



BUILDING APPROVALS

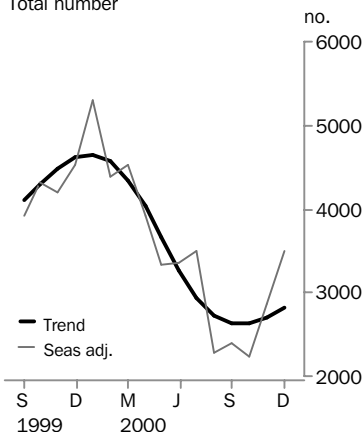
VICTORIA

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DECEMBER KEY FIGURES

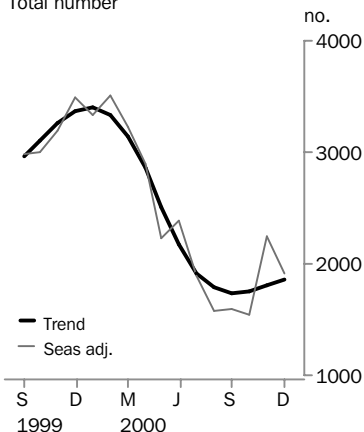
Dwelling units approved

Total number



Private sector houses approved

Total number



	Oct 2000	Nov 2000	Dec 2000
Dwelling units approved			
Original	2 099	3 087	3 123
Seasonally adjusted	2 237	2 859	3 494
Trend	2 633	2 713	2 828
.....			
	% change Sep 2000 to Oct 2000	% change Oct 2000 to Nov 2000	% change Nov 2000 to Dec 2000
Dwelling units approved			
Original	-14.6	47.1	1.2
Seasonally adjusted	-6.4	27.8	22.2
Trend	0.1	3.0	4.2

DECEMBER KEY POINTS

TREND ESTIMATES

- The trend estimates for total dwellings approved in Victoria have increased each month since September 2000, gaining 7.5% over the three month period.
- The trend for private sector house approvals rose 6.4% during the three months from September 2000 (1,742) to December 2000 (1,854).

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimates for total dwellings approved fell in October 2000 by 6.4%, but rose in November and December by 27.8% and 22.2% respectively.
- The seasonally adjusted estimates for private sector houses fell in October 2000 by 2.9%, surged by 44.8% in November 2000 and fell once more by 14.9% in December 2000.

ORIGINAL ESTIMATES

- In original terms, the number of dwellings approved in October 2000 fell to an historic low of 2,099 dwellings. There was a strong rebound to 3,087 in November and a further increase of 1.2% in December (to 3,123). Several large other-residential dwelling projects were responsible for the strength of the December level.
- The value of total building approved in the three months to December 2000 was \$2,313.8 million. Of this value, \$862.5 million (or 37.3%) was approved in December.

- For further information about these and related statistics, contact Merv Leaker on Adelaide 08 8237 7536 or the National Information Service on 1300 135 070.

NOTES

FORTHCOMING ISSUES

<i>ISSUE</i>	<i>RELEASE DATE</i>
March 2001	11 May 2001
June 2001	7 August 2001



CHANGES IN THIS ISSUE

The Explanatory Notes (pages 24-27) have been updated to include more information about building approval values, including the treatment of the Goods and Service Tax (GST).



DATA NOTES

There are no data notes in this issue.



REVISIONS THIS MONTH

Some minor revisions to the data of May and June 2000 have been made in this issue. These have resulted in 1 less dwelling in May and 23 less dwellings in June, compared with the previous issue.

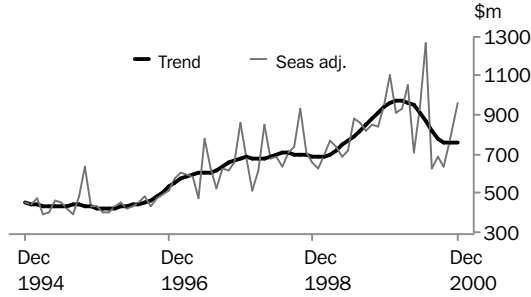


Zia ABBASI
Regional Director, Victoria

VALUE OF BUILDING APPROVED

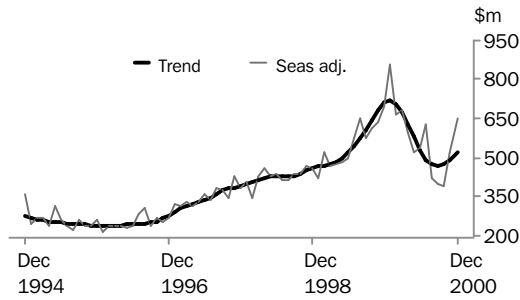
VALUE OF TOTAL BUILDING

The trend for the value of total building has flattened in the past two months after seven consecutive months of decline from March 2000.



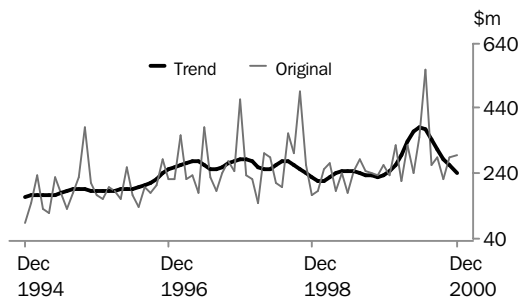
VALUE OF RESIDENTIAL BUILDING

The trend for the value of residential building fell for eight consecutive months to record a lowpoint in September 2000, but has increased in each month since to be 11.5% higher at the end of December 2000.



VALUE OF NON-RESIDENTIAL BUILDING

The trend for the value of non-residential building has fallen 36.7% since reaching its peak in June 2000.



SUMMARY OF 2000 BUILDINGS APPROVED

DWELLING UNITS APPROVED

The number of dwelling units approved in the 1999 and 2000 calendar years and the percentage movement between 1999 and 2000 for Victoria is summarised below.

	1999	2000	1999 to 2000
	<i>no.</i>	<i>no.</i>	<i>% change</i>
New residential building	44 314	39 332	-11.2
Alterations and additions to residential buildings	211	652	209.0
Conversions	996	1 005	0.9
Non-residential building	243	133	-45.3
Total dwelling units	45 764	41 122	-10.1

The number of dwellings approved has fallen by 4,642 (or 10.1%) in calendar year 2000.

VALUE OF BUILDING APPROVED

The value of building approved in the 1999 and 2000 calendar years and the percentage movement between 1999 and 2000 for Victoria is summarised below.

	1999	2000	1999 to 2000
	<i>\$m</i>	<i>\$m</i>	<i>% change</i>
New residential building	5 541.1	5 582.4	0.7
Alterations and additions creating dwellings to residential building	23.1	73.8	219.5
Alterations and additions not creating dwellings to residential building	921.0	1 008.3	9.5
Conversions	126.9	124.7	-1.7
Non-residential building	2 844.3	3 630.2	27.6
Total building	9 456.5	10 419.4	10.2

The value of building approved has increased by 10.2% to \$10,419.4 million. The value of alterations and additions creating dwellings to residential building had the greatest percentage change between calendar years.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

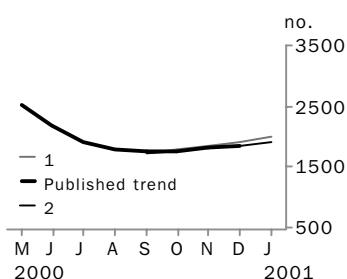
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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 January seasonally adjusted estimate is higher than the December estimate by 5% for the number of private sector houses approved and 8% for total dwelling units approved; and that the January seasonally adjusted estimate is lower than the December estimate by 5% for the number of private sector houses approved and 8% for total dwelling units approved. These percentages were chosen because they represent the average absolute monthly percentage change for these series over the last ten years.

PRIVATE SECTOR HOUSES



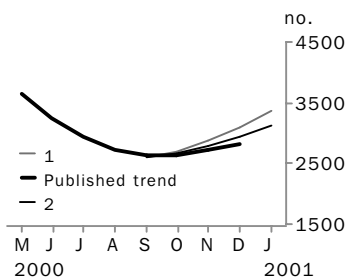
	TREND AS PUBLISHED	
	no.	% change
August 2000	1 783	-7.2
September 2000	1 742	-2.3
October 2000	1 755	0.7
November 2000	1 802	2.7
December 2000	1 854	2.9
January 2001	n.y.a.	n.y.a.

WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:

1 rises by 5% on Dec 2000
2 falls by 5% on Dec 2000

	1		2	
	no.	% change	no.	% change
August 2000	1 762	-7.7	1 768	-7.5
September 2000	1 733	-1.6	1 736	-1.8
October 2000	1 772	2.3	1 764	1.6
November 2000	1 840	3.8	1 811	2.7
December 2000	1 912	3.9	1 858	2.6
January 2001	2 004	4.8	1 922	3.5

TOTAL DWELLING UNITS



	TREND AS PUBLISHED	
	no.	% change
August 2000	2 725	-7.1
September 2000	2 630	-3.5
October 2000	2 633	0.1
November 2000	2 713	3.0
December 2000	2 828	4.2
January 2001	n.y.a.	n.y.a.

WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:

1 rises by 8% on Dec 2000
2 falls by 8% on Dec 2000

	1		2	
	no.	% change	no.	% change
August 2000	2 676	-7.8	2 695	-7.5
September 2000	2 607	-2.6	2 616	-2.9
October 2000	2 686	3.1	2 662	1.7
November 2000	2 869	6.8	2 788	4.7
December 2000	3 105	8.2	2 951	5.9
January 2001	3 361	8.2	3 128	6.0

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						
1999						
October	2 862	2 945	1 025	1 040	3 887	3 985
November	3 394	3 436	1 068	1 095	4 462	4 531
December	3 259	3 303	891	919	4 150	4 222
2000						
January	2 523	2 543	1 675	1 682	4 198	4 225
February	3 533	3 568	1 166	1 206	4 699	4 774
March	3 557	3 569	1 305	1 305	4 862	4 874
April	2 555	2 582	1 050	1 073	3 605	3 655
May	2 529	2 573	880	886	3 409	3 459
June	2 382	2 412	825	845	3 207	3 257
July	1 842	1 859	1 485	1 506	3 327	3 365
August	1 809	1 826	878	920	2 687	2 746
September	1 753	1 785	673	673	2 426	2 458
October	1 518	1 563	510	536	2 028	2 099
November	2 360	2 362	712	725	3 072	3 087
December	1 701	1 717	1 406	1 406	3 107	3 123
SEASONALLY ADJUSTED						
1999						
October	3 007	3 066	n.a.	n.a.	4 232	4 306
November	3 199	3 234	n.a.	n.a.	4 144	4 206
December	3 492	3 523	n.a.	n.a.	4 470	4 529
2000						
January	3 340	3 381	n.a.	n.a.	5 243	5 291
February	3 515	3 551	n.a.	n.a.	4 319	4 395
March	3 236	3 252	n.a.	n.a.	4 505	4 521
April	2 887	2 919	n.a.	n.a.	3 864	3 919
May	2 234	2 272	n.a.	n.a.	3 278	3 322
June	2 392	2 428	n.a.	n.a.	3 309	3 365
July	1 899	1 917	n.a.	n.a.	3 463	3 502
August	1 584	1 604	n.a.	n.a.	2 229	2 291
September	1 595	1 621	n.a.	n.a.	2 363	2 389
October	1 549	1 581	n.a.	n.a.	2 179	2 237
November	2 244	2 246	n.a.	n.a.	2 844	2 859
December	1 908	1 920	n.a.	n.a.	3 482	3 494
TREND ESTIMATES						
1999						
October	3 107	3 158	1 105	1 134	4 212	4 292
November	3 261	3 306	1 154	1 179	4 415	4 485
December	3 373	3 411	1 192	1 214	4 565	4 625
2000						
January	3 403	3 437	1 197	1 217	4 600	4 654
February	3 328	3 359	1 187	1 205	4 515	4 564
March	3 139	3 170	1 162	1 178	4 301	4 348
April	2 857	2 887	1 128	1 144	3 985	4 031
May	2 512	2 542	1 095	1 112	3 607	3 654
June	2 175	2 204	1 033	1 052	3 208	3 256
July	1 921	1 949	963	984	2 884	2 933
August	1 783	1 808	896	917	2 679	2 725
September	1 742	1 764	846	866	2 588	2 630
October	1 755	1 773	844	860	2 599	2 633
November	1 802	1 817	883	896	2 685	2 713
December	1 854	1 866	954	962	2 808	2 828

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)						
1999						
October	-14.3	-13.5	53.4	46.9	-3.0	-3.1
November	18.6	16.7	4.2	5.3	14.8	13.7
December	-4.0	-3.9	-16.6	-16.1	-7.0	-6.8
2000						
January	-22.6	-23.0	88.0	83.0	1.2	0.1
February	40.0	40.3	-30.4	-28.3	11.9	13.0
March	0.7	0.0	11.9	8.2	3.5	2.1
April	-28.2	-27.7	-19.5	-17.8	-25.9	-25.0
May	-1.0	-0.3	-16.2	-17.4	-5.4	-5.4
June	-5.8	-6.3	-6.3	-4.6	-5.9	-5.8
July	-22.7	-22.9	80.0	78.2	3.7	3.3
August	-1.8	-1.8	-40.9	-38.9	-19.2	-18.4
September	-3.1	-2.2	-23.3	-26.8	-9.7	-10.5
October	-13.4	-12.4	-24.2	-20.4	-16.4	-14.6
November	55.5	51.1	39.6	35.3	51.5	47.1
December	-27.9	-27.3	97.5	93.9	1.1	1.2
SEASONALLY ADJUSTED (% change from preceding month)						
1999						
October	1.0	1.0	n.a.	n.a.	10.7	9.8
November	6.4	5.5	n.a.	n.a.	-2.1	-2.3
December	9.1	8.9	n.a.	n.a.	7.9	7.7
2000						
January	-4.3	-4.0	n.a.	n.a.	17.3	16.8
February	5.2	5.0	n.a.	n.a.	-17.6	-16.9
March	-8.0	-8.4	n.a.	n.a.	4.3	2.9
April	-10.8	-10.2	n.a.	n.a.	-14.2	-13.3
May	-22.6	-22.2	n.a.	n.a.	-15.2	-15.2
June	7.1	6.9	n.a.	n.a.	0.9	1.3
July	-20.6	-21.0	n.a.	n.a.	4.7	4.1
August	-16.6	-16.3	n.a.	n.a.	-35.6	-34.6
September	0.7	1.1	n.a.	n.a.	6.0	4.3
October	-2.9	-2.5	n.a.	n.a.	-7.8	-6.4
November	44.8	42.1	n.a.	n.a.	30.5	27.8
December	-14.9	-14.5	n.a.	n.a.	22.4	22.2
TREND ESTIMATES (% change from preceding month)						
1999						
October	5.0	4.8	4.4	3.9	4.9	4.6
November	4.9	4.7	4.4	4.0	4.8	4.5
December	3.4	3.2	3.3	3.0	3.4	3.1
2000						
January	0.9	0.8	0.4	0.2	0.8	0.6
February	-2.2	-2.3	-0.8	-1.0	-1.8	-1.9
March	-5.7	-5.6	-2.1	-2.2	-4.7	-4.7
April	-9.0	-8.9	-2.9	-2.9	-7.3	-7.3
May	-12.1	-12.0	-2.9	-2.8	-9.5	-9.4
June	-13.4	-13.3	-5.7	-5.4	-11.1	-10.9
July	-11.7	-11.6	-6.8	-6.5	-10.1	-9.9
August	-7.2	-7.2	-7.0	-6.8	-7.1	-7.1
September	-2.3	-2.4	-5.6	-5.6	-3.4	-3.5
October	0.7	0.5	-0.2	-0.7	0.4	0.1
November	2.7	2.5	4.6	4.2	3.3	3.0
December	2.9	2.7	8.0	7.4	4.6	4.2

VALUE OF BUILDING APPROVED

Month	New residential building \$m	Alterations and additions to residential buildings(a) \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL					
1999					
October	496.8	99.5	596.3	240.9	837.2
November	534.7	107.3	642.1	235.7	877.8
December	561.7	88.1	649.8	266.2	916.0
2000					
January	633.0	80.3	713.3	235.1	948.3
February	598.7	101.2	699.9	325.5	1 025.5
March	654.2	103.3	757.5	215.8	973.4
April	436.0	112.8	548.8	327.3	876.1
May	460.1	103.5	563.6	240.2	803.8
June	429.7	109.4	539.1	350.7	889.8
July	465.2	125.7	590.9	560.1	1 151.0
August	370.0	104.9	474.9	267.7	742.7
September	330.7	72.4	403.1	291.8	694.9
October	291.3	108.0	399.3	225.3	624.6
November	438.5	97.8	536.3	290.4	826.7
December	475.0	87.4	562.4	300.1	862.5
SEASONALLY ADJUSTED					
1999					
October	521.1	91.3	612.5	n.a.	852.0
November	533.7	101.9	635.6	n.a.	842.7
December	600.2	100.5	700.7	n.a.	956.7
2000					
January	759.8	99.0	858.8	n.a.	1 106.9
February	569.6	97.4	667.0	n.a.	916.1
March	591.1	90.4	681.5	n.a.	934.1
April	477.3	121.3	598.6	n.a.	1 057.0
May	421.9	97.1	519.0	n.a.	712.4
June	421.9	113.2	535.1	n.a.	946.6
July	489.8	138.7	628.5	n.a.	1 266.6
August	325.1	95.3	420.4	n.a.	623.3
September	328.0	72.0	400.0	n.a.	686.5
October	297.6	92.9	390.4	n.a.	635.7
November	423.6	94.4	518.0	n.a.	766.9
December	540.3	108.6	648.9	n.a.	967.3
TREND ESTIMATES					
1999					
October	549.7	95.6	645.3	233.1	878.4
November	585.1	97.0	682.0	232.1	914.2
December	611.8	97.8	709.6	237.5	947.1
2000					
January	618.5	98.3	716.8	245.7	962.5
February	603.4	99.6	703.0	266.0	969.0
March	568.0	103.1	671.2	298.4	969.5
April	519.8	107.5	627.3	337.9	965.2
May	468.4	110.8	579.1	370.9	950.0
June	420.1	110.8	530.9	384.8	915.7
July	387.0	107.4	494.3	375.0	869.3
August	370.4	101.9	472.3	346.6	818.9
September	368.1	96.9	465.0	312.8	777.8
October	378.7	94.0	472.7	284.4	757.2
November	399.9	93.4	493.3	267.1	760.3
December	425.7	93.0	518.7	243.7	762.4

(a) Refer to Explanatory Notes paragraph 18.

