

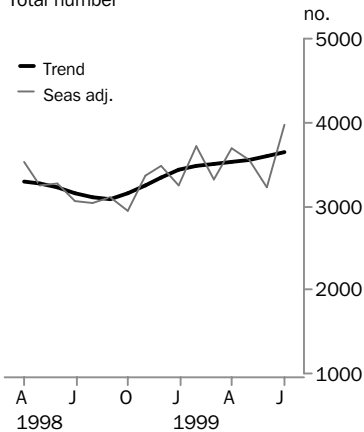
BUILDING APPROVALS

VICTORIA

EMBARGO: 11:30AM (CANBERRA TIME) TUES 7 SEPT 1999

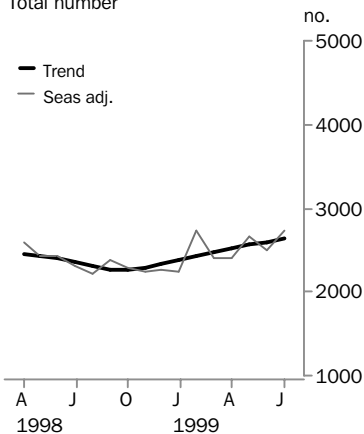
Dwelling units approved

Total number



Private sector houses approved

Total number



JULY KEY FIGURES

TREND ESTIMATES

	Jul 1999	% change Jun 1999 to Jul 1999	% change Jul 1998 to Jul 1999
Dwelling units approved			
Private sector houses	2 634	1.3	11.5
Total dwelling units	3 639	1.4	15.4

SEASONALLY ADJUSTED

	Jul 1999	% change Jun 1999 to Jul 1999	% change Jul 1998 to Jul 1999
Dwelling units approved			
Private sector houses	2 741	10.1	18.9
Total dwelling units	3 964	22.9	29.2

JULY KEY POINTS

TREND ESTIMATES

- The trend for private sector houses continued to grow in July and is now 16.1% higher than the previous low in October 1998.
- The trend for total dwelling units has reversed this month and is now showing growth of 17.8% over the previous ten months. Growth will continue unless there is a fall of 13% in the seasonally adjusted estimate next month (the average monthly movement is 8%).

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector houses increased 10.1% in July following a fall of 6.5% in June.
- The seasonally adjusted estimate for total dwelling units increased 22.9% in July following a drop of 12.6% over the previous two months.

ORIGINAL ESTIMATES

- The number of total dwelling units approved in July increased by 581 (17.5%) to 3 893. Other dwellings accounted for most of the increase, up 539 to 1 122.
- The value of total building approved increased \$127.6 million (18.8%) to \$807.4 million.

- For further information about these and related statistics, contact Loucas Harous on Adelaide 08 8237 7585 or Client Services in any ABS office as shown on the back cover of this publication.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
August 1999	8 October 1999
September 1999	9 November 1999
October 1999	7 December 1999
November 1999	13 January 2000
December 1999	10 February 2000
January 2000	8 March 2000

CHANGES IN THIS ISSUE

Improvements have been made to the price indexes used to derive volume estimates in buildings, resulting in minor revisions to non-residential building growth rates in this issue.

In addition, quarterly chain volume data incorporate a new base year, 1997–98, which has resulted in revisions to growth rates, small in most cases, for the latest year. Also, the reference year had been advanced to 1997–98, which has resulted in revisions to levels, but not growth rates, for all periods (see paragraph 20–21 of the Explanatory Notes).

DATA NOTES

There are no data notes in this issue.

REVISIONS THIS MONTH

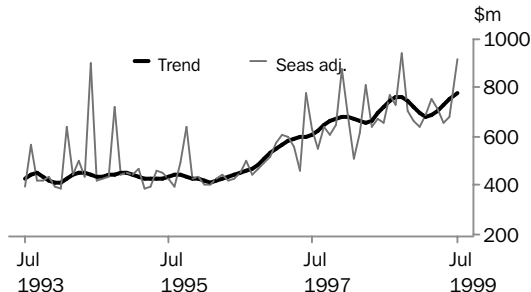
There are no revisions to the original estimates in this issue. However, revisions can be expected to the trend estimates as new data becomes available (see paragraph 19 of the Explanatory Notes).

Zia ABBASI
Regional Director, Victoria

VALUE OF BUILDING APPROVED

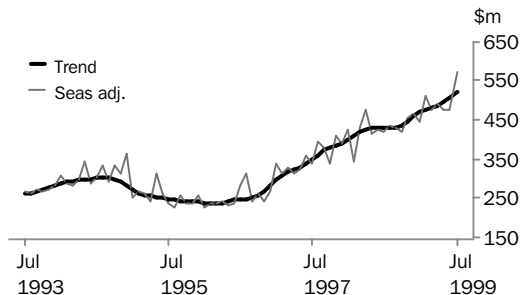
VALUE OF TOTAL BUILDING

The trend has increased 14.7% from March 1999 following a fall of 10.4% in the previous five months.



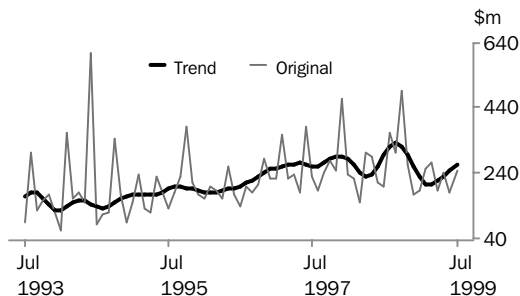
VALUE OF RESIDENTIAL BUILDING

The trend has grown for the eleventh consecutive month and is now 21.0% higher than a year ago.



VALUE OF NON-RESIDENTIAL BUILDING

The trend has grown 28.6% in the last four months following a fall of 38.3% in the previous six months.



VALUE OF BUILDING APPROVED

CHAIN VOLUME MEASURES

JUNE QUARTER 1999

Changes in the original series for the value of building approved in the June Quarter 1999 in chain volume measures are summarised below.

	ORIGINAL SERIES	
	<i>Mar Qtr 1999 to Jun Qtr 1999</i>	<i>Jun Qtr 1998 to Jun Qtr 1999</i>
	<i>% change</i>	<i>% change</i>
New residential building	4.6	6.7
Alterations and additions to residential buildings	4.5	-2.7
Non-residential building	-15.6	-26.8
Total building	-2.3	-6.9

The value of total building approved has fallen 11.8% in the last two quarters. Over this time, the value of non-residential approvals decreased 40% to be \$584.6 million in the June quarter.

1998–1999 FINANCIAL YEAR

The annual movements in the value of building approved, in chain volume measures, reference year 1997–98, appear in the table below. The table shows the annual movements for the past three financial years in original terms.

