	364.9	7.5	136.6	251.5	174.6	2 452.4
1996-97	157.7	391.1	373.8	404.7	401.1	411.3	15.4	257.8	90.2	336.6	2 839.8
1997-98	229.3	447.4	235.6	425.5	498.2	300.4	17.0	264.6	478.3	168.3	3 064.5
1997											
November	99.6	20.7	24.5	17.9	26.3	16.9	3.4	17.5	17.0	3.6	247.3
December	4.2	11.9	16.6	40.2	14.6	16.4	0.4	4.7	355.8	5.4	470.2
1998											
January	40.1	30.4	32.9	23.4	34.4	27.6	1.0	17.9	6.7	19.6	234.1
February	15.0	17.4	20.2	49.2	32.4	20.6	0.8	23.1	5.9	37.9	222.6
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

BUILDING APPROVED IN THE MELBOURNE STATISTICAL DIVISION: Original

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

Period	DWELLINGS (no.)			VALUE (\$'000)					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR									
1996-97	13 726	5 944	20 805	1 574 222	611 026	566 418	2 751 665	1 527 058	4 278 724
1997-98	20 045	6 445	27 490	2 329 489	697 059	651 111	3 677 659	2 168 189	5 845 847
1997									
November	1 694	757	2 503	191 506	100 303	46 358	338 168	195 763	533 931
December	1 610	462	2 132	182 127	49 956	40 904	272 987	440 683	713 669
1998									
January	1 384	470	1 928	155 160	75 411	39 939	270 510	174 206	444 717
February	1 531	501	2 097	174 549	45 151	51 254	270 954	137 723	408 677
March	1 852	781	2 710	219 053	69 350	62 394	350 798	103 995	454 792
April	1 853	627	2 527	220 785	75 586	58 555	354 926	172 933	527 859
May	1 806	440	2 445	218 356	49 334	67 885	335 575	223 937	559 512
June	1 808	429	2 298	222 908	56 419	54 500	333 827	110 620	444 446
July	1 756	469	2 359	217 007	40 014	60 883	317 903	142 054	459 957
August	1 750	626	2 568	207 867	82 454	69 440	359 761	314 245	674 006
September	1 881	453	2 411	235 488	46 845	64 524	346 856	192 729	539 585
October	1 683	603	2 337	206 579	93 818	65 494	365 891	216 460	582 351
November	1 588	691	2 630	198 070	88 652	71 961	358 683	179 527	538 211
PUBLIC SECTOR									
1996-97	136	311	501	16 625	19 152	25 833	61 609	775 904	837 513
1997-98	374	349	752	31 539	24 497	50 116	106 152	424 780	530 933
1997									
November	24	47	71	2 064	2 866	2 727	7 657	17 865	25 522
December	55	16	71	5 125	963	2 704	8 792	9 873	18 665
1998									
January	14	9	23	1 041	480	4 277	5 798	28 856	34 654
February	10	15	25	1 160	795	4 805	6 760	28 050	34 810
March	5	6	11	358	336	6 904	7 598	13 604	21 202
April	0	55	55	0	3 650	7 580	11 229	81 251	92 481
May	112	10	147	8 741	564	4 975	14 279	41 691	55 971
June	80	11	94	6 800	603	2 568	9 970	63 309	73 279
July	31	14	45	2 066	890	1 829	4 785	20 118	24 903
August	35	16	51	2 951	1 250	62	4 262	20 951	25 213
September	33	0	33	2 336	0	2 197	4 533	53 378	57 911
October	19	55	74	1 491	3 548	4 130	9 169	240 740	249 909
November	25	32	57	1 896	1 809	4 193	7 897	56 518	64 415
TOTAL									
1996-97	13 862	6 255	21 306	1 590 846	630 178	592 250	2 813 274	2 302 962	5 116 236
1997-98	20 419	6 794	28 242	2 361 028	721 556	701 227	3 783 811	2 592 969	6 376 780
1997									
November	1 718	804	2 574	193 571	103 169	49 085	345 825	213 628	559 452
December	1 665	478	2 203	187 252	50 919	43 608	281 779	450 555	732 334
1998									
January	1 398	479	1 951	156 201	75 891	44 215	276 308	203 063	479 371
February	1 541	516	2 122	175 710	45 946	56 058	277 714	165 774	443 488
March	1 857	787	2 721	219 411	69 686	69 298	358 396	117 599	475 994
April	1 853	682	2 582	220 785	79 236	66 135	366 155	254 185	620 340
May	1 918	450	2 592	227 097	49 898	72 860	349 855	265 628	615 483
June	1 888	440	2 392	229 707	57 022	57 068	343 797	173 928	517 725
July	1 787	483	2 404	219 073	40 904	62 712	322 688	162 172	484 860
August	1 785	642	2 619	210 818	83 704	69 501	364 023	335 196	699 219
September	1 914	453	2 444	237 823	46 845	66 721	351 389	246 107	597 496
October	1 702	658	2 411	208 070	97 366	69 624	375 060	457 200	832 260
November	1 613	723	2 687	199 966	90 461	76 154	366 581	236 045	602 626

