



BUILDING APPROVALS

VICTORIA

EMBARGO: 11:30AM (CANBERRA TIME) TUES 7 AUG 2001

JUNE KEY FIGURES

	Apr 2001	May 2001	Jun 2001
Dwelling units approved			
Original	2 475	3 668	3 334
Seasonally adjusted	2 623	3 572	3 498
Trend	3 101	3 189	3 288
.....			
	% change Mar 2001 to Apr 2001	% change Apr 2001 to May 2001	% change May 2001 to Jun 2001
Dwelling units approved			
Original	-27.1	48.2	-9.1
Seasonally adjusted	-9.6	36.2	-2.1
Trend	2.2	2.8	3.1

JUNE KEY POINTS

TREND ESTIMATES

- The trend estimate for total dwellings approved has increased for the last eight consecutive months, with June 2001 rising 3.1%, following rises of 2.2% in April and 2.8% in May.
- The trend estimate for private sector houses approved has increased in each of the last nine months with the rate of growth increasing over this period. The estimate rose 6.1% in June, following rises of 5.0% in April and 5.4% in May.

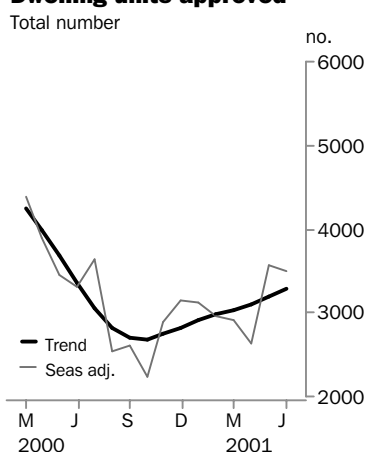
SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwellings approved fell by 9.6% in April 2001 then rose by 36.2% in May 2001. The estimate fell in June 2001 by 2.1% to 3,498.
- The seasonally adjusted estimate for private sector house approvals rose by 1.1%, 29.5% and 5.0% in April, May and June 2001 respectively.

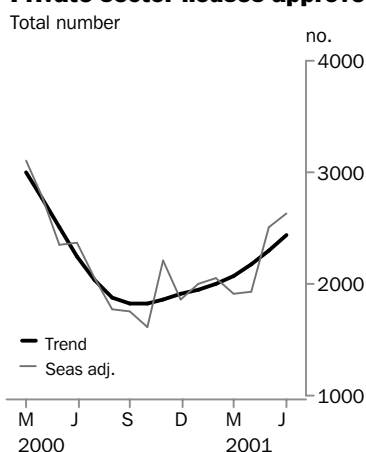
ORIGINAL ESTIMATES

- In original terms the number of dwellings approved in the June quarter 2001 increased by 3.2% from the previous quarter to 9,477.
- The total value of building work approved in the June quarter 2001 increased by 2.9% from the previous quarter to \$2,757.8 million.

Dwelling units approved



Private sector houses approved



- 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

<i>ISSUE</i>	<i>RELEASE DATE</i>
September 2001	7 November 2001
December 2001	8 February 2002

CHANGES IN THIS ISSUE

Seasonally adjusted and trend estimates to April 2001 have been revised as a result of the annual reanalysis of the seasonal factors. See paragraph 23 of the Explanatory Notes.

Users should note that the reference year for Chain Volume Measures (Table 8) has been advanced to 1999-2000 in this issue (rather than in the September issue), which has resulted in revisions to levels, but not growth rates for all periods (see paragraph 26 of the Explanatory Notes).

DATA NOTES

There are no data notes in this issue.

REVISIONS THIS MONTH

Revisions have been made to total dwelling units in this issue, as a result of receiving updated data and resolving outstanding queries.

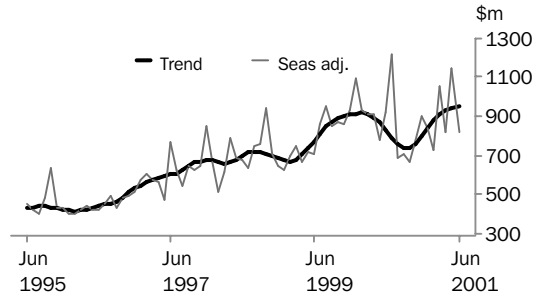
	1998-99	1999-2000	2000-01	Total
Victoria	+18	+359	-70	+307

Zia ABBASI
Regional Director, Victoria

VALUE OF BUILDING APPROVED

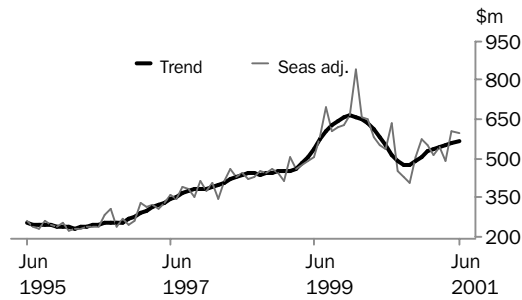
VALUE OF TOTAL BUILDING

The trend estimate of the value of total building has increased for the past nine months.



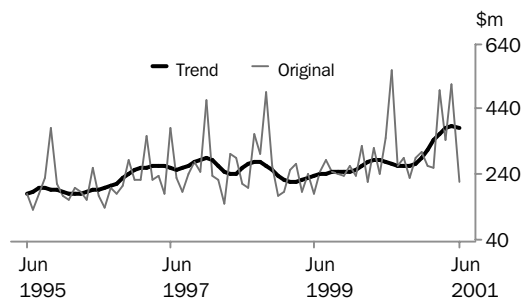
VALUE OF RESIDENTIAL BUILDING

The trend estimate of the value of residential building has increased for the past nine months.



VALUE OF NON-RESIDENTIAL BUILDING

The trend estimate of the value of non-residential building has fallen in June 2001 following eight months of continual growth.



S U M M A R Y O F 2 0 0 0 – 2 0 0 1 B U I L D I N G A P P R O V A L S

DWELLING UNITS APPROVED

The number of dwelling units approved in 1999–2000 and 2000–2001 and the percentage movement between 1999–2000 and 2000–2001 for Victoria is summarised below.

	1999–2000	2000–2001	1999–2000 to 2000–2001
	no.	no.	% change
New residential building	48 519	34 226	–29.5
Alterations and additions to residential buildings	430	370	–14.0
Conversions	919	914	–0.5
Non-residential building	265	55	–79.2
Total dwelling units	50 133	35 565	–29.1

VALUE OF BUILDING APPROVED

The value of building approved in 1999–2000 and 2000–2001 and the percentage movement between 1999–2000 and 2000–2001 for Victoria is summarised below.

	1999–2000	2000–2001	1999–2000 to 2000–2001
	\$m	\$m	% change
New residential building	6 418.0	5 111.5	–20.4
Alterations and additions creating dwellings	54.8	27.7	–49.5
Alterations and additions not creating dwellings	1 047.1	1 024.6	–2.2
Conversions	109.1	138.5	27.0
Non-residential building	3 211.8	4 058.1	26.4
Total building	10 840.8	10 360.3	–4.4

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

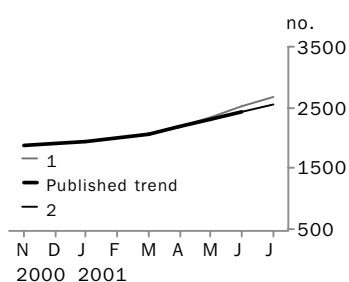
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

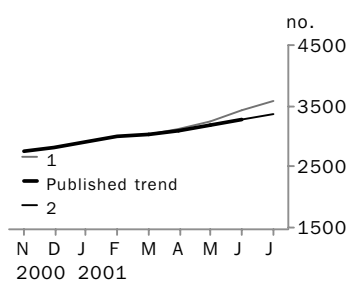
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the July seasonally adjusted estimate is higher than the June estimate by 5% for the number of private sector houses approved and 8% for total dwelling units approved; and that the July seasonally adjusted estimate is lower than the June estimate by 5% for the number of private sector houses approved and 8% for total dwelling units approved. These percentages were chosen because they represent the average absolute monthly percentage change for these series over the last ten years.