	ANNUAL MOVEMENT: ORIGINAL SERIES		
	<i>1995–1996 to 1996–1997</i>	<i>1996–1997 to 1997–1998</i>	<i>1997–1998 to 1998–1999</i>
	<i>% change</i>	<i>% change</i>	<i>% change</i>
New residential building	23.6	35.5	13.7
Alterations and additions to residential buildings	22.8	17.1	8.1
Non-residential building	13.1	4.3	-0.8
Total building	18.7	19.6	7.4

The total value of building approved increased \$580.6 million (7.4%) to \$8 403.4 million in 1998–99 when compared to 1997–98. The value of new residential building approved contributed to most of the increase, up \$535.5 million (13.7%) to \$4 435.3 million.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

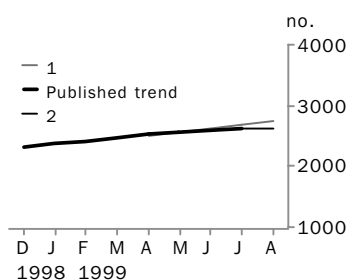
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

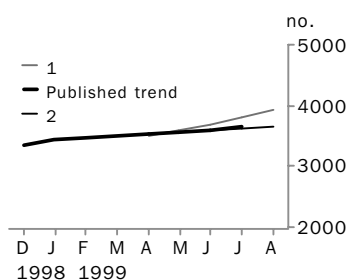
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the August seasonally adjusted estimate is higher than the July estimate by 6% for the number of private sector houses approved and 7% for total dwelling units approved; and that the August seasonally adjusted estimate is lower than the July estimate by 6% for the number of private sector houses approved and 7% for total dwelling units approved. These percentages were chosen because they represent the average absolute monthly percentage change for these series over the last ten years.

PRIVATE SECTOR HOUSES



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 6% on Jul 1999</i>		2 <i>falls by 6% on Jul 1999</i>	
	no.	% change	no.	% change	no.	% change
March 1999	2 473	2.1	2 465	2.0	2 474	2.1
April 1999	2 519	1.9	2 515	2.0	2 520	1.9
May 1999	2 560	1.6	2 568	2.1	2 556	1.4
June 1999	2 600	1.6	2 628	2.4	2 589	1.3
July 1999	2 634	1.3	2 695	2.5	2 620	1.2
August 1999	n.y.a.	n.y.a.	2 744	1.8	2 631	0.4

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 7% on Jul 1999</i>		2 <i>falls by 7% on Jul 1999</i>	
	no.	% change	no.	% change	no.	% change
March 1999	3 503	0.7	3 484	0.4	3 506	0.7
April 1999	3 520	0.5	3 511	0.8	3 522	0.5
May 1999	3 549	0.8	3 578	1.9	3 549	0.8
June 1999	3 589	1.1	3 682	2.9	3 586	1.0
July 1999	3 639	1.4	3 810	3.5	3 629	1.2
August 1999	n.y.a.	n.y.a.	3 928	3.1	3 654	0.7

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						
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	1 091	1 098	3 238	3 301
1999						
January	1 712	1 810	608	665	2 320	2 475
February	2 442	2 472	1 259	1 312	3 701	3 784
March	2 758	2 795	816	842	3 574	3 637
April	2 230	2 257	1 129	1 159	3 359	3 416
May	2 766	2 782	802	828	3 568	3 610
June	2 688	2 729	572	583	3 260	3 312
July	2 707	2 771	1 051	1 122	3 758	3 893
SEASONALLY ADJUSTED						
1998						
May	2 432	2 522	n.a.	n.a.	3 074	3 243
June	2 424	2 541	n.a.	n.a.	3 082	3 275
July	2 306	2 354	n.a.	n.a.	2 974	3 069
August	2 221	2 278	n.a.	n.a.	2 969	3 039
September	2 371	2 435	n.a.	n.a.	3 067	3 111
October	2 296	2 332	n.a.	n.a.	2 850	2 949
November	2 249	2 294	n.a.	n.a.	3 305	3 371
December	2 263	2 305	n.a.	n.a.	3 396	3 470
1999						
January	2 248	2 450	n.a.	n.a.	3 079	3 256
February	2 727	2 766	n.a.	n.a.	3 629	3 716
March	2 395	2 436	n.a.	n.a.	3 253	3 313
April	2 399	2 425	n.a.	n.a.	3 627	3 688
May	2 662	2 674	n.a.	n.a.	3 508	3 544
June	2 489	2 523	n.a.	n.a.	3 166	3 225
July	2 741	2 809	n.a.	n.a.	3 786	3 964
TREND ESTIMATES						
1998						
May	2 438	2 502	711	776	3 149	3 278
June	2 406	2 475	692	754	3 098	3 228
July	2 361	2 430	677	724	3 038	3 154
August	2 310	2 375	688	719	2 998	3 094
September	2 274	2 331	735	758	3 009	3 089
October	2 269	2 317	803	831	3 072	3 149
November	2 289	2 333	867	908	3 156	3 241
December	2 326	2 369	925	978	3 251	3 347
1999						
January	2 372	2 412	962	1 019	3 333	3 430
February	2 422	2 458	969	1 022	3 390	3 479
March	2 473	2 506	952	997	3 425	3 503
April	2 519	2 551	930	970	3 448	3 520
May	2 560	2 593	917	957	3 476	3 549
June	2 600	2 636	908	953	3 507	3 589
July	2 634	2 675	914	964	3 548	3 639

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						
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	2.8	0.4	-3.3	-4.0
1999						
January	-20.3	-17.8	-44.3	-39.4	-28.4	-25.0
February	42.6	36.6	107.1	97.3	59.5	52.9
March	12.9	13.1	-35.2	-35.8	-3.4	-3.9
April	-19.1	-19.2	38.4	37.6	-6.0	-6.1
May	24.0	23.3	-29.0	-28.6	6.2	5.7
June	-2.8	-1.9	-28.7	-29.6	-8.6	-8.3
July	0.7	1.5	83.7	92.5	15.3	17.5
SEASONALLY ADJUSTED (% change from preceding month)						
1998						
May	-6.3	-2.9	n.a.	n.a.	-9.7	-8.0
June	-0.3	0.8	n.a.	n.a.	0.2	1.0
July	-4.9	-7.4	n.a.	n.a.	-3.5	-6.3
August	-3.7	-3.2	n.a.	n.a.	-0.2	-1.0
September	6.7	6.9	n.a.	n.a.	3.3	2.4
October	-3.1	-4.2	n.a.	n.a.	-7.1	-5.2
November	-2.1	-1.6	n.a.	n.a.	16.0	14.3
December	0.6	0.5	n.a.	n.a.	2.7	2.9
1999						
January	-0.7	6.3	n.a.	n.a.	-9.3	-6.2
February	21.3	12.9	n.a.	n.a.	17.9	14.1
March	-12.2	-11.9	n.a.	n.a.	-10.4	-10.8
April	0.2	-0.5	n.a.	n.a.	11.5	11.3
May	11.0	10.3	n.a.	n.a.	-3.3	-3.9
June	-6.5	-5.6	n.a.	n.a.	-9.7	-9.0
July	10.1	11.3	n.a.	n.a.	19.6	22.9
TREND ESTIMATES (% change from preceding month)						
1998						
May	-0.4	-0.2	-1.1	-0.3	-0.6	-0.2
June	-1.3	-1.1	-2.7	-2.8	-1.6	-1.5
July	-1.9	-1.8	-2.2	-4.0	-1.9	-2.3
August	-2.2	-2.3	1.6	-0.7	-1.3	-1.9
September	-1.5	-1.9	6.8	5.4	0.4	-0.2
October	-0.2	-0.6	9.3	9.6	2.1	1.9
November	0.9	0.7	8.0	9.3	2.7	2.9
December	1.6	1.5	6.7	7.7	3.0	3.3
1999						
January	2.0	1.8	4.0	4.2	2.5	2.5
February	2.1	1.9	0.7	0.3	1.7	1.4
March	2.1	2.0	-1.8	-2.4	1.0	0.7
April	1.9	1.8	-2.3	-2.7	0.7	0.5
May	1.6	1.6	-1.4	-1.3	0.8	0.8
June	1.6	1.7	-1.0	-0.4	0.9	1.1
July	1.3	1.5	0.7	1.2	1.1	1.4

