

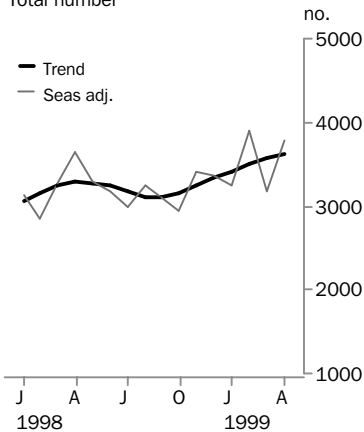
BUILDING APPROVALS

VICTORIA

EMBARGO: 11:30AM (CANBERRA TIME) WED 9 JUNE 1999

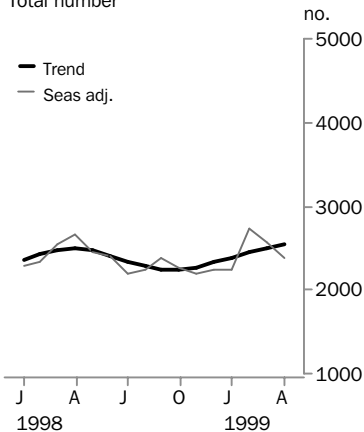
Dwelling units approved

Total number



Private sector houses approved

Total number



APRIL KEY FIGURES

TREND ESTIMATES

	Apr 1999	% change Mar 1999 to Apr 1999	% change Apr 1998 to Apr 1999
Dwelling units approved			
Private sector houses	2 540	1.7	2.0
Total dwelling units	3 620	1.6	10.1

SEASONALLY ADJUSTED

	Apr 1999	% change Mar 1999 to Apr 1999	% change Apr 1998 to Apr 1999
Dwelling units approved			
Private sector houses	2 387	-6.9	-10.5
Total dwelling units	3 773	19.1	3.5

APRIL KEY POINTS

TREND ESTIMATES

- The trend for private sector houses has increased 13.5% since the low point of October 1998. The growth in recent months, however, appears to be slowing.
- Following the revisions made to data covering December 1998 to March 1999 (see page 2) the trend for other dwellings is now showing a steady rise, with monthly gains of between 2.0% and 2.6% in the first four months of 1999.
- The trend for total dwellings has improved by 16.5% since September 1998, but the monthly rate of increase which has been as high as 2.8% has slowed to 1.6% in April.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for private sector houses has fallen by 12.8% in the last two months following a substantial increase of 21.8% in February.
- The seasonally adjusted estimate for total dwellings has displayed some volatility over the past 3 months which has resulted in the April estimate being 16.5% above the January level.

ORIGINAL ESTIMATES

- The number of dwellings approved in April was 3,416, down 221 on March. A lift in the number of other dwellings (from 842 in March to 1,159 in April) was not sufficient to offset the reduction in houses approved (from 2,795 to 2,257).
- The value of non-residential approvals was \$183.9 million which is the second lowest value recorded in the past 12 months. The number of jobs and values were lower in almost all categories of this building sector.

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

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
May 1999	8 July 1999
June 1999	6 August 1999
July 1999	7 September 1999
August 1999	8 October 1999
September 1999	9 November 1999
October 1999	12 December 1999



CHANGES IN THIS ISSUE

There are no changes in this issue.



DATA NOTES

There are no data notes in this issue.



REVISIONS THIS MONTH

Following the resolution of permit details, a number of multi-residential jobs have been allocated to their actual month of approval. The impact of these revisions to the data for December 1998 to March 1999 is to add 647 dwellings (or 5.2%) to the previously reported numbers. The revisions, which have been to the "other dwellings" series, are:

December 1998 +126 dwellings, valued at \$12.5 million

January 1999 +87 dwellings, valued at \$10.0 million

February 1999 +267 dwellings, valued at \$48.9 million

March 1999 +167 dwellings, valued at \$35.0 million

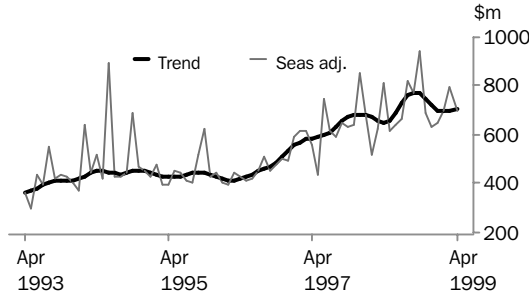


Zia ABBASI
Regional Director, Victoria

VALUE OF BUILDING APPROVED

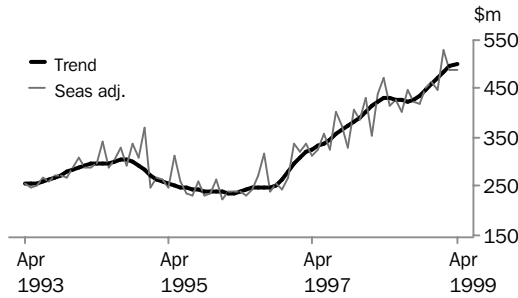
VALUE OF TOTAL BUILDING

The fall evident in the trend since September 1998 has levelled out. The April value of \$703.8 million is 9.2% below the peak of \$775.3 million in September 1998.



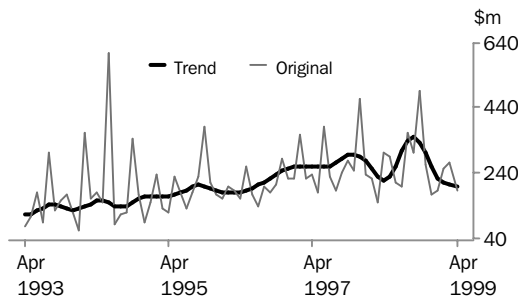
VALUE OF RESIDENTIAL BUILDING

Apart from a three month period in mid 1998 the trend has been in a growth phase since early 1997. The April 1999 value was 16.9% above that of a year ago.



VALUE OF NON-RESIDENTIAL BUILDING

The trend has fallen by 42.4% since September 1998 but the rate of decline has moderated (from a high of -14.4% in December to -1.7% in April).



VALUE OF BUILDING APPROVED

CHAIN VOLUME MEASURES

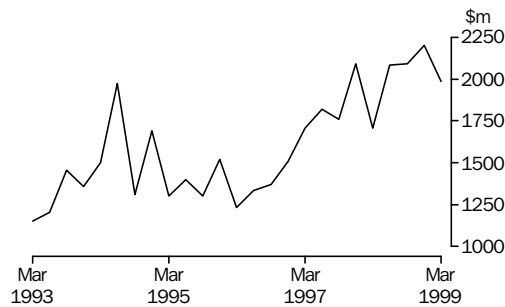
MARCH QUARTER 1999

Changes in the original series of value of building approvals in the March Quarter 1999 in chain volume measures are summarised below.

	ORIGINAL	
	<i>Dec Qtr 1998 to Mar Qtr 1999</i>	<i>Mar Qtr 1998 to Mar Qtr 1999</i>
New residential building	2.0	19.1
Alterations and additions to residential buildings	-8.4	7.6
Non-residential building	-24.2	15.4
Total building	-9.7	16.4

The value of buildings approved in the March quarter 1999 fell by \$212.7 million (or -9.7%) to \$1,989.2 million. This was entirely due to the fall in non-residential building (down by \$213.7 million). The impact of the fall in alterations and additions to residential building was offset by the increase in new residential work.