PRIVATE SECTOR HOUSES



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 5% on Jun 2001</i>		2 <i>falls by 5% on Jun 2001</i>	
	no.	% change	no.	% change	no.	% change
February 2001	2 000	2.6	1 988	2.4	1 997	2.6
March 2001	2 073	3.7	2 068	4.0	2 072	3.8
April 2001	2 177	5.0	2 191	6.0	2 179	5.2
May 2001	2 294	5.4	2 349	7.2	2 309	6.0
June 2001	2 433	6.1	2 516	7.1	2 441	5.7
July 2001	n.y.a.	n.y.a.	2 659	5.7	2 546	4.3

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 8% on Jun 2001</i>		2 <i>falls by 8% on Jun 2001</i>	
	no.	% change	no.	% change	no.	% change
February 2001	2 986	2.2	2 974	2.1	2 992	2.4
March 2001	3 033	1.6	3 027	1.8	3 036	1.5
April 2001	3 101	2.2	3 117	3.0	3 092	1.9
May 2001	3 189	2.8	3 259	4.6	3 177	2.7
June 2001	3 288	3.1	3 423	5.0	3 268	2.9
July 2001	n.y.a.	n.y.a.	3 587	4.8	3 354	2.6

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						
2000						
April	2 555	2 582	1 050	1 073	3 605	3 655
May	2 530	2 574	880	886	3 410	3 460
June	2 382	2 412	848	868	3 230	3 280
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	1 854	1 886	676	676	2 530	2 562
October	1 518	1 563	510	536	2 028	2 099
November	2 359	2 361	740	753	3 099	3 114
December	1 701	1 717	1 298	1 298	2 999	3 015
2001						
January	1 649	1 680	898	927	2 547	2 607
February	2 282	2 308	876	878	3 158	3 186
March	2 185	2 206	1 186	1 188	3 371	3 394
April	1 811	1 835	640	640	2 451	2 475
May	2 658	2 674	974	994	3 632	3 668
June	2 616	2 644	649	690	3 265	3 334
SEASONALLY ADJUSTED						
2000						
April	2 790	2 821	n.a.	n.a.	3 851	3 905
May	2 357	2 389	n.a.	n.a.	3 413	3 451
June	2 362	2 389	n.a.	n.a.	3 273	3 320
July	2 054	2 073	n.a.	n.a.	3 593	3 633
August	1 777	1 798	n.a.	n.a.	2 479	2 542
September	1 763	1 792	n.a.	n.a.	2 580	2 609
October	1 610	1 639	n.a.	n.a.	2 168	2 223
November	2 206	2 208	n.a.	n.a.	2 864	2 879
December	1 864	1 879	n.a.	n.a.	3 122	3 137
2001						
January	1 993	2 038	n.a.	n.a.	3 048	3 122
February	2 053	2 084	n.a.	n.a.	2 916	2 949
March	1 914	1 944	n.a.	n.a.	2 870	2 902
April	1 936	1 963	n.a.	n.a.	2 596	2 623
May	2 506	2 518	n.a.	n.a.	3 540	3 572
June	2 633	2 658	n.a.	n.a.	3 432	3 498
TREND ESTIMATES						
2000						
April	2 773	2 800	1 176	1 192	3 949	3 992
May	2 510	2 537	1 132	1 149	3 642	3 686
June	2 252	2 278	1 061	1 080	3 313	3 358
July	2 034	2 059	978	999	3 012	3 058
August	1 885	1 908	901	922	2 786	2 830
September	1 822	1 843	835	855	2 657	2 698
October	1 829	1 850	818	836	2 647	2 686
November	1 865	1 887	841	856	2 706	2 743
December	1 905	1 930	889	900	2 794	2 830
2001						
January	1 949	1 976	938	946	2 887	2 922
February	2 000	2 028	950	958	2 950	2 986
March	2 073	2 101	923	932	2 996	3 033
April	2 177	2 204	885	897	3 062	3 101
May	2 294	2 319	853	870	3 147	3 189
June	2 433	2 455	810	833	3 243	3 288

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)						
2000						
April	-29.9	-29.4	-19.5	-17.8	-27.2	-26.3
May	-1.0	-0.3	-16.2	-17.4	-5.4	-5.3
June	-5.8	-6.3	-3.6	-2.0	-5.3	-5.2
July	-22.7	-22.9	75.1	73.5	3.0	2.6
August	-1.8	-1.8	-40.9	-38.9	-19.2	-18.4
September	2.5	3.3	-23.0	-26.5	-5.8	-6.7
October	-18.1	-17.1	-24.6	-20.7	-19.8	-18.1
November	55.4	51.1	45.1	40.5	52.8	48.4
December	-27.9	-27.3	75.4	72.4	-3.2	-3.2
2001						
January	-3.1	-2.2	-30.8	-28.6	-15.1	-13.5
February	38.4	37.4	-2.4	-5.3	24.0	22.2
March	-4.3	-4.4	35.4	35.3	6.7	6.5
April	-17.1	-16.8	-46.0	-46.1	-27.3	-27.1
May	46.8	45.7	52.2	55.3	48.2	48.2
June	-1.6	-1.1	-33.4	-30.6	-10.1	-9.1
SEASONALLY ADJUSTED (% change from preceding month)						
2000						
April	-10.4	-9.8	n.a.	n.a.	-11.9	-11.0
May	-15.5	-15.3	n.a.	n.a.	-11.4	-11.6
June	0.2	0.0	n.a.	n.a.	-4.1	-3.8
July	-13.0	-13.2	n.a.	n.a.	9.8	9.4
August	-13.5	-13.3	n.a.	n.a.	-31.0	-30.0
September	-0.8	-0.3	n.a.	n.a.	4.1	2.6
October	-8.7	-8.5	n.a.	n.a.	-16.0	-14.8
November	37.0	34.7	n.a.	n.a.	32.1	29.5
December	-15.5	-14.9	n.a.	n.a.	9.0	8.9
2001						
January	6.9	8.5	n.a.	n.a.	-2.4	-0.5
February	3.0	2.3	n.a.	n.a.	-4.3	-5.5
March	-6.8	-6.7	n.a.	n.a.	-1.6	-1.6
April	1.1	1.0	n.a.	n.a.	-9.5	-9.6
May	29.5	28.3	n.a.	n.a.	36.4	36.2
June	5.0	5.6	n.a.	n.a.	-3.1	-2.1
TREND ESTIMATES (% change from preceding month)						
2000						
April	-7.5	-7.5	-2.2	-2.2	-6.0	-6.0
May	-9.5	-9.4	-3.7	-3.6	-7.8	-7.7
June	-10.3	-10.2	-6.3	-6.0	-9.0	-8.9
July	-9.7	-9.6	-7.8	-7.5	-9.1	-8.9
August	-7.3	-7.3	-7.9	-7.7	-7.5	-7.5
September	-3.4	-3.4	-7.3	-7.3	-4.6	-4.7
October	0.4	0.4	-2.0	-2.2	-0.4	-0.5
November	2.0	2.0	2.8	2.4	2.2	2.1
December	2.1	2.3	5.7	5.1	3.3	3.2
2001						
January	2.4	2.4	5.5	5.1	3.3	3.3
February	2.6	2.6	1.3	1.3	2.2	2.2
March	3.7	3.6	-2.8	-2.7	1.6	1.6
April	5.0	4.9	-4.1	-3.8	2.2	2.2
May	5.4	5.2	-3.6	-3.0	2.8	2.8
June	6.1	5.9	-5.0	-4.3	3.1	3.1

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					
2000					
April	436.0	112.8	548.8	323.7	872.5
May	460.3	103.5	563.8	240.2	804.0
June	429.7	111.6	541.3	350.7	892.0
July	465.2	125.7	590.9	560.1	1 151.0
August	370.0	104.9	474.9	267.7	742.7
September	346.1	73.0	419.1	292.9	712.0
October	291.3	108.0	399.3	228.7	628.1
November	438.5	97.8	536.3	290.4	826.7
December	470.0	79.4	549.4	311.7	861.1
2001					
January	387.3	73.2	460.5	266.8	727.3
February	450.3	89.4	539.7	257.8	797.6
March	528.5	126.1	654.6	501.5	1 156.2
April	369.3	78.8	448.0	346.9	794.9
May	529.0	116.7	645.7	517.2	1 162.9
June	466.0	117.7	583.7	216.2	800.0
SEASONALLY ADJUSTED					
2000					
April	466.9	115.1	581.9	n.a.	907.2
May	448.1	101.7	549.8	n.a.	775.7
June	428.0	110.9	538.9	n.a.	921.6
July	497.7	137.7	635.4	n.a.	1 218.8
August	356.8	96.5	453.2	n.a.	691.2
September	354.1	72.9	426.9	n.a.	707.8
October	313.4	93.2	406.7	n.a.	672.0
November	410.8	92.6	503.4	n.a.	775.4
December	478.1	97.5	575.7	n.a.	898.1
2001					
January	458.4	90.3	548.7	n.a.	844.5
February	422.1	93.6	515.8	n.a.	727.9
March	434.4	108.9	543.3	n.a.	1 058.8
April	412.5	75.2	487.7	n.a.	823.9
May	495.9	113.1	609.0	n.a.	1 142.9
June	468.7	126.4	595.1	n.a.	816.8
TREND ESTIMATES					
2000					
April	504.4	107.2	611.6	285.2	896.8
May	473.0	110.1	583.1	286.2	869.3
June	439.0	110.4	549.4	280.4	829.8
July	407.9	107.6	515.6	272.0	787.5
August	386.2	102.3	488.6	267.4	756.0
September	377.7	96.1	473.8	263.9	737.7
October	383.2	91.8	475.0	265.0	740.1
November	397.3	90.3	487.6	271.0	758.6
December	416.1	90.5	506.6	288.9	795.5
2001					
January	433.4	92.5	526.0	316.3	842.2
February	443.2	94.9	538.1	343.4	881.5
March	446.4	97.4	543.8	367.1	910.9
April	449.9	101.3	551.2	382.0	933.2
May	454.8	106.3	561.1	386.6	947.7
June	459.7	111.5	571.1	381.4	952.5