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					
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	367.4	70.2	437.6	177.4	614.9
1999					
January	284.9	52.4	337.2	184.6	521.8
February	437.4	86.9	524.3	255.7	780.0
March	430.8	90.5	521.3	275.0	796.3
April	369.5	85.7	455.1	183.9	639.0
May	439.3	74.4	513.7	241.6	755.4
June	413.2	83.4	496.6	183.2	679.8
July	454.0	105.2	559.2	248.2	807.4
SEASONALLY ADJUSTED					
1998					
May	330.7	85.9	416.5	n.a.	644.3
June	353.0	73.2	426.3	n.a.	676.5
July	344.7	75.4	420.1	n.a.	658.8
August	355.0	79.6	434.5	n.a.	770.0
September	353.7	78.2	431.9	n.a.	729.7
October	346.7	74.0	420.7	n.a.	939.1
November	371.8	86.7	458.4	n.a.	703.1
December	386.0	80.8	466.9	n.a.	667.5
1999					
January	374.9	69.1	443.9	n.a.	644.3
February	422.5	88.9	511.4	n.a.	691.2
March	401.1	76.9	478.0	n.a.	753.0
April	409.4	83.4	492.8	n.a.	711.7
May	404.6	70.0	474.6	n.a.	659.1
June	388.2	87.7	476.0	n.a.	680.5
July	460.8	113.7	574.5	n.a.	920.4
TREND ESTIMATES					
1998					
May	353.0	77.8	430.8	237.6	668.4
June	353.4	77.9	431.4	262.6	693.9
July	351.8	78.0	429.8	296.7	726.5
August	350.1	78.0	428.1	322.3	750.4
September	351.7	78.1	429.8	332.1	761.9
October	359.0	78.6	437.5	323.8	761.3
November	369.1	79.3	448.4	299.0	747.4
December	380.3	79.8	460.0	263.4	723.4
1999					
January	390.4	79.1	469.5	228.1	697.6
February	397.8	78.4	476.3	206.6	682.9
March	402.9	79.0	481.9	204.9	686.8
April	407.0	81.1	488.2	217.6	705.8
May	412.0	85.0	497.0	232.0	729.0
June	418.0	89.9	507.9	247.3	755.2
July	424.7	95.4	520.1	263.6	783.6

(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					
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	-0.4	-22.4	-4.7	-33.8	-15.4
1999					
January	-22.5	-25.4	-22.9	4.1	-15.1
February	53.5	65.8	55.5	38.5	49.5
March	-1.5	4.1	-0.6	7.5	2.1
April	-14.2	-5.3	-12.7	-33.1	-19.8
May	18.9	-13.2	12.9	31.4	18.2
June	-5.9	12.1	-3.3	-24.2	-10.0
July	9.9	26.1	12.6	35.5	18.8
SEASONALLY ADJUSTED (% change from preceding month)					
1998					
May	-17.6	12.1	-12.9	n.a.	-20.4
June	6.7	-14.8	2.4	n.a.	5.0
July	-2.4	3.0	-1.5	n.a.	-2.6
August	3.0	5.6	3.4	n.a.	16.9
September	-0.4	-1.8	-0.6	n.a.	-5.2
October	-2.0	-5.4	-2.6	n.a.	28.7
November	7.2	17.2	9.0	n.a.	-25.1
December	3.8	-6.8	1.9	n.a.	-5.1
1999					
January	-2.9	-14.5	-4.9	n.a.	-3.5
February	12.7	28.7	15.2	n.a.	7.3
March	-5.1	-13.5	-6.5	n.a.	8.9
April	2.1	8.5	3.1	n.a.	-5.5
May	-1.2	-16.1	-3.7	n.a.	-7.4
June	-4.1	25.3	0.3	n.a.	3.2
July	18.7	29.6	20.7	n.a.	35.3
TREND ESTIMATES (% change from preceding month)					
1998					
May	0.7	1.6	0.9	2.1	1.3
June	0.1	0.1	0.1	10.5	3.8
July	-0.5	0.1	-0.4	13.0	4.7
August	-0.5	0.0	-0.4	8.6	3.3
September	0.5	0.1	0.4	3.0	1.5
October	2.1	0.6	1.8	-2.5	-0.1
November	2.8	0.9	2.5	-7.7	-1.8
December	3.0	0.6	2.6	-11.9	-3.2
1999					
January	2.7	-0.9	2.1	-13.4	-3.6
February	1.9	-0.9	1.4	-9.4	-2.1
March	1.3	0.8	1.2	-0.8	0.6
April	1.0	2.7	1.3	6.2	2.8
May	1.2	4.8	1.8	6.6	3.3
June	1.5	5.8	2.2	6.6	3.6
July	1.6	6.1	2.4	6.6	3.8

(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)						
1996-1997	19 593	6 421	203	741	239	27 197
1997-1998	27 367	6 811	262	699	99	35 238
1998-1999	28 683	8 511	264	1 090	257	38 805
1998						
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	937	13	98	46	3 238
1999						
January	1 711	586	9	7	7	2 320
February	2 440	1 029	34	196	2	3 701
March	2 755	712	22	57	28	3 574
April	2 226	970	57	79	27	3 359
May	2 764	752	2	35	15	3 568
June	2 683	531	8	33	5	3 260
July	2 705	860	6	134	53	3 758
PUBLIC SECTOR (Number)						
1996-1997	212	384	45	0	12	653
1997-1998	570	601	25	1	3	1 200
1998-1999	544	350	3	2	0	899
1998						
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
April	27	30	0	0	0	57
May	16	26	0	0	0	42
June	41	10	1	0	0	52
July	64	70	1	0	0	135
TOTAL (Number)						
1996-1997	19 805	6 805	248	741	251	27 850
1997-1998	27 937	7 412	287	700	102	36 438
1998-1999	29 227	8 861	267	1 092	257	39 704
1998						
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	942	13	100	46	3 301
1999						
January	1 809	643	9	7	7	2 475
February	2 470	1 082	34	196	2	3 784
March	2 792	736	24	57	28	3 637
April	2 253	1 000	57	79	27	3 416
May	2 780	778	2	35	15	3 610
June	2 724	541	9	33	5	3 312
July	2 769	930	7	134	53	3 893

(a) See Glossary for definition.