QUARTERLY VALUE OF BUILDING APPROVED
(chain volume measures)



WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

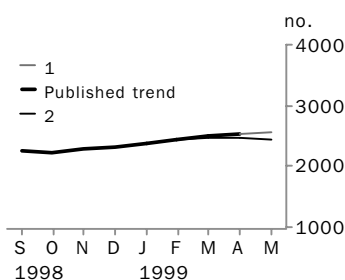
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

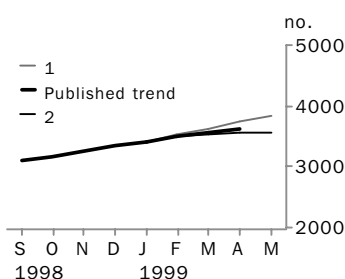
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the May seasonally adjusted estimate is higher than the April estimate by 5% for the number of private sector houses approved and 8% for total dwelling units approved; and that the May seasonally adjusted estimate is lower than the April 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		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 5% on Apr 1999</i>		2 <i>falls by 5% on Apr 1999</i>	
	no.	% change	no.	% change	no.	% change
December 1998	2 324	2.3	2 322	2.3	2 331	2.5
January 1999	2 385	2.6	2 385	2.7	2 389	2.5
February 1999	2 446	2.6	2 446	2.6	2 435	1.9
March 1999	2 496	2.1	2 495	2.0	2 459	1.0
April 1999	2 540	1.7	2 529	1.3	2 461	0.1
May 1999	n.y.a.	n.y.a.	2 548	0.8	2 446	-0.6

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 8% on Apr 1999</i>		2 <i>falls by 8% on Apr 1999</i>	
	no.	% change	no.	% change	no.	% change
December 1998	3 335	2.8	3 319	2.6	3 341	2.9
January 1999	3 420	2.5	3 412	2.8	3 423	2.5
February 1999	3 496	2.2	3 516	3.0	3 488	1.9
March 1999	3 564	1.9	3 625	3.1	3 531	1.2
April 1999	3 620	1.6	3 737	3.1	3 560	0.8
May 1999	n.y.a.	n.y.a.	3 824	2.4	3 558	-0.1

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						
February	2 099	2 149	587	608	2 686	2 757
March	2 595	2 626	902	920	3 497	3 546
April	2 507	2 508	696	805	3 203	3 313
May	2 485	2 621	687	735	3 172	3 356
June	2 554	2 685	519	570	3 073	3 255
July	2 342	2 391	646	672	2 988	3 063
August	2 355	2 402	841	861	3 196	3 263
September	2 694	2 742	583	583	3 277	3 325
October	2 296	2 333	680	746	2 976	3 079
November	2 287	2 345	1 061	1 094	3 348	3 439
December	2 147	2 203	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
SEASONALLY ADJUSTED						
1998						
February	2 344	2 411	n.a.	n.a.	2 778	2 841
March	2 539	2 580	n.a.	n.a.	3 216	3 267
April	2 667	2 668	n.a.	n.a.	3 544	3 646
May	2 451	2 567	n.a.	n.a.	3 050	3 284
June	2 399	2 530	n.a.	n.a.	2 955	3 183
July	2 203	2 245	n.a.	n.a.	2 890	2 982
August	2 248	2 306	n.a.	n.a.	3 167	3 244
September	2 384	2 447	n.a.	n.a.	3 067	3 106
October	2 257	2 292	n.a.	n.a.	2 832	2 933
November	2 200	2 240	n.a.	n.a.	3 345	3 415
December	2 231	2 270	n.a.	n.a.	3 300	3 363
1999						
January	2 247	2 448	n.a.	n.a.	3 054	3 238
February	2 738	2 779	n.a.	n.a.	3 830	3 904
March	2 565	2 608	n.a.	n.a.	3 101	3 168
April	2 387	2 410	n.a.	n.a.	3 720	3 773
TREND ESTIMATES						
1998						
February	2 427	2 474	650	685	3 077	3 159
March	2 480	2 534	658	708	3 138	3 243
April	2 491	2 555	666	732	3 157	3 287
May	2 462	2 535	670	745	3 132	3 279
June	2 408	2 485	678	751	3 086	3 236
July	2 345	2 416	692	753	3 037	3 170
August	2 282	2 344	724	768	3 006	3 112
September	2 240	2 296	782	810	3 023	3 106
October	2 238	2 294	846	865	3 084	3 160
November	2 271	2 335	893	911	3 164	3 246
December	2 324	2 397	919	938	3 242	3 335
1999						
January	2 385	2 461	939	959	3 323	3 420
February	2 446	2 518	958	978	3 404	3 496
March	2 496	2 560	983	1 004	3 479	3 564
April	2 540	2 594	1 007	1 027	3 547	3 620

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						
February	17.3	18.6	-0.8	-3.0	12.8	13.0
March	23.6	22.2	53.7	51.3	30.2	28.6
April	-3.4	-4.5	-22.8	-12.5	-8.4	-6.6
May	-0.9	4.5	-1.3	-8.7	-1.0	1.3
June	2.8	2.4	-24.5	-22.4	-3.1	-3.0
July	-8.3	-10.9	24.5	17.9	-2.8	-5.9
August	0.6	0.5	30.2	28.1	7.0	6.5
September	14.4	14.2	-30.7	-32.3	2.5	1.9
October	-14.8	-14.9	16.6	28.0	-9.2	-7.4
November	-0.4	0.5	56.0	46.6	12.5	11.7
December	-6.1	-6.1	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
SEASONALLY ADJUSTED (% change from preceding month)						
1998						
February	2.3	3.2	n.a.	n.a.	-10.0	-9.5
March	8.3	7.0	n.a.	n.a.	15.8	15.0
April	5.1	3.4	n.a.	n.a.	10.2	11.6
May	-8.1	-3.8	n.a.	n.a.	-13.9	-9.9
June	-2.1	-1.4	n.a.	n.a.	-3.1	-3.1
July	-8.2	-11.3	n.a.	n.a.	-2.2	-6.3
August	2.0	2.7	n.a.	n.a.	9.6	8.8
September	6.0	6.1	n.a.	n.a.	-3.2	-4.2
October	-5.3	-6.3	n.a.	n.a.	-7.7	-5.6
November	-2.5	-2.3	n.a.	n.a.	18.1	16.4
December	1.4	1.4	n.a.	n.a.	-1.3	-1.5
1999						
January	0.7	7.8	n.a.	n.a.	-7.5	-3.7
February	21.8	13.5	n.a.	n.a.	25.4	20.6
March	-6.3	-6.1	n.a.	n.a.	-19.0	-18.9
April	-6.9	-7.6	n.a.	n.a.	20.0	19.1
TREND ESTIMATES (% change from preceding month)						
1998						
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	1.2	0.9	-1.5	-1.3
July	-2.6	-2.8	2.1	0.3	-1.6	-2.0
August	-2.7	-3.0	4.6	1.9	-1.0	-1.8
September	-1.8	-2.0	8.0	5.5	0.6	-0.2
October	-0.1	-0.1	8.2	6.8	2.0	1.7
November	1.5	1.8	5.5	5.3	2.6	2.7
December	2.3	2.7	2.8	3.0	2.5	2.8
1999						
January	2.6	2.7	2.2	2.2	2.5	2.5
February	2.6	2.3	2.1	2.0	2.4	2.2
March	2.1	1.7	2.6	2.6	2.2	1.9
April	1.7	1.3	2.5	2.3	2.0	1.6

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					
February	284.6	67.3	351.9	222.6	574.5
March	373.0	83.1	456.2	148.5	604.6
April	371.0	77.8	448.8	302.7	751.5
May	353.6	89.9	443.5	292.3	735.7
June	373.1	71.3	444.3	213.0	657.3
July	326.3	72.9	399.2	196.7	595.9
August	360.9	78.7	439.6	366.4	806.0
September	376.1	80.6	456.8	302.2	759.0
October	375.3	85.0	460.3	491.2	951.4
November	368.8	90.5	459.4	267.9	727.2
December	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
SEASONALLY ADJUSTED					
1998					
February	285.8	70.3	356.0	n.a.	518.3
March	367.8	74.0	441.7	n.a.	624.4
April	395.7	77.1	472.8	n.a.	810.2
May	326.6	89.8	416.4	n.a.	620.1
June	355.3	71.3	426.6	n.a.	637.0
July	329.9	74.5	404.5	n.a.	665.8
August	361.5	86.7	448.2	n.a.	818.9
September	350.5	71.6	422.1	n.a.	768.9
October	345.6	72.2	417.8	n.a.	939.7
November	357.5	93.8	451.4	n.a.	693.6
December	389.3	75.9	465.2	n.a.	631.0
1999					
January	381.2	67.7	449.0	n.a.	650.5
February	438.9	90.6	529.4	n.a.	702.0
March	412.1	76.5	488.6	n.a.	793.6
April	404.1	84.9	489.1	n.a.	696.9
TREND ESTIMATES					
1998					
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	350.8	78.8	429.6	263.1	692.6
July	348.0	78.6	426.6	306.7	733.3
August	345.8	78.3	424.1	339.3	763.3
September	347.4	78.1	425.6	349.8	775.3
October	355.9	78.3	434.2	336.2	770.4
November	368.0	78.8	446.7	301.7	748.5
December	381.3	79.2	460.4	258.4	718.8
1999					
January	394.4	79.6	474.0	225.8	699.8
February	405.8	80.3	486.1	209.7	695.8
March	414.6	81.3	495.8	204.8	700.6
April	420.6	81.8	502.4	201.4	703.8