(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)					
2000					
April	-34.6	9.0	-28.7	49.9	-11.5
May	5.6	-8.2	2.7	-25.8	-7.9
June	-6.6	7.8	-4.0	46.0	10.9
July	8.3	12.6	9.2	59.7	29.0
August	-20.5	-16.5	-19.6	-52.2	-35.5
September	-6.5	-30.4	-11.7	9.4	-4.1
October	-15.8	47.9	-4.7	-21.9	-11.8
November	50.5	-9.4	34.3	27.0	31.6
December	7.2	-18.8	2.4	7.3	4.2
2001					
January	-17.6	-7.8	-16.2	-14.4	-15.5
February	16.3	22.1	17.2	-3.4	9.7
March	17.4	41.1	21.3	94.5	45.0
April	-30.1	-37.5	-31.6	-30.8	-31.2
May	43.2	48.1	44.1	49.1	46.3
June	-11.9	0.9	-9.6	-58.2	-31.2
SEASONALLY ADJUSTED (% change from preceding month)					
2000					
April	-17.5	28.5	-11.2	n.a.	-1.0
May	-4.0	-11.6	-5.5	n.a.	-14.5
June	-4.5	9.0	-2.0	n.a.	18.8
July	16.3	24.2	17.9	n.a.	32.2
August	-28.3	-29.9	-28.7	n.a.	-43.3
September	-0.8	-24.5	-5.8	n.a.	2.4
October	-11.5	27.8	-4.7	n.a.	-5.1
November	31.1	-0.6	23.8	n.a.	15.4
December	16.4	5.3	14.4	n.a.	15.8
2001					
January	-4.1	-7.4	-4.7	n.a.	-6.0
February	-7.9	3.7	-6.0	n.a.	-13.8
March	2.9	16.3	5.3	n.a.	45.5
April	-5.0	-30.9	-10.2	n.a.	-22.2
May	20.2	50.4	24.9	n.a.	38.7
June	-5.5	11.8	-2.3	n.a.	-28.5
TREND ESTIMATES (% change from preceding month)					
2000					
April	-5.1	3.8	-3.7	2.6	-1.8
May	-6.2	2.7	-4.7	0.4	-3.1
June	-7.2	0.3	-5.8	-2.0	-4.5
July	-7.1	-2.5	-6.2	-3.0	-5.1
August	-5.3	-4.9	-5.2	-1.7	-4.0
September	-2.2	-6.1	-3.0	-1.3	-2.4
October	1.5	-4.5	0.3	0.4	0.3
November	3.7	-1.6	2.7	2.3	2.5
December	4.7	0.2	3.9	6.6	4.9
2001					
January	4.2	2.2	3.8	9.5	5.9
February	2.3	2.6	2.3	8.6	4.7
March	0.7	2.6	1.1	6.9	3.3
April	0.8	4.0	1.4	4.1	2.4
May	1.1	4.9	1.8	1.2	1.6
June	1.1	4.9	1.8	-1.3	0.5

(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)						
1998-1999	28 701	8 511	264	1 090	257	38 823
1999-2000	35 967	11 765	416	914	262	49 324
2000-2001	24 233	9 524	370	914	53	35 094
2000						
June	2 378	748	15	71	18	3 230
July	1 837	1 014	8	459	9	3 327
August	1 803	709	20	151	4	2 687
September	1 852	647	19	8	4	2 530
October	1 513	450	47	14	4	2 028
November	2 358	606	90	41	4	3 099
December	1 694	1 245	32	25	3	2 999
2001						
January	1 644	870	26	3	4	2 547
February	2 276	856	17	5	4	3 158
March	2 178	1 059	30	96	8	3 371
April	1 807	617	16	5	6	2 451
May	2 655	907	51	18	1	3 632
June	2 616	544	14	89	2	3 265
PUBLIC SECTOR (Number)						
1998-1999	544	350	3	2	0	899
1999-2000	507	280	14	5	3	809
2000-2001	275	194	0	0	2	471
2000						
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
2001						
January	31	27	0	0	2	60
February	26	2	0	0	0	28
March	21	2	0	0	0	23
April	24	0	0	0	0	24
May	16	20	0	0	0	36
June	28	41	0	0	0	69
TOTAL (Number)						
1998-1999	29 245	8 861	267	1 092	257	39 722
1999-2000	36 474	12 045	430	919	265	50 133
2000-2001	24 508	9 718	370	914	55	35 565
2000						
June	2 408	767	15	71	19	3 280
July	1 854	1 035	8	459	9	3 365
August	1 820	751	20	151	4	2 746
September	1 884	647	19	8	4	2 562
October	1 558	476	47	14	4	2 099
November	2 360	619	90	41	4	3 114
December	1 710	1 245	32	25	3	3 015
2001						
January	1 675	897	26	3	6	2 607
February	2 302	858	17	5	4	3 186
March	2 199	1 061	30	96	8	3 394
April	1 831	617	16	5	6	2 475
May	2 671	927	51	18	1	3 668
June	2 644	585	14	89	2	3 334

(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)								
1998-1999	3 462.9	1 021.8	31.4	775.1	108.9	5 400.1	2 262.5	7 662.6
1999-2000	4 779.6	1 573.3	54.3	1 004.7	108.2	7 520.1	2 618.8	10 138.9
2000-2001	3 535.0	1 528.2	27.7	924.9	138.5	6 154.2	3 045.9	9 200.2
2000								
June	326.6	99.3	2.4	94.9	9.8	532.9	324.2	857.1
July	261.7	200.4	0.8	60.3	62.7	585.8	310.3	896.1
August	266.3	98.4	1.2	71.2	21.6	458.9	219.0	677.9
September	260.5	82.3	1.4	68.4	2.0	414.6	226.9	641.5
October	219.2	64.8	5.4	89.1	1.8	380.2	188.6	568.8
November	346.5	91.0	6.2	87.7	3.1	534.6	226.5	761.0
December	248.8	218.7	2.8	64.0	3.5	537.8	280.1	817.9
2001								
January	240.9	140.5	1.7	62.4	0.2	445.7	181.5	627.3
February	328.1	118.1	1.8	71.1	1.7	520.9	202.7	723.6
March	320.6	204.3	2.3	93.3	21.4	641.9	323.0	964.9
April	260.6	105.5	1.1	67.6	0.6	435.4	307.3	742.6
May	391.0	134.3	1.1	98.2	1.9	626.6	404.8	1 031.4
June	390.7	69.9	1.8	91.5	18.0	571.9	175.2	747.1
PUBLIC SECTOR (\$ million)								
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	593.0	701.9
2000-2001	33.6	14.7	0.0	99.7	0.0	148.0	1 012.2	1 160.2
2000								
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	249.9	254.9
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	66.1	70.5
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
2001								
January	3.7	2.2	0.0	8.9	0.0	14.7	85.3	100.0
February	3.9	0.1	0.0	14.8	0.0	18.8	55.1	73.9
March	3.5	0.2	0.0	9.1	0.0	12.8	178.5	191.3
April	3.1	0.0	0.0	9.6	0.0	12.7	39.6	52.3
May	1.7	2.0	0.0	15.4	0.0	19.1	112.4	131.5
June	2.6	2.9	0.0	6.4	0.0	11.9	41.0	52.9
TOTAL (\$ million)								
1998-1999	3 507.7	1 044.2	31.8	810.4	109.0	5 503.1	3 125.7	8 628.8
1999-2000	4 825.1	1 592.9	54.8	1 047.1	109.1	7 629.0	3 211.8	10 840.8
2000-2001	3 568.5	1 542.9	27.7	1 024.6	138.5	6 302.2	4 058.1	10 360.3
2000								
June	329.2	100.5	2.4	99.5	9.8	541.3	350.7	892.0
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	263.8	82.3	1.4	69.6	2.0	419.1	292.9	712.0
October	224.7	66.6	5.4	100.9	1.8	399.3	228.7	628.1
November	346.7	91.8	6.2	88.5	3.1	536.3	290.4	826.7
December	251.3	218.7	2.8	73.1	3.5	549.4	311.7	861.1
2001								
January	244.6	142.7	1.7	71.2	0.2	460.5	266.8	727.3
February	332.0	118.3	1.8	85.9	1.7	539.7	257.8	797.6
March	324.0	204.5	2.3	102.4	21.4	654.6	501.5	1 156.2
April	263.7	105.5	1.1	77.1	0.6	448.0	346.9	794.9
May	392.7	136.3	1.1	113.7	1.9	645.7	517.2	1 162.9
June	393.2	72.8	1.8	97.9	18.0	583.7	216.2	800.0