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

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building(a)	Total building
PRIVATE SECTOR (\$ million)								
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
1998-1999	3 460.8	1 021.8	31.4	775.1	108.9	5 398.1	2 262.5	7 660.6
1998								
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	110.6	0.9	54.7	12.3	429.1	136.2	565.2
1999								
January	207.0	67.0	0.6	45.9	0.5	321.0	111.6	432.6
February	291.6	140.2	2.8	60.6	20.3	515.6	129.8	645.4
March	337.0	88.2	3.7	75.3	9.9	514.1	188.4	702.5
April	271.7	94.0	8.2	63.0	12.1	449.0	146.3	595.3
May	342.7	93.5	0.1	69.5	2.2	508.0	202.3	710.4
June	343.9	64.6	0.5	73.9	5.1	488.1	156.3	644.4
July	345.0	99.8	0.5	70.1	28.6	544.0	211.9	756.0
PUBLIC SECTOR (\$ million)								
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
1998-1999	44.8	22.4	0.3	35.4	0.1	103.0	863.2	966.2
1998								
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
April	2.1	1.7	0.0	2.4	0.0	6.1	37.5	43.7
May	1.4	1.7	0.0	2.6	0.0	5.7	39.3	45.0
June	4.0	0.6	0.2	3.6	0.0	8.5	26.9	35.4
July	5.0	4.2	0.1	5.9	0.0	15.2	36.3	51.5
TOTAL (\$ million)								
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
1998-1999	3 505.7	1 044.2	31.8	810.4	109.0	5 501.1	3 125.7	8 626.8
1998								
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	111.1	0.9	56.9	12.4	437.6	177.4	614.9
1999								
January	214.4	70.5	0.6	51.3	0.5	337.2	184.6	521.8
February	293.7	143.7	2.8	63.8	20.3	524.3	255.7	780.0
March	341.0	89.7	3.9	76.7	9.9	521.3	275.0	796.3
April	273.8	95.7	8.2	65.4	12.1	455.1	183.9	639.0
May	344.1	95.2	0.1	72.1	2.2	513.7	241.6	755.4
June	348.0	65.2	0.7	77.6	5.1	496.6	183.2	679.8
July	350.0	104.0	0.6	76.0	28.6	559.2	248.2	807.4

(a) See Glossary for definition.

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										
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
1998-1999	29 227	2 484	2 415	4 899	679	454	2 829	3 962	8 861	38 088
1998										
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	377	502	942	3 142
1999										
January	1 809	91	173	264	102	20	257	379	643	2 452
February	2 470	239	175	414	116	78	474	668	1 082	3 552
March	2 792	137	246	383	80	32	241	353	736	3 528
April	2 253	382	323	705	97	17	181	295	1 000	3 253
May	2 780	171	236	407	19	63	289	371	778	3 558
June	2 724	177	201	378	55	21	87	163	541	3 265
July	2 769	269	217	486	82	43	319	444	930	3 699
VALUE (\$ million)										
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
1998-1999	3 505.8	194.3	261.4	455.2	60.2	64.3	464.2	588.8	1 044.2	4 549.9
1998										
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	51.4	69.7	111.1	367.4
1999										
January	214.4	8.1	18.2	26.2	6.6	2.2	35.5	44.2	70.5	284.9
February	293.7	18.4	20.1	38.5	8.0	14.6	82.6	105.2	143.7	437.4
March	341.0	11.0	27.5	38.5	5.5	3.5	42.2	51.2	89.7	430.8
April	273.8	28.1	31.4	59.5	8.9	1.8	25.4	36.2	95.7	369.5
May	344.1	14.0	28.5	42.4	3.2	8.9	40.7	52.8	95.2	439.3
June	348.0	13.4	23.2	36.6	11.4	2.6	14.6	28.6	65.2	413.2
July	350.0	22.6	24.9	47.5	6.8	6.5	43.1	56.5	104.0	454.0

(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)							
1996-1997	2 186.6	695.9	2 878.1	733.4	3 612.0	2 939.2	6 542.8
1997-1998	3 132.9	766.9	3 899.8	858.4	4 758.3	3 064.5	7 822.8
1998-1999	3 418.8	1 016.5	4 435.3	928.2	5 363.5	3 039.9	8 403.4
1998							
March	734.0	202.8	936.2	206.8	1 143.0	601.6	1 746.4
June	897.8	196.8	1 095.1	238.7	1 333.8	798.1	2 132.4
September	876.6	178.4	1 055.0	230.7	1 285.7	850.2	2 135.9
December	798.8	296.6	1 095.4	242.8	1 338.2	912.8	2 251.0
1999							
March	821.8	294.9	1 116.7	222.4	1 339.1	692.3	2 031.4
June	921.6	246.6	1 168.2	232.3	1 400.5	584.6	1 985.1
ORIGINAL (% change from preceding quarter)							
1998							
March	-2.3	3.8	-1.1	3.5	-0.3	-39.9	-18.5
June	22.3	-3.0	17.0	15.4	16.7	32.7	22.1
September	-2.4	-9.3	-3.7	-3.4	-3.6	6.5	0.2
December	-8.9	66.3	3.8	5.2	4.1	7.4	5.4
1999							
March	2.9	-0.6	1.9	-8.4	0.1	-24.2	-9.8
June	12.1	-16.4	4.6	4.5	4.6	-15.6	-2.3

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

(b) Refer to Explanatory Notes paragraph 12.

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

Period	<i>Hotels, motels and other short term accommodation</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999												
1999												
May	10	1.4	82	7.1	36	3.3	49	4.5	33	2.7	11	1.2
June	9	0.7	62	5.8	22	2.3	53	4.8	27	2.7	14	1.3
July	4	0.4	63	5.5	37	4.2	74	7.6	41	4.1	17	1.8
Value—\$200,000—\$499,999												
1999												
May	2	0.8	24	7.4	28	8.5	24	7.1	19	6.3	10	3.1
June	2	0.6	13	3.7	21	6.4	8	2.4	14	4.3	5	1.5
July	8	2.1	20	5.6	16	4.9	17	5.1	15	4.1	14	4.4
Value—\$500,000—\$999,999												
1999												
May	1	0.8	7	4.7	12	8.3	3	2.8	11	7.6	3	2.5
June	1	0.9	3	2.2	4	3.0	5	3.1	7	5.1	4	2.5
July	0	0.0	10	7.3	11	7.3	9	6.4	8	5.2	6	4.7
Value—\$1,000,000—\$4,999,999												
1999												
May	2	3.2	7	16.8	6	10.2	7	12.8	11	19.2	5	10.7
June	0	0.0	11	22.8	2	2.3	2	3.5	11	14.8	4	9.7
July	1	1.0	4	5.9	4	9.0	11	18.1	6	9.9	13	29.2
Value—\$5,000,000 and over												
1999												
May	0	0.0	3	26.0	0	0.0	1	6.7	0	0.0	0	0.0
June	1	11.3	0	0.0	0	0.0	0	0.0	2	10.5	0	0.0
July	1	30.0	1	12.0	0	0.0	1	6.5	0	0.0	1	5.4
Value—Total												
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
1998-1999	140	156.5	1 295	639.8	773	264.4	1 056	389.4	793	492.4	451	398.6
1999												
May	15	6.2	123	61.9	82	30.3	84	33.9	74	35.8	29	17.6
June	13	13.5	89	34.5	49	14.0	68	13.8	61	37.3	27	15.0
July	14	33.5	98	36.3	68	25.4	112	43.6	70	23.3	51	45.5