(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	2 342	740	3 439	277 197	91 652	90 530	459 379	267 865	727 243
Melbourne (SD)	1 613	723	2 687	199 966	90 461	76 155	366 581	236 045	602 627
Inner Melbourne (SSD)	25	343	689	2 842	56 225	28 062	87 128	65 604	152 733
Melbourne (C)–Inner	0	109	373	0	18 000	17 111	35 111	9 111	44 222
Melbourne (C)–S'bank–D'land	0	0	0	0	0	0	0	550	550
Melbourne (C)–Remainder	19	12	36	1 874	1 253	765	3 891	20 702	24 593
Port Phillip (C)–St Kilda	0	51	89	0	4 300	4 334	8 634	225	8 858
Port Phillip (C)–West	0	51	51	0	13 272	1 915	15 187	2 889	18 076
Stonnington (C)–Prahran	2	12	15	223	2 190	1 566	3 979	26 100	30 079
Yarra (C)–North	1	18	32	125	1 520	1 777	3 422	5 254	8 676
Yarra (C)–Richmond	3	90	93	620	15 690	594	16 904	774	17 678
Western Melbourne (SSD)	220	66	304	25 313	5 873	4 256	35 441	24 810	60 251
Brimbank (C)–Keilor	85	6	91	10 176	337	319	10 831	3 164	13 995
Brimbank (C)–Sunshine	34	2	36	3 080	179	225	3 484	7 325	10 809
Hobsons Bay (C)–Altona	34	0	34	3 912	0	435	4 347	10 415	14 762
Hobsons Bay (C)–Williamstown	14	25	39	1 848	2 943	638	5 429	360	5 789
Maribymong (C)	31	22	54	3 306	1 334	802	5 442	1 579	7 021
Moonee Valley (C)–Essendon	10	9	36	1 357	860	1 496	3 713	1 071	4 784
Mooney Valley (C)–West	12	2	14	1 634	220	342	2 196	896	3 093
Melton Wyndham (SSD)	147	0	147	17 101	0	601	17 702	5 645	23 347
Melton (S)–East	56	0	56	6 855	0	95	6 950	0	6 950
Melton (S) Balance	17	0	17	1 893	0	191	2 084	1 491	3 575
Wyndham (C)–North West	15	0	15	1 674	0	29	1 703	0	1 703
Wyndham (C)–Werribee	49	0	49	5 630	0	263	5 893	354	6 247
Wyndham (C)–Balance	10	0	10	1 049	0	23	1 072	3 800	4 872
Moreland City (SSD)	19	21	47	2 099	1 640	1 834	5 573	1 115	6 688
Moreland (C)–Brunswick	1	5	13	60	390	560	1 010	400	1 410
Moreland (C)–Coburg	12	3	15	1 084	250	895	2 229	715	2 944
Moreland (C)–North	6	13	19	955	1 000	379	2 334	0	2 334
Northern Middle Melbourne (SSD)	57	15	73	6 615	1 625	5 452	13 692	19 319	33 011
Banyule (C)–Heidelberg	22	6	28	2 505	800	1 729	5 034	1 018	6 052
Banyule (C)–North	12	0	12	1 623	0	1 062	2 685	1 286	3 971
Darebin (C)–Northcote	11	5	17	1 080	525	1 259	2 864	870	3 734
Darebin (C)–Preston	12	4	16	1 407	300	1 402	3 109	16 145	19 254
Hume City (SSD)	87	2	89	10 873	146	811	11 830	16 000	27 830
Hume (C)–Broadmeadows	4	0	4	400	0	366	765	14 844	15 609
Hume (C)–Craigieburn	61	2	63	7 642	146	244	8 033	1 156	9 188
Hume (C)–Sunbury	22	0	22	2 831	0	201	3 032	0	3 032
Northern Outer Melbourne (SSD)	106	6	112	12 903	420	760	14 083	4 010	18 093
Nillumbik (S)–South	7	0	7	1 282	0	179	1 461	0	1 461
Nillumbik (S)–South-West	9	0	9	1 604	0	10	1 615	1 091	2 705
Nillumbik (S)–Balance	2	0	2	407	0	91	498	0	498
Whittlesea (C)–North	15	0	15	1 909	0	54	1 963	0	1 963
Whittlesea (C)–South	73	6	79	7 701	420	426	8 547	2 919	11 466
Boroondara City (SSD)	37	33	70	8 412	4 235	6 141	18 788	5 262	24 050
Boroondara (C)–Camberwell N	11	6	17	1 921	1 210	1 616	4 747	1 150	5 897
Boroondara (C)–Camberwell S	13	11	24	3 079	1 160	1 924	6 163	412	6 575
Boroondara (C)–Hawthorn	5	4	9	1 552	660	1 442	3 654	2 780	6 434
Boroondara (C)–Kew	8	12	20	1 860	1 205	1 159	4 224	920	5 144