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)					
1999					
October	-5.1	4.0	-3.7	-1.9	-3.2
November	7.6	7.8	7.7	-2.2	4.8
December	5.0	-17.9	1.2	12.9	4.4
2000					
January	12.7	-8.9	9.8	-11.7	3.5
February	-5.4	26.0	-1.9	38.5	8.1
March	9.3	2.1	8.2	-33.7	-5.1
April	-33.4	9.2	-27.6	51.7	-10.0
May	5.5	-8.2	2.7	-26.6	-8.3
June	-6.6	5.7	-4.3	46.0	10.7
July	8.3	14.9	9.6	59.7	29.4
August	-20.5	-16.5	-19.6	-52.2	-35.5
September	-10.6	-31.0	-15.1	9.0	-6.4
October	-11.9	49.2	-0.9	-22.8	-10.1
November	50.5	-9.4	34.3	28.9	32.4
December	8.3	-10.6	4.9	3.3	4.3
SEASONALLY ADJUSTED (% change from preceding month)					
1999					
October	7.2	1.1	6.3	n.a.	3.4
November	2.4	11.6	3.8	n.a.	-1.1
December	12.5	-1.4	10.2	n.a.	13.5
2000					
January	26.6	-1.5	22.6	n.a.	15.7
February	-25.0	-1.6	-22.3	n.a.	-17.2
March	3.8	-7.2	2.2	n.a.	2.0
April	-19.3	34.2	-12.2	n.a.	13.2
May	-11.6	-20.0	-13.3	n.a.	-32.6
June	0.0	16.6	3.1	n.a.	32.9
July	16.1	22.5	17.5	n.a.	33.8
August	-33.6	-31.3	-33.1	n.a.	-50.8
September	0.9	-24.4	-4.9	n.a.	10.1
October	-9.3	29.0	-2.4	n.a.	-7.4
November	42.3	1.6	32.7	n.a.	20.6
December	27.5	15.0	25.3	n.a.	26.1
TREND ESTIMATES (% change from preceding month)					
1999					
October	6.7	2.2	6.0	-2.0	3.7
November	6.4	1.5	5.7	-0.4	4.1
December	4.6	0.8	4.0	2.3	3.6
2000					
January	1.1	0.5	1.0	3.5	1.6
February	-2.4	1.3	-1.9	8.3	0.7
March	-5.9	3.5	-4.5	12.2	0.1
April	-8.5	4.3	-6.5	13.2	-0.4
May	-9.9	3.1	-7.7	9.8	-1.6
June	-10.3	0.0	-8.3	3.7	-3.6
July	-7.9	-3.1	-6.9	-2.5	-5.1
August	-4.3	-5.1	-4.5	-7.6	-5.8
September	-0.6	-4.9	-1.5	-9.8	-5.0
October	2.9	-3.0	1.7	-9.1	-2.6
November	5.6	-0.6	4.4	-6.1	0.4
December	6.5	-0.4	5.1	-8.8	0.3

(a) Refer to Explanatory Notes paragraph 18.

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)						
1997-1998	27 367	6 811	262	699	99	35 238
1998-1999	28 683	8 511	264	1 090	257	38 805
1999-2000	35 667	11 729	416	891	262	48 965
1999						
December	3 247	800	20	66	17	4 150
2000						
January	2 519	1 527	49	78	25	4 198
February	3 527	1 070	54	36	12	4 699
March	3 550	1 241	22	24	25	4 862
April	2 547	787	183	70	18	3 605
May	2 521	813	18	51	6	3 409
June	2 378	748	15	48	18	3 207
July	1 837	1 014	8	459	9	3 327
August	1 803	709	20	151	4	2 687
September	1 751	645	19	8	3	2 426
October	1 513	450	47	14	4	2 028
November	2 359	578	90	41	4	3 072
December	1 694	1 271	114	25	3	3 107
PUBLIC SECTOR (Number)						
1997-1998	570	601	25	1	3	1 200
1998-1999	544	350	3	2	0	899
1999-2000	507	280	14	5	3	809
1999						
December	44	23	0	5	0	72
2000						
January	20	7	0	0	0	27
February	35	38	2	0	0	75
March	12	0	0	0	0	12
April	27	12	11	0	0	50
May	44	5	0	0	1	50
June	30	19	0	0	1	50
July	17	21	0	0	0	38
August	17	42	0	0	0	59
September	32	0	0	0	0	32
October	45	26	0	0	0	71
November	2	13	0	0	0	15
December	16	0	0	0	0	16
TOTAL (Number)						
1997-1998	27 937	7 412	287	700	102	36 438
1998-1999	29 227	8 861	267	1 092	257	39 704
1999-2000	36 174	12 009	430	896	265	49 774
1999						
December	3 291	823	20	71	17	4 222
2000						
January	2 539	1 534	49	78	25	4 225
February	3 562	1 108	56	36	12	4 774
March	3 562	1 241	22	24	25	4 874
April	2 574	799	194	70	18	3 655
May	2 565	818	18	51	7	3 459
June	2 408	767	15	48	19	3 257
July	1 854	1 035	8	459	9	3 365
August	1 820	751	20	151	4	2 746
September	1 783	645	19	8	3	2 458
October	1 558	476	47	14	4	2 099
November	2 361	591	90	41	4	3 087
December	1 710	1 271	114	25	3	3 123

(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)								
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
1999-2000	4 741.2	1 571.4	54.3	1 004.3	106.0	7 477.2	2 622.1	10 099.3
1999								
December	432.2	122.9	2.0	72.4	7.3	636.8	186.6	823.4
2000								
January	341.9	288.7	6.6	62.4	4.4	704.0	196.5	900.5
February	473.8	119.0	4.8	90.9	3.8	692.3	235.1	927.4
March	484.1	169.0	1.7	96.4	2.2	753.4	185.8	939.2
April	343.8	89.2	30.5	74.3	6.2	543.9	257.2	801.1
May	347.9	107.9	1.7	91.9	5.9	555.3	213.2	768.5
June	326.6	99.3	2.4	94.9	7.6	530.7	324.2	854.9
July	261.7	200.4	0.8	60.3	62.7	585.8	178.3	764.1
August	266.3	98.4	1.2	71.2	21.6	458.9	219.0	677.9
September	246.0	81.5	1.4	67.8	2.0	398.7	226.0	624.7
October	219.2	64.8	5.4	89.1	1.8	380.2	185.1	565.3
November	348.1	89.3	6.2	87.7	3.1	534.6	226.5	761.0
December	248.8	223.7	10.8	64.0	3.5	550.8	268.5	819.4
PUBLIC SECTOR (\$ million)								
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
1999-2000	45.5	19.6	0.5	42.4	0.9	108.9	592.9	701.9
1999								
December	4.9	1.8	0.0	5.5	0.9	13.0	79.6	92.6
2000								
January	1.7	0.6	0.0	6.9	0.0	9.3	38.5	47.8
February	3.3	2.6	0.1	1.7	0.0	7.7	90.4	98.1
March	1.1	0.0	0.0	3.0	0.0	4.1	30.0	34.1
April	2.1	0.8	0.4	1.5	0.0	4.9	70.2	75.1
May	3.9	0.4	0.0	4.0	0.0	8.3	27.0	35.2
June	2.6	1.2	0.0	4.6	0.0	8.4	26.5	34.9
July	1.6	1.5	0.0	1.9	0.0	5.1	381.9	386.9
August	2.1	3.2	0.0	10.8	0.0	16.1	48.7	64.7
September	3.3	0.0	0.0	1.2	0.0	4.4	65.8	70.3
October	5.5	1.8	0.0	11.9	0.0	19.2	40.1	59.3
November	0.2	0.9	0.0	0.7	0.0	1.8	63.9	65.6
December	2.5	0.0	0.0	9.1	0.0	11.6	31.6	43.2
TOTAL (\$ million)								
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
1999-2000	4 786.7	1 591.0	54.8	1 046.7	106.9	7 586.1	3 215.0	10 801.1
1999								
December	437.1	124.6	2.0	77.9	8.2	649.8	266.2	916.0
2000								
January	343.7	289.3	6.6	69.3	4.4	713.3	235.1	948.3
February	477.1	121.6	4.8	92.6	3.8	699.9	325.5	1 025.5
March	485.2	169.0	1.7	99.4	2.2	757.5	215.8	973.4
April	346.0	90.0	30.9	75.8	6.2	548.8	327.3	876.1
May	351.8	108.3	1.7	96.0	5.9	563.6	240.2	803.8
June	329.2	100.5	2.4	99.5	7.6	539.1	350.7	889.8
July	263.3	201.9	0.8	62.2	62.7	590.9	560.1	1 151.0
August	268.4	101.6	1.2	82.1	21.6	474.9	267.7	742.7
September	249.2	81.5	1.4	69.0	2.0	403.1	291.8	694.9
October	224.7	66.6	5.4	100.9	1.8	399.3	225.3	624.6
November	348.3	90.2	6.2	88.5	3.1	536.3	290.4	826.7
December	251.3	223.7	10.8	73.1	3.5	562.4	300.1	862.5

(a) See Glossary for definition.