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										
May	3	0.3	10	0.9	15	1.6	14	1.6	263	24.7
June	1	0.1	5	0.5	15	1.5	24	2.2	232	21.9
July	1	0.2	10	1.3	12	1.1	18	1.6	277	27.8
Value—\$200,000—\$499,999										
1999										
May	1	0.2	5	1.6	6	2.4	8	2.2	127	39.6
June	1	0.3	3	1.1	5	1.7	14	4.5	86	26.4
July	4	1.4	10	2.7	7	1.8	5	1.6	116	33.6
Value—\$500,000—\$999,999										
1999										
May	1	0.6	4	3.0	4	3.1	3	1.7	49	35.0
June	0	0.0	2	1.2	2	1.2	2	1.4	30	20.6
July	3	1.8	4	3.1	0	0.0	2	1.4	53	37.0
Value—\$1,000,000—\$4,999,999										
1999										
May	0	0.0	8	15.1	3	4.9	2	3.7	51	96.6
June	0	0.0	2	3.9	1	1.1	1	1.4	34	59.4
July	0	0.0	3	4.4	2	3.4	1	1.4	45	82.3
Value—\$5,000,000 and over										
1999										
May	0	0.0	0	0.0	2	13.0	0	0.0	6	45.7
June	0	0.0	1	19.2	1	14.0	0	0.0	5	55.0
July	0	0.0	2	13.6	0	0.0	0	0.0	6	67.5
Value—Total										
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
1998-1999	65	20.4	251	232.1	280	412.2	341	119.7	5 445	3 125.8
1999										
May	5	1.2	27	20.7	30	25.0	27	9.1	496	241.6
June	2	0.4	13	25.7	24	19.5	41	9.5	387	183.2
July	8	3.3	29	25.0	21	6.3	26	6.0	497	248.2

VALUE OF NON-RESIDENTIAL BUILDING APPROVED: Original

Period	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total non-residential building
PRIVATE SECTOR (\$ million)											
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
1998-1999	150.3	609.6	258.3	296.5	434.5	118.0	19.7	122.7	204.1	48.9	2 262.5
1998											
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
April	8.9	16.3	14.5	17.7	33.3	14.3	1.6	7.5	29.2	3.1	146.3
May	5.6	61.8	30.3	25.3	35.6	5.4	1.2	8.9	22.1	6.2	202.3
June	13.5	33.8	13.0	10.1	37.2	6.1	0.4	21.4	16.8	4.1	156.3
July	33.5	34.1	25.3	37.7	22.8	24.5	3.3	22.5	4.9	3.5	211.9
PUBLIC SECTOR (\$ million)											
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
1998-1999	6.1	30.2	6.3	93.0	58.1	280.6	0.8	109.3	207.9	70.9	863.2
1998											
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
April	0.2	0.6	0.0	4.9	1.7	17.9	0.8	3.0	3.4	5.1	37.5
May	0.6	0.1	0.0	8.6	0.2	12.1	0.0	11.8	3.0	2.9	39.3
June	0.0	0.7	1.1	3.7	0.1	8.9	0.0	4.4	2.6	5.5	26.9
July	0.0	2.3	0.1	5.9	0.6	21.0	0.0	2.5	1.4	2.5	36.3
TOTAL (\$ million)											
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
1998-1999	156.4	639.8	264.6	389.4	492.6	398.6	20.5	232.0	412.0	119.8	3 125.7
1998											
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
April	9.1	16.9	14.5	22.5	35.0	32.1	2.4	10.5	32.6	8.2	183.9
May	6.2	61.9	30.3	33.9	35.8	17.6	1.2	20.7	25.0	9.1	241.6
June	13.5	34.5	14.0	13.8	37.3	15.0	0.4	25.7	19.5	9.5	183.2
July	33.5	36.3	25.4	43.6	23.3	45.5	3.3	25.0	6.3	6.0	248.2

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									
1997-1998	20 045	6 445	27 490	2 329 489	697 059	651 111	3 677 659	2 168 189	5 845 847
1998-1999	20 515	8 100	30 165	2 563 825	986 485	771 135	4 321 445	1 918 597	6 240 042
1998									
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	904	2 667	194 583	108 069	58 353	361 006	107 083	468 089
1999									
January	1 139	569	1 730	144 692	65 657	36 671	247 021	87 929	334 950
February	1 778	1 007	3 014	215 593	138 366	71 764	425 723	109 293	535 017
March	1 884	670	2 655	241 192	84 926	74 304	400 423	159 687	560 110
April	1 565	882	2 607	196 464	85 403	70 215	352 081	126 749	478 831
May	1 926	716	2 690	247 556	89 521	60 416	397 493	174 422	571 915
June	1 941	508	2 491	258 192	62 630	67 111	387 932	108 417	496 349
July	1 916	831	2 940	254 073	97 933	87 281	439 287	183 611	622 898
PUBLIC SECTOR									
1997-1998	374	349	752	31 539	24 497	50 116	106 152	424 780	530 933
1998-1999	415	246	666	34 265	15 344	29 140	78 748	723 688	802 437
1998									
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
April	22	30	52	1 687	1 705	2 120	5 512	30 674	36 187
May	11	26	37	715	1 700	2 562	4 977	27 558	32 535
June	35	10	46	3 314	649	2 049	6 012	16 706	22 718
July	54	34	89	4 313	1 979	4 941	11 233	25 034	36 267
TOTAL									
1997-1998	20 419	6 794	28 242	2 361 028	721 556	701 227	3 783 811	2 592 969	6 376 780
1998-1999	20 930	8 346	30 831	2 598 090	1 001 829	800 275	4 400 193	2 642 285	7 042 478
1998									
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	909	2 723	199 737	108 619	60 546	368 903	133 670	502 572
1999									
January	1 234	599	1 855	151 829	67 309	41 572	260 711	153 832	414 543
February	1 801	1 035	3 065	217 085	139 958	73 685	430 727	206 716	637 442
March	1 921	670	2 694	245 219	84 926	75 288	405 434	226 821	632 255
April	1 587	912	2 659	198 151	87 108	72 335	357 594	157 423	515 017
May	1 937	742	2 727	248 271	91 221	62 977	402 470	201 980	604 450
June	1 976	518	2 537	261 506	63 278	69 160	393 944	125 123	519 067
July	1 970	865	3 029	258 385	99 912	92 222	450 520	208 645	659 165

