

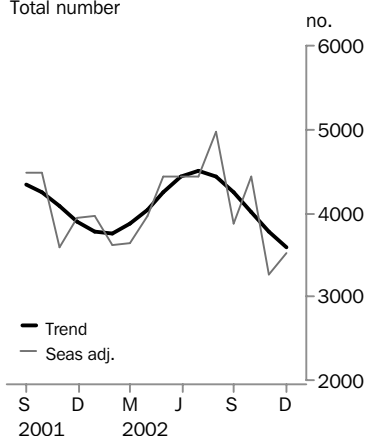
BUILDING APPROVALS

VICTORIA

EMBARGO: 11:30AM (CANBERRA TIME) MON 10 FEB 2003

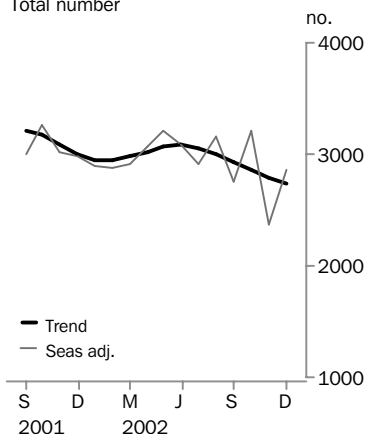
Dwelling units approved

Total number



Private sector houses approved

Total number



DECEMBER KEY FIGURES

	Oct 2002	Nov 2002	Dec 2002
Dwelling units approved			
Original	4 429	3 269	3 520
Seasonally adjusted	4 444	3 260	3 532
Trend	4 016	3 786	3 580
.....			
	% change Sep 2002 to Oct 2002	% change Oct 2002 to Nov 2002	% change Nov 2002 to Dec 2002
Dwelling units approved			
Original	15.0	-26.2	7.7
Seasonally adjusted	14.9	-26.7	8.4
Trend	-5.3	-5.7	-5.4

DECEMBER KEY POINTS

TREND ESTIMATES

- The trend estimate for total dwelling units approved has decreased for the last five months with falls of over 5% in each month of the December 2002 quarter.
- The trend estimate for private sector houses has decreased for the past six months with falls of 2.4% in October 2002, 2.3% in November 2002 and 1.8% in December 2002.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwellings approved for each month of the December 2002 quarter was lower than the corresponding month in 2001.
- The seasonally adjusted estimate for private sector houses was 2,854 in December 2002.

ORIGINAL ESTIMATES

- The total number of dwellings approved in the December 2002 quarter was 11,218, a fall of 18.7% on the September 2002 quarter estimate.
- The total value of building work approved in the December 2002 quarter was \$3,350.8 million, 12.1% lower than the September 2002 quarter. The value of residential and non-residential building both fell in the same period, by 16.6% and 1.0% respectively.

- For further information about these and related statistics, contact Andrea Woods on Adelaide 08 8237 7350 or the National Information and Referral Service on 1300 135 070.

NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
March 2003	12 May 2003
June 2003	6 August 2003
September 2003	7 November 2003

CHANGES IN THIS ISSUE

There are no changes in this issue.

DATA NOTES

A special article on 'Inner City Development' was included in the December 2002 issue of 'Building Approvals Australia' (ABS Cat. no. 8731.0). This and other articles are available from the ABS website at www.abs.gov.au. Go to the 'Australia Now' tab on the home page then select 'Construction'.

Building Approvals are now available in two SuperTable data cubes. Data cubes contain variables in a time series, enabling users to download cross classifications. The first data cube contains monthly Australian and state data for the most recent 37 months, with the number and value of approvals by sector of ownership (public/private), type of building and type of work. The second cube contains similar data for Statistical Local Areas within states/territories by financial year, with a separate cube for each state/territory. Users can obtain cubes and detailed instructions via an AusStats subscription, or from the ABS website (www.abs.gov.au then go to 'Data Cubes'). All Building Approval data cubes are \$20 per month except for the Queensland SLA cube (\$25). Further information can be obtained from Roger Mables on (08) 8237 7494.

REVISIONS THIS QUARTER

The following is a summary of revisions made to total dwelling units since the last issue of this publication.

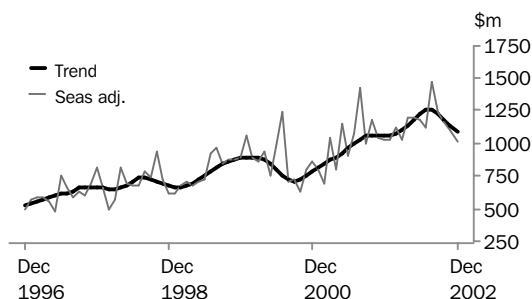
2001-2002	2002-2003	Total
-7	-	-7

Vince Lazzaro
Regional Director, Victoria

VALUE OF BUILDING APPROVED

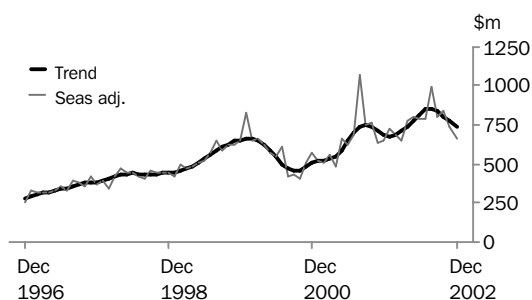
VALUE OF TOTAL BUILDING

The trend estimate for the value of total building has decreased for the past four months following six months of growth.



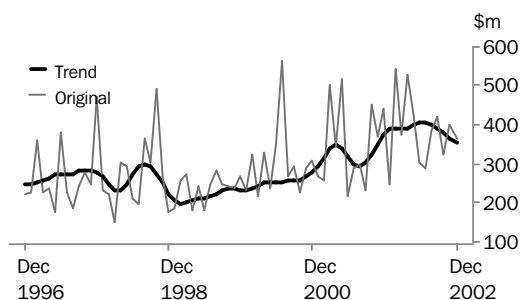
VALUE OF RESIDENTIAL BUILDING

The trend estimate for the value of residential building has fallen for the past four months following seven months of growth.



VALUE OF NON-RESIDENTIAL BUILDING

The trend estimate for the value of non residential building has decreased for the past six months following three months of growth.



SUMMARY OF 2002 BUILDINGS APPROVED

DWELLING UNITS APPROVED

The number of dwelling units approved in the 2002 calendar year and the percentage movement between 2001 and 2002 for Victoria is summarised below.

	<i>Houses.....</i>		<i>Other dwellings.....</i>		<i>Total dwelling units....</i>	
	<i>no.</i>	<i>% Change</i>	<i>no.</i>	<i>% Change</i>	<i>no.</i>	<i>% Change</i>
Melbourne SD	24 429	8.0	12 303	5.9	36 732	7.3
Barwon SD	2 591	1.3	292	64.0	2 883	5.4
Western district SD	493	5.8	64	146.2	557	13.2
Central Highlands SD	1 184	21.6	127	217.5	1 311	29.3
Wimmera SD	180	7.1	2	0.0	182	7.1
Malle SD	474	-6.9	131	84.5	605	4.3
Loddon SD	1 498	28.0	77	71.1	1 575	29.6
Goulburn SD	1 818	27.4	57	-5.0	1 875	26.1
Ovens-Murray SD	686	11.4	47	14.6	733	11.6
East Gippsland SD	591	26.8	20	11.1	611	26.2
Gippsland SD	1 547	12.3	77	-2.5	1 624	11.5
Victoria	35 491	9.7	13 197	8.4	48 688	9.3

The number of dwelling units approved in Victoria in 2002 increased by 9.3% in 2001. There was a 9.7% increase in the number of houses approved, while other dwellings rose by 8.4%.

VALUE OF BUILDING APPROVED

The value of building approved in the 2002 calendar year and the percentage movement between 2001 and 2002 for Victoria is summarised below.

	<i>Total residential building</i>		<i>Non-residential building</i>		<i>Total building.....</i>	
	<i>\$m</i>	<i>% Change</i>	<i>\$m</i>	<i>% Change</i>	<i>\$m</i>	<i>% Change</i>
Melbourne SD	7 301.0	14.0	3 833.3	6.6	11 134.3	11.3
Barwon SD	510.1	13.2	164.2	58.4	674.3	21.6
Western district SD	105.5	18.1	46.4	-31.9	151.9	-3.6
Central Highlands SD	215.0	36.2	90.6	-8.6	305.6	18.9
Wimmera SD	31.4	6.6	22.7	43.6	54.2	19.5
Malle SD	87.5	-2.5	59.4	56.1	146.9	15.0
Loddon SD	257.5	36.0	99.4	30.6	356.9	34.4
Goulburn SD	309.0	33.4	104.8	18.4	413.8	29.2
Ovens-Murray SD	129.6	23.0	58.0	79.7	187.6	36.3
East Gippsland SD	93.5	36.3	53.4	149.3	147.0	63.2
Gippsland SD	254.5	26.2	83.7	45.3	338.2	30.5
Victoria	9 294.6	15.9	4 616.2	10.0	13 910.7	13.9

The value of total building approved in 2002 rose 13.9% from 2001, with an increase of 15.9% in residential building and a 10.0% increase in non-residential building.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

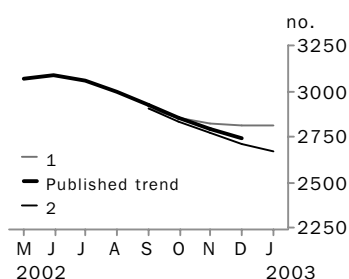
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

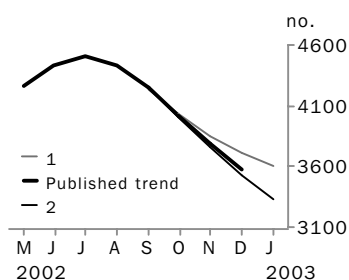
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the January seasonally adjusted estimate is higher than the December estimate by 6% for the number of private sector houses approved and 9% for total dwelling units approved; and that the January seasonally adjusted estimate is lower than the December estimate by 6% for the number of private sector houses approved and 9% 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



			WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
			1		2	
TREND AS PUBLISHED			<i>rises by 6% on Dec 2002</i>		<i>falls by 6% on Dec 2002</i>	
	<i>no.</i>	<i>% change</i>	<i>no.</i>	<i>% change</i>	<i>no.</i>	<i>% change</i>
August 2002	2 999	-1.9	2 975	-2.6	2 986	-2.5
September 2002	2 926	-2.4	2 898	-2.6	2 904	-2.8
October 2002	2 855	-2.4	2 847	-1.8	2 832	-2.5
November 2002	2 788	-2.3	2 818	-1.0	2 768	-2.3
December 2002	2 738	-1.8	2 808	-0.4	2 713	-2.0
January 2003	n.y.a.	n.y.a.	2 812	0.2	2 669	-1.6

TOTAL DWELLING UNITS



			WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
			1		2	
TREND AS PUBLISHED			<i>rises by 9% on Dec 2002</i>		<i>falls by 9% on Dec 2002</i>	
	<i>no.</i>	<i>% change</i>	<i>no.</i>	<i>% change</i>	<i>no.</i>	<i>% change</i>
August 2002	4 428	-1.7	4 409	-1.7	4 430	-1.5
September 2002	4 242	-4.2	4 233	-4.0	4 243	-4.2
October 2002	4 016	-5.3	4 032	-4.7	4 003	-5.7
November 2002	3 786	-5.7	3 852	-4.4	3 758	-6.1
December 2002	3 580	-5.4	3 713	-3.6	3 536	-5.9
January 2003	n.y.a.	n.y.a.	3 599	-3.1	3 332	-5.8

DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS.....		TOTAL DWELLING UNITS...	
	Private sector	Total	Private sector	Total	Private sector	Total
	no.	no.	no.	no.	no.	no.
ORIGINAL						
2001						
October	3 313	3 340	1 038	1 081	4 351	4 421
November	3 107	3 148	610	652	3 717	3 800
December	2 784	2 813	1 023	1 091	3 807	3 904
2002						
January	2 346	2 378	1 101	1 123	3 447	3 501
February	3 056	3 083	716	737	3 772	3 820
March	2 955	2 968	528	562	3 483	3 530
April	3 226	3 261	1 041	1 101	4 267	4 362
May	3 442	3 453	954	1 015	4 396	4 468
June	2 927	2 947	1 021	1 046	3 948	3 993
July	2 970	2 993	1 140	1 181	4 110	4 174
August	3 137	3 169	2 598	2 603	5 735	5 772
September	2 896	2 909	882	941	3 778	3 850
October	3 143	3 175	1 207	1 254	4 350	4 429
November	2 410	2 433	836	836	3 246	3 269
December	2 695	2 722	794	798	3 489	3 520
SEASONALLY ADJUSTED						
2001						
October	3 262	3 280	n.a.	n.a.	4 420	4 481
November	3 024	3 062	n.a.	n.a.	3 513	3 593
December	2 981	3 009	n.a.	n.a.	3 842	3 938
2002						
January	2 888	2 927	n.a.	n.a.	3 905	3 966
February	2 882	2 912	n.a.	n.a.	3 557	3 608
March	2 916	2 937	n.a.	n.a.	3 589	3 644
April	3 064	3 103	n.a.	n.a.	3 874	3 973
May	3 210	3 224	n.a.	n.a.	4 367	4 442
June	3 079	3 101	n.a.	n.a.	4 394	4 441
July	2 910	2 929	n.a.	n.a.	4 377	4 437
August	3 166	3 202	n.a.	n.a.	4 936	4 977
September	2 760	2 769	n.a.	n.a.	3 800	3 868
October	3 219	3 241	n.a.	n.a.	4 375	4 444
November	2 363	2 385	n.a.	n.a.	3 238	3 260
December	2 854	2 877	n.a.	n.a.	3 505	3 532
TREND ESTIMATES						
2001						
October	3 184	3 226	994	1 027	4 178	4 253
November	3 092	3 128	912	947	4 004	4 075
December	2 993	3 024	833	870	3 826	3 894
2002						
January	2 941	2 971	764	804	3 705	3 775
February	2 940	2 970	745	786	3 685	3 756
March	2 980	3 008	813	854	3 793	3 862
April	3 020	3 046	955	996	3 975	4 042
May	3 065	3 089	1 125	1 167	4 190	4 256
June	3 082	3 105	1 287	1 329	4 369	4 434
July	3 058	3 080	1 387	1 426	4 445	4 506
August	2 999	3 021	1 372	1 407	4 371	4 428
September	2 926	2 947	1 264	1 295	4 190	4 242
October	2 855	2 876	1 114	1 140	3 969	4 016
November	2 788	2 810	956	976	3 744	3 786
December	2 738	2 759	805	821	3 543	3 580

DWELLING UNITS APPROVED, Percentage Change

	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS....	
	Private sector	Total	Private sector	Total	Private sector	Total
Month						
ORIGINAL (% change from preceding month)						
2001						
October	10.8	9.2	-15.5	-12.0	3.1	3.1
November	-6.2	-5.7	-41.2	-39.7	-14.6	-14.0
December	-10.4	-10.6	67.7	67.3	2.4	2.7
2002						
January	-15.7	-15.5	7.6	2.9	-9.5	-10.3
February	30.3	29.6	-35.0	-34.4	9.4	9.1
March	-3.3	-3.7	-26.3	-23.7	-7.7	-7.6
April	9.2	9.9	97.2	95.9	22.5	23.6
May	6.7	5.9	-8.4	-7.8	3.0	2.4
June	-15.0	-14.7	7.0	3.1	-10.2	-10.6
July	1.5	1.6	11.7	12.9	4.1	4.5
August	5.6	5.9	127.9	120.4	39.5	38.3
September	-7.7	-8.2	-66.1	-63.8	-34.1	-33.3
October	8.5	9.1	36.8	33.3	15.1	15.0
November	-23.3	-23.4	-30.7	-33.3	-25.4	-26.2
December	11.8	11.9	-5.0	-4.5	7.5	7.7
SEASONALLY ADJUSTED (% change from preceding month)						
2001						
October	8.9	7.6	n.a.	n.a.	-0.4	-0.2
November	-7.3	-6.6	n.a.	n.a.	-20.5	-19.8
December	-1.4	-1.7	n.a.	n.a.	9.4	9.6
2002						
January	-3.1	-2.7	n.a.	n.a.	1.6	0.7
February	-0.2	-0.5	n.a.	n.a.	-8.9	-9.0
March	1.2	0.9	n.a.	n.a.	0.9	1.0
April	5.1	5.7	n.a.	n.a.	7.9	9.0
May	4.8	3.9	n.a.	n.a.	12.7	11.8
June	-4.1	-3.8	n.a.	n.a.	0.6	0.0
July	-5.5	-5.5	n.a.	n.a.	-0.4	-0.1
August	8.8	9.3	n.a.	n.a.	12.8	12.2
September	-12.8	-13.5	n.a.	n.a.	-23.0	-22.3
October	16.6	17.0	n.a.	n.a.	15.1	14.9
November	-26.6	-26.4	n.a.	n.a.	-26.0	-26.7
December	20.8	20.6	n.a.	n.a.	8.2	8.4
TREND ESTIMATES (% change from preceding month)						
2001						
October	-0.6	-0.8	-6.0	-5.7	-1.9	-2.0
November	-2.9	-3.0	-8.2	-7.8	-4.2	-4.2
December	-3.2	-3.3	-8.7	-8.1	-4.4	-4.4
2002						
January	-1.7	-1.8	-8.3	-7.6	-3.2	-3.1
February	0.0	0.0	-2.5	-2.2	-0.5	-0.5
March	1.3	1.3	9.1	8.7	2.9	2.8
April	1.4	1.3	17.5	16.6	4.8	4.7
May	1.5	1.4	17.8	17.2	5.4	5.3
June	0.5	0.5	14.4	13.9	4.3	4.2
July	-0.8	-0.8	7.8	7.3	1.7	1.6
August	-1.9	-1.9	-1.1	-1.3	-1.7	-1.7
September	-2.4	-2.4	-7.9	-8.0	-4.1	-4.2
October	-2.4	-2.4	-11.9	-12.0	-5.3	-5.3
November	-2.3	-2.3	-14.2	-14.4	-5.7	-5.7
December	-1.8	-1.8	-15.8	-15.9	-5.4	-5.4