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										
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
1999-2000	36 174	2 668	3 288	5 956	760	453	4 840	6 053	12 009	48 183
1999										
October	2 945	198	325	523	21	6	391	418	941	3 886
November	3 435	199	284	483	64	46	201	311	794	4 229
December	3 291	147	174	321	79	69	354	502	823	4 114
2000										
January	2 539	123	360	483	53	46	952	1 051	1 534	4 073
February	3 562	373	403	776	65	32	235	332	1 108	4 670
March	3 562	325	300	625	93	24	499	616	1 241	4 803
April	2 574	225	320	545	62	18	174	254	799	3 373
May	2 565	195	184	379	66	69	304	439	818	3 383
June	2 408	170	203	373	121	51	222	394	767	3 175
July	1 854	130	211	341	36	115	543	694	1 035	2 889
August	1 820	251	142	393	58	87	213	358	751	2 571
September	1 783	136	128	264	2	35	344	381	645	2 428
October	1 558	150	145	295	10	0	171	181	476	2 034
November	2 361	157	149	306	17	67	201	285	591	2 952
December	1 710	171	173	344	34	137	756	927	1 271	2 981
VALUE (\$ million)										
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
1999-2000	4 786.8	230.3	367.3	597.4	78.0	65.0	850.3	993.4	1 590.9	6 377.7
1999										
October	388.7	16.1	38.1	54.2	1.8	0.9	51.3	53.9	108.1	496.8
November	458.8	15.2	28.6	43.8	6.7	4.4	21.0	32.1	75.9	534.7
December	437.1	12.1	20.1	32.2	7.2	8.6	76.7	92.5	124.6	561.7
2000										
January	343.7	10.4	39.8	50.1	4.7	8.7	225.7	239.2	289.3	633.0
February	477.1	34.0	45.1	79.1	7.2	5.3	30.0	42.5	121.6	598.7
March	485.2	27.5	37.5	65.0	12.8	3.7	87.5	104.0	169.0	654.2
April	346.0	19.4	33.3	52.7	9.3	3.1	24.9	37.3	90.0	436.0
May	351.8	20.6	21.6	42.2	4.5	8.0	53.4	66.0	108.3	460.1
June	329.2	15.0	21.5	36.5	11.0	6.7	46.3	63.9	100.5	429.7
July	263.3	10.9	27.3	38.2	3.9	25.8	134.0	163.7	201.9	465.2
August	268.4	22.1	19.2	41.3	6.9	16.8	36.6	60.3	101.6	370.0
September	249.2	12.5	17.8	30.3	0.3	3.7	47.2	51.2	81.5	330.7
October	224.7	12.7	18.5	31.2	1.6	0.0	33.8	35.4	66.6	291.3
November	348.3	13.1	18.4	31.5	2.7	8.4	47.6	58.7	90.2	438.5
December	251.3	13.6	22.1	35.7	2.4	17.3	168.3	188.0	223.7	475.0

(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)							
1997-1998	3 212.4	798.2	4 012.5	879.7	4 892.4	3 163.2	8 054.6
1998-1999	3 505.7	1 044.2	4 549.9	951.1	5 501.1	3 125.7	8 626.8
1999-2000	4 452.2	1 472.3	5 924.6	1 122.1	7 046.6	3 075.7	10 122.4
1999							
June	944.9	250.4	1 195.4	238.0	1 433.4	600.0	2 033.6
September	1 128.7	389.1	1 517.9	292.3	1 810.2	758.8	2 569.0
December	1 213.5	293.8	1 507.3	278.6	1 785.9	717.1	2 503.0
2000							
March	1 193.0	529.1	1 722.1	260.3	1 982.3	738.8	2 721.2
June	917.0	260.3	1 177.3	290.9	1 468.2	861.0	2 329.2
September	641.1	321.7	962.8	248.6	1 211.3	1 035.6	2 246.9
ORIGINAL (% change from preceding quarter)							
1999							
June	12.1	-17.1	4.5	4.4	4.5	-15.6	-2.4
September	19.5	55.4	27.0	22.8	26.3	26.5	26.3
December	7.5	-24.5	-0.7	-4.7	-1.3	-5.5	-2.6
2000							
March	-1.7	80.1	14.3	-6.6	11.0	3.0	8.7
June	-23.1	-50.8	-31.6	11.8	-25.9	16.5	-14.4
September	-30.1	23.6	-18.2	-14.5	-17.5	20.3	-3.5

(a) Reference year for chain volume measures is 1998-99.
Refer to Explanatory Notes paragraph 26-27.

(b) Refer to Explanatory Notes paragraph 18.

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												
2000												
October	2	0.2	109	9.9	30	3.1	69	6.5	34	3.6	26	2.0
November	12	1.0	88	8.8	23	2.6	55	5.5	35	3.6	61	6.0
December	7	0.7	63	6.0	21	2.3	47	4.5	28	2.6	53	5.0
Value—\$200,000–\$499,999												
2000												
October	5	1.2	27	8.3	12	3.7	36	9.8	17	4.8	11	4.2
November	1	0.2	28	8.2	26	8.3	24	6.7	18	6.1	20	6.1
December	2	0.7	14	3.9	19	5.6	19	5.6	15	4.8	21	6.6
Value—\$500,000–\$999,999												
2000												
October	2	1.7	9	5.5	5	3.1	17	11.3	9	5.6	17	11.7
November	0	0.0	4	2.9	10	7.0	14	9.7	15	11.1	13	8.8
December	0	0.0	5	3.7	5	3.2	11	7.4	3	2.6	3	2.4
Value—\$1,000,000–\$4,999,999												
2000												
October	1	2.2	7	13.4	1	1.5	13	21.1	5	9.9	15	29.4
November	1	2.6	7	13.2	5	8.4	8	11.5	6	11.2	12	20.6
December	1	1.3	5	7.6	2	3.8	11	23.6	4	5.5	8	12.3
Value—\$5,000,000 and over												
2000												
October	0	0.0	0	0.0	0	0.0	1	5.0	0	0.0	1	6.0
November	0	0.0	0	0.0	0	0.0	1	11.0	4	34.9	2	13.1
December	1	24.8	0	0.0	1	11.4	2	62.8	0	0.0	2	24.2
Value—Total												
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
1999-2000	174	169.3	1 550	560.1	849	371.1	1 192	539.3	970	518.3	550	410.6
2000												
October	10	5.4	152	37.1	48	11.3	136	53.6	65	23.8	70	53.4
November	14	3.8	127	33.0	64	26.3	102	44.4	78	66.8	108	54.4
December	11	27.4	87	21.2	48	26.3	90	103.9	50	15.4	87	50.6

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										
2000										
October	7	0.6	15	1.6	9	0.9	14	1.3	315	29.5
November	2	0.3	11	0.8	13	1.2	18	1.9	318	31.6
December	5	0.3	2	0.2	12	1.2	20	2.0	258	24.7
Value—\$200,000–\$499,999										
2000										
October	1	0.3	3	0.8	8	2.5	1	0.5	121	36.1
November	1	0.2	2	0.6	3	0.7	6	2.1	129	39.1
December	0	0.0	3	0.8	7	2.5	2	0.6	102	31.0
Value—\$500,000–\$999,999										
2000										
October	0	0.0	2	1.3	4	2.7	4	2.8	69	45.6
November	3	2.1	4	2.5	1	0.5	1	0.6	65	45.0
December	2	1.7	4	2.6	2	1.3	2	1.4	37	26.4
Value—\$1,000,000–\$4,999,999										
2000										
October	0	0.0	1	1.2	3	7.6	3	3.7	49	90.0
November	1	1.0	3	8.1	4	5.2	4	6.3	51	88.0
December	0	0.0	9	20.5	1	1.3	1	2.8	42	78.6
Value—\$5,000,000 and over										
2000										
October	0	0.0	1	5.0	1	8.0	0	0.0	4	24.0
November	0	0.0	2	11.5	1	16.2	0	0.0	10	86.6
December	0	0.0	2	10.0	1	6.3	0	0.0	9	139.5
Value—Total										
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
1999-2000	55	26.5	303	343.0	321	159.4	325	117.0	6 289	3 214.9
2000										
October	8	0.9	22	9.8	25	21.7	22	8.3	558	225.3
November	7	3.5	22	23.4	22	23.8	29	10.9	573	290.4
December	7	2.0	20	34.1	23	12.6	25	6.8	448	300.1