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)	140	66	207	18 671	6 007	6 679	31 356	29 647	61 003
Manningham (C)–East	5	0	5	918	0	874	1 792	0	1 792
Manningham (C)–West	32	0	33	4 598	0	833	5 431	1 010	6 441
Monash (C)–South West	14	15	29	1 591	915	603	3 108	10 416	13 524
Monash (C)–Waverley East	8	2	10	1 234	255	320	1 809	385	2 194
Monash (C)–Waverley West	45	6	51	6 138	539	938	7 615	6 155	13 769
Whitehorse (C)–Box Hill	14	26	40	1 313	2 741	1 223	5 277	6 435	11 712
Whitehorse (C)–Nunawading E	9	4	13	1 009	395	974	2 378	4 781	7 159
Whitehorse (C)–Nunawading W	13	13	26	1 871	1 163	913	3 947	465	4 412
Eastern Outer Melbourne (SSD)	148	28	176	17 457	2 231	3 140	22 828	10 482	33 310
Knox (C)–North	56	12	68	5 374	800	1 349	7 523	2 628	10 151
Knox (C)–South	54	3	57	7 583	225	216	8 024	6 977	15 001
Maroondah (C)–Croydon	26	13	39	3 140	1 206	635	4 981	531	5 512
Maroondah (C)–Ringwood	12	0	12	1 359	0	941	2 300	346	2 646
Yarra Ranges Shire Part A (SSD)	81	0	81	9 615	0	2 208	11 823	6 189	18 012
Yarra Ranges (S)–Central	10	0	10	688	0	233	921	0	921
Yarra Ranges (S)–North	4	0	4	539	0	35	574	4 650	5 224
Yarra Ranges (S)–South-West	67	0	67	8 388	0	1 940	10 328	1 539	11 867
Southern Melbourne (SSD)	117	50	168	19 175	5 959	11 143	36 277	22 293	58 570
Bayside (C)–Brighton	11	3	14	2 801	400	1 877	5 077	1 130	6 207
Bayside (C)–South	24	13	38	3 787	1 860	3 390	9 038	0	9 038
Glen Eira (C)–Caulfield	15	8	23	3 868	993	1 722	6 584	1 200	7 784
Glen Eira (C)–South	10	2	12	1 088	250	1 369	2 707	924	3 631
Kingston (C)–North	15	14	29	1 846	1 210	1 430	4 486	3 126	7 612
Kingston (C)–South	35	7	42	4 186	590	608	5 385	145	5 530
Stonnington (C)–Malvern	7	3	10	1 598	655	748	3 001	15 768	18 769
Greater Dandenong City (SSD)	13	16	29	1 452	942	760	3 153	3 303	6 457
Gr. Dandenong (C)–Dandenong	4	8	12	489	460	245	1 193	1 354	2 547
Gr. Dandenong (C)–Balance	9	8	17	964	482	515	1 960	1 950	3 910
Southern Eastern Outer Melbourne (SSD)	234	69	305	26 636	4 504	1 237	32 377	9 013	41 390
Cardinia (S)–North	12	0	14	1 317	0	121	1 437	150	1 587
Cardinia (S)–Pakenham	14	2	16	1 410	148	39	1 597	1 500	3 097
Cardinia (S)–South	3	0	3	214	0	108	323	52	375
Casey (C)–Berwick	133	41	174	15 557	2 898	425	18 880	2 661	21 541
Casey (C)–Cranbourne	32	2	34	2 614	110	165	2 889	2 330	5 219
Casey (C)–Hallam	34	24	58	4 893	1 349	346	6 587	1 560	8 147
Casey (C)–South	6	0	6	631	0	34	664	760	1 424
Frankston City (SSD)	61	6	67	6 090	355	677	7 121	5 070	12 191
Frankston (C)–East	36	2	38	3 298	120	188	3 606	140	3 746
Frankston (C)–West	25	4	29	2 792	235	489	3 515	4 930	8 445
Mornington Peninsula Shire (SSD)	121	2	123	14 714	300	2 395	17 408	8 283	25 691
Mornington P'sula (S)–East	11	0	11	1 255	0	801	2 056	6 383	8 439
Mornington P'sula (S)–South	47	0	47	5 473	0	1 002	6 475	420	6 895
Mornington P'sula (S)–West	63	2	65	7 986	300	591	8 877	1 479	10 357