(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										
1998-1999	29 245	2 484	2 415	4 899	679	454	2 829	3 962	8 861	38 106
1999-2000	36 474	2 669	3 323	5 992	760	453	4 840	6 053	12 045	48 519
2000-2001	24 508	2 219	2 124	4 343	337	656	4 382	5 375	9 718	34 226
2000										
April	2 574	225	320	545	62	18	174	254	799	3 373
May	2 566	195	184	379	66	69	304	439	818	3 384
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	1 884	136	130	266	2	35	344	381	647	2 531
October	1 558	150	145	295	10	0	171	181	476	2 034
November	2 360	185	149	334	17	67	201	285	619	2 979
December	1 710	171	173	344	34	137	730	901	1 245	2 955
2001										
January	1 675	159	141	300	33	12	552	597	897	2 572
February	2 302	169	242	411	9	52	386	447	858	3 160
March	2 199	194	231	425	44	23	569	636	1 061	3 260
April	1 831	135	158	293	18	4	302	324	617	2 448
May	2 671	332	202	534	23	45	325	393	927	3 598
June	2 644	207	200	407	53	79	46	178	585	3 229
VALUE (\$ million)										
1998-1999	3 507.8	194.3	261.4	455.2	60.2	64.3	464.2	588.8	1 044.2	4 552.0
1999-2000	4 825.0	230.4	369.1	599.3	78.0	65.0	850.3	993.4	1 592.8	6 418.0
2000-2001	3 568.4	195.0	282.1	477.3	40.2	110.1	915.4	1 065.8	1 543.0	5 111.5
2000										
April	346.0	19.4	33.3	52.7	9.3	3.1	24.9	37.3	90.0	436.0
May	352.0	20.6	21.6	42.2	4.5	8.0	53.4	66.0	108.3	460.3
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	263.8	12.5	18.6	31.1	0.3	3.7	47.2	51.2	82.3	346.1
October	224.7	12.7	18.5	31.2	1.6	0.0	33.8	35.4	66.6	291.3
November	346.7	14.7	18.4	33.1	2.7	8.4	47.6	58.7	91.8	438.5
December	251.3	13.6	22.1	35.7	2.4	17.3	163.3	183.0	218.7	470.0
2001										
January	244.6	14.6	21.3	35.9	2.1	3.4	101.3	106.8	142.7	387.3
February	332.0	15.3	27.9	43.2	1.9	11.8	61.3	75.1	118.3	450.3
March	324.0	17.0	27.3	44.4	4.0	7.6	148.5	160.1	204.5	528.5
April	263.7	11.5	23.9	35.5	1.7	1.2	67.2	70.1	105.5	369.3
May	392.7	30.1	27.7	57.8	5.0	5.1	68.4	78.5	136.3	529.0
June	393.2	20.0	29.9	49.9	7.7	9.0	6.2	22.9	72.8	466.0

(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	3 453.9	858.2	4 314.0	947.4	5 261.4	3 296.8	8 581.1
1998-1999	3 771.3	1 122.5	4 893.9	1 024.4	5 918.2	3 257.7	9 192.8
1999-2000	4 825.0	1 592.8	6 418.1	1 211.0	7 629.1	3 211.8	10 840.8
1999							
December	1 317.6	318.3	1 636.0	300.2	1 936.2	749.2	2 684.0
2000							
March	1 305.7	571.7	1 877.5	280.6	2 158.2	772.1	2 927.3
June	986.1	281.2	1 267.3	315.4	1 582.6	897.8	2 485.3
September	701.7	348.6	1 050.4	268.3	1 318.7	1 089.3	2 408.0
December	722.3	337.2	1 059.4	250.9	1 310.3	799.8	2 110.1
2001							
March	781.3	413.9	1 195.2	251.0	1 446.2	982.1	2 428.2
ORIGINAL (% change from preceding quarter)							
1999							
December	8.4	-24.5	-0.1	-4.6	-0.8	-5.5	-2.2
2000							
March	-0.9	79.6	14.8	-6.5	11.5	3.1	9.1
June	-24.5	-50.8	-32.5	12.4	-26.7	16.3	-15.1
September	-28.8	24.0	-17.1	-14.9	-16.7	21.3	-3.1
December	2.9	-3.3	0.9	-6.5	-0.6	-26.6	-12.4
2001							
March	8.2	22.7	12.8	0.0	10.4	22.8	15.1

(a) Reference year for chain volume measures is 1999-2000. (b) Refer to Explanatory Notes paragraph 18.
Refer to Explanatory Notes paragraph 26-27.

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												
2001												
April	10	1.0	59	5.1	27	2.6	47	5.5	21	2.0	21	2.1
May	6	0.6	81	7.0	25	2.8	64	6.7	37	4.5	16	1.8
June	10	0.9	92	8.2	16	1.6	59	6.0	34	3.0	36	3.8
Value—\$200,000—\$499,999												
2001												
April	2	0.8	27	7.6	13	3.9	25	7.5	17	4.9	11	3.6
May	6	2.1	15	4.8	10	2.7	28	8.6	19	5.5	9	2.9
June	2	0.7	18	5.3	20	6.8	23	7.4	10	3.2	10	3.1
Value—\$500,000—\$999,999												
2001												
April	4	3.5	5	3.5	8	4.9	9	5.7	8	6.2	4	2.8
May	2	1.0	6	4.8	3	2.8	10	5.8	11	8.1	8	6.2
June	4	2.8	5	2.9	7	4.5	8	5.3	10	6.4	6	5.0
Value—\$1,000,000—\$4,999,999												
2001												
April	0	0.0	8	21.2	3	5.3	6	16.0	4	10.8	3	7.8
May	1	1.0	7	18.2	5	8.7	14	24.8	11	22.3	11	24.4
June	0	0.0	9	17.6	3	4.5	11	20.7	9	15.8	6	11.3
Value—\$5,000,000 and over												
2001												
April	0	0.0	3	94.9	0	0.0	2	12.0	3	19.1	0	0.0
May	0	0.0	3	100.7	0	0.0	2	17.8	2	17.0	1	5.0
June	0	0.0	1	7.3	0	0.0	0	0.0	1	8.0	0	0.0
Value—Total												
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	1 551	560.3	848	367.5	1 192	539.3	971	518.4	550	410.6
2000-2001	134	95.3	1 469	774.2	608	236.2	1 239	664.2	787	460.4	744	829.3
2001												
April	16	5.3	102	132.4	51	16.7	89	46.7	53	43.0	39	16.3
May	15	4.7	112	135.5	43	17.0	118	63.7	80	57.5	45	40.3
June	16	4.5	125	41.4	46	17.4	101	39.4	64	36.4	58	23.3

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										
2001										
April	1	0.2	13	1.6	7	0.7	12	1.5	218	22.3
May	3	0.4	11	1.0	14	1.2	22	1.9	279	27.8
June	3	0.2	7	0.8	11	1.0	22	1.6	290	27.2
Value—\$200,000—\$499,999										
2001										
April	2	0.6	10	2.8	3	1.0	5	2.0	115	34.6
May	4	1.3	7	2.2	6	2.0	2	0.6	106	32.7
June	0	0.0	9	3.1	1	0.4	5	1.6	98	31.7
Value—\$500,000—\$999,999										
2001										
April	1	0.5	2	1.6	1	1.0	0	0.0	42	29.7
May	0	0.0	1	0.6	1	0.6	2	1.3	44	31.1
June	2	1.7	5	3.4	2	1.4	2	1.6	51	35.0
Value—\$1,000,000—\$4,999,999										
2001										
April	0	0.0	9	20.1	1	1.0	2	3.1	36	85.4
May	3	4.9	5	8.5	1	1.2	4	8.1	62	122.2
June	0	0.0	3	7.6	4	9.1	5	11.9	50	98.6
Value—\$5,000,000 and over										
2001										
April	0	0.0	2	42.9	0	0.0	1	5.9	11	174.9
May	0	0.0	5	140.4	2	10.2	1	12.2	16	303.4
June	0	0.0	1	8.3	0	0.0	0	0.0	3	23.7
Value—Total										
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	326	117.1	6 291	3 211.7
2000-2001	66	22.2	256	448.2	285	236.3	328	291.4	5 916	4 057.9
2001										
April	4	1.3	36	68.9	12	3.6	20	12.5	422	346.9
May	10	6.6	29	152.7	24	15.2	31	24.1	507	517.2
June	5	1.9	25	23.2	18	12.0	34	16.7	492	216.2