VALUE OF BUILDING APPROVED

Month	New residential building \$m	Alterations and additions to residential buildings(a) \$m	Total residential building \$m	Non-residential building \$m	Total building \$m
ORIGINAL					
2001					
October	618.9	158.1	777.1	452.0	1 229.1
November	556.6	101.9	658.4	371.6	1 030.1
December	561.1	99.9	661.1	439.9	1 100.9
2002					
January	546.2	99.9	646.1	248.7	894.8
February	613.1	110.9	724.0	543.6	1 267.6
March	535.3	108.9	644.3	373.8	1 018.1
April	685.7	98.3	784.0	531.0	1 315.0
May	647.5	136.6	784.1	427.4	1 211.5
June	637.4	98.6	736.0	305.9	1 041.9
July	653.2	126.8	780.0	290.0	1 069.9
August	994.0	139.2	1 133.1	386.8	1 519.9
September	670.6	128.9	799.5	421.7	1 221.2
October	734.5	122.6	857.0	324.3	1 181.4
November	606.5	113.7	720.2	398.8	1 119.0
December	582.7	103.5	686.2	364.2	1 050.4
SEASONALLY ADJUSTED					
2001					
October	626.0	144.7	770.7	n.a.	1 177.7
November	548.6	95.4	644.0	n.a.	1 049.4
December	527.9	116.9	644.8	n.a.	1 035.3
2002					
January	598.3	124.2	722.5	n.a.	1 024.6
February	579.3	112.3	691.6	n.a.	1 115.6
March	544.2	104.3	648.4	n.a.	1 035.0
April	682.1	96.2	778.3	n.a.	1 193.2
May	671.5	135.6	807.1	n.a.	1 204.1
June	694.8	95.5	790.2	n.a.	1 186.9
July	655.8	133.1	788.9	n.a.	1 127.0
August	875.5	124.7	1 000.3	n.a.	1 468.7
September	670.1	127.5	797.7	n.a.	1 246.4
October	738.5	107.0	845.5	n.a.	1 161.2
November	630.2	112.0	742.2	n.a.	1 113.1
December	549.6	118.9	668.5	n.a.	1 009.3
TREND ESTIMATES					
2001					
October	615.5	125.1	740.6	326.9	1 067.6
November	590.5	121.3	711.8	352.2	1 064.0
December	568.9	117.3	686.2	374.3	1 060.5
2002					
January	564.1	113.2	677.3	388.3	1 065.6
February	575.4	110.3	685.6	392.3	1 078.0
March	601.3	109.4	710.7	389.3	1 100.0
April	633.8	110.9	744.7	392.6	1 137.3
May	670.3	113.9	784.2	399.8	1 184.0
June	705.2	117.1	822.3	404.7	1 227.1
July	728.2	120.1	848.3	404.6	1 252.9
August	731.8	121.1	852.9	400.4	1 253.3
September	716.3	120.0	836.3	392.7	1 229.0
October	689.7	118.1	807.9	381.0	1 188.9
November	657.5	116.1	773.6	367.7	1 141.3
December	622.9	116.0	739.0	354.8	1 093.8

(a) Refer to Explanatory Notes paragraph 16.

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)					
2001					
October	4.2	19.7	7.0	92.8	28.0
November	-10.1	-35.5	-15.3	-17.8	-16.2
December	0.8	-2.0	0.4	18.4	6.9
2002					
January	-2.7	0.0	-2.3	-43.5	-18.7
February	12.2	11.0	12.1	118.6	41.7
March	-12.7	-1.8	-11.0	-31.2	-19.7
April	28.1	-9.7	21.7	42.1	29.2
May	-5.6	39.0	0.0	-19.5	-7.9
June	-1.6	-27.8	-6.1	-28.4	-14.0
July	2.5	28.6	6.0	-5.2	2.7
August	52.2	9.8	45.3	33.4	42.1
September	-32.5	-7.4	-29.4	9.0	-19.7
October	9.5	-4.9	7.2	-23.1	-3.3
November	-17.4	-7.3	-16.0	23.0	-5.3
December	-3.9	-9.0	-4.7	-8.7	-6.1
SEASONALLY ADJUSTED (% change from preceding month)					
2001					
October	-0.1	10.3	1.7	n.a.	17.3
November	-12.4	-34.1	-16.4	n.a.	-10.9
December	-3.8	22.5	0.1	n.a.	-1.3
2002					
January	13.3	6.2	12.1	n.a.	-1.0
February	-3.2	-9.6	-4.3	n.a.	8.9
March	-6.1	-7.1	-6.2	n.a.	-7.2
April	25.3	-7.8	20.0	n.a.	15.3
May	-1.6	41.0	3.7	n.a.	0.9
June	3.5	-29.6	-2.1	n.a.	-1.4
July	-5.6	39.4	-0.2	n.a.	-5.0
August	33.5	-6.3	26.8	n.a.	30.3
September	-23.5	2.2	-20.3	n.a.	-15.1
October	10.2	-16.1	6.0	n.a.	-6.8
November	-14.7	4.7	-12.2	n.a.	-4.1
December	-12.8	6.2	-9.9	n.a.	-9.3
TREND ESTIMATES (% change from preceding month)					
2001					
October	-1.9	-0.8	-1.7	8.0	1.1
November	-4.1	-3.0	-3.9	7.7	-0.3
December	-3.7	-3.3	-3.6	6.3	-0.3
2002					
January	-0.8	-3.5	-1.3	3.7	0.5
February	2.0	-2.6	1.2	1.0	1.2
March	4.5	-0.8	3.7	-0.8	2.0
April	5.4	1.4	4.8	0.8	3.4
May	5.8	2.7	5.3	1.8	4.1
June	5.2	2.8	4.9	1.2	3.6
July	3.3	2.6	3.2	0.0	2.1
August	0.5	0.8	0.5	-1.0	0.0
September	-2.1	-0.9	-1.9	-1.9	-1.9
October	-3.7	-1.6	-3.4	-3.0	-3.3
November	-4.7	-1.7	-4.2	-3.5	-4.0
December	-5.3	-0.1	-4.5	-3.5	-4.2

(a) Refer to Explanatory Notes paragraph 16.

DWELLING UNITS APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion	Non-residential building	Total dwelling units
PRIVATE SECTOR (Number)						
1999-00	35 968	11 765	416	914	262	49 325
2000-01	24 233	9 583	328	934	53	35 131
2001-02	36 583	10 848	172	963	71	48 637
2001						
December	2 780	881	31	110	5	3 807
2002						
January	2 343	971	11	117	5	3 447
February	3 054	674	4	39	1	3 772
March	2 945	501	16	2	19	3 483
April	3 225	1 007	6	24	5	4 267
May	3 437	787	31	129	12	4 396
June	2 916	1 004	17	8	3	3 948
July	2 966	1 058	40	31	15	4 110
August	3 134	2 509	37	44	11	5 735
September	2 891	810	39	17	21	3 778
October	3 138	1 171	23	13	5	4 350
November	2 405	773	50	16	2	3 246
December	2 686	718	22	4	59	3 489
PUBLIC SECTOR (Number)						
1999-00	507	280	14	5	3	809
2000-01	275	170	0	0	2	447
2001-02	458	440	0	0	1	899
2001						
December	29	68	0	0	0	97
2002						
January	32	22	0	0	0	54
February	27	21	0	0	0	48
March	13	33	0	0	1	47
April	35	60	0	0	0	95
May	11	61	0	0	0	72
June	20	25	0	0	0	45
July	23	41	0	0	0	64
August	32	5	0	0	0	37
September	13	59	0	0	0	72
October	32	47	0	0	0	79
November	23	0	0	0	0	23
December	27	4	0	0	0	31
TOTAL (Number)						
1999-00	36 475	12 045	430	919	265	50 134
2000-01	24 508	9 753	328	934	55	35 578
2001-02	37 041	11 288	172	963	72	49 536
2001						
December	2 809	949	31	110	5	3 904
2002						
January	2 375	993	11	117	5	3 501
February	3 081	695	4	39	1	3 820
March	2 958	534	16	2	20	3 530
April	3 260	1 067	6	24	5	4 362
May	3 448	848	31	129	12	4 468
June	2 936	1 029	17	8	3	3 993
July	2 989	1 099	40	31	15	4 174
August	3 166	2 514	37	44	11	5 772
September	2 904	869	39	17	21	3 850
October	3 170	1 218	23	13	5	4 429
November	2 428	773	50	16	2	3 269
December	2 713	722	22	4	59	3 520

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	Total residential building	Non-residential building	Total building
PRIVATE SECTOR (\$ million)								
1999-00	4 779.7	1 573.3	54.3	1 004.9	108.2	7 520.3	2 622.4	10 142.7
2000-01	3 534.9	1 534.0	27.7	925.2	138.4	6 160.1	3 040.8	9 201.0
2001-02	5 659.4	1 838.5	21.1	1 187.5	103.3	8 809.8	3 371.7	12 181.5
2001								
December	417.0	135.0	4.8	74.6	12.6	644.1	398.4	1 042.5
2002								
January	361.5	179.3	1.3	75.7	16.0	633.9	202.9	836.8
February	474.1	132.7	0.5	99.9	3.9	711.1	404.3	1 115.4
March	458.5	70.8	1.2	94.5	0.5	625.5	296.6	922.1
April	508.1	165.8	1.2	90.2	2.2	767.6	197.0	964.6
May	538.4	96.5	2.5	117.6	8.8	763.7	262.8	1 026.5
June	476.1	155.5	2.7	89.1	0.6	724.1	248.2	972.3
July	493.2	146.3	7.6	109.6	4.1	760.9	226.6	987.5
August	515.5	474.1	4.4	112.8	6.2	1 113.1	332.2	1 445.2
September	477.9	183.2	5.4	113.6	2.2	782.4	376.1	1 158.5
October	522.2	201.6	2.4	109.5	1.3	837.1	260.6	1 097.7
November	398.7	204.7	6.1	89.3	3.0	701.7	341.2	1 042.9
December	456.0	122.2	1.8	87.7	0.9	668.7	303.7	972.4
PUBLIC SECTOR (\$ million)								
1999-00	45.5	19.6	0.5	42.4	0.9	108.9	593.4	702.4
2000-01	33.6	12.4	0.0	99.7	0.0	145.7	1 022.0	1 167.7
2001-02	60.8	49.7	0.0	80.6	0.0	191.1	1 147.4	1 338.5
2001								
December	3.7	5.4	0.0	7.9	0.0	17.0	41.4	58.4
2002								
January	3.9	1.5	0.0	6.9	0.0	12.2	45.8	58.0
February	4.2	2.0	0.0	6.7	0.0	12.9	139.4	152.2
March	2.0	4.1	0.0	12.7	0.0	18.8	77.2	96.0
April	4.2	7.6	0.0	4.6	0.0	16.4	334.0	350.4
May	1.7	10.9	0.0	7.8	0.0	20.4	164.7	185.0
June	3.0	2.7	0.0	6.2	0.0	11.9	57.7	69.6
July	5.3	8.4	0.0	5.4	0.0	19.1	63.4	82.5
August	4.0	0.3	0.0	15.7	0.0	20.0	54.7	74.7
September	2.2	7.3	0.0	7.7	0.0	17.2	45.6	62.7
October	4.9	5.8	0.0	9.3	0.0	20.0	63.7	83.7
November	3.2	0.0	0.0	15.4	0.0	18.5	57.6	76.1
December	4.0	0.5	0.0	13.0	0.0	17.5	60.4	77.9
TOTAL (\$ million)								
1999-00	4 825.2	1 592.9	54.8	1 047.3	109.1	7 629.3	3 215.8	10 845.1
2000-01	3 568.4	1 546.4	27.7	1 024.9	138.4	6 305.8	4 062.8	10 368.6
2001-02	5 720.2	1 888.2	21.1	1 268.0	103.3	9 000.9	4 519.0	13 520.0
2001								
December	420.7	140.4	4.8	82.5	12.6	661.1	439.9	1 100.9
2002								
January	365.4	180.8	1.3	82.6	16.0	646.1	248.7	894.8
February	478.3	134.7	0.5	106.5	3.9	724.0	543.6	1 267.6
March	460.4	74.9	1.2	107.2	0.5	644.3	373.8	1 018.1
April	512.3	173.4	1.2	94.8	2.2	784.0	531.0	1 315.0
May	540.1	107.4	2.5	125.3	8.8	784.1	427.4	1 211.5
June	479.1	158.3	2.7	95.3	0.6	736.0	305.9	1 041.9
July	498.5	154.7	7.6	115.0	4.1	780.0	290.0	1 069.9
August	519.5	474.5	4.4	128.5	6.2	1 133.1	386.8	1 519.9
September	480.1	190.5	5.4	121.2	2.2	799.5	421.7	1 221.2
October	527.1	207.4	2.4	118.9	1.3	857.0	324.3	1 181.4
November	401.8	204.7	6.1	104.7	3.0	720.2	398.8	1 119.0
December	460.1	122.7	1.8	100.8	0.9	686.2	364.2	1 050.4