(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	2 769	930	3 893	350 025	103 976	105 238	559 239	248 209	807 448
Melbourne (SD)	1 970	865	3 029	258 386	99 913	92 221	450 520	208 648	659 168
Inner Melbourne (SSD)	16	251	449	2 449	42 077	37 547	82 073	56 917	138 990
Melbourne (C)–Inner	0	0	113	0	0	24 658	24 658	19 645	44 303
Melbourne (C)–S'bank–D'land	0	161	161	0	26 000	0	26 000	3 760	29 760
Melbourne (C)–Remainder	2	63	69	329	11 631	1 146	13 106	13 959	27 065
Port Phillip (C)–St Kilda	6	2	8	700	191	1 393	2 284	500	2 784
Port Phillip (C)–West	1	2	3	154	120	2 985	3 259	1 587	4 846
Stonnington (C)–Prahran	3	14	65	764	3 025	2 397	6 186	6 186	12 372
Yarra (C)–North	3	6	24	427	835	4 270	5 532	9 915	15 447
Yarra (C)–Richmond	1	3	6	75	275	698	1 048	1 365	2 413
Western Melbourne (SSD)	240	104	345	29 061	8 832	9 156	47 049	18 360	65 409
Brimbank (C)–Keilor	102	4	107	12 799	280	366	13 445	5 572	19 017
Brimbank (C)–Sunshine	30	12	42	3 086	825	96	4 007	5 094	9 101
Hobsons Bay (C)–Altona	35	29	64	3 495	1 747	463	5 705	995	6 700
Hobsons Bay (C)–Williamstown	8	6	14	1 066	850	1 229	3 145	4 070	7 215
Maribyrnong (C)	37	11	48	4 079	790	956	5 825	1 536	7 361
Moonee Valley (C)–Essendon	13	11	24	2 507	1 060	5 202	8 769	601	9 370
Mooney Valley (C)–West	15	31	46	2 029	3 280	844	6 153	492	6 645
Melton Wyndham (SSD)	201	11	212	25 579	1 612	445	27 636	14 708	42 344
Melton (S)–East	89	2	91	11 322	140	12	11 474	3 530	15 004
Melton (S) Balance	13	0	13	1 767	0	98	1 865	581	2 446
Wyndham (C)–North West	10	0	10	1 438	0	0	1 438	0	1 438
Wyndham (C)–Werribee	52	0	52	6 027	0	290	6 317	1 961	8 278
Wyndham (C)–Balance	37	9	46	5 025	1 472	45	6 542	8 636	15 178
Moreland City (SSD)	31	34	68	4 369	2 570	2 064	9 003	830	9 833
Moreland (C)–Brunswick	1	11	15	60	830	830	1 720	0	1 720
Moreland (C)–Coburg	5	7	12	860	530	818	2 208	130	2 338
Moreland (C)–North	25	16	41	3 449	1 210	416	5 075	700	5 775
Northern Middle Melbourne (SSD)	83	107	190	9 932	6 004	4 144	20 080	6 693	26 773
Banyule (C)–Heidelberg	27	8	35	3 765	922	1 373	6 060	3 003	9 063
Banyule (C)–North	15	5	20	1 563	400	755	2 718	255	2 973
Darebin (C)–Northcote	12	13	25	1 111	1 307	1 336	3 754	50	3 804
Darebin (C)–Preston	29	81	110	3 493	3 375	680	7 548	3 385	10 933
Hume City (SSD)	139	2	141	17 448	134	835	18 417	38 456	56 873
Hume (C)–Broadmeadows	7	0	7	793	0	467	1 260	6 816	8 076
Hume (C)–Craigieburn	113	0	113	14 273	0	217	14 490	30 720	45 210
Hume (C)–Sunbury	19	2	21	2 382	134	151	2 667	920	3 587
Northern Outer Melbourne (SSD)	86	4	90	12 321	370	1 468	14 159	2 837	16 996
Nillumbik (S)–South	10	2	12	1 714	200	503	2 417	200	2 617
Nillumbik (S)–South-West	30	0	30	4 536	0	268	4 804	0	4 804
Nillumbik (S)–Balance	2	0	2	225	0	170	395	100	495
Whittlesea (C)–North	5	2	7	729	170	210	1 109	1 290	2 399
Whittlesea (C)–South	39	0	39	5 117	0	317	5 434	1 247	6 681
Boroondara City (SSD)	27	38	67	6 210	5 751	5 699	17 660	4 777	22 437
Boroondara (C)–Camberwell N	9	10	19	2 201	1 599	981	4 781	113	4 894
Boroondara (C)–Camberwell S	7	4	11	1 332	502	1 908	3 742	154	3 896
Boroondara (C)–Hawthorn	4	24	28	900	3 650	1 491	6 041	2 270	8 311
Boroondara (C)–Kew	7	0	9	1 777	0	1 319	3 096	2 240	5 336

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)	164	112	277	23 481	11 209	7 806	42 496	10 126	52 622
Manningham (C)–East	8	0	8	2 181	0	728	2 909	0	2 909
Manningham (C)–West	33	43	77	5 907	4 797	923	11 627	200	11 827
Monash (C)–South West	13	16	29	1 521	1 818	471	3 810	989	4 799
Monash (C)–Waverley East	9	8	17	1 410	945	1 024	3 379	1 587	4 966
Monash (C)–Waverley West	51	43	94	7 422	3 499	1 425	12 346	955	13 301
Whitehorse (C)–Box Hill	16	0	16	2 086	0	1 344	3 430	5 930	9 360
Whitehorse (C)–Nunawading E	15	0	15	1 421	0	637	2 058	0	2 058
Whitehorse (C)–Nunawading W	19	2	21	1 533	150	1 254	2 937	465	3 402
Eastern Outer Melbourne (SSD)	190	34	224	23 117	2 360	2 007	27 484	1 905	29 389
Knox (C)–North	53	25	78	5 217	1 680	1 007	7 904	50	7 954
Knox (C)–South	75	0	75	10 758	0	226	10 984	110	11 094
Maroondah (C)–Croydon	50	0	50	5 702	0	488	6 190	1 590	7 780
Maroondah (C)–Ringwood	12	9	21	1 440	680	286	2 406	155	2 561
Yarra Ranges Shire Part A (SSD)	70	18	88	9 616	1 281	1 892	12 789	4 662	17 451
Yarra Ranges (S)–Central	9	0	9	955	0	107	1 062	152	1 214
Yarra Ranges (S)–North	5	0	5	536	0	287	823	600	1 423
Yarra Ranges (S)–South-West	56	18	74	8 125	1 281	1 498	10 904	3 910	14 814
Southern Melbourne (SSD)	134	123	261	22 522	15 790	12 465	50 777	20 697	71 474
Bayside (C)–Brighton	12	60	72	2 501	9 770	1 650	13 921	566	14 487
Bayside (C)–South	23	5	28	4 161	635	1 569	6 365	60	6 425
Glen Eira (C)–Caulfield	25	10	35	4 225	850	2 535	7 610	2 148	9 758
Glen Eira (C)–South	10	2	12	1 243	180	1 133	2 556	1 080	3 636
Kingston (C)–North	9	16	29	1 318	1 150	917	3 385	2 847	6 232
Kingston (C)–South	49	17	66	6 890	1 505	436	8 831	603	9 434
Stonnington (C)–Malvern	6	13	19	2 184	1 700	4 225	8 109	13 393	21 502
Greater Dandenong City (SSD)	24	7	31	2 693	580	495	3 768	9 982	13 750
Gr. Dandenong (C)–Dandenong	10	7	17	847	580	312	1 739	2 260	3 999
Gr. Dandenong (C)–Balance	14	0	14	1 846	0	183	2 029	7 722	9 751
Southern Eastern Outer Melbourne (SSD)	297	7	304	35 374	523	1 117	37 014	4 007	41 021
Cardinia (S)–North	12	0	12	1 447	0	207	1 654	142	1 796
Cardinia (S)–Pakenham	18	0	18	1 897	0	125	2 022	67	2 089
Cardinia (S)–South	5	0	5	413	0	60	473	0	473
Casey (C)–Berwick	170	7	177	20 907	523	167	21 597	438	22 035
Casey (C)–Cranbourne	38	0	38	3 265	0	315	3 580	1 080	4 660
Casey (C)–Hallam	48	0	48	6 860	0	150	7 010	1 680	8 690
Casey (C)–South	6	0	6	585	0	93	678	600	1 278
Frankston City (SSD)	80	2	83	9 464	120	971	10 555	9 803	20 358
Frankston (C)–East	43	0	43	4 636	0	138	4 774	144	4 918
Frankston (C)–West	37	2	40	4 828	120	833	5 781	9 659	15 440
Mornington Peninsula Shire (SSD)	188	11	199	24 750	700	4 110	29 560	3 888	33 448
Mornington P'sula (S)–East	30	0	30	4 497	0	297	4 794	780	5 574
Mornington P'sula (S)–South	100	0	100	12 428	0	3 163	15 591	240	15 831
Mornington P'sula (S)–West	58	11	69	7 825	700	650	9 175	2 868	12 043