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)											
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
1999-2000	167.7	554.0	369.6	474.9	505.3	171.0	26.5	180.4	93.0	79.6	2 622.1
1999											
December	7.7	41.3	25.5	41.0	25.6	12.1	11.0	10.7	5.0	6.8	186.6
2000											
January	21.5	29.6	30.1	27.4	36.5	21.2	1.6	19.2	7.5	2.0	196.5
February	15.7	37.7	28.5	28.1	87.2	6.2	1.0	19.4	5.5	5.8	235.1
March	0.7	36.7	25.1	36.0	43.5	12.1	0.3	20.8	3.1	7.6	185.8
April	8.6	64.5	76.0	23.9	46.7	10.3	1.9	8.5	7.4	9.4	257.2
May	2.6	35.7	41.5	28.1	49.5	13.6	1.1	31.1	5.9	4.0	213.2
June	5.6	126.6	31.5	48.5	44.1	9.0	0.4	22.0	23.2	13.3	324.2
July	4.1	53.5	25.6	27.7	32.1	15.2	0.5	2.3	8.3	9.0	178.3
August	3.0	78.1	17.8	44.9	26.6	6.6	2.7	21.7	12.0	5.6	219.0
September	2.0	61.8	24.8	36.7	36.3	18.4	0.7	17.0	18.5	9.8	226.0
October	4.9	36.8	10.7	51.4	21.0	24.6	0.9	8.1	19.8	6.9	185.1
November	3.5	32.9	26.3	40.9	64.9	26.2	3.5	14.9	5.6	7.8	226.5
December	27.4	20.9	26.3	101.2	15.4	36.1	2.0	24.7	9.9	4.7	268.5
PUBLIC SECTOR (\$ million)											
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
1999-2000	1.4	6.1	1.4	64.5	13.1	239.7	0.0	162.8	66.5	37.3	592.9
1999											
December	0.0	0.0	0.1	2.7	0.5	59.6	0.0	5.2	3.9	7.7	79.6
2000											
January	0.0	1.0	0.1	0.9	2.8	9.9	0.0	18.0	3.8	2.1	38.5
February	0.3	0.0	0.0	11.6	0.1	38.8	0.0	29.1	7.6	2.9	90.4
March	0.5	1.1	0.1	5.7	0.4	4.5	0.0	7.7	8.4	1.6	30.0
April	0.0	0.3	0.9	14.1	0.4	18.3	0.0	15.8	18.2	2.3	70.2
May	0.1	0.5	0.1	2.3	0.1	14.0	0.0	2.7	3.5	3.8	27.0
June	0.4	0.1	0.0	3.3	1.1	7.3	0.0	0.1	7.6	6.6	26.5
July	0.3	1.8	0.0	8.1	0.1	220.6	0.0	6.0	11.3	133.6	381.9
August	0.0	0.6	0.0	3.7	0.2	32.6	0.0	3.2	6.1	2.4	48.7
September	0.0	0.2	0.1	1.5	2.1	34.3	0.0	1.8	14.1	11.8	65.8
October	0.4	0.3	0.6	2.3	2.9	28.8	0.0	1.7	1.8	1.3	40.1
November	0.3	0.1	0.0	3.5	1.9	28.3	0.0	8.6	18.2	3.1	63.9
December	0.0	0.3	0.0	2.7	0.0	14.4	0.0	9.4	2.7	2.1	31.6
TOTAL (\$ million)											
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
1999-2000	169.1	560.1	371.1	539.4	518.4	410.8	26.5	343.1	159.5	116.9	3 215.0
1999											
December	7.7	41.3	25.6	43.7	26.0	71.6	11.0	15.8	8.9	14.5	266.2
2000											
January	21.5	30.6	30.2	28.4	39.3	31.1	1.6	37.1	11.4	4.0	235.1
February	16.0	37.7	28.5	39.7	87.4	44.9	1.0	48.5	13.1	8.7	325.5
March	1.3	37.8	25.1	41.7	43.8	16.5	0.3	28.6	11.5	9.2	215.8
April	8.6	64.7	76.9	38.0	47.1	28.5	1.9	24.3	25.6	11.7	327.3
May	2.7	36.2	41.6	30.4	49.5	27.6	1.1	33.8	9.5	7.8	240.2
June	6.0	126.8	31.5	51.7	45.2	16.3	0.4	22.1	30.8	19.9	350.7
July	4.4	55.3	25.6	35.8	32.2	235.8	0.5	8.3	19.7	142.5	560.1
August	3.0	78.7	17.8	48.6	26.7	39.2	2.7	24.9	18.1	8.0	267.7
September	2.0	61.9	24.9	38.2	38.4	52.7	0.7	18.9	32.5	21.6	291.8
October	5.4	37.1	11.3	53.6	23.8	53.4	0.9	9.8	21.7	8.3	225.3
November	3.8	33.0	26.3	44.4	66.8	54.4	3.5	23.4	23.8	10.9	290.4
December	27.4	21.2	26.3	103.9	15.4	50.6	2.0	34.1	12.6	6.8	300.1

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									
1998-1999	20 515	8 100	30 165	2 563 813	986 485	771 135	4 321 432	1 918 597	6 240 029
1999-2000	25 642	11 124	38 263	3 537 299	1 515 440	986 017	6 038 756	2 226 783	8 265 540
1999									
December	2 346	776	3 219	323 034	120 895	68 617	512 546	148 646	661 193
2000									
January	1 779	1 471	3 394	251 927	283 790	60 745	596 462	171 626	768 088
February	2 495	979	3 566	347 461	109 825	86 204	543 490	208 241	751 731
March	2 604	1 205	3 874	367 888	165 411	82 668	615 968	152 967	768 935
April	1 793	755	2 804	249 719	86 559	96 130	432 409	232 119	664 527
May	1 822	701	2 595	262 045	95 433	81 832	439 309	158 100	597 409
June	1 747	687	2 513	250 378	94 465	88 661	433 504	283 154	716 657
July	1 367	952	2 790	203 442	192 248	113 383	509 073	152 829	661 902
August	1 290	658	2 118	200 476	90 717	81 011	372 203	192 998	565 201
September	1 262	557	1 848	184 276	74 185	55 435	313 896	178 379	492 275
October	957	423	1 442	145 963	61 816	79 959	287 738	146 968	434 706
November	1 731	543	2 409	269 008	86 333	82 453	437 794	194 799	632 593
December	1 175	1 227	2 531	178 664	219 815	66 268	464 748	228 625	693 372
PUBLIC SECTOR									
1998-1999	415	246	666	34 265	15 344	29 140	78 748	723 688	802 437
1999-2000	395	216	629	35 716	15 361	30 752	81 829	427 375	509 204
1999									
December	42	23	70	4 613	1 759	3 386	9 758	64 551	74 309
2000									
January	12	7	19	998	587	6 142	7 727	16 979	24 706
February	26	28	56	2 488	1 600	1 338	5 426	54 306	59 732
March	9	0	9	783	0	2 259	3 042	18 097	21 139
April	18	12	40	1 449	846	1 633	3 928	57 800	61 728
May	37	3	40	3 340	200	1 834	5 374	15 328	20 702
June	24	19	43	2 068	1 192	2 399	5 659	22 217	27 875
July	17	19	36	1 637	1 367	1 539	4 543	367 644	372 187
August	10	22	32	1 391	1 677	7 793	10 860	34 798	45 658
September	32	0	32	3 256	0	1 077	4 332	36 759	41 091
October	42	26	68	4 902	1 784	7 384	14 070	31 344	45 414
November	2	13	15	209	852	335	1 397	43 118	44 515
December	11	0	11	1 697	0	4 921	6 618	20 388	27 006
TOTAL									
1998-1999	20 930	8 346	30 831	2 598 077	1 001 829	800 275	4 400 181	2 642 285	7 042 466
1999-2000	26 037	11 340	38 892	3 573 015	1 530 801	1 016 769	6 120 585	2 654 159	8 774 744
1999									
December	2 388	799	3 289	327 647	122 654	72 004	522 304	213 197	735 502
2000									
January	1 791	1 478	3 413	252 925	284 377	66 887	604 189	188 605	792 794
February	2 521	1 007	3 622	349 949	111 425	87 542	548 916	262 547	811 463
March	2 613	1 205	3 883	368 671	165 411	84 928	619 010	171 063	790 074
April	1 811	767	2 844	251 168	87 406	97 764	436 337	289 919	726 256
May	1 859	704	2 635	265 385	95 633	83 666	444 683	173 428	618 111
June	1 771	706	2 556	252 446	95 657	91 059	439 162	305 370	744 532
July	1 384	971	2 826	205 079	193 615	114 922	513 616	520 473	1 034 088
August	1 300	680	2 150	201 866	92 393	88 804	383 064	227 796	610 860
September	1 294	557	1 880	187 532	74 185	56 511	318 228	215 138	533 366
October	999	449	1 510	150 865	63 601	87 343	301 808	178 312	480 120
November	1 733	556	2 424	269 217	87 185	82 788	439 190	237 917	677 107
December	1 186	1 227	2 542	180 361	219 815	71 189	471 366	249 012	720 378

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

(b) Refer to the Explanatory Notes paragraph 18.