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

NEW OTHER RESIDENTIAL BUILDING.....

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc. of.....			Flats units or apartments in a building of.....				Total	Total new residential building
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
NUMBER OF DWELLING UNITS										
1999-00	36 475	2 669	3 323	5 992	760	453	4 840	6 053	12 045	48 520
2000-01	24 508	2 215	2 114	4 329	337	648	4 439	5 424	9 753	34 261
2001-02	37 041	2 595	3 287	5 882	523	596	4 287	5 406	11 288	48 329
2001										
October	3 334	178	346	524	27	57	226	310	834	4 168
November	3 145	256	264	520	61	39	20	120	640	3 785
December	2 809	143	386	529	48	0	372	420	949	3 758
2002										
January	2 375	166	261	427	38	19	509	566	993	3 368
February	3 081	133	195	328	16	24	327	367	695	3 776
March	2 958	129	205	334	57	53	90	200	534	3 492
April	3 260	194	201	395	22	55	595	672	1 067	4 327
May	3 448	295	253	548	80	104	116	300	848	4 296
June	2 936	176	287	463	84	30	452	566	1 029	3 965
July	2 989	371	280	651	51	101	296	448	1 099	4 088
August	3 166	168	229	397	6	36	2 075	2 117	2 514	5 680
September	2 904	212	186	398	24	34	413	471	869	3 773
October	3 170	239	176	415	116	84	603	803	1 218	4 388
November	2 428	117	173	290	45	17	421	483	773	3 201
December	2 713	144	134	278	15	52	377	444	722	3 435
VALUE (\$ million)										
1999-00	4 825.1	230.4	369.1	599.3	78.0	65.0	850.3	993.4	1 592.8	6 418.1
2000-01	3 568.3	194.7	281.4	476.3	40.2	109.2	920.7	1 070.2	1 546.4	5 114.8
2001-02	5 720.3	256.7	444.5	701.1	64.7	116.4	1 005.9	1 187.0	1 888.1	7 608.4
2001										
October	496.3	17.8	45.2	63.0	2.2	7.7	49.7	59.6	122.6	618.9
November	474.8	23.8	35.0	58.8	12.5	7.5	3.0	23.0	81.8	556.6
December	420.7	13.2	50.3	63.4	3.7	0.0	73.3	77.0	140.4	561.1
2002										
January	365.4	15.6	36.2	51.8	6.5	4.1	118.4	129.0	180.8	546.2
February	478.3	12.3	31.7	44.0	1.6	2.2	86.9	90.7	134.7	613.1
March	460.4	13.7	24.7	38.4	8.9	13.8	13.7	36.4	74.9	535.3
April	512.3	21.4	26.7	48.1	3.2	8.0	114.2	125.4	173.4	685.7
May	540.1	27.0	37.7	64.7	5.2	22.7	14.9	42.8	107.4	647.5
June	479.1	16.8	39.3	56.1	10.1	11.0	81.1	102.2	158.3	637.4
July	498.5	36.3	41.3	77.6	7.8	13.3	56.0	77.1	154.7	653.2
August	519.5	18.1	34.0	52.1	0.9	6.7	414.8	422.4	474.5	994.0
September	480.1	24.3	28.6	52.9	4.4	6.0	127.3	137.6	190.5	670.6
October	527.1	29.2	28.2	57.4	4.7	19.0	126.4	150.0	207.4	734.5
November	401.8	12.9	27.8	40.7	7.6	3.3	153.1	164.0	204.7	606.5
December	460.1	13.8	22.5	36.3	2.3	6.5	77.6	86.4	122.7	582.7

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

Period	New houses	New other residential building	New residential building	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
ORIGINAL (\$ million)							
1999-00	5 509.7	1 772.9	7 271.7	1 382.2	8 655.7	3 336.4	11 869.2
2000-01	3 568.4	1 546.3	5 114.7	1 191.0	6 305.8	4 062.7	10 368.6
2001-02	5 512.6	1 844.2	7 356.8	1 342.3	8 699.1	4 426.6	13 125.9
2001							
June	1 045.3	316.4	1 360.0	311.7	1 671.7	1 074.7	2 745.5
September	1 460.8	704.0	2 164.8	371.0	2 535.8	815.1	3 350.9
December	1 336.5	337.4	1 673.9	345.6	2 019.5	1 242.7	3 262.2
2002							
March	1 254.0	378.7	1 632.7	307.5	1 940.2	1 139.6	3 079.9
June	1 461.3	424.1	1 885.4	318.2	2 203.6	1 229.2	3 432.9
September	1 426.2	786.9	2 213.1	375.7	2 588.8	1 061.1	3 649.9
ORIGINAL (% change from preceding quarter)							
2001							
June	16.9	-31.8	0.0	8.8	1.5	4.9	2.9
September	39.7	122.5	59.2	19.0	51.7	-24.2	22.1
December	-8.5	-52.1	-22.7	-6.8	-20.4	52.5	-2.6
2002							
March	-6.2	12.2	-2.5	-11.0	-3.9	-8.3	-5.6
June	16.5	12.0	15.5	3.5	13.6	7.9	11.5
September	-2.4	85.5	17.4	18.1	17.5	-13.7	6.3

(a) Reference year for chain volume measures is 2000-2001.
Refer to Explanatory Notes paragraph 24-25.

(b) Refer to Explanatory Notes paragraph 16.

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

Period	<i>Hotels, motels and other short term accommodation</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999												
2002												
October	3	0.4	168	16.0	28	3.4	75	7.9	38	3.9	16	1.5
November	3	0.2	95	9.4	22	2.1	58	6.2	32	3.0	23	2.3
December	11	0.9	96	9.8	23	2.4	59	6.2	28	2.8	63	6.2
Value—\$200,000–\$499,999												
2002												
October	3	1.1	46	13.7	18	5.0	23	6.3	21	6.0	8	2.5
November	0	0.0	21	6.1	21	6.7	28	7.5	21	6.0	20	6.3
December	2	0.7	22	6.4	12	3.6	27	7.4	25	6.7	29	9.2
Value—\$500,000–\$999,999												
2002												
October	2	1.4	13	8.8	8	5.2	12	7.9	7	5.3	10	7.7
November	3	2.2	8	5.0	1	0.5	8	5.8	11	7.9	9	6.3
December	0	0.0	7	4.9	8	5.6	12	9.0	10	6.9	8	5.3
Value—\$1,000,000–\$4,999,999												
2002												
October	0	0.0	9	16.3	5	13.6	18	39.5	6	9.8	12	24.8
November	3	5.9	8	14.5	5	8.1	5	8.7	14	34.6	11	18.1
December	1	1.8	1	1.4	4	6.6	6	13.0	11	20.7	19	37.2
Value—\$5,000,000 and over												
2002												
October	0	0.0	2	18.4	0	0.0	1	9.3	1	6.0	1	6.7
November	0	0.0	2	152.2	0	0.0	0	0.0	0	0.0	1	16.1
December	0	0.0	0	0.0	0	0.0	0	0.0	3	58.3	2	23.5
Value—Total												
1999-00	174	169.3	1 551	560.3	850	371.4	1 192	539.3	972	518.5	550	410.6
2000-01	130	96.8	1 470	774.3	611	236.5	1 241	666.8	780	457.0	748	832.5
2001-02	143	117.6	1 424	547.7	546	247.2	1 159	1 237.3	822	723.7	754	567.1
2002												
October	8	2.9	238	73.2	59	27.2	129	70.9	73	31.0	47	43.2
November	9	8.3	134	187.3	49	17.4	99	28.2	78	51.5	64	49.1
December	14	3.4	126	22.5	47	18.2	104	35.5	77	95.5	121	81.4