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)	204	4	208	23 968	800	4 281	29 049	2 978	32 027
Greater Geelong City Part A (SSD)	98	4	102	11 683	800	1 698	14 181	1 225	15 406
Bellarine-Inner	16	0	16	1 665	0	266	1 931	0	1 931
Corio-Inner	34	0	34	3 935	0	230	4 165	90	4 255
Geelong	2	0	2	280	0	498	778	310	1 088
Geelong West	10	2	12	688	650	160	1 498	150	1 648
Newton	2	0	2	252	0	164	416	225	641
South Barwon-Inner	34	2	36	4 863	150	380	5 393	450	5 843
East Barwon (SSD)	80	0	80	9 356	0	2 245	11 601	1 688	13 289
Greater Geelong (C) -Pt B	26	0	26	2 842	0	641	3 483	280	3 763
Queenscliff (B)	2	0	2	319	0	329	648	0	648
Surf Coast (S)-East	29	0	29	3 368	0	740	4 108	335	4 443
Surf Coast (S)-West	23	0	23	2 827	0	535	3 362	1 073	4 435
West Barwon (SSD)	26	0	26	2 929	0	338	3 267	65	3 332
Colac-Otway (S)-Colac	3	0	3	381	0	58	439	0	439
Colac-Otway (S)-North	2	0	2	303	0	0	303	65	368
Colac-Otway (S)-South	7	0	7	821	0	70	891	0	891
Golden Plains (S)-North-West	7	0	7	812	0	58	870	0	870
Golden Plains (S)-South-East	5	0	5	402	0	101	503	0	503
Greater Geelong (C)-Pt C	2	0	2	210	0	51	261	0	261
Western District (SD)	32	8	40	3 791	320	784	4 895	3 603	8 498
Hopkins (SSD)	23	4	27	2 815	120	496	3 431	3 468	6 899
Corangamite (S)-North	2	0	2	198	0	64	262	0	262
Corangamite (S)-South	2	4	6	125	120	0	245	1 048	1 293
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	3	0	3	406	0	197	603	2 000	2 603
Warrnambool (C)	16	0	16	2 086	0	235	2 321	420	2 741
Lady Julia Percy Island	0	0	0	0	0	0	0	0	0
Glenelg (SSD)	9	4	13	976	200	288	1 464	135	1 599
Glenelg (S)-Heywood	2	0	2	168	0	63	231	0	231
Glenelg (S)-North	1	0	1	100	0	24	124	0	124
Glenelg (S)-Portland	5	4	9	509	200	115	824	60	884
S. Grampians (S)-Hamilton	0	0	0	0	0	28	28	75	103
S. Grampians (S)-Wannon	0	0	0	0	0	0	0	0	0
S. Grampians (S)-Balance	1	0	1	199	0	58	257	0	257
Central Highlands (SD)	51	0	51	5 681	0	569	6 250	6 416	12 666
Ballarat City (SSD)	26	0	26	3 124	0	187	3 311	1 953	5 264
Ballarat (C)-Central	6	0	6	597	0	98	695	1 311	2 006
Ballarat (C)-Inner North	13	0	13	1 682	0	14	1 696	0	1 696
Ballarat (C)-North	0	0	0	0	0	0	0	0	0
Ballarat (C)-South	7	0	7	845	0	75	920	642	1 562
East Central Highlands (SSD)	19	0	19	2 073	0	208	2 281	4 059	6 340
Hepburn (S)-East	5	0	5	465	0	112	577	275	852
Hepburn (S)-West	2	0	2	165	0	51	216	2 897	3 113
Moorabool (S)-Bacchus Marsh	9	0	9	978	0	0	978	810	1 788
Moorabool (S)-Ballan	2	0	2	265	0	20	285	0	285
Moorabool (S)-West	1	0	1	200	0	25	225	77	302

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)	6	0	6	484	0	174	658	404	1 062
Ararat (RC)	3	0	3	319	0	14	333	0	333
Pyrenees (S)–North	3	0	3	165	0	160	325	0	325
Pyrenees (S)–South	0	0	0	0	0	0	0	404	404
Wimmera (SD)	18	0	18	2 497	0	495	2 992	3 098	6 090
South Wimmera (SSD)	14	0	14	1 983	0	331	2 314	2 893	5 207
Horsham (RC)–Central	8	0	8	1 187	0	116	1 303	1 343	2 646
Horsham (RC)–Balance	2	0	2	388	0	78	466	0	466
N. Grampians (S)–St Arnaud	1	0	1	134	0	28	162	700	862
N. Grampians (S)–Stawell	3	0	3	274	0	93	367	850	1 217
West Wimmera (S)	0	0	0	0	0	16	16	0	16
North Wimmera (SSD)	4	0	4	514	0	164	678	205	883
Hindmarsh (S)	2	0	2	209	0	26	235	135	370
Yarriambiack (S)–North	1	0	1	140	0	29	169	0	169
Yarriambiack (S)–South	1	0	1	165	0	109	274	70	344
Mallee(SD)	49	0	49	5 056	0	789	5 845	2 865	8 710
Mildura Rural City Part A (SSD)	33	0	33	3 838	0	545	4 383	2 465	6 848
Mildura (RC)–Pt A	33	0	33	3 838	0	545	4 383	2 465	6 848
West Mallee (SSD)	0	0	0	0	0	0	0	0	0
Buloke (S)–North	0	0	0	0	0	0	0	0	0
Buloke (S)–South	0	0	0	0	0	0	0	0	0
Mildura (RC)–Pt B	0	0	0	0	0	0	0	0	0
East Mallee (SSD)	16	0	16	1 218	0	244	1 462	400	1 862
Gannawarra (S)	1	0	1	43	0	57	100	0	100
Swan Hill (RC)–Central	13	0	13	905	0	35	940	300	1 240
Swan Hill (RC)–Robinvale	1	0	1	190	0	0	190	100	290
Swan Hill (RC)–Balance	1	0	1	80	0	152	232	0	232
Loddon (SD)	82	15	97	9 747	941	1 471	12 159	3 301	15 460
Greater Bendigo City Part A (SSD)	46	13	59	5 335	861	505	6 701	1 587	8 288
Greater Bendigo (C)–Central	1	13	14	114	861	129	1 104	100	1 204
Greater Bendigo (C)–Eaglehawk	2	0	2	185	0	13	198	0	198
Greater Bendigo (C)–Inner East	15	0	15	1 949	0	71	2 020	1 022	3 042
Greater Bendigo (C)–Inner North	3	0	3	226	0	138	364	0	364
Greater Bendigo (C)–Inner West	18	0	18	1 924	0	0	1 924	465	2 389
Greater Bendigo (C)–S'saye	7	0	7	937	0	154	1 091	0	1 091
North Loddon (SSD)	14	2	16	1 434	80	343	1 857	1 641	3 498
C. Goldfields (S)–M'borough	0	2	2	0	80	90	170	0	170
C. Goldfields (S)–Balance	1	0	1	145	0	45	190	650	840
Gr Bendigo (C)–Pt B	5	0	5	398	0	21	419	100	519
Loddon (S)–North	0	0	0	0	0	0	0	0	0
Loddon (S)–South	1	0	1	36	0	20	56	0	56
Mount Alexander (S)–C'maine	3	0	3	368	0	122	490	797	1 287
Mount Alexander (S)–Balance	4	0	4	487	0	45	532	94	626
South Loddon (SSD)	22	0	22	2 978	0	623	3 601	73	3 674
Macedon Ranges (S)–Kyneton	5	0	5	608	0	185	793	0	793
Macedon Ranges (S)–Romsey	7	0	7	982	0	139	1 121	73	1 194
Macedon Ranges (S)–Balance	10	0	10	1 388	0	299	1 687	0	1 687