(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					
February	1.0	18.7	4.0	-4.9	0.3
March	31.1	23.5	29.6	-33.3	5.2
April	-0.5	-6.4	-1.6	103.8	24.3
May	-4.7	15.6	-1.2	-3.4	-2.1
June	5.5	-20.7	0.2	-27.1	-10.7
July	-12.5	2.2	-10.2	-7.7	-9.3
August	10.6	8.0	10.1	86.3	35.3
September	4.2	2.4	3.9	-17.5	-5.8
October	-0.2	5.5	0.8	62.5	25.3
November	-1.7	6.5	-0.2	-45.5	-23.6
December	-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
SEASONALLY ADJUSTED (% change from preceding month)					
1998					
February	-20.6	0.6	-17.2	n.a.	-24.3
March	28.7	5.3	24.1	n.a.	20.5
April	7.6	4.2	7.0	n.a.	29.8
May	-17.5	16.5	-11.9	n.a.	-23.5
June	8.8	-20.6	2.4	n.a.	2.7
July	-7.1	4.5	-5.2	n.a.	4.5
August	9.6	16.4	10.8	n.a.	23.0
September	-3.0	-17.4	-5.8	n.a.	-6.1
October	-1.4	0.8	-1.0	n.a.	22.2
November	3.4	29.9	8.0	n.a.	-26.2
December	8.9	-19.1	3.1	n.a.	-9.0
1999					
January	-2.1	-10.8	-3.5	n.a.	3.1
February	15.1	33.8	17.9	n.a.	7.9
March	-6.1	-15.6	-7.7	n.a.	13.0
April	-1.9	11.0	0.1	n.a.	-12.2
TREND ESTIMATES (% change from preceding month)					
1998					
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	-0.4	0.0	-0.3	14.5	4.8
July	-0.8	-0.3	-0.7	16.6	5.9
August	-0.6	-0.4	-0.6	10.6	4.1
September	0.5	-0.3	0.4	3.1	1.6
October	2.4	0.3	2.0	-3.9	-0.6
November	3.4	0.6	2.9	-10.3	-2.8
December	3.6	0.5	3.1	-14.4	-4.0
1999					
January	3.4	0.5	3.0	-12.6	-2.6
February	2.9	0.9	2.6	-7.1	-0.6
March	2.2	1.2	2.0	-2.3	0.7
April	1.4	0.6	1.3	-1.7	0.5

(a) Refer to Explanatory Notes paragraph 12.

DWELLING UNITS APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
1995-1996	18 425	3 218	(b) 574	(b) 0	60	22 277
1996-1997	19 593	6 421	203	741	239	27 197
1997-1998	27 367	6 811	262	699	99	35 238
1998						
April	2 506	648	30	16	3	3 203
May	2 483	459	110	96	24	3 172
June	2 550	460	12	46	5	3 073
July	2 338	512	11	117	10	2 988
August	2 354	646	49	48	99	3 196
September	2 690	502	16	62	7	3 277
October	2 294	627	14	31	10	2 976
November	2 284	707	29	327	1	3 348
December	2 144	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
PUBLIC SECTOR (Number)						
1995-1996	464	937	(b) 29	(b) 0	0	1 430
1996-1997	212	384	45	0	12	653
1997-1998	570	601	25	1	3	1 200
1998						
April	1	109	0	0	0	110
May	136	23	25	0	0	184
June	131	48	0	1	2	182
July	49	26	0	0	0	75
August	47	20	0	0	0	67
September	48	0	0	0	0	48
October	37	66	0	0	0	103
November	58	33	0	0	0	91
December	56	5	0	2	0	63
1999						
January	98	57	0	0	0	155
February	30	53	0	0	0	83
March	37	24	2	0	0	63
April	27	30	0	0	0	57
TOTAL (Number)						
1995-1996	18 889	4 155	(b) 603	(b) 0	60	23 707
1996-1997	19 805	6 805	248	741	251	27 850
1997-1998	27 937	7 412	287	700	102	36 438
1998						
April	2 507	757	30	16	3	3 313
May	2 619	482	135	96	24	3 356
June	2 681	508	12	47	7	3 255
July	2 387	538	11	117	10	3 063
August	2 401	666	49	48	99	3 263
September	2 738	502	16	62	7	3 325
October	2 331	693	14	31	10	3 079
November	2 342	740	29	327	1	3 439
December	2 200	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

(a) See Glossary for definition.

(b) Conversions are included in alterations and additions to residential buildings.

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

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building(a)	Total building
PRIVATE SECTOR (\$ million)								
1995-1996	1 845.2	325.9	(b) 25.0	530.9	(b) 0.0	2 726.9	1 721.6	4 448.5
1996-1997	2 149.1	644.3	12.6	597.1	84.2	3 487.2	1 879.7	5 366.9
1997-1998	3 084.3	727.0	22.0	708.6	63.2	4 605.0	2 476.9	7 081.9
1998								
April	286.8	77.0	2.6	66.7	0.8	433.8	201.2	635.1
May	289.7	51.3	8.3	63.5	12.2	424.9	243.4	668.3
June	300.4	58.8	1.2	63.7	2.3	426.5	136.4	562.9
July	278.6	42.9	0.6	62.6	7.5	392.1	174.0	566.2
August	271.6	84.0	10.2	57.5	10.8	434.1	340.5	774.5
September	321.7	51.1	1.2	72.7	4.5	451.1	230.6	681.7
October	272.0	96.0	1.5	77.4	1.9	448.9	242.2	691.1
November	272.6	89.8	1.1	61.7	21.8	447.0	204.2	651.2
December	250.5	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
PUBLIC SECTOR (\$ million)								
1995-1996	42.2	66.4	(b) 0.0	32.7	(b) 0.0	142.9	730.8	873.8
1996-1997	22.8	23.8	1.0	32.7	0.9	81.2	960.1	1 041.3
1997-1998	48.6	40.0	0.8	63.8	0.1	153.3	587.7	740.9
1998								
April	0.1	7.1	0.0	7.8	0.0	15.0	101.5	116.5
May	10.6	2.0	0.8	5.2	0.0	18.6	48.9	67.5
June	11.0	2.8	0.0	4.0	0.1	17.8	76.6	94.4
July	3.2	1.6	0.0	2.3	0.0	7.1	22.7	29.7
August	3.8	1.5	0.0	0.2	0.0	5.5	26.0	31.5
September	3.4	0.0	0.0	2.2	0.0	5.6	71.6	77.2
October	2.9	4.3	0.0	4.2	0.0	11.4	249.0	260.4
November	4.6	1.9	0.0	5.9	0.0	12.4	63.6	76.1
December	5.7	0.6	0.0	2.1	0.1	8.5	41.2	49.7
1999								
January	7.4	3.5	0.0	5.4	0.0	16.2	72.9	89.2
February	2.1	3.4	0.0	3.1	0.0	8.7	125.9	134.6
March	4.0	1.5	0.2	1.4	0.0	7.2	86.6	93.8
April	2.1	1.7	0.0	2.4	0.0	6.1	37.5	43.7
TOTAL (\$ million)								
1995-1996	1 887.4	392.3	(b) 26.6	563.5	(b) 0.0	2 869.9	2 452.4	5 322.3
1996-1997	2 171.9	668.1	13.5	629.8	85.1	3 568.4	2 839.8	6 408.2
1997-1998	3 132.9	766.9	22.8	772.4	63.2	4 758.3	3 064.5	7 822.8
1998								
April	286.9	84.1	2.6	74.5	0.8	448.8	302.7	751.5
May	300.3	53.3	9.1	68.6	12.2	443.5	292.3	735.7
June	311.4	61.6	1.2	67.6	2.4	444.3	213.0	657.3
July	281.8	44.5	0.6	64.8	7.5	399.2	196.7	595.9
August	275.4	85.5	10.2	57.6	10.8	439.6	366.4	806.0
September	325.1	51.1	1.2	75.0	4.5	456.8	302.2	759.0
October	275.0	100.3	1.5	81.6	1.9	460.3	491.2	951.4
November	277.2	91.7	1.1	67.6	21.8	459.4	267.9	727.2
December	256.3	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

(a) See Glossary for definition.

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

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

NEW OTHER RESIDENTIAL BUILDING.....