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)											
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	554.2	366.0	474.9	505.4	171.0	26.5	180.4	93.0	79.6	2 618.8
2000-2001	87.2	766.2	233.7	608.1	440.8	217.6	22.2	292.0	131.4	246.8	3 045.9
2000											
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	141.0	310.3
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	62.0	25.2	36.7	36.5	18.4	0.7	17.0	18.5	9.8	226.9
October	8.4	36.8	10.7	51.4	21.0	24.6	0.9	8.1	19.8	6.9	188.6
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	108.9	15.4	40.0	2.0	24.7	9.9	4.7	280.1
2001											
January	26.9	20.4	13.1	33.2	42.6	19.7	0.4	13.5	5.0	6.7	181.5
February	1.4	44.3	16.6	82.2	28.8	11.0	0.1	9.7	6.1	2.4	202.7
March	2.1	112.3	22.1	49.1	40.9	17.9	1.6	19.6	35.6	21.8	323.0
April	0.7	132.3	16.7	43.4	43.0	9.3	1.3	49.1	1.6	9.8	307.3
May	3.7	134.1	15.9	52.0	53.1	17.1	6.6	95.9	2.8	23.5	404.8
June	4.0	38.4	17.3	37.7	36.0	11.7	1.9	15.3	6.1	6.9	175.2
PUBLIC SECTOR (\$ million)											
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	37.4	593.0
2000-2001	8.1	8.1	2.6	56.1	19.7	611.8	0.0	156.3	105.0	44.5	1 012.2
2000											
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	1.6	249.9
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	34.5	0.0	1.8	14.1	11.8	66.1
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
2001											
January	0.8	0.3	0.3	3.7	5.7	49.6	0.0	18.3	1.9	4.6	85.3
February	0.1	0.0	0.4	4.8	0.2	28.8	0.0	17.3	1.7	1.8	55.1
March	0.1	0.1	0.0	9.0	1.8	132.4	0.0	5.6	26.8	2.8	178.5
April	4.6	0.1	0.1	3.3	0.1	7.1	0.0	19.8	2.0	2.7	39.6
May	1.0	1.4	1.0	11.7	4.4	23.2	0.0	56.8	12.4	0.6	112.4
June	0.5	3.0	0.1	1.7	0.4	11.6	0.0	7.9	5.9	9.8	41.0
TOTAL (\$ million)											
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	560.3	367.5	539.4	518.5	410.8	26.5	343.1	159.5	117.0	3 211.8
2000-2001	95.3	774.2	236.3	664.2	460.5	829.5	22.2	448.2	236.4	291.4	4 058.1
2000											
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	62.2	25.3	38.2	38.6	52.9	0.7	18.9	32.5	21.6	292.9
October	8.8	37.1	11.3	53.6	23.8	53.4	0.9	9.8	21.7	8.3	228.7
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	111.7	15.4	54.4	2.0	34.1	12.6	6.8	311.7
2001											
January	27.7	20.8	13.4	36.9	48.3	69.2	0.4	31.8	6.9	11.3	266.8
February	1.5	44.3	17.0	87.0	29.0	39.8	0.1	27.0	7.8	4.2	257.8
March	2.2	112.3	22.1	58.2	42.7	150.3	1.6	25.2	62.4	24.5	501.5
April	5.3	132.4	16.7	46.7	43.0	16.3	1.3	68.9	3.6	12.5	346.9
May	4.7	135.5	17.0	63.7	57.5	40.3	6.6	152.7	15.2	24.1	517.2
June	4.5	41.4	17.4	39.4	36.4	23.3	1.9	23.2	12.0	16.7	216.2

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

Period	DWELLINGS (no.)			VALUE (\$'000)					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR									
1999-2000	25 931	11 160	38 611	3 573 973	1 517 367	988 607	6 079 948	2 223 443	8 303 391
2000-2001	17 234	8 969	27 493	2 608 574	1 465 287	916 113	4 989 974	2 657 262	7 647 236
2000									
June	1 747	687	2 536	250 378	94 465	90 861	435 704	283 154	718 857
July	1 367	952	2 790	203 442	192 248	113 383	509 073	284 829	793 902
August	1 290	658	2 118	200 476	90 717	81 011	372 203	192 998	565 201
September	1 361	559	1 950	198 533	74 985	56 038	329 556	179 274	508 830
October	957	423	1 442	145 963	61 816	79 959	287 738	146 968	434 706
November	1 730	571	2 436	267 383	87 958	82 453	437 794	194 799	632 593
December	1 175	1 201	2 423	178 664	214 815	58 268	451 748	240 183	691 931
2001									
January	1 120	863	2 012	170 362	139 882	51 960	362 205	157 901	520 106
February	1 664	826	2 514	245 200	114 691	61 736	421 627	183 105	604 732
March	1 553	1 029	2 710	233 164	200 189	98 142	531 495	276 978	808 472
April	1 245	584	1 851	188 527	100 515	55 170	344 211	282 213	626 424
May	1 889	798	2 756	288 358	123 374	83 552	495 284	370 723	866 007
June	1 883	505	2 491	288 503	64 098	94 440	447 041	147 292	594 333
PUBLIC SECTOR									
1999-2000	395	216	629	35 716	15 361	30 752	81 829	427 454	509 283
2000-2001	226	152	378	27 206	11 083	74 301	112 589	810 633	923 222
2000									
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	235 644	240 187
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	36 969	41 301
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
2001									
January	24	27	51	2 721	2 178	7 051	11 950	67 846	79 796
February	23	2	25	3 196	140	12 135	15 471	49 623	65 094
March	17	2	19	2 695	180	8 574	11 449	157 625	169 073
April	19	0	19	2 522	0	8 141	10 663	27 090	37 754
May	15	0	15	1 476	0	13 587	15 063	80 418	95 481
June	14	41	55	1 504	2 905	1 764	6 174	25 770	31 944
TOTAL									
1999-2000	26 326	11 376	39 240	3 609 689	1 532 728	1 019 360	6 161 777	2 650 898	8 812 674
2000-2001	17 460	9 121	27 871	2 635 780	1 476 370	990 414	5 102 563	3 467 895	8 570 458
2000									
June	1 771	706	2 579	252 446	95 657	93 259	441 362	305 370	746 732
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	1 393	559	1 982	201 788	74 985	57 114	333 888	216 243	550 130
October	999	449	1 510	150 865	63 601	87 343	301 808	178 312	480 120
November	1 732	584	2 451	267 592	88 810	82 788	439 190	237 917	677 107
December	1 186	1 201	2 434	180 361	214 815	63 189	458 366	260 571	718 937
2001									
January	1 144	890	2 063	173 084	142 060	59 012	374 155	225 746	599 901
February	1 687	828	2 539	248 396	114 831	73 871	437 098	232 729	669 826
March	1 570	1 031	2 729	235 858	200 369	106 716	542 943	434 602	977 546
April	1 264	584	1 870	191 049	100 515	63 311	354 875	309 303	664 178
May	1 904	798	2 771	289 834	123 374	97 139	510 347	451 141	961 487
June	1 897	546	2 546	290 007	67 003	96 204	453 215	173 063	626 277

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

(b) Refer to the Explanatory Notes paragraph 18.