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										
2002										
October	2	0.2	11	1.0	22	2.5	19	1.7	382	38.4
November	1	0.1	12	1.1	18	2.1	14	1.2	278	27.7
December	1	0.1	13	1.3	12	1.2	17	1.5	323	32.3
Value—\$200,000–\$499,999										
2002										
October	1	0.2	8	2.4	8	2.7	7	2.2	143	42.1
November	1	0.3	2	0.5	5	1.7	9	3.5	128	38.6
December	0	0.0	9	3.0	10	2.7	8	2.9	144	42.6
Value—\$500,000–\$999,999										
2002										
October	0	0.0	6	3.5	1	0.8	2	1.1	61	41.7
November	0	0.0	4	2.8	1	0.6	6	4.3	51	35.5
December	0	0.0	1	0.7	3	1.8	7	4.3	56	38.5
Value—\$1,000,000–\$4,999,999										
2002										
October	0	0.0	4	7.3	7	15.9	5	19.3	66	146.5
November	0	0.0	2	2.5	1	1.6	2	6.7	51	100.7
December	0	0.0	4	7.6	2	3.2	4	12.1	52	103.6
Value—\$5,000,000 and over										
2002										
October	0	0.0	1	5.5	1	9.7	0	0.0	7	55.6
November	1	6.0	2	22.0	0	0.0	0	0.0	6	196.3
December	0	0.0	3	59.9	0	0.0	1	5.5	9	147.3
Value—Total										
1999-00	55	26.5	303	343.0	321	159.4	326	117.1	6 294	3 215.8
2000-01	66	22.2	256	448.2	285	236.3	330	291.7	5 917	4 062.6
2001-02	56	29.4	294	584.7	310	173.6	431	290.3	5 939	4 519.0
2002										
October	3	0.4	30	19.7	39	31.6	33	24.2	659	324.3
November	3	6.3	22	28.8	25	6.0	31	15.7	514	398.8
December	1	0.1	30	72.4	27	9.0	37	26.3	584	364.2

VALUE OF NON-RESIDENTIAL BUILDING APPROVED: **Original**

Period	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total non- residential building
PRIVATE SECTOR (\$ million)											
1999-00	167.7	554.2	369.9	474.6	505.4	171.0	26.5	180.4	93.0	79.6	2 622.4
2000-01	86.8	766.3	234.0	607.1	433.9	220.2	22.2	292.0	131.4	247.1	3 040.8
2001-02	104.0	540.6	246.5	1 159.9	676.5	158.4	28.9	200.3	109.2	147.3	3 371.7
2001											
December	12.7	54.9	12.0	191.7	75.2	17.7	4.6	11.4	10.1	8.1	398.4
2002											
January	13.3	16.8	14.2	59.6	49.2	8.4	4.1	22.4	4.0	10.8	202.9
February	5.0	40.1	13.4	229.8	30.4	15.3	2.6	46.0	6.5	15.2	404.3
March	3.2	36.6	16.5	169.3	37.1	8.3	0.2	3.2	5.2	17.0	296.6
April	0.6	55.3	14.2	20.0	74.8	7.1	5.3	2.9	6.6	10.2	197.0
May	13.1	38.8	14.3	67.1	49.5	8.2	4.5	27.2	22.8	17.3	262.8
June	4.0	71.0	25.6	45.9	47.3	19.7	0.1	8.9	9.5	16.2	248.2
July	8.6	62.0	8.3	46.3	49.9	13.4	1.1	17.4	13.4	6.0	226.6
August	19.9	94.0	23.0	90.7	69.0	9.5	2.4	10.3	4.7	8.8	332.2
September	19.4	69.7	24.8	137.9	58.4	24.5	2.1	12.9	10.4	15.9	376.1
October	2.9	72.8	27.2	61.9	25.0	22.9	0.4	16.8	13.0	17.7	260.6
November	8.2	187.1	17.4	23.3	51.5	15.6	6.3	20.7	4.5	6.5	341.2
December	3.4	22.3	18.1	30.4	95.1	49.0	0.1	61.0	5.7	18.6	303.7
PUBLIC SECTOR (\$ million)											
1999-00	1.4	6.1	1.4	64.9	13.2	239.7	0.0	162.8	66.5	37.4	593.4
2000-01	10.1	8.1	2.6	59.7	23.3	612.4	0.0	156.3	105.0	44.5	1 022.0
2001-02	13.7	7.1	0.8	77.5	47.2	408.8	0.5	384.5	64.5	142.9	1 147.4
2001											
December	0.6	0.5	0.0	1.8	8.7	21.2	0.0	2.8	1.4	4.5	41.4
2002											
January	0.0	0.1	0.0	1.0	4.6	19.3	0.0	4.5	3.0	13.3	45.8
February	0.0	0.5	0.0	21.7	1.0	84.9	0.0	12.8	4.2	14.4	139.4
March	2.2	0.9	0.0	10.3	0.7	24.5	0.0	16.3	0.9	21.5	77.2
April	0.1	0.0	0.0	1.4	1.2	20.8	0.0	277.4	6.1	27.0	334.0
May	8.8	0.5	0.1	4.0	19.1	95.3	0.0	21.3	6.5	9.0	164.7
June	0.0	0.2	0.3	9.5	2.2	19.9	0.0	3.5	4.0	18.2	57.7
July	0.3	0.1	0.0	14.7	2.9	18.8	0.0	4.9	6.0	15.6	63.4
August	1.3	0.9	0.2	12.2	0.1	16.5	0.0	1.7	14.9	6.9	54.7
September	0.0	0.2	0.3	12.0	0.3	18.2	0.0	0.8	8.3	5.6	45.6
October	0.0	0.4	0.0	9.0	6.1	20.3	0.0	2.9	18.7	6.5	63.7
November	0.1	0.3	0.0	4.9	0.0	33.5	0.0	8.1	1.5	9.2	57.6
December	0.0	0.1	0.1	5.2	0.4	32.3	0.0	11.3	3.3	7.7	60.4
TOTAL (\$ million)											
1999-00	169.1	560.3	371.4	539.4	518.7	410.8	26.5	343.1	159.5	117.0	3 215.8
2000-01	96.9	774.3	236.6	666.8	457.2	832.6	22.2	448.2	236.4	291.7	4 062.8
2001-02	117.7	547.7	247.3	1 237.4	723.7	567.2	29.4	584.8	173.7	290.2	4 519.0
2001											
December	13.3	55.4	12.0	193.5	83.9	38.9	4.6	14.2	11.5	12.6	439.9
2002											
January	13.3	16.9	14.2	60.6	53.9	27.7	4.1	26.9	6.9	24.1	248.7
February	5.0	40.6	13.4	251.6	31.4	100.2	2.6	58.8	10.6	29.5	543.6
March	5.4	37.5	16.5	179.6	37.8	32.7	0.2	19.5	6.1	38.4	373.8
April	0.7	55.3	14.2	21.4	76.0	27.8	5.3	280.3	12.7	37.2	531.0
May	21.9	39.3	14.4	71.1	68.6	103.5	4.5	48.5	29.2	26.3	427.4
June	4.0	71.2	25.9	55.4	49.5	39.6	0.1	12.4	13.4	34.4	305.9
July	8.9	62.2	8.3	61.1	52.8	32.2	1.1	22.3	19.4	21.6	290.0
August	21.2	95.0	23.1	102.9	69.1	26.0	2.4	12.0	19.5	15.6	386.8
September	19.4	69.8	25.1	149.9	58.7	42.8	2.1	13.6	18.7	21.5	421.7
October	2.9	73.2	27.2	70.9	31.0	43.2	0.4	19.7	31.6	24.2	324.3
November	8.3	187.3	17.4	28.2	51.5	49.1	6.3	28.8	6.0	15.7	398.8
December	3.4	22.5	18.2	35.5	95.5	81.4	0.1	72.4	9.0	26.3	364.2

BUILDING APPROVED IN THE MELBOURNE STATISTICAL DIVISION: Original

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

Period	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									
2000-01	17 237	9 028	27 528	2 608 964	1 471 037	916 309	4 996 311	2 652 231	7 648 541
2001-02	25 310	10 279	36 707	4 071 408	1 768 451	1 089 995	6 929 855	2 983 400	9 913 254
2001									
December	1 873	858	2 872	289 451	133 174	75 733	498 357	369 209	867 566
2002									
January	1 621	913	2 661	260 219	171 560	77 310	509 089	169 434	678 523
February	2 086	650	2 779	338 098	130 274	86 419	554 790	377 102	931 892
March	2 051	444	2 528	333 180	64 624	77 416	475 220	257 755	732 975
April	2 370	960	3 364	382 437	160 046	74 912	617 395	171 567	788 962
May	2 315	708	3 152	370 079	86 492	101 712	558 283	212 878	771 161
June	1 991	942	2 953	342 386	149 350	76 673	568 409	223 185	791 594
July	2 080	993	3 147	357 250	138 292	104 435	599 976	180 449	780 425
August	2 183	2 472	4 740	368 790	469 116	103 859	941 765	280 604	1 222 369
September	1 956	762	2 784	328 990	173 146	100 532	602 668	333 469	936 137
October	2 130	1 041	3 204	366 253	195 464	92 908	654 625	221 111	875 736
November	1 574	747	2 387	271 117	201 737	81 281	554 135	284 862	838 997
December	1 867	700	2 587	327 461	118 787	70 008	516 255	254 910	771 166
PUBLIC SECTOR									
2000-01	226	148	374	27 206	10 773	74 301	112 280	818 439	930 718
2001-02	310	328	638	39 097	38 804	64 093	141 994	861 884	1 003 878
2001									
December	25	34	59	2 972	2 809	5 044	10 825	31 163	41 988
2002									
January	19	0	19	1 941	0	6 479	8 420	24 685	33 105
February	5	21	26	461	2 014	4 656	7 131	110 053	117 185
March	4	29	33	480	3 693	9 294	13 467	50 468	63 935
April	14	21	35	1 646	2 831	2 365	6 842	306 751	313 594
May	7	59	66	825	10 695	5 800	17 319	134 259	151 578
June	14	14	28	2 005	1 367	5 598	8 970	37 553	46 523
July	7	41	48	970	8 394	3 910	13 274	28 349	41 622
August	30	5	35	3 729	340	15 230	19 300	41 150	60 450
September	9	47	56	1 304	5 729	4 734	11 767	28 885	40 652
October	25	45	70	3 842	5 517	6 551	15 910	43 871	59 782
November	17	0	17	2 228	0	10 275	12 503	26 609	39 112
December	13	0	13	1 915	0	11 592	13 507	33 330	46 837
TOTAL									
2000-01	17 463	9 176	27 902	2 636 170	1 481 810	990 610	5 108 590	3 470 669	8 579 260
2001-02	25 620	10 607	37 345	4 110 506	1 807 256	1 154 088	7 071 849	3 845 283	10 917 132
2001									
December	1 898	892	2 931	292 423	135 983	80 777	509 183	400 371	909 554
2002									
January	1 640	913	2 680	262 160	171 560	83 789	517 509	194 119	711 628
February	2 091	671	2 805	338 559	132 288	91 075	561 922	487 155	1 049 076
March	2 055	473	2 561	333 659	68 318	86 709	488 686	308 224	796 910
April	2 384	981	3 399	384 083	162 877	77 277	624 237	478 319	1 102 555
May	2 322	767	3 218	370 904	97 186	107 512	575 602	347 137	922 739
June	2 005	956	2 981	344 391	150 717	82 271	577 379	260 738	838 116
July	2 087	1 034	3 195	358 219	146 686	108 345	613 250	208 798	822 048
August	2 213	2 477	4 775	372 519	469 456	119 089	961 064	321 754	1 282 818
September	1 965	809	2 840	330 295	178 875	105 266	614 435	362 354	976 789
October	2 155	1 086	3 274	370 095	200 981	99 460	670 535	264 982	935 518
November	1 591	747	2 404	273 345	201 737	91 556	566 639	311 471	878 109
December	1 880	700	2 600	329 375	118 787	81 600	529 762	288 240	818 003