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)	165	4	170	18 492	245	2 806	21 544	10 140	31 683
Greater Geelong City Part A (SSD)	72	0	72	8 261	0	1 476	9 737	6 458	16 195
Bellarine-Inner	20	0	20	2 156	0	145	2 300	1 430	3 730
Corio-Inner	14	0	14	1 625	0	337	1 961	358	2 319
Geelong	5	0	5	580	0	164	745	1 470	2 215
Geelong West	8	0	8	641	0	313	954	300	1 254
Newton	1	0	1	200	0	279	479	0	479
South Barwon-Inner	24	0	24	3 059	0	238	3 297	2 900	6 197
East Barwon (SSD)	67	4	72	7 385	245	1 074	8 704	2 895	11 599
Greater Geelong (C) Part Pt B	30	4	34	3 206	245	342	3 793	1 785	5 577
Queenscliff (B)	3	0	4	287	0	279	566	180	746
Surf Coast (S)-East	21	0	21	2 528	0	100	2 628	930	3 558
Surf Coast (S)-West	13	0	13	1 364	0	353	1 717	0	1 717
West Barwon (SSD)	26	0	26	2 846	0	256	3 103	787	3 890
Colac-Otway (S)-Colac	6	0	6	532	0	0	532	0	532
Colac-Otway (S)-North	2	0	2	381	0	52	433	500	933
Colac-Otway (S)-South	6	0	6	725	0	50	775	80	855
Golden Plains (S)-North-West	4	0	4	378	0	69	447	0	447
Golden Plains (S)-South-East	6	0	6	601	0	27	628	207	835
Greater Geelong (C)-Pt C	2	0	2	230	0	58	288	0	288
Western District (SD)	32	2	34	3 381	160	1 536	5 078	2 316	7 393
Hopkins (SSD)	27	2	29	2 904	160	1 405	4 469	1 341	5 811
Corangamite (S)-North	1	0	1	39	0	65	104	310	414
Corangamite (S)-South	2	0	2	282	0	101	383	175	558
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	558	0	390	948	154	1 102
Warrnambool (C)	20	2	22	2 025	160	850	3 034	703	3 737
Lady Julia Percy Island	0	0	0	0	0	0	0	0	0
Glenelg (SSD)	5	0	5	478	0	131	609	974	1 583
Glenelg (S)-Heywood	4	0	4	333	0	55	388	58	446
Glenelg (S)-North	0	0	0	0	0	0	0	0	0
Glenelg (S)-Portland	1	0	1	145	0	76	221	766	987
S. Grampians (S)-Hamilton	0	0	0	0	0	0	0	150	150
S. Grampians (S)-Wannon	0	0	0	0	0	0	0	0	0
S. Grampians (S)-Balance	0	0	0	0	0	0	0	0	0
Central Highlands (SD)	63	2	65	6 640	130	1 132	7 902	2 314	10 217
Ballarat City (SSD)	36	2	38	4 130	130	642	4 901	2 030	6 931
Ballarat (C)-Central	4	2	6	403	130	389	922	525	1 447
Ballarat (C)-Inner North	23	0	23	2 775	0	143	2 918	855	3 773
Ballarat (C)-North	0	0	0	0	0	40	40	0	40
Ballarat (C)-South	9	0	9	952	0	70	1 022	650	1 671
East Central Highlands (SSD)	26	0	26	2 379	0	440	2 819	150	2 969
Hepburn (S)-East	4	0	4	252	0	295	547	90	637
Hepburn (S)-West	3	0	3	220	0	0	220	0	220
Moorabool (S)-Bacchus Marsh	9	0	9	968	0	82	1 049	60	1 109
Moorabool (S)-Ballan	9	0	9	834	0	11	845	0	845
Moorabool (S)-West	1	0	1	105	0	52	157	0	157