BUILDING APPROVED IN STATISTICAL AREAS—Jun Qtr 2001

	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	7 146	2 129	9 477	1 049 659	314 571	313 216	1 677 445	1 080 336	2 757 782
Melbourne (SD)	5 065	1 928	7 187	770 890	290 892	256 654	1 318 436	933 506	2 251 942
Inner Melbourne (SSD)	71	747	978	21 986	157 716	64 778	244 480	402 878	647 359
Melbourne (C)–Inner	0	341	343	0	68 092	1 686	69 778	69 739	139 517
Melbourne (C)–S'bank–D'lands	0	0	0	0	0	596	596	5 024	5 621
Melbourne (C)–Remainder	20	10	30	6 678	1 625	11 468	19 771	63 261	83 033
Port Phillip (C)–St Kilda	10	41	64	1 844	6 291	5 781	13 916	3 951	17 866
Port Phillip (C)–West	7	266	318	1 605	63 613	8 270	73 488	24 344	97 832
Stonnington (C)–Prahran	17	40	67	8 836	9 805	9 332	27 973	75 614	103 587
Yarra (C)–North	6	18	112	980	3 620	24 009	28 609	7 893	36 502
Yarra (C)–Richmond	11	31	44	2 043	4 670	3 636	10 349	153 052	163 401
Western Melbourne (SSD)	429	186	619	60 495	20 393	22 638	103 526	74 529	178 056
Brimbank (C)–Keilor	138	56	194	15 753	5 525	995	22 274	8 266	30 540
Brimbank (C)–Sunshine	116	24	140	16 290	1 924	676	18 890	17 231	36 121
Hobsons Bay (C)–Altona	38	18	56	4 869	1 846	1 447	8 162	15 026	23 188
Hobsons Bay (C)–Williamstown	37	14	51	7 189	1 848	3 311	12 349	1 000	13 349
Maribyrnong (C)	61	25	87	9 631	2 035	4 372	16 037	21 179	37 217
Moonee Valley (C)–Essendon	18	40	58	3 269	6 230	10 647	20 147	3 448	23 594
Moonee Valley (C)–West	21	9	33	3 493	986	1 189	5 668	8 379	14 047
Melton–Wyndham (SSD)	764	47	811	108 806	3 064	2 190	114 060	35 642	149 702
Melton (S)–East	341	10	351	45 924	841	252	47 017	3 372	50 389
Melton (S) Balance	49	26	75	6 954	1 300	815	9 069	5 891	14 961
Wyndham (C)–North West	16	0	16	2 474	0	0	2 474	350	2 824
Wyndham (C)–Werribee	127	9	136	17 725	738	1 041	19 504	4 543	24 047
Wyndham (C)–Balance	231	2	233	35 729	185	81	35 995	21 486	57 481
Moreland City (SSD)	87	74	165	13 201	7 627	7 915	28 743	957	29 700
Moreland (C)–Brunswick	8	30	42	1 509	3 395	3 744	8 649	415	9 064
Moreland (C)–Coburg	26	26	52	3 468	2 327	2 798	8 593	292	8 885
Moreland (C)–North	53	18	71	8 224	1 905	1 373	11 502	250	11 752
Northern Middle Melbourne (SSD)	139	106	251	21 371	11 378	15 638	48 387	20 508	68 895
Banyule (C)–Heidelberg	33	37	70	5 699	3 880	4 357	13 936	4 516	18 452
Banyule (C)–North	37	13	50	5 668	1 283	2 470	9 421	3 730	13 151
Darebin (C)–Northcote	20	16	41	2 500	2 057	4 604	9 161	5 221	14 382
Darebin (C)–Preston	49	40	90	7 504	4 158	4 207	15 869	7 041	22 911
Hume City (SSD)	344	17	361	50 435	1 574	3 000	55 009	39 219	94 228
Hume (C)–Broadmeadows	30	8	38	3 146	647	1 105	4 898	11 431	16 329
Hume (C)–Craigieburn	231	6	237	34 453	639	835	35 927	25 841	61 768
Hume (C)–Sunbury	83	3	86	12 835	288	1 061	14 184	1 948	16 132
Northern Outer Melbourne (SSD)	297	49	346	43 137	4 170	5 545	52 852	13 152	66 004
Nillumbik (S)–South	14	0	14	2 833	0	838	3 672	1 090	4 762
Nillumbik (S)–South-West	21	0	21	4 562	0	924	5 486	300	5 786
Nillumbik (S)–Balance	7	0	7	1 397	0	971	2 368	130	2 498
Whittlesea (C)–North	133	4	137	15 744	355	672	16 770	4 426	21 196
Whittlesea (C)–South	122	45	167	18 600	3 815	2 140	24 555	7 206	31 761
Boroondara City (SSD)	86	44	135	25 133	7 678	26 869	59 680	20 777	80 457
Boroondara (C)–Camberwell N.	36	20	56	10 204	3 678	5 575	19 457	12 396	31 853
Boroondara (C)–Camberwell S.	24	22	50	5 692	3 500	10 155	19 347	3 609	22 956
Boroondara (C)–Hawthorn	14	2	16	5 160	500	4 941	10 602	847	11 448
Boroondara (C)–Kew	12		13	4 076		6 198	10 275	3 926	14 200

	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)	336	227	570	55 913	28 357	21 474	105 744	46 309	152 053
Manningham (C)–East	9	0	9	1 997	0	1 761	3 758	2 915	6 673
Manningham (C)–West	77	104	181	14 437	12 435	2 948	29 820	7 904	37 724
Monash (C)–South West	29	9	45	3 485	904	3 052	7 440	5 275	12 715
Monash (C)–Waverley East	20	6	26	4 207	1 076	1 726	7 008	3 076	10 084
Monash (C)–Waverley West	66	37	103	11 018	4 657	2 929	18 604	14 528	33 133
Whitehorse (C)–Box Hill	76	53	129	11 878	7 235	3 275	22 389	3 311	25 700
Whitehorse (C)–Nunawading E.	47	14	61	7 038	1 630	2 190	10 858	1 020	11 878
Whitehorse (C)–Nunawading W.	12	4	16	1 854	420	3 594	5 867	8 280	14 147
Eastern Outer Melbourne (SSD)	298	37	336	46 285	3 226	8 603	58 113	116 559	174 672
Knox (C)–North	79	14	94	11 815	1 452	4 059	17 326	99 856	117 182
Knox (C)–South	132	0	132	22 577	0	1 079	23 656	6 090	29 746
Maroondah (C)–Croydon	48	21	69	7 065	1 581	1 657	10 303	6 898	17 201
Maroondah (C)–Ringwood	39	2	41	4 828	193	1 808	6 829	3 715	10 544
Yarra Ranges Shire Part A (SSD)	169	20	189	24 076	1 309	6 371	31 756	11 455	43 211
Yarra Ranges (S)–Central	15	4	19	1 964	340	358	2 661	1 421	4 082
Yarra Ranges (S)–North	23	3	26	2 849	180	551	3 580	521	4 101
Yarra Ranges (S)–South-West	131	13	144	19 264	789	5 462	25 515	9 513	35 028
Southern Melbourne (SSD)	426	223	655	81 938	32 304	43 129	157 372	69 642	227 014
Bayside (C)–Brighton	39	15	56	11 860	3 565	7 298	22 722	21 543	44 265
Bayside (C)–South	64	25	89	13 429	4 714	7 507	25 649	5 986	31 636
Glen Eira (C)–Caulfield	52	71	124	10 417	7 636	7 432	25 485	2 551	28 036
Glen Eira (C)–South	40	13	55	5 876	1 747	4 950	12 573	665	13 238
Kingston (C)–North	89	34	124	15 138	4 995	3 607	23 740	15 200	38 940
Kingston (C)–South	106	30	136	14 215	2 832	1 992	19 039	1 610	20 649
Stonnington (C)–Malvern	36	35	71	11 005	6 815	10 343	28 163	22 086	50 249
Greater Dandenong City (SSD)	35	20	55	4 533	1 666	3 451	9 651	29 596	39 246
Gr. Dandenong (C)–Dandenong	10	15	25	1 159	1 306	1 468	3 932	15 574	19 506
Gr. Dandenong (C)–Balance	25	5	30	3 375	360	1 984	5 718	14 022	19 740
Southern Eastern Outer Melbourne (SSD)	937	18	955	120 840	1 536	8 510	130 886	24 868	155 754
Cardinia (S)–North	27	0	27	3 375	0	1 465	4 840	560	5 400
Cardinia (S)–Pakenham	109	4	113	15 017	338	659	16 014	1 354	17 368
Cardinia (S)–South	5	0	5	447	0	128	575	443	1 019
Casey (C)–Berwick	468	8	476	62 607	770	2 362	65 739	8 538	74 277
Casey (C)–Cranbourne	269	2	271	29 474	138	1 258	30 869	3 662	34 531
Casey (C)–Hallam	48	4	52	7 988	290	2 154	10 432	9 648	20 081
Casey (C)–South	11	0	11	1 931	0	485	2 416	662	3 078
Frankston City (SSD)	208	78	286	26 712	5 329	4 192	36 232	14 136	50 368
Frankston (C)–East	132	51	183	17 526	3 530	1 220	22 276	1 453	23 729
Frankston (C)–West	76	27	103	9 186	1 799	2 971	13 956	12 683	26 639
Mornington Peninsula Shire (SSD)	439	35	475	66 029	3 565	12 350	81 944	13 279	95 223
Mornington P'sula (S)–East	97	0	97	13 583	0	1 461	15 044	3 690	18 734
Mornington P'sula (S)–South	188	23	212	28 739	1 658	6 972	37 370	4 037	41 407
Mornington P'sula (S)–West	154	12	166	23 706	1 907	3 917	29 530	5 553	35 083