Period	<i>New houses</i>	<i>Semi-detached, row or terrace houses, townhouses, etc. of.....</i>		<i>Flats units or apartments in a building of.....</i>				<i>Total</i>	<i>Total new residential building</i>	
		<i>One storey</i>	<i>Two or more storeys</i>	<i>Total</i>	<i>One or two storeys</i>	<i>Three storeys</i>	<i>Four or more storeys</i>	<i>Total</i>		
NUMBER OF DWELLING UNITS										
1995-1996	18 889	1 854	882	2 736	319	277	823	1 419	4 155	23 044
1996-1997	19 805	2 980	1 500	4 480	204	298	1 823	2 325	6 805	26 610
1997-1998	27 937	2 881	2 153	5 034	425	481	1 472	2 378	7 412	35 349
1998										
February	2 145	212	251	463	35	14	34	83	546	2 691
March	2 622	326	163	489	61	127	163	351	840	3 462
April	2 507	287	165	452	69	76	160	305	757	3 264
May	2 619	183	140	323	55	16	88	159	482	3 101
June	2 681	185	132	317	100	12	79	191	508	3 189
July	2 387	287	146	433	105	0	0	105	538	2 925
August	2 401	202	105	307	0	34	325	359	666	3 067
September	2 738	191	241	432	3	35	32	70	502	3 240
October	2 331	217	139	356	22	16	299	337	693	3 024
November	2 342	180	200	380	69	24	267	360	740	3 082
December	2 200	210	230	440	11	114	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
VALUE (\$ million)										
1995-1996	1 887.4	124.5	82.8	207.2	29.6	27.0	128.5	185.1	392.3	2 279.8
1996-1997	2 171.8	200.3	140.3	340.7	18.2	38.0	271.3	327.3	668.3	2 840.1
1997-1998	3 132.8	211.9	211.4	423.2	36.0	53.4	254.3	343.5	766.9	3 899.8
1998										
February	236.6	14.3	23.8	38.1	2.8	0.8	6.2	9.8	47.9	284.6
March	299.6	24.3	17.7	42.0	4.4	9.8	17.3	31.4	73.4	373.0
April	286.9	23.5	17.2	40.8	4.3	6.5	32.5	43.3	84.1	371.0
May	300.3	15.2	16.0	31.1	4.5	2.2	15.4	22.1	53.3	353.6
June	311.4	15.6	13.4	29.0	7.8	1.3	23.6	32.6	61.6	373.1
July	281.8	20.4	17.4	37.8	6.7	0.0	0.0	6.7	44.5	326.3
August	275.4	17.7	10.3	27.9	0.0	3.3	54.3	57.6	85.5	360.9
September	325.1	14.4	25.2	39.6	0.2	5.2	6.0	11.5	51.1	376.1
October	275.0	16.7	14.7	31.3	1.4	3.1	64.5	69.0	100.3	375.3
November	277.2	14.9	20.7	35.5	6.5	2.6	47.0	56.1	91.7	368.8
December	256.3	17.2	24.2	41.4	1.8	16.5	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

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1995-1996	1 897.5	398.4	2 297.5	593.4	2 890.7	2 499.7	5 389.0
1996-1997	2 171.9	668.0	2 839.9	728.5	3 568.4	2 839.7	6 408.2
1997-1998	3 111.9	736.6	3 848.5	852.7	4 701.4	2 947.0	7 648.3
1997							
December	746.1	187.5	933.7	198.6	1 132.3	961.3	2 093.6
1998							
March	729.1	194.8	923.9	205.4	1 129.4	579.4	1 708.7
June	891.8	189.1	1 080.9	237.1	1 318.0	768.7	2 086.7
September	871.0	171.3	1 042.3	229.3	1 271.6	820.6	2 092.2
December	793.7	285.0	1 078.7	241.3	1 319.9	882.0	2 201.9
1999							
March	816.5	283.5	1 100.0	220.9	1 320.9	668.3	1 989.2
ORIGINAL (% change from preceding quarter)							
1997							
December	0.2	13.5	2.6	-6.1	0.9	50.8	19.0
1998							
March	-2.3	3.9	-1.0	3.4	-0.3	-39.7	-18.4
June	22.3	-2.9	17.0	15.4	16.7	32.7	22.1
September	-2.3	-9.4	-3.6	-3.3	-3.5	6.8	0.3
December	-8.9	66.4	3.5	5.2	3.8	7.5	5.2
1999							
March	2.9	-0.5	2.0	-8.5	0.1	-24.2	-9.7

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

(b) Refer to Explanatory Notes paragraph 12.

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

Period	<i>Hotels, motels and other short term accommodation</i>		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												
1999												
February	9	0.9	48	4.2	35	3.6	41	3.4	30	3.0	20	2.3
March	5	0.4	89	7.7	36	3.9	72	7.4	42	4.1	15	1.4
April	3	0.3	60	5.5	20	2.1	52	4.9	44	4.4	17	1.8
Value—\$200,000—\$499,999												
1999												
February	1	0.3	8	2.3	22	6.6	16	5.3	15	4.2	8	2.6
March	0	0.0	15	4.5	25	7.9	15	4.8	15	4.4	6	1.7
April	7	2.2	15	3.9	22	6.5	14	4.0	14	4.6	8	2.3
Value—\$500,000—\$999,999												
1999												
February	1	0.7	2	1.1	7	4.3	10	7.2	9	6.4	9	6.1
March	0	0.0	11	8.1	8	5.7	6	4.0	10	7.2	4	2.9
April	2	1.7	5	3.3	7	4.9	6	4.3	8	5.8	2	1.4
Value—\$1,000,000—\$4,999,999												
1999												
February	2	4.7	7	12.7	4	6.1	7	17.3	3	5.5	6	17.4
March	0	0.0	9	25.7	1	1.5	4	7.0	7	12.8	2	2.4
April	2	5.0	3	4.3	1	1.0	3	9.4	6	15.2	11	26.7
Value—\$5,000,000 and over												
1999												
February	0	0.0	0	0.0	0	0.0	1	15.8	1	12.0	5	30.6
March	1	9.7	0	0.0	0	0.0	1	6.9	0	0.0	0	0.0
April	0	0.0	0	0.0	0	0.0	0	0.0	1	5.1	0	0.0
Value—Total												
1995-1996	120	136.4	999	390.6	641	230.6	913	418.9	550	340.9	441	365.0
1996-1997	117	157.7	921	391.1	734	373.7	914	404.6	685	401.2	354	411.2
1997-1998	134	229.4	998	447.4	672	235.5	988	425.5	759	498.2	410	300.4
1999												
February	13	6.7	65	20.3	68	20.6	75	49.0	58	31.0	48	59.0
March	6	10.2	124	46.1	70	18.9	98	30.1	74	28.5	27	8.3
April	14	9.1	83	16.9	50	14.5	75	22.5	73	35.0	38	32.1

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

Period	Religious.....		Health.....		Entertainment and recreational.....		Miscellaneous.....		Total non-residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999										
1999										
February	2	0.2	13	1.3	11	1.0	19	1.9	228	22.0
March	6	0.6	9	0.9	8	1.0	11	1.2	293	28.8
April	1	0.1	9	1.1	8	0.8	19	1.6	233	22.5
Value—\$200,000—\$499,999										
1999										
February	2	0.6	6	1.9	5	1.6	6	1.8	89	27.3
March	1	0.2	6	2.1	3	0.9	9	2.6	95	29.2
April	0	0.0	5	1.5	8	2.2	7	2.2	100	29.3
Value—\$500,000—\$999,999										
1999										
February	1	0.8	3	1.9	1	0.8	1	0.5	44	29.8
March	1	0.6	3	1.9	1	0.6	2	1.5	46	32.3
April	3	2.4	3	1.9	0	0.0	1	0.5	37	26.0
Value—\$1,000,000—\$4,999,999										
1999										
February	1	1.2	9	16.2	5	10.9	4	11.8	48	103.8
March	0	0.0	2	4.5	4	6.0	1	1.3	30	61.1
April	0	0.0	2	6.0	5	8.9	3	4.0	36	80.4
Value—\$5,000,000 and over										
1999										
February	0	0.0	1	6.1	1	8.4	0	0.0	9	72.9
March	0	0.0	1	5.4	7	94.8	1	6.9	11	123.6
April	0	0.0	0	0.0	2	20.6	0	0.0	3	25.7
Value—Total										
1995-1996	34	7.6	155	136.5	234	251.4	298	174.6	4 385	2 452.2
1996-1997	57	15.3	217	257.8	219	90.1	357	336.6	4 575	2 839.7
1997-1998	61	16.9	200	264.6	238	478.4	315	168.3	4 775	3 064.5
1999										
February	6	2.8	32	27.4	23	22.8	30	16.0	418	255.7
March	8	1.4	21	14.8	23	103.3	24	13.5	475	275.0
April	4	2.4	19	10.5	23	32.6	30	8.2	409	183.9