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)	1	0	1	132	0	51	183	135	317
Ararat (RC)	0	0	0	0	0	0	0	0	0
Pyrenees (S)–North	0	0	0	0	0	0	0	135	135
Pyrenees (S)–South	1	0	1	132	0	51	183	0	183
Wimmera (SD)	19	0	19	2 206	0	237	2 443	51	2 494
South Wimmera (SSD)	16	0	16	1 808	0	200	2 008	51	2 059
Horsham (RC)–Central	6	0	6	590	0	87	677	51	728
Horsham (RC)–Balance	6	0	6	888	0	35	922	0	922
N. Grampians (S)–St Arnaud	2	0	2	156	0	53	209	0	209
N. Grampians (S)–Stawell	2	0	2	174	0	26	200	0	200
West Wimmera (S)	0	0	0	0	0	0	0	0	0
North Wimmera (SSD)	3	0	3	398	0	37	435	0	435
Hindmarsh (S)	0	0	0	0	0	37	37	0	37
Yarriambiack (S)–North	1	0	1	158	0	0	158	0	158
Yarriambiack (S)–South	2	0	2	240	0	0	240	0	240
Mallee(SD)	46	0	46	5 036	0	727	5 763	3 038	8 801
Mildura Rural City Part A (SSD)	21	0	21	2 232	0	332	2 564	2 272	4 836
Mildura (RC)–Pt A	21	0	21	2 232	0	332	2 564	2 272	4 836
West Mallee (SSD)	2	0	2	195	0	78	273	0	273
Buloke (S)–North	0	0	0	0	0	25	25	0	25
Buloke (S)–South	2	0	2	195	0	0	195	0	195
Mildura (RC)–Pt B	0	0	0	0	0	53	53	0	53
East Mallee (SSD)	23	0	23	2 610	0	317	2 926	766	3 693
Gannawarra (S)	4	0	4	589	0	80	669	0	669
Swan Hill (RC)–Central	4	0	4	390	0	100	490	510	1 000
Swan Hill (RC)–Robinvale	12	0	12	1 466	0	121	1 586	256	1 842
Swan Hill (RC)–Balance	3	0	3	165	0	17	182	0	182
Loddon (SD)	116	1	118	11 515	76	2 190	13 781	2 104	15 885
Greater Bendigo City Part A (SSD)	78	0	78	7 557	0	726	8 283	1 342	9 624
Greater Bendigo (C)–Central	17	0	17	1 595	0	233	1 828	500	2 328
Greater Bendigo (C)–Eaglehawk	7	0	7	581	0	46	627	100	727
Greater Bendigo (C)–Inner East	18	0	18	1 733	0	167	1 900	0	1 900
Greater Bendigo (C)–Inner North	9	0	9	982	0	35	1 017	503	1 520
Greater Bendigo (C)–Inner West	25	0	25	2 422	0	165	2 586	239	2 825
Greater Bendigo (C)–S'ysay	2	0	2	245	0	80	324	0	324
North Loddon (SSD)	17	1	19	1 454	76	664	2 194	697	2 891
C. Goldfields (S)–M'borough	1	1	2	120	76	17	213	0	213
C. Goldfields (S)–Balance	3	0	3	157	0	105	262	200	462
Gr Bendigo (C)–Pt B	9	0	10	793	0	205	998	256	1 255
Loddon (S)–North	0	0	0	0	0	0	0	61	61
Loddon (S)–South	0	0	0	0	0	0	0	0	0
Mount Alexander (S)–C'maine	2	0	2	232	0	65	297	180	477
Mount Alexander (S)–Balance	2	0	2	151	0	272	423	0	423
South Loddon (SSD)	21	0	21	2 504	0	801	3 305	65	3 370
Macedon Ranges (S)–Kyneton	5	0	5	627	0	36	664	0	664
Macedon Ranges (S)–Romsey	7	0	7	920	0	149	1 069	0	1 069
Macedon Ranges (S)–Balance	9	0	9	957	0	615	1 572	65	1 637