BUILDING APPROVED IN STATISTICAL AREAS—Dec Qtr 2000

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	5 629	2 338	8 309	824 330	380 513	293 222	1 498 064	815 764	2 313 829
Melbourne (SD)	3 918	2 232	6 476	600 443	370 601	241 320	1 212 364	665 241	1 877 605
Inner Melbourne (SSD)	58	1 160	1 440	16 888	253 338	63 154	333 380	274 885	608 266
Melbourne (C)—Inner	0	0	12	0	0	3 614	3 614	120 870	124 485
Melbourne (C)—S'bank—D'lands	0	200	200	0	40 282	0	40 282	49 095	89 377
Melbourne (C)—Remainder	7	438	446	1 345	107 450	10 938	119 733	56 380	176 112
Port Phillip (C)—St Kilda	13	141	172	4 659	37 452	5 543	47 655	2 682	50 336
Port Phillip (C)—West	8	343	515	1 791	57 025	19 075	77 891	11 905	89 796
Stonnington (C)—Prahran	13	31	46	6 357	10 332	13 346	30 035	11 409	41 444
Yarra (C)—North	6	4	33	769	361	7 556	8 686	11 200	19 886
Yarra (C)—Richmond	11	3	16	1 967	436	3 083	5 485	11 344	16 830
Western Melbourne (SSD)	383	132	526	54 593	13 142	19 660	87 394	57 879	145 273
Brimbank (C)—Keilor	109	12	121	13 749	1 250	1 353	16 352	4 639	20 991
Brimbank (C)—Sunshine	68	10	79	8 833	775	1 371	10 978	14 571	25 549
Hobsons Bay (C)—Altona	44	18	65	6 326	1 991	1 597	9 913	8 071	17 984
Hobsons Bay (C)—Williamstown	37	15	52	6 964	2 314	3 057	12 334	4 030	16 364
Maribymong (C)	84	30	116	12 573	2 431	3 083	18 087	16 240	34 326
Moonee Valley (C)—Essendon	20	12	37	3 663	1 202	7 416	12 280	3 735	16 015
Moonee Valley (C)—West	21	35	56	2 486	3 180	1 783	7 449	6 593	14 043
Melton—Wyndham (SSD)	566	10	576	80 254	836	3 061	84 151	25 623	109 774
Melton (S)—East	293	0	293	40 842	0	151	40 993	3 165	44 157
Melton (S) Balance	25	0	25	3 424	0	552	3 976	8 939	12 914
Wyndham (C)—North West	15	0	15	2 105	0	23	2 129	78	2 207
Wyndham (C)—Werribee	117	8	125	15 456	596	2 214	18 266	8 422	26 688
Wyndham (C)—Balance	116	2	118	18 427	240	121	18 788	5 020	23 808
Moreland City (SSD)	68	100	174	9 319	12 217	6 971	28 507	3 946	32 452
Moreland (C)—Brunswick	15	78	99	1 911	10 090	3 005	15 006	884	15 890
Moreland (C)—Coburg	17	12	29	2 277	1 187	3 029	6 494	595	7 089
Moreland (C)—North	36	10	46	5 130	940	937	7 007	2 467	9 474
Northern Middle Melbourne (SSD)	122	81	209	18 854	8 250	14 315	41 419	22 914	64 333
Banyule (C)—Heidelberg	26	36	62	3 949	3 545	4 751	12 245	10 011	22 256
Banyule (C)—North	36	18	54	5 027	1 855	1 691	8 573	1 407	9 980
Darebin (C)—Northcote	10	17	32	1 293	2 005	4 311	7 609	890	8 499
Darebin (C)—Preston	50	10	61	8 585	845	3 562	12 992	10 607	23 599
Hume City (SSD)	230	11	247	33 689	985	3 429	38 103	25 742	63 844
Hume (C)—Broadmeadows	29	5	40	3 423	405	1 950	5 777	9 581	15 358
Hume (C)—Craigieburn	151	2	153	22 509	300	412	23 220	9 047	32 267
Hume (C)—Sunbury	50	4	54	7 758	280	1 068	9 105	7 114	16 219
Northern Outer Melbourne (SSD)	269	35	305	38 465	3 383	5 103	46 951	8 517	55 468
Nillumbik (S)—South	16	0	16	2 522	0	2 165	4 687	380	5 067
Nillumbik (S)—South-West	31	0	31	5 596	0	682	6 278	78	6 356
Nillumbik (S)—Balance	11	0	11	2 052	0	387	2 439	356	2 795
Whittlesea (C)—North	118	2	120	15 198	215	300	15 712	2 369	18 081
Whittlesea (C)—South	93	33	127	13 097	3 168	1 571	17 836	5 334	23 170
Boroondara City (SSD)	80	22	102	21 349	3 302	23 395	48 046	35 488	83 534
Boroondara (C)—Camberwell N.	40	8	48	11 512	1 260	6 659	19 432	836	20 268
Boroondara (C)—Camberwell S.	21	14	35	5 563	2 042	6 770	14 374	6 540	20 914
Boroondara (C)—Hawthorn	7	0	7	2 101	0	4 764	6 865	12 963	19 828
Boroondara (C)—Kew	12		12	2 174		5 201	7 375	15 148	22 523

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

	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)	239	156	396	43 548	18 468	17 886	79 901	64 466	144 367
Manningham (C)—East	14	0	14	3 944	0	1 594	5 538	150	5 688
Manningham (C)—West	65	33	99	13 062	4 221	1 854	19 137	4 733	23 870
Monash (C)—South West	29	42	71	3 620	4 498	2 212	10 330	14 995	25 325
Monash (C)—Waverley East	20	4	24	4 028	575	1 721	6 325	18 664	24 989
Monash (C)—Waverley West	52	39	91	9 771	3 517	2 463	15 750	10 394	26 144
Whitehorse (C)—Box Hill	16	11	27	3 288	1 046	3 111	7 444	2 865	10 309
Whitehorse (C)—Nunawading E.	32	16	48	3 863	3 380	1 750	8 993	10 732	19 725
Whitehorse (C)—Nunawading W.	11	11	22	1 971	1 231	3 181	6 383	1 933	8 316
Eastern Outer Melbourne (SSD)	326	68	394	43 907	6 314	9 198	59 419	22 609	82 028
Knox (C)—North	62	34	96	8 185	2 939	4 009	15 133	5 555	20 689
Knox (C)—South	116	21	137	18 570	2 411	792	21 773	10 489	32 262
Maroondah (C)—Croydon	116	0	116	13 121	0	2 492	15 614	4 634	20 248
Maroondah (C)—Ringwood	32	13	45	4 030	964	1 904	6 899	1 931	8 830
Yarra Ranges Shire Part A (SSD)	143	3	146	20 406	300	6 064	26 770	6 594	33 364
Yarra Ranges (S)—Central	11	0	11	1 180	0	501	1 681	397	2 078
Yarra Ranges (S)—North	19	3	22	2 572	300	333	3 204	519	3 724
Yarra Ranges (S)—South-West	113	0	113	16 654	0	5 231	21 884	5 678	27 562
Southern Melbourne (SSD)	326	277	636	65 641	36 855	42 627	145 123	55 816	200 939
Bayside (C)—Brighton	29	32	63	11 591	6 197	7 863	25 651	2 208	27 859
Bayside (C)—South	36	141	180	8 864	16 181	7 739	32 784	1 203	33 987
Glen Eira (C)—Caulfield	37	11	48	11 141	1 427	7 776	20 345	9 698	30 043
Glen Eira (C)—South	56	38	94	7 756	3 730	4 337	15 823	3 259	19 082
Kingston (C)—North	79	17	100	11 625	1 820	4 862	18 308	15 799	34 106
Kingston (C)—South	64	15	79	8 957	1 311	1 767	12 035	4 266	16 301
Stonnington (C)—Malvern	25	23	72	5 706	6 189	8 282	20 178	19 383	39 561
Greater Dandenong City (SSD)	38	37	105	5 530	2 566	2 907	11 003	23 381	34 383
Gr. Dandenong (C)—Dandenong	18	17	36	2 425	1 396	578	4 399	12 149	16 548
Gr. Dandenong (C)—Balance	20	20	69	3 104	1 170	2 329	6 603	11 232	17 836
Southern Eastern Outer Melbourne (SSD)	584	71	657	78 711	5 752	6 772	91 235	21 128	112 363
Cardinia (S)—North	27	6	35	3 659	460	1 320	5 438	441	5 879
Cardinia (S)—Pakenham	66	4	70	8 765	392	825	9 982	2 931	12 913
Cardinia (S)—South	4	0	4	511	0	62	573	464	1 037
Casey (C)—Berwick	259	23	282	38 554	2 580	2 091	43 226	5 940	49 166
Casey (C)—Cranbourne	185	0	185	20 688	0	1 368	22 057	5 829	27 886
Casey (C)—Hallam	37	38	75	5 886	2 320	607	8 814	5 120	13 933
Casey (C)—South	6	0	6	647	0	498	1 146	404	1 550
Frankston City (SSD)	128	58	186	17 478	4 070	3 590	25 137	6 674	31 811
Frankston (C)—East	86	0	86	11 968	0	585	12 554	3 200	15 754
Frankston (C)—West	42	58	100	5 509	4 070	3 004	12 583	3 474	16 057
Mornington Peninsula Shire (SSD)	358	11	377	51 811	824	13 188	65 824	9 580	75 403
Mornington P'sula (S)—East	61	7	68	8 853	560	2 889	12 302	1 425	13 727
Mornington P'sula (S)—South	152	4	158	22 095	264	6 240	28 599	2 518	31 117
Mornington P'sula (S)—West	145	0	145	20 864	0	4 059	24 923	5 636	30 559