	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)	601	70	673	85 721	9 112	15 133	109 966	22 567	132 533
Greater Geelong City Part A (SSD)	297	27	324	39 071	2 987	7 116	49 175	11 939	61 114
Bellarine-Inner	73	0	73	8 571	0	481	9 052	764	9 816
Corio-Inner	93	10	103	11 665	789	1 908	14 362	3 469	17 832
Geelong	11	3	14	1 703	620	1 224	3 548	4 571	8 118
Geelong West	9	2	11	803	180	997	1 980	0	1 980
Newton	9	4	13	1 686	690	1 804	4 180	100	4 280
South Barwon-Inner	102	8	110	14 643	708	702	16 053	3 034	19 088
East Barwon (SSD)	227	43	270	35 077	6 125	6 277	47 479	7 324	54 802
Greater Geelong (C) -Pt B	147	5	152	21 674	590	2 416	24 680	2 104	26 784
Queenscliffe (B)	5	0	5	630	0	354	984	3 757	4 742
Surf Coast (S)-East	38	4	42	6 594	535	1 678	8 807	370	9 177
Surf Coast (S)-West	37	34	71	6 179	5 000	1 829	13 008	1 092	14 101
West Barwon (SSD)	77	0	79	11 573	0	1 740	13 313	3 305	16 617
Colac-Otway (S)-Colac	8	0	8	1 157	0	515	1 672	1 370	3 042
Colac-Otway (S)-North	4	0	4	528	0	169	697	546	1 243
Colac-Otway (S)-South	34	0	36	5 991	0	553	6 544	1 139	7 683
Golden Plains (S)-North-West	11	0	11	1 125	0	133	1 259	0	1 259
Golden Plains (S)-South-East	20	0	20	2 771	0	330	3 101	56	3 157
Greater Geelong (C)-Pt C	0	0	0	0	0	40	40	194	234
Western District (SD)	53	8	62	8 853	650	4 134	13 638	8 816	22 454
Hopkins (SSD)	31	8	40	4 882	650	2 209	7 741	6 743	14 484
Corangamite (S)-North	4	0	4	460	0	445	905	2 451	3 356
Corangamite (S)-South	4	0	4	665	0	317	982	2 361	3 343
Moyne (S)-North-East	0	0	0	0	0	46	46	0	46
Moyne (S)-North-West	0	0	0	0	0	47	47	0	47
Moyne (S)-South	14	0	15	2 727	0	1 024	3 751	852	4 603
Warrnambool (C)	9	8	17	1 030	650	330	2 010	1 079	3 088
Lady Julia Percy Island	0	0	0	0	0	0	0	0	0
Glenelg (SSD)	22	0	22	3 971	0	1 925	5 897	2 074	7 970
Glenelg (S)-Heywood	1	0	1	100	0	465	565	0	565
Glenelg (S)-North	1	0	1	156	0	46	202	0	202
Glenelg (S)-Portland	6	0	6	858	0	390	1 248	440	1 688
S. Grampians (S)-Hamilton	8	0	8	1 541	0	526	2 067	648	2 715
S. Grampians (S)-Wannon	0	0	0	0	0	218	218	636	854
S. Grampians (S)-Balance	6	0	6	1 316	0	281	1 596	350	1 946
Central Highlands (SD)	201	9	210	26 842	1 044	6 331	34 217	34 265	68 482
Ballarat City (SSD)	128	7	135	17 959	865	3 578	22 402	22 631	45 033
Ballarat (C)-Central	24	5	29	2 951	623	1 784	5 358	16 540	21 898
Ballarat (C)-Inner North	73	2	75	11 438	242	1 170	12 850	3 782	16 632
Ballarat (C)-North	1	0	1	100	0	0	100	0	100
Ballarat (C)-South	30	0	30	3 470	0	624	4 094	2 309	6 403
East Central Highlands (SSD)	59	2	61	6 964	179	2 031	9 174	7 411	16 585
Hepburn (S)-East	18	0	18	1 619	0	647	2 266	5 180	7 446
Hepburn (S)-West	3	0	3	156	0	216	372	620	992
Moorabool (S)-Bacchus Marsh	24	0	24	3 539	0	350	3 889	1 611	5 500
Moorabool (S)-Ballan	11	2	13	1 104	179	716	1 999	0	1 999
Moorabool (S)-West	3	0	3	545	0	102	647	0	647

	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	1 919	0	722	2 642	4 223	6 865
Ararat (RC)	10	0	10	1 357	0	630	1 987	3 343	5 330
Pyrenees (S)–North	2	0	2	206	0	0	206	460	666
Pyrenees (S)–South	2	0	2	356	0	93	449	420	869
Wimmera (SD)	34	2	36	5 059	186	1 370	6 615	6 448	13 063
South Wimmera (SSD)	31	2	33	4 469	186	1 202	5 858	2 416	8 274
Horsham (RC)–Central	16	0	16	2 435	0	615	3 049	1 402	4 451
Horsham (RC)–Balance	6	0	6	1 141	0	133	1 274	650	1 924
N. Grampians (S)–St Arnaud	1	0	1	164	0	0	164	0	164
N. Grampians (S)–Stawell	5	2	7	395	186	231	812	364	1 176
West Wimmera (S)	3	0	3	335	0	224	558	0	558
North Wimmera (SSD)	3	0	3	589	0	168	757	4 032	4 789
Hindmarsh (S)	3	0	3	589	0	103	693	3 775	4 468
Yarriambiack (S)–North	0	0	0	0	0	65	65	257	321
Yarriambiack (S)–South	0	0	0	0	0	0	0	0	0
Mallee(SD)	108	64	172	13 584	4 401	3 281	21 266	11 178	32 444
Mildura Rural City Part A (SSD)	80	64	144	10 445	4 401	1 396	16 242	7 237	23 480
Mildura (RC)–Pt A	80	64	144	10 445	4 401	1 396	16 242	7 237	23 480
West Mallee (SSD)	2	0	2	240	0	285	525	320	845
Buloke (S)–North	0	0	0	0	0	83	83	179	262
Buloke (S)–South	0	0	0	0	0	0	0	141	141
Mildura (RC)–Pt B	2	0	2	240	0	202	442	0	442
East Mallee (SSD)	26	0	26	2 899	0	1 600	4 499	3 620	8 119
Gannawarra (S)	8	0	8	940	0	462	1 403	1 067	2 470
Swan Hill (RC)–Central	8	0	8	1 154	0	715	1 869	1 678	3 547
Swan Hill (RC)–Robinvale	7	0	7	473	0	139	612	727	1 339
Swan Hill (RC)–Balance	3	0	3	331	0	284	615	148	763
Loddon (SD)	224	13	237	30 660	1 905	6 192	38 757	16 070	54 827
Greater Bendigo City Part A (SSD)	128	9	137	17 315	1 680	3 238	22 233	7 160	29 393
Greater Bendigo (C)–Central	5	3	8	739	1 200	605	2 543	4 534	7 077
Greater Bendigo (C)–Eaglehawk	7	0	7	883	0	109	992	210	1 202
Greater Bendigo (C)–Inner East	38	6	44	5 359	480	1 306	7 145	160	7 305
Greater Bendigo (C)–Inner North	15	0	15	1 769	0	652	2 421	470	2 891
Greater Bendigo (C)–Inner West	39	0	39	4 928	0	189	5 117	775	5 892
Greater Bendigo (C)–S'saye	24	0	24	3 637	0	377	4 014	1 012	5 026
North Loddon (SSD)	45	0	45	4 670	0	1 322	5 992	2 485	8 478
C. Goldfields (S)–M'borough	6	0	6	766	0	174	939	0	939
C. Goldfields (S)–Balance	2	0	2	111	0	32	143	0	143
Gr Bendigo (C)–Pt B	17	0	17	1 806	0	335	2 141	1 370	3 511
Loddon (S)–North	0	0	0	0	0	0	0	68	68
Loddon (S)–South	1	0	1	36	0	284	320	253	572
Mount Alexander (S)–C'maine	7	0	7	803	0	217	1 020	190	1 210
Mount Alexander (S)–Balance	12	0	12	1 149	0	281	1 430	604	2 034
South Loddon (SSD)	51	4	55	8 675	225	1 632	10 531	6 424	16 956
Macedon Ranges (S)–Kyneton	12	0	12	1 536	0	260	1 796	5 015	6 811
Macedon Ranges (S)–Romsey	16	4	20	2 652	225	203	3 080	194	3 274
Macedon Ranges (S)–Balance	23	0	23	4 486	0	1 169	5 655	1 215	6 871