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)	109	6	118	11 863	450	1 980	14 293	4 574	18 867
Greater Shepparton City Part A (SSD)	27	4	31	3 151	275	114	3 540	1 920	5 460
Gr. Shepparton (C) Pt A	27	4	31	3 151	275	114	3 540	1 920	5 460
North Goulburn (SSD)	38	2	40	4 110	175	975	5 260	2 449	7 709
Campaspe (S)–Echuca	9	2	11	1 018	175	94	1 287	1 021	2 308
Campaspe (S)–Kyabram	2	0	2	228	0	455	683	50	733
Campaspe (S)–Rochester	3	0	3	379	0	129	508	0	508
Campaspe (S)–South	1	0	1	115	0	10	125	52	177
Gr. Shepparton (C)–Pt B East	0	0	0	0	0	46	46	0	46
Gr. Shepparton (C)–Pt B West	9	0	9	1 049	0	0	1 049	93	1 142
Moira (S)–East	3	0	3	247	0	0	247	0	247
Moira (S)–West	11	0	11	1 074	0	241	1 315	1 233	2 548
South Goulburn (SSD)	5	0	8	569	0	493	1 062	0	1 062
Delatite (S)–Benalla	4	0	4	484	0	0	484	0	484
Delatite (S)–North	0	0	0	0	0	0	0	0	0
Delatite (S)–South	0	0	3	0	0	478	478	0	478
Strathbogie (S)	1	0	1	85	0	15	100	0	100
South West Goulburn (SSD)	39	0	39	4 033	0	398	4 431	205	4 636
Mitchell (S)–North	12	0	12	1 146	0	45	1 191	56	1 247
Mitchell (S)–South	16	0	16	1 849	0	98	1 947	50	1 997
Murrindindi (S)–East	7	0	7	750	0	152	902	99	1 001
Murrindindi (S)–West	4	0	4	288	0	103	391	0	391
Ovens-Murray (SD)	63	0	63	6 391	0	763	7 154	3 989	11 144
Wodonga (SSD)	42	0	42	3 883	0	377	4 261	215	4 476
Indigo (S)–Pt A	4	0	4	469	0	229	698	0	698
Towong (S)–Pt A	0	0	0	0	0	0	0	63	63
Wodonga (RC)	38	0	38	3 414	0	149	3 563	152	3 715
West Ovens-Murray (SSD)	14	0	14	1 652	0	262	1 913	2 874	4 787
Indigo (S)–Pt B	2	0	2	160	0	0	160	0	160
Wangaratta (RC)–Central	7	0	7	865	0	112	977	2 674	3 651
Wangaratta (RC)–North	4	0	4	506	0	150	656	70	726
Wangaratta (RC)–South	1	0	1	120	0	0	120	130	250
East Ovens-Murray (SSD)	7	0	7	856	0	124	981	900	1 881
Alpine (S)–East	1	0	1	82	0	0	82	900	982
Alpine (S)–West	3	0	3	323	0	96	419	0	419
Towong (S)–Pt B	3	0	3	452	0	28	480	0	480
East Gippsland (SD)	48	2	51	5 090	130	892	6 113	2 400	8 512
East Gippsland Shire (SSD)	26	2	29	3 322	130	163	3 615	1 396	5 011
E. Gippsland (S)–Bairnsdale	17	0	18	2 253	0	93	2 345	400	2 745
E. Gippsland (S)–Orbost	1	0	1	67	0	10	77	996	1 073
E. Gippsland (S)–South-West	7	2	9	938	130	14	1 082	0	1 082
E. Gippsland (S)–Balance	1	0	1	65	0	46	111	0	111
Wellington Shire (SSD)	22	0	22	1 768	0	730	2 498	1 004	3 501
Wellington (S)–Alberton	2	0	2	204	0	18	222	164	386
Wellington (S)–Avon	4	0	4	302	0	328	631	80	711
Wellington (S)–Maffra	3	0	3	370	0	262	632	573	1 205
Wellington (S)–Rosedale	9	0	9	551	0	47	598	0	598
Wellington (S)–Sale	4	0	4	341	0	74	415	187	602