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)	126	12	138	15 541	795	1 569	17 905	5 547	23 452
Greater Shepparton City Part A (SSD)	28	0	28	3 508	0	287	3 795	2 158	5 953
Gr. Shepparton (C) Pt A	28	0	28	3 508	0	287	3 795	2 158	5 953
North Goulburn (SSD)	55	12	67	7 397	795	505	8 697	2 011	10 708
Campaspe (S)–Echuca	9	12	21	821	795	20	1 636	100	1 736
Campaspe (S)–Kyabram	6	0	6	868	0	120	988	230	1 218
Campaspe (S)–Rochester	6	0	6	863	0	55	918	0	918
Campaspe (S)–South	1	0	1	70	0	0	70	0	70
Gr. Shepparton (C)–Pt B East	2	0	2	299	0	29	328	73	401
Gr. Shepparton (C)–Pt B West	7	0	7	723	0	59	782	0	782
Moira (S)–East	12	0	12	2 602	0	124	2 726	70	2 796
Moira (S)–West	12	0	12	1 151	0	98	1 249	1 538	2 787
South Goulburn (SSD)	10	0	10	999	0	395	1 394	480	1 874
Delatite (S)–Benalla	5	0	5	428	0	155	583	200	783
Delatite (S)–North	1	0	1	144	0	0	144	0	144
Delatite (S)–South	4	0	4	427	0	240	667	200	867
Strathbogie (S)	0	0	0	0	0	0	0	80	80
South West Goulburn (SSD)	33	0	33	3 637	0	382	4 019	898	4 917
Mitchell (S)–North	4	0	4	326	0	158	484	0	484
Mitchell (S)–South	22	0	22	2 456	0	13	2 469	788	3 257
Murrindindi (S)–East	3	0	3	268	0	16	284	60	344
Murrindindi (S)–West	4	0	4	587	0	195	782	50	832
Ovens-Murray (SD)	72	11	83	8 203	581	1 110	9 894	5 017	14 911
Wodonga (SSD)	46	11	57	5 094	581	560	6 235	4 401	10 636
Indigo (S)–Pt A	7	0	7	602	0	25	627	3 100	3 727
Towong (S)–Pt A	1	0	1	114	0	69	183	0	183
Wodonga (RC)	38	11	49	4 378	581	466	5 425	1 301	6 726
West Ovens-Murray (SSD)	18	0	18	2 364	0	447	2 811	353	3 164
Indigo (S)–Pt B	3	0	3	302	0	116	418	183	601
Wangaratta (RC)–Central	7	0	7	859	0	211	1 070	170	1 240
Wangaratta (RC)–North	6	0	6	879	0	27	906	0	906
Wangaratta (RC)–South	2	0	2	324	0	93	417	0	417
East Ovens-Murray (SSD)	8	0	8	745	0	103	848	263	1 111
Alpine (S)–East	5	0	5	313	0	49	362	80	442
Alpine (S)–West	3	0	3	432	0	34	466	0	466
Towong (S)–Pt B	0	0	0	0	0	20	20	183	203
East Gippsland (SD)	38	10	48	3 857	350	704	4 911	4 094	9 005
East Gippsland Shire (SSD)	19	0	19	2 020	0	222	2 242	3 181	5 423
E. Gippsland (S)–Bairnsdale	15	0	15	1 812	0	222	2 034	3 031	5 065
E. Gippsland (S)–Orbost	1	0	1	65	0	0	65	0	65
E. Gippsland (S)–South-West	2	0	2	120	0	0	120	150	270
E. Gippsland (S)–Balance	1	0	1	23	0	0	23	0	23
Wellington Shire (SSD)	19	10	29	1 837	350	482	2 669	913	3 582
Wellington (S)–Alberton	1	0	1	45	0	38	83	336	419
Wellington (S)–Avon	2	0	2	165	0	0	165	0	165
Wellington (S)–Maffra	8	0	8	891	0	211	1 102	227	1 329
Wellington (S)–Rosedale	4	0	4	403	0	124	527	350	877
Wellington (S)–Sale	4	10	14	333	350	109	792	0	792

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)	127	5	132	13 298	276	1 245	14 819	2 642	17 461
La Trobe Valley (SSD)	21	2	23	2 658	110	657	3 425	637	4 062
Baw Baw (S)–Pt A	0	0	0	0	0	28	28	58	86
La Trobe (S)–Moe	0	0	0	0	0	231	231	0	231
La Trobe (S)–Morwell	4	0	4	468	0	228	696	450	1 146
La Trobe (S)–Traralgon	17	2	19	2 190	110	170	2 470	129	2 599
La Trobe (S)–Balance	0	0	0	0	0	0	0	0	0
West Gippsland (SSD)	20	0	20	2 653	0	143	2 796	1 096	3 892
Baw Baw (S)–Pt B East	3	0	3	220	0	0	220	0	220
Baw Baw (S)–Pt B West	17	0	17	2 433	0	143	2 576	1 096	3 672
Yarra Ranges (S)–Pt B	0	0	0	0	0	0	0	0	0
South Gippsland (SSD)	86	3	89	7 987	166	445	8 598	909	9 507
Bass Coast (S)–Phillip Island	38	3	41	3 202	166	141	3 509	444	3 953
Bass Coast (S)–Balance	32	0	32	2 987	0	136	3 123	305	3 428
South Gippsland (S)–Central	8	0	8	581	0	43	624	0	624
South Gippsland (S)–East	4	0	4	765	0	111	876	90	966
South Gippsland (S)–West	4	0	4	452	0	14	466	70	536
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	78	11	89	9 319	581	1 318	11 218	4 926	16 144
Geelong VIC	98	4	102	11 683	800	1 698	14 181	1 225	15 406
Ballarat VIC	26	0	26	3 124	0	187	3 311	1 953	5 264
Bendigo VIC	46	13	59	5 335	861	505	6 701	1 587	8 288
Shepparton VIC	28	0	28	3 508	0	287	3 795	2 158	5 953
La Trobe Valley VIC	21	2	23	2 658	110	657	3 425	637	4 062
Mildura VIC	33	0	33	3 838	0	545	4 383	2 465	6 848

(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 1997–1998). 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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