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
Barwon (SD)	436	40	483	62 189	4 353	13 278	79 820	27 821	107 642
Greater Geelong City Part A (SSD)	213	20	234	30 920	1 778	6 268	38 966	16 262	55 228
Bellarine—Inner	37	2	39	4 708	150	727	5 585	660	6 245
Corio—Inner	66	0	67	8 359	0	968	9 327	2 653	11 980
Geelong	15	0	15	2 221	0	798	3 018	2 960	5 978
Geelong West	4	0	4	482	0	686	1 167	350	1 517
Newton	7	2	9	1 847	300	1 407	3 554	1 486	5 041
South Barwon—Inner	84	16	100	13 304	1 328	1 683	16 314	8 153	24 467
East Barwon (SSD)	169	16	191	24 960	1 974	5 817	32 751	2 095	34 846
Greater Geelong (C) —Pt B	95	16	117	12 907	1 974	2 487	17 369	1 900	19 269
Queenscliffe (B)	8	0	8	1 357	0	397	1 754	118	1 872
Surf Coast (S)—East	42	0	42	7 065	0	1 387	8 452	78	8 529
Surf Coast (S)—West	24	0	24	3 630	0	1 545	5 175	0	5 175
West Barwon (SSD)	54	4	58	6 310	600	1 194	8 104	9 464	17 568
Colac-Otway (S)—Colac	2	0	2	270	0	243	513	7 800	8 313
Colac-Otway (S)—North	1	0	1	179	0	284	463	65	528
Colac-Otway (S)—South	26	4	30	2 776	600	163	3 540	0	3 540
Golden Plains (S)—North-West	9	0	9	1 016	0	76	1 091	0	1 091
Golden Plains (S)—South-East	11	0	11	1 456	0	284	1 740	1 599	3 339
Greater Geelong (C)—Pt C	5	0	5	613	0	145	757	0	757
Western District (SD)	77	0	78	11 449	0	3 324	14 774	21 200	35 974
Hopkins (SSD)	61	0	62	9 069	0	1 614	10 683	14 895	25 578
Corangamite (S)—North	1	0	1	173	0	118	291	364	654
Corangamite (S)—South	7	0	8	904	0	262	1 166	441	1 606
Moyne (S)—North-East	0	0	0	0	0	53	53	0	53
Moyne (S)—North-West	1	0	1	133	0	49	182	0	182
Moyne (S)—South	8	0	8	1 496	0	650	2 146	12 622	14 768
Warrnambool (C)	44	0	44	6 364	0	482	6 846	1 468	8 314
Lady Julia Percy Island	0	0	0	0	0	0	0	0	0
Glenelg (SSD)	16	0	16	2 380	0	1 711	4 091	6 305	10 396
Glenelg (S)—Heywood	2	0	2	313	0	408	720	4 573	5 293
Glenelg (S)—North	0	0	0	0	0	59	59	0	59
Glenelg (S)—Portland	5	0	5	723	0	415	1 138	65	1 203
S. Grampians (S)—Hamilton	7	0	7	1 004	0	550	1 555	1 668	3 223
S. Grampians (S)—Wannon	0	0	0	0	0	57	57	0	57
S. Grampians (S)—Balance	2	0	2	340	0	222	562	0	562
Central Highlands (SD)	187	11	200	23 895	820	5 700	30 415	15 635	46 050
Ballarat City (SSD)	109	9	119	14 936	650	4 202	19 789	10 806	30 594
Ballarat (C)—Central	22	3	25	2 276	200	1 859	4 335	5 607	9 942
Ballarat (C)—Inner North	64	4	69	9 360	320	1 238	10 918	4 144	15 062
Ballarat (C)—North	1	0	1	110	0	53	163	0	163
Ballarat (C)—South	22	2	24	3 190	130	1 053	4 373	1 055	5 428
East Central Highlands (SSD)	68	2	71	7 949	170	1 193	9 312	2 961	12 273
Hepburn (S)—East	18	0	18	1 663	0	199	1 862	240	2 102
Hepburn (S)—West	7	0	7	713	0	374	1 088	80	1 168
Moorabool (S)—Bacchus Marsh	23	2	26	3 340	170	367	3 877	2 641	6 518
Moorabool (S)—Ballan	14	0	14	1 774	0	154	1 928	0	1 928
Moorabool (S)—West	6	0	6	458	0	99	557	0	557

	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)	10	0	10	1 009	0	305	1 314	1 868	3 182
Ararat (RC)	7	0	7	741	0	168	909	1 718	2 627
Pyrenees (S)—North	2	0	2	208	0	125	333	150	483
Pyrenees (S)—South	1	0	1	60	0	12	72	0	72
Wimmera (SD)	48	6	54	6 339	152	1 771	8 263	6 925	15 188
South Wimmera (SSD)	44	6	50	5 898	152	1 657	7 707	6 647	14 354
Horsham (RC)—Central	13	0	13	1 660	0	930	2 590	2 960	5 550
Horsham (RC)—Balance	13	0	13	2 150	0	459	2 609	1 620	4 229
N. Grampians (S)—St Arnaud	2	0	2	243	0	131	374	2 017	2 391
N. Grampians (S)—Stawell	15	6	21	1 679	152	137	1 969	50	2 019
West Wimmera (S)	1	0	1	165	0	0	165	0	165
North Wimmera (SSD)	4	0	4	441	0	114	556	278	834
Hindmarsh (S)	3	0	3	391	0	77	468	142	610
Yarriambiack (S)—North	1	0	1	51	0	0	51	0	51
Yarriambiack (S)—South	0	0	0	0	0	37	37	136	173
Mallee(SD)	85	11	96	11 554	750	2 689	14 992	10 295	25 287
Mildura Rural City Part A (SSD)	57	0	57	8 018	0	1 384	9 402	6 526	15 928
Mildura (RC)—Pt A	57	0	57	8 018	0	1 384	9 402	6 526	15 928
West Mallee (SSD)	2	0	2	202	0	156	358	669	1 028
Buloke (S)—North	1	0	1	89	0	24	114	574	688
Buloke (S)—South	0	0	0	0	0	19	19	95	114
Mildura (RC)—Pt B	1	0	1	113	0	113	226	0	226
East Mallee (SSD)	26	11	37	3 334	750	1 148	5 232	3 100	8 332
Gannawarra (S)	2	0	2	170	0	245	415	1 505	1 920
Swan Hill (RC)—Central	15	11	26	1 900	750	660	3 310	95	3 405
Swan Hill (RC)—Robinvale	7	0	7	900	0	103	1 003	1 500	2 503
Swan Hill (RC)—Balance	2	0	2	364	0	140	504	0	504
Loddon (SD)	206	12	219	26 571	947	6 643	34 160	22 279	56 440
Greater Bendigo City Part A (SSD)	95	0	95	11 958	0	2 968	14 927	10 223	25 149
Greater Bendigo (C)—Central	14	0	14	1 399	0	413	1 812	6 917	8 729
Greater Bendigo (C)—Eaglehawk	0	0	0	0	0	928	928	1 534	2 462
Greater Bendigo (C)—Inner East	30	0	30	4 366	0	493	4 859	819	5 677
Greater Bendigo (C)—Inner North	11	0	11	1 202	0	350	1 552	453	2 005
Greater Bendigo (C)—Inner West	28	0	28	3 467	0	479	3 946	500	4 446
Greater Bendigo (C)—S'saye	12	0	12	1 524	0	307	1 831	0	1 831
North Loddon (SSD)	49	4	53	5 382	307	1 536	7 225	8 929	16 153
C. Goldfields (S)—M'borough	2	4	6	130	307	95	531	1 515	2 046
C. Goldfields (S)—Balance	1	0	1	125	0	62	188	162	350
Gr Bendigo (C)—Pt B	18	0	18	1 981	0	462	2 443	695	3 138
Loddon (S)—North	3	0	3	260	0	23	283	0	283
Loddon (S)—South	2	0	2	178	0	260	438	1 280	1 718
Mount Alexander (S)—C'maine	12	0	12	1 449	0	409	1 858	60	1 918
Mount Alexander (S)—Balance	11	0	11	1 259	0	225	1 484	5 216	6 701
South Loddon (SSD)	62	8	71	9 231	640	2 138	12 009	3 128	15 137
Macedon Ranges (S)—Kyneton	13	0	13	1 506	0	344	1 850	325	2 175
Macedon Ranges (S)—Romsey	25	0	25	4 230	0	525	4 755	526	5 281
Macedon Ranges (S)—Balance	24	8	33	3 495	640	1 269	5 404	2 277	7 681

D WELLINGS (no.)..... VALUE (\$'000).....