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

(b) Refer to the Explanatory Notes paragraph 16.

BUILDING APPROVED IN STATISTICAL AREAS—Dec Qtr 2002

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	8 311	2 713	11 218	1 388 962	534 743	339 804	2 263 509	1 087 248	3 350 757
Melbourne (SD)	5 626	2 533	8 278	972 815	521 505	272 616	1 766 936	864 693	2 631 629
Inner Melbourne (SSD)	57	1 259	1 342	17 542	344 415	52 841	414 799	323 740	738 538
Melbourne (C)—Inner	0	481	481	0	93 700	995	94 695	188 907	283 602
Melbourne (C)—S'bank—D'lands	0	0	0	0	0	960	960	38 854	39 814
Melbourne (C)—Remainder	7	274	289	1 514	39 580	9 012	50 106	45 493	95 599
Port Phillip (C)—St Kilda	13	20	34	2 949	4 567	3 085	10 601	16 502	27 103
Port Phillip (C)—West	7	379	386	1 874	182 705	8 956	193 534	17 494	211 028
Stonnington (C)—Prahran	8	44	54	5 877	13 928	6 401	26 206	5 611	31 817
Yarra (C)—North	10	35	59	2 446	4 525	14 987	21 958	8 134	30 092
Yarra (C)—Richmond	12	26	39	2 882	5 411	8 446	16 738	2 744	19 482
Western Melbourne (SSD)	507	247	763	91 095	35 620	26 574	153 290	39 735	193 025
Brimbank (C)—Keilor	137	38	175	24 932	2 730	1 899	29 562	7 703	37 264
Brimbank (C)—Sunshine	169	11	183	27 695	1 038	2 758	31 492	13 607	45 099
Hobsons Bay (C)—Altona	44	12	56	7 788	1 265	1 322	10 375	6 621	16 996
Hobsons Bay (C)—Williamstown	24	27	51	4 854	3 813	4 195	12 861	2 660	15 522
Maribymong (C)	54	64	118	10 495	11 002	3 840	25 337	3 293	28 631
Moonee Valley (C)—Essendon	40	77	117	8 265	14 157	9 962	32 384	3 380	35 764
Moonee Valley (C)—West	39	18	63	7 065	1 615	2 599	11 279	2 470	13 749
Melton—Wyndham (SSD)	956	34	990	153 584	2 280	3 213	159 077	27 951	187 028
Melton (S)—East	292	0	292	49 616	0	478	50 094	6 740	56 833
Melton (S) Bal	93	26	119	14 964	1 500	513	16 977	9 255	26 232
Wyndham (C)—North	327	8	335	46 006	780	1 602	48 387	9 877	58 264
Wyndham (C)—South	216	0	216	38 707	0	186	38 893	50	38 943
Wyndham (C)—West	28	0	28	4 291	0	435	4 726	2 029	6 755
Moreland City (SSD)	88	164	270	13 397	20 006	12 188	45 591	12 803	58 393
Moreland (C)—Brunswick	10	50	78	1 937	5 440	6 150	13 527	693	14 220
Moreland (C)—Coburg	25	70	95	3 514	10 615	4 318	18 447	2 742	21 188
Moreland (C)—North	53	44	97	7 946	3 951	1 720	13 617	9 368	22 985
Northern Middle Melbourne (SSD)	148	61	247	27 137	5 703	19 921	52 761	50 691	103 452
Banyule (C)—Heidelberg	47	8	55	10 265	695	4 754	15 714	4 933	20 647
Banyule (C)—North	45	8	85	8 638	850	6 098	15 586	15 448	31 034
Darebin (C)—Northcote	11	15	26	1 515	1 583	4 545	7 642	19 559	27 201
Darebin (C)—Preston	45	30	81	6 720	2 575	4 523	13 819	10 751	24 570
Hume City (SSD)	421	39	463	71 872	3 811	3 878	79 561	40 831	120 392
Hume (C)—Broadmeadows	35	14	52	4 946	1 230	1 867	8 043	11 795	19 838
Hume (C)—Craigieburn	277	10	287	46 298	845	1 190	48 334	28 646	76 980
Hume (C)—Sunbury	109	15	124	20 628	1 736	821	23 184	390	23 574
Northern Outer Melbourne (SSD)	322	11	333	57 022	1 220	5 679	63 921	10 327	74 248
Nillumbik (S)—South	18	0	18	3 186	0	1 945	5 131	3 696	8 827
Nillumbik (S)—South-West	22	0	22	4 983	0	1 005	5 988	234	6 222
Nillumbik (S) Bal	10	0	10	2 253	0	651	2 904	78	2 982
Whittlesea (C)—North	170	2	172	28 300	150	464	28 913	1 030	29 943
Whittlesea (C)—South	102	9	111	18 301	1 070	1 615	20 985	5 289	26 274
Boroondara City (SSD)	92	74	166	30 424	13 015	19 410	62 848	42 278	105 127
Boroondara (C)—Camberwell N.	37	11	48	11 483	2 150	3 574	17 207	7 991	25 198
Boroondara (C)—Camberwell S.	33	50	83	9 594	7 783	7 923	25 300	6 733	32 033
Boroondara (C)—Hawthorn	8	13	21	3 945	3 082	4 903	11 930	20 041	31 971
Boroondara (C)—Kew	14	0	14	5 401	0	3 010	8 411	7 513	15 925

BUILDING APPROVED IN STATISTICAL AREAS—Dec Qtr 2002 *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)	300	178	494	59 427	27 506	30 327	117 260	55 123	172 384
Manningham (C)—East	26	0	26	7 788	0	1 577	9 365	0	9 365
Manningham (C)—West	77	105	182	15 326	16 907	3 790	36 022	1 560	37 582
Monash (C)—South-West	41	15	58	5 701	1 829	3 901	11 432	18 964	30 396
Monash (C)—Waverley East	28	8	37	7 653	1 284	2 679	11 616	5 034	16 650
Monash (C)—Waverley West	59	16	76	10 748	2 802	3 767	17 317	11 846	29 163
Whitehorse (C)—Box Hill	34	16	50	5 970	2 579	6 250	14 799	4 048	18 847
Whitehorse (C)—Nunawading E.	17	16	33	2 649	1 905	2 770	7 324	2 851	10 175
Whitehorse (C)—Nunawading W.	18	2	32	3 592	200	5 593	9 385	10 822	20 206
Eastern Outer Melbourne (SSD)	253	85	340	44 293	8 398	11 432	64 123	44 423	108 546
Knox (C)—North	48	34	82	6 921	3 757	4 657	15 334	16 888	32 222
Knox (C)—South	119	32	152	22 941	3 200	1 902	28 043	1 472	29 515
Maroondah (C)—Croydon	60	13	74	9 587	1 040	2 572	13 199	13 410	26 610
Maroondah (C)—Ringwood	26	6	32	4 844	401	2 301	7 547	12 653	20 200
Yarra Ranges Shire Part A (SSD)	168	12	182	29 721	1 700	7 567	38 988	22 505	61 493
Yarra Ranges (S)—Central	21	0	21	2 353	0	749	3 101	860	3 961
Yarra Ranges (S)—North	28	6	34	4 982	1 100	979	7 061	7 083	14 144
Yarra Ranges (S)—South-West	119	6	127	22 386	600	5 839	28 825	14 562	43 387
Southern Melbourne (SSD)	354	187	546	79 852	38 021	46 204	164 077	54 883	218 961
Bayside (C)—Brighton	31	14	45	9 420	5 047	6 778	21 245	2 312	23 557
Bayside (C)—South	35	23	58	9 248	3 696	7 669	20 613	6 224	26 837
Glen Eira (C)—Caulfield	24	71	96	6 210	12 681	10 865	29 756	8 030	37 786
Glen Eira (C)—South	49	56	108	8 038	10 924	4 309	23 271	5 025	28 296
Kingston (C)—North	140	7	148	27 071	1 304	5 478	33 854	22 070	55 924
Kingston (C)—South	51	4	55	10 047	1 290	1 963	13 300	150	13 450
Stonnington (C)—Malvern	24	12	36	9 818	3 079	9 142	22 039	11 072	33 111
Greater Dandenong City (SSD)	60	16	76	7 222	1 661	3 462	12 345	33 410	45 756
Gr. Dandenong (C)—Dandenong	12	9	21	1 695	905	1 607	4 207	24 466	28 673
Gr. Dandenong (C) Bal	48	7	55	5 528	756	1 855	8 139	8 944	17 083
Southern Eastern Outer Melbourne (SSD)	1 261	46	1 307	184 895	4 441	10 105	199 441	77 818	277 259
Cardinia (S)—North	32	0	32	6 116	0	1 432	7 548	441	7 989
Cardinia (S)—Pakenham	249	12	261	34 715	914	749	36 377	4 621	40 998
Cardinia (S)—South	19	0	19	2 720	0	27	2 747	226	2 973
Casey (C)—Berwick	549	12	561	85 759	1 812	3 576	91 148	60 676	151 823
Casey (C)—Cranbourne	349	22	371	45 039	1 715	1 420	48 173	5 680	53 853
Casey (C)—Hallam	38	0	38	6 354	0	2 465	8 819	4 774	13 593
Casey (C)—South	25	0	25	4 193	0	436	4 629	1 401	6 030
Frankston City (SSD)	285	37	322	39 590	3 259	5 238	48 087	9 332	57 419
Frankston (C)—East	219	6	225	29 631	437	1 394	31 462	2 579	34 041
Frankston (C)—West	66	31	97	9 959	2 821	3 843	16 624	6 753	23 378
Mornington Peninsula Shire (SSD)	354	83	437	65 743	10 448	14 577	90 767	18 841	109 608
Mornington P'sula (S)—East	52	5	57	8 226	527	2 704	11 456	1 860	13 316
Mornington P'sula (S)—South	158	62	220	31 934	7 788	7 085	46 807	5 234	52 041
Mornington P'sula (S)—West	144	16	160	25 583	2 133	4 788	32 504	11 748	44 252