VALUE OF NON-RESIDENTIAL BUILDING APPROVED: Original

Period	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
PRIVATE SECTOR (\$ million)											
1995-1996	135.2	365.0	227.6	301.0	265.1	80.6	7.5	68.6	136.2	134.7	1 721.6
1996-1997	156.0	372.9	352.5	277.7	336.3	72.7	15.4	127.6	47.1	121.5	1 879.7
1997-1998	227.7	440.9	232.6	381.1	418.8	117.7	17.0	112.9	435.0	93.2	2 476.9
1998											
April	1.5	54.3	16.1	51.0	33.4	15.5	1.9	11.9	6.0	9.5	201.2
May	6.5	52.4	16.3	43.5	88.9	10.3	0.9	13.0	4.9	6.6	243.4
June	6.4	28.3	12.2	22.5	36.8	19.9	0.5	5.2	1.9	2.7	136.4
July	5.2	47.2	16.5	22.7	33.7	16.2	2.6	3.8	24.0	2.1	174.0
August	6.3	201.2	18.7	38.2	37.1	18.9	0.6	3.1	14.2	2.3	340.5
September	11.7	33.7	36.9	27.0	78.4	14.3	4.2	13.5	7.1	4.0	230.6
October	77.5	29.1	27.9	26.2	32.2	7.7	1.1	29.0	4.6	7.0	242.2
November	1.8	76.1	19.4	33.1	52.9	6.8	0.9	8.4	2.9	1.9	204.2
December	4.0	22.7	18.8	25.7	17.2	9.7	1.2	14.9	14.1	7.8	136.2
1999											
January	0.4	22.5	22.7	14.9	31.9	8.7	1.6	4.0	3.7	1.2	111.6
February	5.5	19.1	20.6	28.2	17.4	5.9	2.8	4.6	18.2	7.4	129.8
March	10.1	46.0	18.8	27.4	27.7	4.1	1.4	3.6	47.2	2.0	188.4
April	8.9	16.3	14.5	17.7	33.3	14.3	1.6	7.5	29.2	3.1	146.3
PUBLIC SECTOR (\$ million)											
1995-1996	1.2	25.5	3.0	118.0	75.7	284.3	0.0	68.0	115.3	39.9	730.8
1996-1997	1.7	18.3	21.3	126.9	64.7	338.6	0.0	130.2	43.2	215.1	960.1
1997-1998	1.5	6.4	3.0	44.4	79.4	182.7	0.0	151.8	43.3	75.1	587.7
1998											
April	0.4	0.1	0.0	3.5	45.2	16.5	0.0	14.0	8.0	14.0	101.5
May	0.6	0.4	0.0	1.3	1.3	8.9	0.0	23.9	6.3	6.4	48.9
June	0.1	0.4	0.0	4.5	1.4	49.8	0.0	3.8	3.7	13.1	76.6
July	0.2	2.2	2.6	2.7	0.3	9.6	0.0	1.6	1.6	1.9	22.7
August	0.0	0.0	0.0	4.3	6.7	1.7	0.0	10.8	1.3	1.2	26.0
September	0.0	0.6	0.1	8.6	2.2	39.0	0.0	13.2	5.3	2.5	71.6
October	0.0	23.6	0.2	25.1	26.0	80.2	0.0	1.0	75.6	17.2	249.0
November	0.3	0.3	0.0	5.0	1.6	20.2	0.0	26.1	3.5	6.6	63.6
December	0.1	0.3	2.2	5.7	4.5	18.5	0.0	2.4	1.5	6.1	41.2
1999											
January	3.5	0.6	0.0	0.9	0.3	15.4	0.0	1.1	49.3	1.9	72.9
February	1.1	1.2	0.0	20.8	13.6	53.1	0.0	22.8	4.6	8.6	125.9
March	0.1	0.1	0.1	2.7	0.7	4.1	0.0	11.2	56.0	11.6	86.6
April	0.2	0.6	0.0	4.9	1.7	17.9	0.8	3.0	3.4	5.1	37.5
TOTAL (\$ million)											
1995-1996	136.4	390.4	230.6	419.0	340.8	364.9	7.5	136.6	251.5	174.6	2 452.4
1996-1997	157.7	391.1	373.8	404.7	401.1	411.3	15.4	257.8	90.2	336.6	2 839.8
1997-1998	229.3	447.4	235.6	425.5	498.2	300.4	17.0	264.6	478.3	168.3	3 064.5
1998											
April	1.9	54.4	16.1	54.5	78.6	32.0	1.9	25.9	14.0	23.5	302.7
May	7.1	52.8	16.3	44.8	90.2	19.2	0.9	36.9	11.1	13.0	292.3
June	6.5	28.7	12.2	27.0	38.2	69.7	0.5	8.9	5.6	15.8	213.0
July	5.4	49.4	19.2	25.4	34.0	25.7	2.6	5.4	25.6	3.9	196.7
August	6.3	201.2	18.7	42.5	43.7	20.6	0.6	13.9	15.5	3.4	366.4
September	11.7	34.3	37.0	35.6	80.5	53.3	4.2	26.7	12.4	6.4	302.2
October	77.5	52.7	28.1	51.3	58.2	87.9	1.1	30.0	80.2	24.2	491.2
November	2.1	76.4	19.4	38.1	54.5	27.0	0.9	34.6	6.5	8.5	267.9
December	4.0	23.0	21.0	31.4	21.7	28.1	1.2	17.3	15.7	13.9	177.4
1999											
January	3.8	23.1	22.7	15.8	32.2	24.0	1.6	5.1	53.1	3.1	184.6
February	6.7	20.3	20.6	49.0	31.0	59.0	2.8	27.4	22.8	16.0	255.7
March	10.2	46.1	18.9	30.1	28.5	8.3	1.4	14.8	103.3	13.5	275.0
April	9.1	16.9	14.5	22.5	35.0	32.1	2.4	10.5	32.6	8.2	183.9

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									
1996-1997	13 726	5 944	20 805	1 574 222	611 026	566 418	2 751 665	1 527 058	4 278 724
1997-1998	20 045	6 445	27 490	2 329 489	697 059	651 111	3 677 659	2 168 189	5 845 847
1998									
April	1 853	627	2 527	220 785	75 586	58 555	354 926	172 933	527 859
May	1 806	440	2 445	218 356	49 334	67 885	335 575	223 937	559 512
June	1 808	429	2 298	222 908	56 419	54 500	333 827	110 620	444 446
July	1 757	469	2 360	217 127	40 014	60 883	318 023	142 054	460 077
August	1 750	626	2 568	207 867	82 454	69 440	359 761	314 245	674 006
September	1 882	453	2 412	235 688	46 845	64 524	347 056	192 729	539 785
October	1 684	603	2 338	206 690	93 818	65 494	366 001	216 460	582 461
November	1 589	693	2 633	198 182	88 782	71 961	358 925	179 527	538 452
December	1 620	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	1 779	996	3 004	215 708	137 716	71 764	425 188	109 293	534 482
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
PUBLIC SECTOR									
1996-1997	136	311	501	16 625	19 152	25 833	61 609	775 904	837 513
1997-1998	374	349	752	31 539	24 497	50 116	106 152	424 780	530 933
1998									
April	0	55	55	0	3 650	7 580	11 229	81 251	92 481
May	112	10	147	8 741	564	4 975	14 279	41 691	55 971
June	80	11	94	6 800	603	2 568	9 970	63 309	73 279
July	31	14	45	2 066	890	1 829	4 785	20 118	24 903
August	35	16	51	2 951	1 250	62	4 262	20 951	25 213
September	33	0	33	2 336	0	2 197	4 533	53 378	57 911
October	19	55	74	1 491	3 548	4 130	9 169	240 740	249 909
November	25	32	57	1 896	1 809	4 193	7 897	56 518	64 415
December	49	5	56	5 153	550	2 194	7 897	26 586	34 483
1999									
January	95	30	125	7 137	1 652	4 901	13 690	65 903	79 593
February	23	28	51	1 492	1 591	1 920	5 004	97 422	102 426
March	37	0	39	4 027	0	984	5 011	67 134	72 145
April	22	30	52	1 687	1 705	2 120	5 512	30 674	36 187
TOTAL									
1996-1997	13 862	6 255	21 306	1 590 846	630 178	592 250	2 813 274	2 302 962	5 116 236
1997-1998	20 419	6 794	28 242	2 361 028	721 556	701 227	3 783 811	2 592 969	6 376 780
1998									
April	1 853	682	2 582	220 785	79 236	66 135	366 155	254 185	620 340
May	1 918	450	2 592	227 097	49 898	72 860	349 855	265 628	615 483
June	1 888	440	2 392	229 707	57 022	57 068	343 797	173 928	517 725
July	1 788	483	2 405	219 193	40 904	62 712	322 808	162 172	484 980
August	1 785	642	2 619	210 818	83 704	69 501	364 023	335 196	699 219
September	1 915	453	2 445	238 023	46 845	66 721	351 589	246 107	597 696
October	1 703	658	2 412	208 180	97 366	69 624	375 170	457 200	832 370
November	1 614	725	2 690	200 077	90 591	76 154	366 822	236 045	602 867
December	1 669	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	1 802	1 024	3 055	217 200	139 308	73 685	430 192	206 716	636 907
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