	DWELLINGS (no.).....			VALUE (\$'000).....					
	<i>New houses</i>	<i>New other residential building</i>	<i>Total dwellings(a)</i>	<i>New houses</i>	<i>New other residential buildings</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
STATISTICAL AREA									
Goulburn (SD)	291	3	296	38 203	270	7 438	45 911	30 179	76 089
Greater Shepparton City Part A (SSD)	68	0	68	9 722	0	1 914	11 636	4 250	15 887
Gr. Shepparton (C) Pt A	68	0	68	9 722	0	1 914	11 636	4 250	15 887
North Goulburn (SSD)	81	3	84	10 228	270	2 385	12 882	20 204	33 086
Campaspe (S)–Echuca	21	0	21	2 797	0	393	3 190	14 774	17 964
Campaspe (S)–Kyabram	13	0	13	1 524	0	331	1 855	474	2 329
Campaspe (S)–Rochester	3	0	3	257	0	77	333	612	945
Campaspe (S)–South	5	0	5	498	0	78	576	136	712
Gr. Shepparton (C)–Pt B East	2	0	2	279	0	211	490	60	550
Gr. Shepparton (C)–Pt B West	7	0	7	993	0	263	1 256	2 999	4 255
Moira (S)–East	13	3	16	1 745	270	503	2 518	0	2 518
Moira (S)–West	17	0	17	2 136	0	529	2 665	1 149	3 814
South Goulburn (SSD)	32	0	34	3 871	0	1 004	4 875	2 216	7 091
Delatite (S)–Benalla	8	0	8	875	0	250	1 125	530	1 655
Delatite (S)–North	5	0	7	787	0	254	1 041	70	1 111
Delatite (S)–South	8	0	8	973	0	180	1 153	856	2 009
Strathbogie (S)	11	0	11	1 236	0	320	1 556	760	2 316
South West Goulburn (SSD)	110	0	110	14 382	0	2 136	16 517	3 508	20 026
Mitchell (S)–North	6	0	6	548	0	454	1 003	380	1 382
Mitchell (S)–South	68	0	68	9 873	0	955	10 829	2 489	13 318
Murrindindi (S)–East	15	0	15	1 725	0	292	2 017	259	2 277
Murrindindi (S)–West	21	0	21	2 235	0	434	2 669	380	3 049
Ovens-Murray (SD)	144	6	153	19 289	645	3 690	23 623	2 250	25 874
Wodonga (SSD)	87	2	89	11 919	200	1 442	13 561	591	14 152
Indigo (S)–Pt A	20	0	20	2 600	0	324	2 925	120	3 045
Towong (S)–Pt A	2	0	2	336	0	13	349	0	349
Wodonga (RC)	65	2	67	8 983	200	1 105	10 288	471	10 759
West Ovens-Murray (SSD)	36	4	41	4 939	445	1 361	6 745	1 219	7 965
Indigo (S)–Pt B	4	0	4	652	0	184	836	80	916
Wangaratta (RC)–Central	18	4	22	2 301	445	775	3 521	839	4 360
Wangaratta (RC)–North	6	0	7	771	0	163	934	150	1 084
Wangaratta (RC)–South	8	0	8	1 215	0	239	1 454	150	1 604
East Ovens-Murray (SSD)	21	0	23	2 431	0	886	3 316	440	3 757
Alpine (S)–East	19	0	21	2 211	0	568	2 779	260	3 039
Alpine (S)–West	0	0	0	0	0	75	75	180	255
Towong (S)–Pt B	2	0	2	220	0	242	462	0	462
East Gippsland (SD)	97	4	101	10 696	320	2 468	13 484	6 318	19 802
East Gippsland Shire (SSD)	57	0	57	6 055	0	1 676	7 731	3 836	11 568
E. Gippsland (S)–Bairnsdale	45	0	45	5 055	0	1 333	6 387	3 141	9 529
E. Gippsland (S)–Orbost	6	0	6	470	0	160	630	482	1 112
E. Gippsland (S)–South-West	3	0	3	344	0	75	418	0	418
E. Gippsland (S)–Balance	3	0	3	187	0	108	295	213	508
Wellington Shire (SSD)	40	4	44	4 641	320	792	5 753	2 481	8 234
Wellington (S)–Alberton	6	0	6	819	0	144	962	60	1 022
Wellington (S)–Avon	3	0	3	455	0	115	570	270	840
Wellington (S)–Maffra	8	0	8	818	0	260	1 078	175	1 253
Wellington (S)–Rosedale	13	0	13	1 344	0	157	1 500	1 015	2 516
Wellington (S)–Sale	10	4	14	1 206	320	117	1 643	961	2 604

	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)	328	22	350	39 861	5 145	6 526	51 532	8 740	60 272
La Trobe Valley (SSD)	53	0	53	7 073	0	1 905	8 978	2 994	11 972
Baw Baw (S)—Pt A	2	0	2	305	0	72	377	0	377
Latrobe (C)—Moe	7	0	7	845	0	201	1 046	700	1 746
Latrobe (C)—Morwell	3	0	3	478	0	783	1 261	377	1 638
Latrobe (C)—Traralgon	41	0	41	5 444	0	849	6 293	1 916	8 210
Latrobe (C)—Balance	0	0	0	0	0	0	0	0	0
West Gippsland (SSD)	58	2	60	8 331	230	1 370	9 930	908	10 838
Baw Baw (S)—Pt B East	4	0	4	327	0	109	436	108	544
Baw Baw (S)—Pt B West	54	2	56	8 004	230	1 242	9 476	800	10 276
Yarra Ranges (S)—Pt B	0	0	0	0	0	19	19	0	19
South Gippsland (SSD)	217	20	237	24 457	4 915	3 251	32 623	4 839	37 462
Bass Coast (S)—Phillip Island	87	9	96	9 266	3 700	964	13 929	981	14 910
Bass Coast (S)—Balance	78	11	89	8 605	1 215	1 539	11 359	719	12 078
South Gippsland (S)—Central	33	0	33	4 067	0	292	4 359	530	4 889
South Gippsland (S)—East	5	0	5	630	0	215	844	2 229	3 073
South Gippsland (S)—West	14	0	14	1 890	0	241	2 132	380	2 512
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)	143	7	151	20 235	580	3 208	24 023	6 644	30 667
Geelong Vic	297	27	324	39 071	2 987	7 116	49 175	11 939	61 114
Ballarat Vic	128	7	135	17 959	865	3 578	22 402	22 631	45 033
Bendigo Vic	128	9	137	17 315	1 680	3 238	22 233	7 160	29 393
Shepparton Vic	68	0	68	9 722	0	1 914	11 636	4 250	15 887
La Trobe Valley Vic	53	0	53	7 073	0	1 905	8 978	2 994	11 972
Mildura Vic	80	64	144	10 445	4 401	1 396	16 242	7 237	23 480

(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

ABS DATA AVAILABLE ON REQUEST	<p>30 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>																
RELATED PUBLICATIONS	<p>31 Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none">▪ <i>Building Activity, Australia</i> (Cat. no. 8752.)▪ <i>Building Approvals, Australia</i> (Cat. no. 8731.0)0)▪ <i>Building Activity, Australia: Dwelling Unit Commencements</i> (Cat. no. 8750.0)▪ <i>Building Activity, Victoria</i> (Cat. no. 8752.2)▪ <i>Construction Work Done, Australia, Preliminary</i> (Cat. no. 8755.0)▪ <i>Engineering Construction Activity, Australia</i> (Cat. no. 8762.0)▪ <i>House Price Indexes: Eight Capital Cities</i> (Cat. no. 6416.0)▪ <i>Housing Finance for Owner Occupation, Australia</i> (Cat. no. 5609.0)▪ <i>Price Index of Materials Used in Building Other than House Building, Six State Capital Cities</i> (Cat. no. 6407.0)▪ <i>Price Index of Materials Used in House Building, Six State Capital Cities</i> (Cat. no. 6408.0) <p>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 <i>Engineering Construction Activity, Australia</i> (Cat. no. 8762.0) all values will exclude GST.</p>																
ROUNDING	<p>33 When figures have been rounded, discrepancies may occur between sums of the component items and totals.</p>																
SYMBOLS AND OTHER USAGES	<table><tr><td>n.a.</td><td>not available</td></tr><tr><td>n.y.a.</td><td>not yet available</td></tr><tr><td>B</td><td>Borough</td></tr><tr><td>C</td><td>City</td></tr><tr><td>RC</td><td>Rural City</td></tr><tr><td>SD</td><td>Statistical Division</td></tr><tr><td>SSD</td><td>Statistical Subdivision</td></tr><tr><td>S</td><td>Shire</td></tr></table>	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
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 12.
Building	A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design is the provision for regular access by persons in order to satisfy its intended use.
Conversion	Building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration, and these jobs have been separately identified as such from the July 1996 reference month, though they have only appeared separately in this publication from the April 1998 issue. Prior to that issue, conversions were published as part of the 'Conversions, etc.' category or included elsewhere within a table. Prior to July 1996, table 5 includes the number of Conversions in the 'Alterations and additions to residential buildings' category while table 6 includes the value of Conversions in the 'Alterations and additions to residential buildings, creating dwellings' category. See also Explanatory Notes paragraph 12.
Dwelling unit	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals. Dwelling units can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building or through conversion of a non-residential building to a residential building.
Educational	Includes schools, colleges, kindergartens, libraries, museums and universities.
Entertainment and recreational	Includes clubs, cinemas, sport and recreation centres.
Factories	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
Flats, units or apartments	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
Health	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
Hotels, motels and other short term accommodation	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
House	A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (e.g. caretaker's 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.
- LIBRARY* A range of ABS publications is available from public and tertiary libraries Australia-wide. Contact your nearest library to determine whether it has the ABS statistics you require, or visit our web site for a list of libraries.
- CPI INFOLINE* For current and historical Consumer Price Index data, call 1902 981 074 (call cost 77c per minute).
- DIAL-A-STATISTIC* For the latest figures for National Accounts, Balance of Payments, Labour Force, Average Weekly Earnings, Estimated Resident Population and the Consumer Price Index call 1900 986 400 (call cost 77c per minute).

INFORMATION SERVICE

Data which have been published and can be provided within five minutes are free of charge. Our information consultants can also help you to access the full range of ABS information—ABS user-pays services can be tailored to your needs, time frame and budget. Publications may be purchased. Specialists are on hand to help you with analytical or methodological advice.

- PHONE* **1300 135 070**
- EMAIL* **client.services@abs.gov.au**
- FAX* 1300 135 211
- POST* Client Services, ABS, GPO Box 796, Sydney 1041

WHY NOT SUBSCRIBE?

ABS subscription services provide regular, convenient and prompt deliveries of ABS publications and products as they are released. Email delivery of monthly and quarterly publications is available.

- PHONE* 1300 366 323
- EMAIL* subscriptions@abs.gov.au
- FAX* 03 9615 7848
- POST* Subscription Services, ABS, GPO Box 2796Y, Melbourne 3001



2873120006010
ISSN 1031-1998

RRP \$19.50