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)	615	37	710	103	5 661	18 183	127 610	72 907	200 517
				767					
Greater Geelong City Part A (SSD)	326	17	399	52 163	2 101	11 147	65 411	45 019	110 430
Bellarine-Inner	51	0	52	8 023	0	1 087	9 109	2 918	12 027
Corio-Inner	92	2	94	14 419	192	2 708	17 319	20 916	38 235
Geelong	21	6	27	3 515	950	2 572	7 036	10 640	17 676
Geelong West	14	0	15	1 847	0	1 917	3 763	3 818	7 582
Newton	20	4	24	2 849	425	1 063	4 337	2 606	6 943
South Barwon-Inner	128	5	187	21 511	534	1 800	23 845	4 121	27 966
East Barwon (SSD)	202	20	222	37 507	3 560	5 864	46 931	25 215	72 145
Greater Geelong (C) –Pt B	115	4	119	20 659	582	2 230	23 472	5 082	28 554
Queenscliffe (B)	9	6	15	1 854	1 652	295	3 801	16 063	19 864
Surf Coast (S)–East	30	10	40	6 337	1 325	1 576	9 239	3 791	13 030
Surf Coast (S)–West	48	0	48	8 656	0	1 763	10 419	279	10 698
West Barwon (SSD)	87	0	89	14 097	0	1 172	15 269	2 673	17 942
Colac-Otway (S)–Colac	18	0	18	2 876	0	488	3 364	1 714	5 078
Colac-Otway (S)–North	3	0	4	417	0	92	509	300	809
Colac-Otway (S)–South	25	0	25	4 331	0	288	4 619	309	4 928
Golden Plains (S)–North-West	10	0	10	1 317	0	89	1 406	0	1 406
Golden Plains (S)–South-East	27	0	28	4 424	0	87	4 511	350	4 861
Greater Geelong (C)–Pt C	4	0	4	732	0	128	860	0	860
Western District (SD)	115	4	121	18 577	318	5 802	24 697	12 636	37 333
Warrnambool City (SSD)	54	2	56	7 681	218	2 030	9 929	8 244	18 173
Warrnambool (C)	54	2	56	7 681	218	2 030	9 929	8 244	18 173
Hopkins (SSD)	31	2	35	5 991	100	2 116	8 207	1 856	10 063
Corangamite (S)–North	2	0	4	717	0	552	1 269	0	1 269
Corangamite (S)–South	6	2	8	993	100	597	1 690	70	1 760
Moyne (S)–North-East	1	0	1	130	0	11	141	0	141
Moyne (S)–North-West	1	0	1	200	0	86	286	255	541
Moyne (S)–South	21	0	21	3 951	0	869	4 821	1 531	6 351
Lady Julia Percy Island	0	0	0	0	0	0	0	0	0
Glenelg (SSD)	30	0	30	4 904	0	1 656	6 560	2 536	9 096
Glenelg (S)–Heywood	5	0	5	627	0	291	919	0	919
Glenelg (S)–North	1	0	1	200	0	85	285	0	285
Glenelg (S)–Portland	13	0	13	2 247	0	664	2 911	880	3 791
S. Grampians (S)–Hamilton	6	0	6	1 418	0	430	1 848	1 559	3 407
S. Grampians (S)–Wannon	1	0	1	77	0	68	145	0	145
S. Grampians (S) Bal	4	0	4	335	0	118	453	96	550
Central Highlands (SD)	275	13	298	43 763	1 840	8 145	53 748	19 189	72 937
Ballarat City (SSD)	177	13	200	29 219	1 840	5 128	36 187	13 738	49 925
Ballarat (C)–Central	21	11	42	3 753	1 577	2 791	8 121	4 912	13 034
Ballarat (C)–Inner North	111	2	113	18 712	262	1 555	20 530	5 270	25 800
Ballarat (C)–North	1	0	1	142	0	110	252	0	252
Ballarat (C)–South	44	0	44	6 612	0	672	7 284	3 555	10 839
East Central Highlands (SSD)	84	0	84	13 015	0	2 476	15 491	4 358	19 849
Hepburn (S)–East	15	0	15	1 709	0	1 103	2 812	80	2 892
Hepburn (S)–West	8	0	8	1 126	0	165	1 291	2 698	3 989
Moorabool (S)–Bacchus Marsh	36	0	36	6 615	0	797	7 412	1 260	8 672
Moorabool (S)–Ballan	21	0	21	2 931	0	248	3 179	320	3 499
Moorabool (S)–West	4	0	4	633	0	164	797	0.0	797

BUILDING APPROVED IN STATISTICAL AREAS—Dec Qtr 2002 *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)	14	0	14	1 529	0	540	2 070	1 093	3 163
Ararat (RC)	6	0	6	850	0	177	1 027	983	2 009
Pyrenees (S)—North	5	0	5	474	0	115	589	110	699
Pyrenees (S)—South	3	0	3	205	0	249	454	0	454
Wimmera (SD)	46	0	46	6 527	0	1 430	7 958	5 030	12 988
South Wimmera (SSD)	41	0	41	5 891	0	1 271	7 162	1 680	8 842
Horsham (RC)—Central	24	0	24	3 464	0	626	4 091	403	4 494
Horsham (RC) Bal	5	0	5	667	0	75	741	153	894
N. Grampians (S)—St Arnaud	0	0	0	0	0	46	46	200	246
N. Grampians (S)—Stawell	8	0	8	899	0	418	1 316	613	1 930
West Wimmera (S)	4	0	4	862	0	106	967	311	1 278
North Wimmera (SSD)	5	0	5	636	0	160	796	3 350	4 146
Hindmarsh (S)	4	0	4	555	0	91	646	1 700	2 346
Yarriambiack (S)—North	0	0	0	0	0	0	0	0	0
Yarriambiack (S)—South	1	0	1	81	0	69	150	1 650	1 800
Mallee (SD)	100	104	204	15 569	2 348	1 884	19 801	13 315	33 116
Mildura Rural City Part A (SSD)	64	104	168	9 939	2 348	1 082	13 368	11 494	24 862
Mildura (RC)—Pt A	64	104	168	9 939	2 348	1 082	13 368	11 494	24 862
West Mallee (SSD)	4	0	4	469	0	175	644	330	974
Buloke (S)—North	1	0	1	120	0	0	120	90	210
Buloke (S)—South	2	0	2	250	0	115	365	60	425
Mildura (RC)—Pt B	1	0	1	99	0	60	159	180	339
East Mallee (SSD)	32	0	32	5 162	0	627	5 789	1 492	7 281
Gannawarra (S)	6	0	6	1 015	0	161	1 176	270	1 446
Swan Hill (RC)—Central	12	0	12	1 586	0	316	1 902	490	2 392
Swan Hill (RC)—Robinvale	3	0	3	606	0	95	701	433	1 134
Swan Hill (RC) Bal	11	0	11	1 956	0	54	2 010	299	2 309
Loddon (SD)	355	5	363	53 618	504	6 781	60 903	39 153	100 056
Greater Bendigo City Part A (SSD)	192	2	196	28 708	202	3 248	32 157	26 286	58 444
Greater Bendigo (C)—Central	13	0	15	1 547	0	743	2 290	1 571	3 861
Greater Bendigo (C)—Eaglehawk	9	0	9	1 341	0	608	1 949	1 414	3 363
Greater Bendigo (C)—Inner East	80	0	80	11 709	0	686	12 395	10 377	22 772
Greater Bendigo (C)—Inner North	16	0	16	2 479	0	214	2 693	6 288	8 981
Greater Bendigo (C)—Inner West	39	2	41	5 686	202	653	6 540	6 487	13 027
Greater Bendigo (C)—S'saye	35	0	35	5 947	0	343	6 290	150	6 440
North Loddon (SSD)	70	3	74	8 912	302	1 519	10 732	3 866	14 598
C. Goldfields (S)—M'borough	7	3	10	853	302	170	1 325	425	1 750
C. Goldfields (S) Bal	9	0	10	851	0	151	1 002	100	1 102
Gr Bendigo (C)—Pt B	20	0	20	2 930	0	312	3 242	2 565	5 807
Loddon (S)—North	1	0	1	148	0	0	148	432	580
Loddon (S)—South	4	0	4	437	0	83	520	140	660
Mount Alexander (S)—C'maine	10	0	10	1 192	0	407	1 599	70	1 669
Mount Alexander (S) Bal	19	0	19	2 501	0	396	2 897	134	3 031
South Loddon (SSD)	93	0	93	15 999	0	2 014	18 013	9 001	27 014
Macedon Ranges (S)—Kyneton	21	0	21	3 264	0	529	3 793	4 067	7 860
Macedon Ranges (S)—Romsey	31	0	31	4 753	0	754	5 507	180	5 687
Macedon Ranges (S) Bal	41	0	41	7 982	0	731	8 714	4 754	13 467