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)	68	0	68	6 616	0	2 111	8 727	895	9 622
La Trobe Valley (SSD)	22	0	22	1 938	0	381	2 319	545	2 864
Baw Baw (S)–Pt A	1	0	1	30	0	0	30	0	30
La Trobe (S)–Moe	8	0	8	589	0	72	661	0	661
La Trobe (S)–Morwell	2	0	2	180	0	28	208	50	258
La Trobe (S)–Traralgon	10	0	10	1 019	0	231	1 251	495	1 745
La Trobe (S)–Balance	1	0	1	120	0	50	170	0	170
West Gippsland (SSD)	15	0	15	1 884	0	725	2 609	0	2 609
Baw Baw (S)–Pt B East	0	0	0	0	0	80	80	0	80
Baw Baw (S)–Pt B West	15	0	15	1 884	0	645	2 529	0	2 529
Yarra Ranges (S)–Pt B	0	0	0	0	0	0	0	0	0
South Gippsland (SSD)	31	0	31	2 795	0	1 005	3 800	350	4 150
Bass Coast (S)–Phillip Island	13	0	13	988	0	228	1 216	160	1 376
Bass Coast (S)–Balance	12	0	12	1 274	0	201	1 475	0	1 475
South Gippsland (S)–Central	3	0	3	315	0	131	446	90	536
South Gippsland (S)–East	2	0	2	170	0	307	477	100	577
South Gippsland (S)–West	0	0	0	0	0	139	139	0	139
French Island	1	0	1	47	0	0	47	0	47
Bass Strait Islands	0	0	0	0	0	0	0	0	0
STATISTICAL DISTRICT									
Albury-Wodonga NSW/VIC	85	2	87	8 113	90	965	9 168	1 275	10 443
Geelong VIC	72	0	72	8 261	0	1 476	9 737	6 458	16 195
Ballarat VIC	36	2	38	4 130	130	642	4 901	2 030	6 931
Bendigo VIC	78	0	78	7 557	0	726	8 283	1 342	9 624
Shepparton VIC	27	4	31	3 151	275	114	3 540	1 920	5 460
La Trobe Valley VIC	22	0	22	1 938	0	381	2 319	545	2 864
Mildura VIC	21	0	21	2 232	0	332	2 564	2 272	4 836

(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.

EXPLANATORY NOTES

TREND ESTIMATES	<p>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 <i>A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview</i> (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on (02) 6252 6345.</p>
TREND ESTIMATES <i>continued</i>	<p>19 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>
CHAIN VOLUME MEASURES	<p>20 The chain volume measures appearing in this publication are annually re-weighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 1996–97). The reference year will be updated annually in the July publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes.</p> <p>21 Further information on the nature and concepts of chain volume measures is contained in the ABS publication <i>Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts</i> (Cat. no. 5248.0).</p>
AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)	<p>22 Area statistics are now being classified to the <i>Australian Standard Geographical Classification, 1998 Edition</i> (Cat. no. 1216.0), effective from 1 July 1998, and ASGC terminology has been adopted in the presentation of building statistics.</p> <p>23 Some Statistical Districts straddle State/Territory boundaries (e.g. the Albury-Wodonga Statistical District lies partly in New South Wales and partly in Victoria).</p>
UNPUBLISHED DATA	<p>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.</p>
RELATED PUBLICATIONS	<p>25 Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none">▪ <i>Building Activity, Australia</i> (Cat. no. 8752.0)▪ <i>Building Activity, Australia: Dwelling Unit Commencements</i> (Cat. no. 8750.0)▪ <i>Building Activity, Victoria</i> (Cat. no. 8752.2)▪ <i>Building Approvals, Australia</i> (Cat. no. 8731.0)▪ <i>Engineering Construction Activity, Australia</i> (Cat. no. 8762.0)▪ <i>House Price Indexes: Eight Capital Cities</i> (Cat. no. 6416.0).▪ <i>Housing Finance for Owner Occupation, Australia</i> (Cat. no. 5609.0)▪ <i>Price Index of Materials Used in Building Other than House Building</i> (Cat. no. 6407.0)▪ <i>Price Index of Materials Used in House Building</i> (Cat. no. 6408.0).
ROUNDING	<p>When figures have been rounded, discrepancies may occur between sums of the component items and totals.</p>

EXPLANATORY NOTES

SYMBOLS AND OTHER USAGES

n.a.	not available
n.y.a.	not yet available
B	Borough
C	City
S	Shire
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 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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