(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	2 253	1 000	3 416	273 763	95 695	85 679	455 137	183 886	639 023
Melbourne (SD)	1 587	912	2 659	198 150	87 108	72 339	357 597	157 423	515 020
Inner Melbourne (SSD)	20	258	388	3 220	35 114	26 295	64 629	32 935	97 564
Melbourne (C)–Inner	0	0	1	0	0	91	91	8 880	8 971
Melbourne (C)–S'bank–D'land	0	0	0	0	0	0	0	0	0
Melbourne (C)–Remainder	5	43	95	1 404	4 735	10 677	16 816	8 242	25 058
Port Phillip (C)–St Kilda	8	11	19	822	1 639	882	3 343	1 382	4 725
Port Phillip (C)–West	2	107	110	240	16 210	2 753	19 203	1 421	20 624
Stonnington (C)–Prahran	2	7	43	284	950	7 221	8 455	7 075	15 530
Yarra (C)–North	2	24	52	275	3 400	4 245	7 920	1 210	9 130
Yarra (C)–Richmond	1	66	68	195	8 180	426	8 801	4 725	13 526
Western Melbourne (SSD)	194	128	344	21 540	9 375	7 454	38 369	13 271	51 640
Brimbank (C)–Keilor	68	8	76	8 155	612	355	9 122	2 330	11 452
Brimbank (C)–Sunshine	20	8	28	2 018	760	266	3 044	1 537	4 581
Hobsons Bay (C)–Altona	44	2	48	4 424	260	541	5 225	1 993	7 218
Hobsons Bay (C)–Williamstown	10	0	14	1 663	0	1 673	3 336	964	4 300
Maribyrnong (C)	27	91	118	2 752	5 843	1 253	9 848	4 220	14 068
Moonee Valley (C)–Essendon	11	3	30	1 269	400	3 186	4 855	2 227	7 082
Mooney Valley (C)–West	14	16	30	1 259	1 500	180	2 939	0	2 939
Melton Wyndham (SSD)	173	2	175	22 273	153	772	23 198	12 031	35 229
Melton (S)–East	58	2	60	7 906	153	70	8 129	3 300	11 429
Melton (S) Balance	24	0	24	3 223	0	247	3 470	4 461	7 931
Wyndham (C)–North West	9	0	9	942	0	0	942	0	942
Wyndham (C)–Werribee	54	0	54	6 342	0	455	6 797	270	7 067
Wyndham (C)–Balance	28	0	28	3 860	0	0	3 860	4 000	7 860
Moreland City (SSD)	42	55	106	4 429	3 616	2 116	10 161	6 170	16 331
Moreland (C)–Brunswick	5	9	23	451	639	898	1 988	4 260	6 248
Moreland (C)–Coburg	7	4	11	869	335	895	2 099	1 910	4 009
Moreland (C)–North	30	42	72	3 109	2 642	323	6 074	0	6 074
Northern Middle Melbourne (SSD)	54	41	95	6 619	3 693	3 652	13 964	3 019	16 983
Banyule (C)–Heidelberg	20	26	46	2 460	2 533	902	5 895	130	6 025
Banyule (C)–North	8	5	13	975	300	500	1 775	234	2 009
Darebin (C)–Northcote	4	3	7	417	300	1 694	2 411	575	2 986
Darebin (C)–Preston	22	7	29	2 767	560	556	3 883	2 080	5 963
Hume City (SSD)	90	23	113	10 982	1 380	557	12 919	7 241	20 160
Hume (C)–Broadmeadows	6	0	6	550	0	283	833	4 767	5 600
Hume (C)–Craigieburn	62	23	85	7 780	1 380	225	9 385	1 511	10 896
Hume (C)–Sunbury	22	0	22	2 652	0	49	2 701	963	3 664
Northern Outer Melbourne (SSD)	88	0	88	11 771	0	1 545	13 316	3 380	16 696
Nillumbik (S)–South	11	0	11	2 284	0	689	2 973	120	3 093
Nillumbik (S)–South-West	21	0	21	3 088	0	331	3 419	0	3 419
Nillumbik (S)–Balance	2	0	2	190	0	159	349	400	749
Whittlesea (C)–North	9	0	9	1 109	0	24	1 133	1 460	2 593
Whittlesea (C)–South	45	0	45	5 100	0	342	5 442	1 400	6 842
Boroondara City (SSD)	50	15	65	8 444	1 789	5 823	16 056	13 801	29 857
Boroondara (C)–Camberwell N	23	0	23	3 346	0	952	4 298	290	4 588
Boroondara (C)–Camberwell S	20	13	33	2 664	1 489	2 204	6 357	265	6 622
Boroondara (C)–Hawthorn	6	2	8	2 344	300	1 814	4 458	5 441	9 899
Boroondara (C)–Kew	1		1	90		853	943	7 805	8 748

BUILDING APPROVED IN STATISTICAL AREAS *continued*

	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
STATISTICAL AREA									
Eastern Middle Melbourne (SSD)	175	91	267	22 511	7 853	5 555	35 919	10 969	46 888
Manningham (C)–East	6	0	6	1 219	0	675	1 894	0	1 894
Manningham (C)–West	56	31	87	7 891	2 260	176	10 327	800	11 127
Monash (C)–South West	17	22	39	1 546	1 745	546	3 837	7 732	11 569
Monash (C)–Waverley East	18	0	18	2 015	0	342	2 357	498	2 855
Monash (C)–Waverley West	35	20	55	5 177	2 203	1 025	8 405	569	8 974
Whitehorse (C)–Box Hill	24	7	32	2 462	655	1 206	4 323	225	4 548
Whitehorse (C)–Nunawading E	11	0	11	1 279	0	770	2 049	700	2 749
Whitehorse (C)–Nunawading W	8	11	19	922	990	815	2 727	445	3 172
Eastern Outer Melbourne (SSD)	132	21	155	15 511	1 372	2 154	19 037	4 141	23 178
Knox (C)–North	42	2	44	4 635	200	813	5 648	1 261	6 909
Knox (C)–South	44	2	46	5 941	175	195	6 311	140	6 451
Maroondah (C)–Croydon	29	0	31	3 217	0	457	3 674	2 230	5 904
Maroondah (C)–Ringwood	17	17	34	1 718	997	689	3 404	510	3 914
Yarra Ranges Shire Part A (SSD)	46	0	47	5 072	0	1 067	6 139	3 076	9 215
Yarra Ranges (S)–Central	3	0	3	251	0	109	360	200	560
Yarra Ranges (S)–North	4	0	5	400	0	115	515	470	985
Yarra Ranges (S)–South-West	39	0	39	4 421	0	843	5 264	2 406	7 670
Southern Melbourne (SSD)	103	56	174	18 531	6 657	10 717	35 905	27 890	63 795
Bayside (C)–Brighton	7	12	19	2 578	1 760	2 113	6 451	320	6 771
Bayside (C)–South	22	6	28	4 249	1 050	2 007	7 306	360	7 666
Glen Eira (C)–Caulfield	5	13	23	1 099	1 378	2 294	4 771	2 605	7 376
Glen Eira (C)–South	15	12	29	1 818	1 200	1 286	4 304	0	4 304
Kingston (C)–North	20	13	41	2 346	1 269	1 418	5 033	3 435	8 468
Kingston (C)–South	20	0	20	2 657	0	488	3 145	370	3 515
Stonnington (C)–Malvern	14	0	14	3 784	0	1 111	4 895	20 800	25 695
Greater Dandenong City (SSD)	42	12	54	3 380	720	272	4 372	9 188	13 560
Gr. Dandenong (C)–Dandenong	27	12	39	2 243	720	124	3 087	1 640	4 727
Gr. Dandenong (C)–Balance	15	0	15	1 137	0	148	1 285	7 548	8 833
Southern Eastern Outer Melbourne (SSD)	209	51	260	24 976	5 000	1 242	31 218	4 785	36 003
Cardinia (S)–North	10	0	10	1 197	0	382	1 579	356	1 935
Cardinia (S)–Pakenham	8	0	8	963	0	112	1 075	150	1 225
Cardinia (S)–South	4	0	4	493	0	52	545	0	545
Casey (C)–Berwick	133	49	182	16 154	4 880	262	21 296	1 054	22 350
Casey (C)–Cranbourne	26	2	28	2 225	120	130	2 475	0	2 475
Casey (C)–Hallam	28	0	28	3 944	0	282	4 226	3 225	7 451
Casey (C)–South	0	0	0	0	0	22	22	0	22
Frankston City (SSD)	47	32	79	4 449	1 906	565	6 920	2 955	9 875
Frankston (C)–East	34	15	49	3 061	776	128	3 965	95	4 060
Frankston (C)–West	13	17	30	1 388	1 130	437	2 955	2 860	5 815
Mornington Peninsula Shire (SSD)	122	127	249	14 442	8 480	2 553	25 475	2 571	28 046
Mornington P'sula (S)–East	22	12	34	2 174	670	568	3 412	89	3 501
Mornington P'sula (S)–South	61	108	169	7 039	7 020	833	14 892	2 272	17 164
Mornington P'sula (S)–West	39	7	46	5 229	790	1 152	7 171	210	7 381