	D WELLINGS (no.)			VALUE (\$'000)			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)	256	0	259	32 175	0	5 775	37 950	24 344	62 294
Greater Shepparton City Part A (SSD)	59	0	59	7 804	0	1 488	9 291	8 085	17 376
Gr. Shepparton (C) Pt A	59	0	59	7 804	0	1 488	9 291	8 085	17 376
North Goulburn (SSD)	88	0	89	10 506	0	2 076	12 582	4 997	17 578
Campaspe (S)–Echuca	29	0	29	3 195	0	281	3 476	1 480	4 957
Campaspe (S)–Kyabram	6	0	6	1 065	0	407	1 472	1 104	2 576
Campaspe (S)–Rochester	10	0	10	1 014	0	229	1 243	281	1 524
Campaspe (S)–South	2	0	2	225	0	77	302	0	302
Gr. Shepparton (C)–Pt B East	4	0	4	591	0	127	718	165	883
Gr. Shepparton (C)–Pt B West	11	0	11	1 356	0	296	1 652	1 097	2 748
Moira (S)–East	12	0	13	1 414	0	321	1 735	218	1 953
Moira (S)–West	14	0	14	1 646	0	338	1 984	652	2 636
South Goulburn (SSD)	39	0	40	5 291	0	1 106	6 397	6 105	12 502
Delatite (S)–Benalla	9	0	9	1 240	0	270	1 510	5 016	6 526
Delatite (S)–North	2	0	2	401	0	90	491	78	569
Delatite (S)–South	14	0	15	1 967	0	294	2 261	851	3 112
Strathbogie (S)	14	0	14	1 684	0	452	2 136	160	2 296
South West Goulburn (SSD)	70	0	71	8 575	0	1 106	9 680	5 157	14 838
Mitchell (S)–North	7	0	7	643	0	268	911	1 228	2 139
Mitchell (S)–South	34	0	35	4 641	0	501	5 143	210	5 353
Murrindindi (S)–East	13	0	13	1 347	0	230	1 577	280	1 857
Murrindindi (S)–West	16	0	16	1 944	0	106	2 050	3 439	5 489
Ovens-Murray (SD)	92	4	98	13 548	551	3 301	17 400	7 774	25 174
Wodonga (SSD)	56	0	56	8 537	0	1 715	10 252	2 303	12 555
Indigo (S)–Pt A	13	0	13	1 843	0	502	2 345	394	2 739
Towong (S)–Pt A	1	0	1	137	0	0	137	0	137
Wodonga (RC)	42	0	42	6 558	0	1 212	7 770	1 909	9 680
West Ovens-Murray (SSD)	15	0	15	2 120	0	833	2 953	3 654	6 607
Indigo (S)–Pt B	4	0	4	603	0	60	663	1 020	1 683
Wangaratta (RC)–Central	7	0	7	986	0	419	1 405	2 092	3 497
Wangaratta (RC)–North	3	0	3	391	0	231	622	292	914
Wangaratta (RC)–South	1	0	1	140	0	123	263	250	513
East Ovens-Murray (SSD)	21	4	27	2 891	551	753	4 195	1 816	6 012
Alpine (S)–East	17	4	23	2 393	551	534	3 478	1 591	5 069
Alpine (S)–West	4	0	4	498	0	56	555	115	670
Towong (S)–Pt B	0	0	0	0	0	163	163	110	273
East Gippsland (SD)	91	0	91	10 004	0	2 136	12 140	5 423	17 564
East Gippsland Shire (SSD)	60	0	60	6 370	0	1 248	7 618	4 672	12 290
E. Gippsland (S)–Bairnsdale	43	0	43	4 805	0	907	5 713	3 154	8 867
E. Gippsland (S)–Orbost	11	0	11	802	0	202	1 004	1 518	2 522
E. Gippsland (S)–South-West	5	0	5	717	0	92	809	0	809
E. Gippsland (S)–Balance	1	0	1	45	0	47	92	0	92
Wellington Shire (SSD)	31	0	31	3 634	0	888	4 523	751	5 274
Wellington (S)–Alberton	5	0	5	767	0	123	890	0	890
Wellington (S)–Avon	4	0	4	488	0	220	708	0	708
Wellington (S)–Maffra	5	0	5	582	0	186	768	68	836
Wellington (S)–Rosedale	10	0	10	1 016	0	191	1 206	154	1 360
Wellington (S)–Sale	7	0	7	781	0	169	950	529	1 479

	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)	233	22	255	26 162	2 340	7 284	35 786	8 826	44 612
La Trobe Valley (SSD)	37	0	37	5 396	0	1 602	6 998	2 591	9 589
Baw Baw (S)—Pt A	3	0	3	512	0	43	555	0	555
Latrobe (C)—Moe	3	0	3	361	0	159	520	339	859
Latrobe (C)—Morwell	7	0	7	1 096	0	770	1 866	1 632	3 498
Latrobe (C)—Traralgon	23	0	23	3 328	0	630	3 959	560	4 519
Latrobe (C)—Balance	1	0	1	98	0	0	98	60	158
West Gippsland (SSD)	46	3	49	6 018	240	1 472	7 729	3 143	10 872
Baw Baw (S)—Pt B East	2	0	2	236	0	249	485	0	485
Baw Baw (S)—Pt B West	44	3	47	5 782	240	1 202	7 224	3 143	10 366
Yarra Ranges (S)—Pt B	0	0	0	0	0	20	20	0	20
South Gippsland (SSD)	150	19	169	14 749	2 100	4 210	21 059	3 092	24 151
Bass Coast (S)—Phillip Island	62	10	72	5 916	700	889	7 505	52	7 557
Bass Coast (S)—Balance	54	9	63	5 556	1 400	1 767	8 722	1 629	10 351
South Gippsland (S)—Central	17	0	17	1 661	0	928	2 589	701	3 289
South Gippsland (S)—East	9	0	9	747	0	237	984	320	1 304
South Gippsland (S)—West	8	0	8	869	0	368	1 237	390	1 627
French Island	0	0	0	0	0	22	22	0	22
Bass Strait Islands	0	0	0	0	0	0	0	0	0
STATISTICAL DISTRICT									
Albury-Wodonga (NSW/Vic)	86	0	86	12 249	0	2 835	15 084	5 189	20 273
Geelong Vic	213	20	234	30 920	1 778	6 268	38 966	16 262	55 228
Ballarat Vic	109	9	119	14 936	650	4 202	19 789	10 806	30 594
Bendigo Vic	95	0	95	11 958	0	2 968	14 927	10 223	25 149
Shepparton Vic	59	0	59	7 804	0	1 488	9 291	8 085	17 376
La Trobe Valley Vic	37	0	37	5 396	0	1 602	6 998	2 591	9 589
Mildura Vic	57	0	57	8 018	0	1 384	9 402	6 526	15 928

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

(b) Refer to Explanatory Notes paragraph 18.

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE

2 Statistics of building work approved are compiled from:

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

3 The scope of the survey comprises the following:

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

4 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.

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

VALUE DATA

6 Statistics on the value of building work approved are derived by aggregating the estimated 'value of building work when completed' as reported on building approval documents provided to local councils or other building approval authorities. Conceptually these value data should exclude the value of land and landscaping but include site preparation costs. These estimates are usually a reliable indicator of the completed value of 'houses'. However, for 'other residential buildings' and 'non-residential buildings', they can differ significantly from the completed value of the building as final costs and contracts have not been established before council approval is sought and gained.

7 The ABS generally accepts values provided by approving bodies. Every effort is made to ensure data are provided on a consistent basis, however, there may be instances where value data reported does not reflect the building completion value. For example, the reported value for most project homes is the contract price, which may include the cost of site preparation and landscaping. In other cases where a builder is contracted to construct a dwelling based on the owner's plans, the value may only be the builder's costs. Some councils do not use the value on approval documents, instead deriving a value based on floor area and type of structure.

8 From July 2000, value data includes the Goods and Services Tax (GST) for residential and non-residential building approvals. The ABS has consulted with councils and other approving authorities to ensure that approval values are reported inclusive of the GST.

EXPLANATORY NOTES

VALUE DATA *continued*

9 However, it is not certain that at present the GST is being reflected in all values. In particular, councils that use floor area calculation to derive a value may not have amended their formulae to take account of the GST and other price changes. Where it has been identified by a council or other approving authority that approvals submitted from its jurisdiction are on a GST-exclusive basis, the ABS has made adjustments to the data to ensure that values are consistent with other data collected and are inclusive of GST.

10 As building work approved before 1 July 2000 attracted GST on that portion of the work not completed by 30 June it is likely, but not certain, that the value reported on approvals documents submitted before 30 June included the GST.

OWNERSHIP

11 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

12 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' and 'conversions'). These classifications are often used in conjunction with each other in this publication and are defined in the Glossary.

13 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 specific building, not to the function of the group as a whole.

14 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.

15 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.

16 In the case of a large multi-function 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.

17 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.

18 The Type of Work classification refers to the building activity carried out. 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

19 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.

EXPLANATORY NOTES

- SEASONAL ADJUSTMENT *continued*
- 20** 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.
- 21** 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).
- 22** Some of the component series have been seasonally adjusted independently. Therefore, the adjusted components may not add to the adjusted totals.
- 23** 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
- 24** 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 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 *Information Paper: A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on Canberra 02 6252 6076.
- 25** While the smoothing techniques described in paragraph 24 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
- 26** 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. The reference year will be updated annually in the September 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. The direct impact of the GST is a price change, and hence is removed from the chain volume estimates.
- 27** 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)
- 28** Area statistics are now being classified to the *Australian Standard Geographical Classification (ASGC), 2000 Edition* (Cat. no. 1216.0), effective from 1 July 2000, and ASGC terminology has been adopted in the presentation of building statistics.
- 29** Some Statistical Districts straddle State/Territory boundaries. The Albury-Wodonga Statistical District lies partly in Victoria and partly in New South Wales.

EXPLANATORY NOTES

UNPUBLISHED DATA

30 The ABS can also provide some unpublished building approvals data. At Statistical Local Area and Collection District, this includes new houses, floor area, material of outer wall, floor and roof. A charge may be made for providing unpublished data.

RELATED PUBLICATIONS

31 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, Building Work Done* (Cat. no. 8755.0)
- *Building Activity, Victoria* (Cat. no. 8752.2)
- *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, Six State Capital Cities* (Cat. no. 6407.0)
- *Price Index of Materials Used in House Building, Six State Capital Cities* (Cat. no. 6408.0).

32 While building approvals value series are shown inclusive of GST, this is different to the value series shown in the Building Activity publications (Cat. nos 8752.0, 8752.2 and 8755.0), in which residential work will be published inclusive of GST and non-residential work exclusive of GST. In the *Engineering Construction Activity, Australia* (Cat. no. 8762.0) all values will exclude GST.

ROUNDING

33 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
S	Shire

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 18.
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 18.
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.

FOR MORE INFORMATION...

- INTERNET* **www.abs.gov.au** the ABS web site is the best place to start for access to summary data from our latest publications, information about the ABS, advice about upcoming releases, our catalogue, and Australia Now—a statistical profile.
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