BUILDING APPROVED IN STATISTICAL AREAS—Dec Qtr 2002 *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)	418	1	420	64 454	38	7 461	71 953	20 013	91 966
Greater Shepparton City Part A (SSD)	85	0	85	13 855	0	1 743	15 598	7 538	23 136
Gr. Shepparton (C)—Pt A	85	0	85	13 855	0	1 743	15 598	7 538	23 136
North Goulburn (SSD)	130	0	131	20 460	0	2 628	23 088	7 996	31 084
Campaspe (S)—Echuca	46	0	46	6 619	0	541	7 160	519	7 679
Campaspe (S)—Kyabram	9	0	9	1 384	0	497	1 881	5 536	7 417
Campaspe (S)—Rochester	13	0	13	2 304	0	360	2 664	0	2 664
Campaspe (S)—South	7	0	8	711	0	111	822	0	822
Gr. Shepparton (C)—Pt B East	3	0	3	445	0	152	598	0	598
Gr. Shepparton (C)—Pt B West	8	0	8	1 264	0	388	1 652	270	1 922
Moirra (S)—East	26	0	26	4 888	0	191	5 079	151	5 230
Moirra (S)—West	18	0	18	2 845	0	388	3 233	1 520	4 753
South Goulburn (SSD)	65	0	65	8 010	0	959	8 969	3 469	12 438
Delatite (S)—Benalla	16	0	16	1 755	0	413	2 168	200	2 368
Delatite (S)—North	8	0	8	1 135	0	200	1 335	400	1 735
Delatite (S)—South	21	0	21	2 995	0	209	3 204	215	3 419
Strathbogie (S)	20	0	20	2 125	0	137	2 262	2 654	4 915
South West Goulburn (SSD)	138	1	139	22 128	38	2 132	24 298	1 010	25 308
Mitchell (S)—North	9	0	9	1 748	0	613	2 362	385	2 747
Mitchell (S)—South	98	0	98	15 851	0	754	16 605	485	17 090
Murrindindi (S)—East	11	1	12	1 573	38	358	1 970	140	2 110
Murrindindi (S)—West	20	0	20	2 956	0	406	3 362	0	3 362
Ovens-Murray (SD)	173	8	182	28 409	1 310	4 867	34 586	14 436	49 022
Wodonga (SSD)	104	0	105	17 208	0	2 346	19 555	5 015	24 569
Indigo (S)—Pt A	24	0	25	3 424	0	731	4 155	0	4 155
Towong (S)—Pt A	0	0	0	0	0	73	73	0	73
Wodonga (RC)	80	0	80	13 784	0	1 543	15 327	5 015	20 342
West Ovens-Murray (SSD)	35	6	41	6 106	510	1 321	7 937	6 822	14 759
Indigo (S)—Pt B	5	0	5	757	0	398	1 155	3 075	4 230
Wangaratta (RC)—Central	18	6	24	3 049	510	466	4 025	3 456	7 481
Wangaratta (RC)—North	4	0	4	937	0	183	1 120	0	1 120
Wangaratta (RC)—South	8	0	8	1 364	0	274	1 638	291	1 929
East Ovens-Murray (SSD)	34	2	36	5 095	800	1 200	7 094	2 599	9 693
Alpine (S)—East	28	2	30	4 302	800	1 050	6 152	1 234	7 386
Alpine (S)—West	5	0	5	752	0	100	853	1 365	2 218
Towong (S)—Pt B	1	0	1	40	0	50	90	0	90
East Gippsland (SD)	170	0	170	23 787	0	2 897	26 684	13 555	40 239
East Gippsland Shire (SSD)	119	0	119	18 055	0	1 179	19 235	4 428	23 662
E. Gippsland (S)—Bairnsdale	93	0	93	15 124	0	649	15 773	3 709	19 482
E. Gippsland (S)—Orbost	19	0	19	1 980	0	284	2 264	299	2 563
E. Gippsland (S)—South-West	7	0	7	952	0	133	1 084	113	1 197
E. Gippsland (S) Bal	0	0	0	0	0	114	114	307	421
Wellington Shire (SSD)	51	0	51	5 732	0	1 717	7 449	9 127	16 577
Wellington (S)—Alberton	7	0	7	745	0	344	1 089	105	1 194
Wellington (S)—Avon	1	0	1	84	0	100	184	0	184
Wellington (S)—Maffra	7	0	7	950	0	363	1 313	964	2 277
Wellington (S)—Rosedale	23	0	23	2 178	0	552	2 731	204	2 935
Wellington (S)—Sale	13	0	13	1 775	0	358	2 133	7 854	9 987

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)	418	8	426	57 674	1 220	9 738	68 632	12 321	80 953
La Trobe Valley (SSD)	80	0	80	11 922	0	3 108	15 030	7 417	22 447
Baw Baw (S)—Pt A	13	0	13	1 656	0	310	1 966	600	2 566
Latrobe (C)—Moe	9	0	9	1 443	0	313	1 757	420	2 177
Latrobe (C)—Morwell	11	0	11	1 414	0	958	2 373	2 050	4 423
Latrobe (C)—Traralgon	45	0	45	7 118	0	1 483	8 601	4 346	12 948
Latrobe (C) Bal	2	0	2	289	0	43	333	0	333
West Gippsland (SSD)	71	0	71	11 645	0	2 308	13 953	2 051	16 004
Baw Baw (S)—Pt B East	3	0	3	340	0	117	457	0	457
Baw Baw (S)—Pt B West	68	0	68	11 305	0	2 125	13 430	2 051	15 481
Yarra Ranges (S)—Pt B	0	0	0	0	0	66	66	0	66
South Gippsland (SSD)	267	8	275	34 107	1 220	4 322	39 649	2 853	42 502
Bass Coast (S)—Phillip Is.	93	4	97	11 973	620	1 391	13 984	750	14 734
Bass Coast (S) Bal	94	4	98	12 497	600	1 249	14 346	320	14 666
South Gippsland (S)—Central	43	0	43	5 081	0	931	6 011	1 578	7 590
South Gippsland (S)—East	14	0	14	1 400	0	528	1 928	0	1 928
South Gippsland (S)—West	23	0	23	3 156	0	223	3 379	205	3 584
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	192	7	200	32 490	400	5 335	38 225	19 558	57 783
Geelong Vic	326	17	399	52 163	2 101	11 147	65 411	45 019	110 430
Warrnambool Vic	54	2	56	7 681	218	2 030	9 929	8 244	18 173
Ballarat Vic	177	13	200	29 219	1 840	5 128	36 187	13 738	49 925
Bendigo Vic	192	2	196	28 708	202	3 248	32 157	26 286	58 444
Shepparton Vic	85	0	85	13 855	0	1 743	15 598	7 538	23 136
La Trobe Valley Vic	80	0	80	11 922	0	3 108	15 030	7 417	22 447
Mildura Vic	64	104.0	168	9 939	2 348	1 082	13 368	11 494	24 862

(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 16.

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. Where it was identified by a council or other approving authority that approvals submitted from its jurisdiction were on a GST-exclusive basis, the ABS has made adjustments to the data to ensure that values were consistent with other data collected and were inclusive of GST.

EXPLANATORY NOTES

OWNERSHIP

9 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

10 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.

11 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.

12 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.

13 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.

14 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.

15 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.

16 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

17 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.

18 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.

19 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).

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

EXPLANATORY NOTES

SEASONAL ADJUSTMENT <i>continued</i>	<p>21 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.</p>
TREND ESTIMATES	<p>22 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 <i>Information Paper: A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview</i> (cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on Canberra 02 6252 6076.</p> <p>23 While the smoothing techniques described in paragraph 22 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.</p>
CHAIN VOLUME MEASURES	<p>24 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.</p> <p>25 Further information on the nature and concepts of chain volume measures is contained in the ABS publication <i>Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts</i> (cat. no. 5248.0).</p>
AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)	<p>26 Area statistics are now being classified to the <i>Australian Standard Geographical Classification (ASGC), 2002 Edition</i> (cat. no. 1216.0), effective from July 2002. Building work approved before July 2002 was classified according to the current editions of the ASGC at that time, and is presented in this publication unrevised, in the original geographical area that applied at the time of approval.</p> <p>27 Some Statistical Districts straddle state/territory boundaries. The Albury-Wodonga Statistical District lies partly in Victoria and partly in New South Wales.</p>
ABS DATA AVAILABLE ON REQUEST	<p>28 As well as the statistics included in this and related publications, the ABS may have other relevant data available on request. Inquiries should be made to the National Information and Referral Service on 1300 135 070.</p>

EXPLANATORY NOTES



RELATED PUBLICATIONS

- 29** Users may also wish to refer to the following publications:
- *Building Activity, Australia*, cat. no. 8752.0
 - *Building Approvals, Australia*, cat. no. 8731.0
 - *Building Activity, Australia: Dwelling Unit Commencements*, cat. no. 8750.0
 - *Building Activity, Victoria*, cat. no. 8752.2
 - *Construction Work Done, Australia, Preliminary*, cat. no. 8755.0
 - *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
 - *Producer Price Indexes, Australia*, cat. no. 6427.0

30 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

31 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



G L O S S A R Y

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 16.
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 16.
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. caretaker's residences) associated with a non-residential building are defined as houses.

G L O S S A R Y

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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