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)	173	81	255	20 376	7 950	4 118	32 444	6 343	38 787
Greater Geelong City Part A (SSD)	88	27	115	9 665	2 402	2 325	14 392	5 517	19 909
Bellarine-Inner	14	0	14	1 127	0	136	1 263	300	1 563
Corio-Inner	37	2	39	4 006	122	304	4 432	3 166	7 598
Geelong	1	2	3	100	260	389	749	2 051	2 800
Geelong West	3	23	26	314	2 020	553	2 887	0	2 887
Newton	2	0	2	315	0	289	604	0	604
South Barwon-Inner	31	0	31	3 803	0	654	4 457	0	4 457
East Barwon (SSD)	64	22	86	8 460	2 248	979	11 687	253	11 940
Greater Geelong (C) -Pt B	35	12	47	3 971	1 000	515	5 486	50	5 536
Queenscliff (B)	2	0	2	493	0	107	600	0	600
Surf Coast (S)-East	17	0	17	2 649	0	99	2 748	0	2 748
Surf Coast (S)-West	10	10	20	1 347	1 248	258	2 853	203	3 056
West Barwon (SSD)	21	32	54	2 251	3 300	814	6 365	573	6 938
Colac-Otway (S)-Colac	6	32	38	872	3 300	45	4 217	453	4 670
Colac-Otway (S)-North	2	0	2	225	0	43	268	60	328
Colac-Otway (S)-South	2	0	2	127	0	0	127	60	187
Golden Plains (S)-North-West	6	0	7	513	0	113	626	0	626
Golden Plains (S)-South-East	4	0	4	414	0	518	932	0	932
Greater Geelong (C)-Pt C	1	0	1	100	0	95	195	0	195
Western District (SD)	30	2	32	3 751	298	801	4 850	2 540	7 390
Hopkins (SSD)	25	2	27	3 106	298	403	3 807	1 862	5 669
Corangamite (S)-North	4	0	4	586	0	60	646	142	788
Corangamite (S)-South	3	0	3	397	0	30	427	1 004	1 431
Moyne (S)-North-East	0	0	0	0	0	49	49	0	49
Moyne (S)-North-West	0	0	0	0	0	0	0	0	0
Moyne (S)-South	4	2	6	486	298	126	910	252	1 162
Warrnambool (C)	14	0	14	1 637	0	138	1 775	464	2 239
Lady Julia Percy Island	0	0	0	0	0	0	0	0	0
Glenelg (SSD)	5	0	5	645	0	398	1 043	678	1 721
Glenelg (S)-Heywood	1	0	1	132	0	20	152	0	152
Glenelg (S)-North	1	0	1	97	0	152	249	0	249
Glenelg (S)-Portland	1	0	1	102	0	111	213	297	510
S. Grampians (S)-Hamilton	0	0	0	0	0	97	97	165	262
S. Grampians (S)-Wannon	0	0	0	0	0	18	18	0	18
S. Grampians (S)-Balance	2	0	2	314	0	0	314	216	530
Central Highlands (SD)	70	0	70	7 479	0	1 157	8 636	871	9 507
Ballarat City (SSD)	41	0	41	4 637	0	687	5 324	500	5 824
Ballarat (C)-Central	7	0	7	550	0	240	790	200	990
Ballarat (C)-Inner North	18	0	18	2 241	0	175	2 416	0	2 416
Ballarat (C)-North	1	0	1	88	0	20	108	0	108
Ballarat (C)-South	15	0	15	1 758	0	252	2 010	300	2 310
East Central Highlands (SSD)	24	0	24	2 374	0	386	2 760	0	2 760
Hepburn (S)-East	5	0	5	585	0	207	792	0	792
Hepburn (S)-West	0	0	0	0	0	55	55	0	55
Moorabool (S)-Bacchus Marsh	13	0	13	1 279	0	0	1 279	0	1 279
Moorabool (S)-Ballan	4	0	4	330	0	39	369	0	369
Moorabool (S)-West	2	0	2	180	0	85	265	0	265

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)	5	0	5	468	0	84	552	371	923
Ararat (RC)	3	0	3	254	0	54	308	371	679
Pyrenees (S)–North	0	0	0	0	0	0	0	0	0
Pyrenees (S)–South	2	0	2	214	0	30	244	0	244
Wimmera (SD)	11	0	11	1 321	0	405	1 726	922	2 648
South Wimmera (SSD)	9	0	9	1 028	0	289	1 317	922	2 239
Horsham (RC)–Central	3	0	3	326	0	74	400	100	500
Horsham (RC)–Balance	2	0	2	372	0	29	401	0	401
N. Grampians (S)–St Arnaud	0	0	0	0	0	0	0	106	106
N. Grampians (S)–Stawell	4	0	4	330	0	121	451	716	1 167
West Wimmera (S)	0	0	0	0	0	65	65	0	65
North Wimmera (SSD)	2	0	2	293	0	116	409	0	409
Hindmarsh (S)	2	0	2	293	0	116	409	0	409
Yarriambiack (S)–North	0	0	0	0	0	0	0	0	0
Yarriambiack (S)–South	0	0	0	0	0	0	0	0	0
Mallee(SD)	34	0	34	4 040	0	540	4 580	1 487	6 067
Mildura Rural City Part A (SSD)	24	0	24	2 833	0	402	3 235	847	4 082
Mildura (RC)–Pt A	24	0	24	2 833	0	402	3 235	847	4 082
West Mallee (SSD)	2	0	2	228	0	60	288	0	288
Buloke (S)–North	1	0	1	100	0	0	100	0	100
Buloke (S)–South	0	0	0	0	0	0	0	0	0
Mildura (RC)–Pt B	1	0	1	128	0	60	188	0	188
East Mallee (SSD)	8	0	8	979	0	78	1 057	640	1 697
Gannawarra (S)	2	0	2	250	0	78	328	430	758
Swan Hill (RC)–Central	5	0	5	509	0	0	509	210	719
Swan Hill (RC)–Robinvale	0	0	0	0	0	0	0	0	0
Swan Hill (RC)–Balance	1	0	1	220	0	0	220	0	220
Loddon (SD)	92	0	92	10 426	0	1 261	11 687	1 463	13 150
Greater Bendigo City Part A (SSD)	65	0	65	7 069	0	706	7 775	688	8 463
Greater Bendigo (C)–Central	15	0	15	1 298	0	203	1 501	190	1 691
Greater Bendigo (C)–Eaglehawk	3	0	3	299	0	60	359	93	452
Greater Bendigo (C)–Inner East	15	0	15	1 752	0	295	2 047	102	2 149
Greater Bendigo (C)–Inner North	7	0	7	685	0	29	714	0	714
Greater Bendigo (C)–Inner West	11	0	11	1 192	0	119	1 311	303	1 614
Greater Bendigo (C)–S'saye	14	0	14	1 843	0	0	1 843	0	1 843
North Loddon (SSD)	13	0	13	1 345	0	331	1 676	175	1 851
C. Goldfields (S)–M'borough	3	0	3	278	0	0	278	0	278
C. Goldfields (S)–Balance	0	0	0	0	0	0	0	0	0
Gr Bendigo (C)–Pt B	3	0	3	304	0	77	381	0	381
Loddon (S)–North	0	0	0	0	0	34	34	0	34
Loddon (S)–South	1	0	1	95	0	0	95	175	270
Mount Alexander (S)–C'maine	1	0	1	105	0	53	158	0	158
Mount Alexander (S)–Balance	5	0	5	563	0	167	730	0	730
South Loddon (SSD)	14	0	14	2 012	0	224	2 236	600	2 836
Macedon Ranges (S)–Kyneton	5	0	5	539	0	0	539	200	739
Macedon Ranges (S)–Romsey	3	0	3	452	0	40	492	200	692
Macedon Ranges (S)–Balance	6	0	6	1 021	0	184	1 205	200	1 405

BUILDING APPROVED IN STATISTICAL AREAS *continued*

	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
STATISTICAL AREA									
Goulburn (SD)	93	0	95	10 469	0	1 827	12 296	3 383	15 679
Greater Shepparton City Part A (SSD)	25	0	25	3 170	0	183	3 353	2 172	5 525
Gr. Shepparton (C) Pt A	25	0	25	3 170	0	183	3 353	2 172	5 525
North Goulburn (SSD)	26	0	28	2 986	0	632	3 618	744	4 362
Campaspe (S)–Echuca	9	0	9	988	0	103	1 091	0	1 091
Campaspe (S)–Kyabram	2	0	2	225	0	11	236	224	460
Campaspe (S)–Rochester	1	0	1	114	0	128	242	150	392
Campaspe (S)–South	0	0	0	0	0	0	0	0	0
Gr. Shepparton (C)–Pt B East	6	0	6	778	0	24	802	63	865
Gr. Shepparton (C)–Pt B West	4	0	6	399	0	273	672	307	979
Moira (S)–East	1	0	1	120	0	93	213	0	213
Moira (S)–West	3	0	3	362	0	0	362	0	362
South Goulburn (SSD)	18	0	18	1 704	0	479	2 183	178	2 361
Delatite (S)–Benalla	2	0	2	145	0	96	241	0	241
Delatite (S)–North	2	0	2	320	0	48	368	0	368
Delatite (S)–South	10	0	10	958	0	305	1 263	120	1 383
Strathbogie (S)	4	0	4	281	0	30	311	58	369
South West Goulburn (SSD)	24	0	24	2 609	0	533	3 142	289	3 431
Mitchell (S)–North	1	0	1	50	0	30	80	224	304
Mitchell (S)–South	15	0	15	1 727	0	230	1 957	65	2 022
Murrindindi (S)–East	4	0	4	435	0	273	708	0	708
Murrindindi (S)–West	4	0	4	397	0	0	397	0	397
Ovens-Murray (SD)	38	0	38	3 881	0	673	4 554	2 005	6 559
Wodonga (SSD)	18	0	18	2 077	0	211	2 288	270	2 558
Indigo (S)–Pt A	4	0	4	383	0	29	412	140	552
Towong (S)–Pt A	0	0	0	0	0	0	0	0	0
Wodonga (RC)	14	0	14	1 694	0	182	1 876	130	2 006
West Ovens-Murray (SSD)	7	0	7	687	0	258	945	140	1 085
Indigo (S)–Pt B	0	0	0	0	0	0	0	0	0
Wangaratta (RC)–Central	1	0	1	80	0	75	155	140	295
Wangaratta (RC)–North	4	0	4	408	0	53	461	0	461
Wangaratta (RC)–South	2	0	2	199	0	130	329	0	329
East Ovens-Murray (SSD)	13	0	13	1 117	0	204	1 321	1 595	2 916
Alpine (S)–East	8	0	8	643	0	167	810	1 595	2 405
Alpine (S)–West	2	0	2	183	0	37	220	0	220
Towong (S)–Pt B	3	0	3	291	0	0	291	0	291
East Gippsland (SD)	27	2	29	2 586	144	513	3 243	2 094	5 337
East Gippsland Shire (SSD)	13	0	13	1 067	0	291	1 358	2 031	3 389
E. Gippsland (S)–Bairnsdale	8	0	8	644	0	240	884	1 962	2 846
E. Gippsland (S)–Orbost	2	0	2	76	0	25	101	0	101
E. Gippsland (S)–South-West	3	0	3	347	0	26	373	69	442
E. Gippsland (S)–Balance	0	0	0	0	0	0	0	0	0
Wellington Shire (SSD)	14	2	16	1 519	144	222	1 885	63	1 948
Wellington (S)–Alberton	1	0	1	62	0	0	62	0	62
Wellington (S)–Avon	1	0	1	53	0	50	103	0	103
Wellington (S)–Maffra	2	2	4	257	144	127	528	0	528
Wellington (S)–Rosedale	7	0	7	644	0	45	689	0	689
Wellington (S)–Sale	3	0	3	503	0	0	503	63	566

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)	98	3	101	11 284	195	2 045	13 524	5 355	18 879
La Trobe Valley (SSD)	18	0	18	2 333	0	418	2 751	145	2 896
Baw Baw (S)–Pt A	2	0	2	100	0	49	149	85	234
La Trobe (S)–Moe	2	0	2	380	0	146	526	0	526
La Trobe (S)–Morwell	3	0	3	265	0	52	317	60	377
La Trobe (S)–Traralgon	11	0	11	1 588	0	171	1 759	0	1 759
La Trobe (S)–Balance	0	0	0	0	0	0	0	0	0
West Gippsland (SSD)	14	3	17	1 831	195	516	2 542	111	2 653
Baw Baw (S)–Pt B East	3	0	3	305	0	0	305	0	305
Baw Baw (S)–Pt B West	11	3	14	1 526	195	411	2 132	111	2 243
Yarra Ranges (S)–Pt B	0	0	0	0	0	105	105	0	105
South Gippsland (SSD)	66	0	66	7 120	0	1 111	8 231	5 099	13 330
Bass Coast (S)–Phillip Island	19	0	19	2 350	0	214	2 564	3 982	6 546
Bass Coast (S)–Balance	28	0	28	2 287	0	295	2 582	55	2 637
South Gippsland (S)–Central	14	0	14	1 589	0	378	1 967	810	2 777
South Gippsland (S)–East	2	0	2	237	0	75	312	102	414
South Gippsland (S)–West	3	0	3	657	0	149	806	150	956
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	19	0	19	2 227	0	311	2 538	3 076	5 614
Geelong VIC	88	27	115	9 665	2 402	2 325	14 392	5 517	19 909
Ballarat VIC	41	0	41	4 637	0	687	5 324	500	5 824
Bendigo VIC	65	0	65	7 069	0	706	7 775	688	8 463
Shepparton VIC	25	0	25	3 170	0	183	3 353	2 172	5 525
La Trobe Valley VIC	18	0	18	2 333	0	418	2 751	145	2 896
Mildura VIC	24	0	24	2 833	0	402	3 235	847	4 082

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

(b) Refer to Explanatory Notes paragraph 12.

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following activities:

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

From July 1990, the statistics include:

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

Excluded from the statistics is:

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

VALUE DATA

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

OWNERSHIP

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

BUILDING CLASSIFICATIONS

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

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

EXPLANATORY NOTES

BUILDING CLASSIFICATIONS

continued

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

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

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

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

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

SEASONAL ADJUSTMENT

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

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

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

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

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

TREND ESTIMATES

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

EXPLANATORY NOTES

TREND ESTIMATES

continued

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

CHAIN VOLUME MEASURES

20 The chain volume measures appearing in this publication are annually re-weighted chain Laspeyres indexes referenced to current price values in a chosen reference year (currently 1996–1997). The reference year will be updated annually in the July publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes.

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

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)

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

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

UNPUBLISHED DATA

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

RELATED PUBLICATIONS

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

- *Building Activity, Australia* (Cat. no. 8752.0)
- *Building Activity, Australia: Dwelling Unit Commencements* (Cat. no. 8750.0)
- *Building Activity, Victoria* (Cat. no. 8752.2)
- *Building Activity, Building Work Done* (Cat. No. 8755.0)
- *Building Approvals, Australia* (Cat. no. 8731.0)
- *Engineering Construction Activity, Australia* (Cat. no. 8762.0)
- *House Price Indexes: Eight Capital Cities* (Cat. no. 6416.0).
- *Housing Finance for Owner Occupation, Australia* (Cat. no. 5609.0)
- *Price Index of Materials Used in Building Other than House Building* (Cat. no. 6407.0)
- *Price Index of Materials Used in House Building* (Cat. no. 6408.0).

ROUNDING

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

SYMBOLS AND OTHER USAGES

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

GLOSSARY

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

GLOSSARY

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

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