



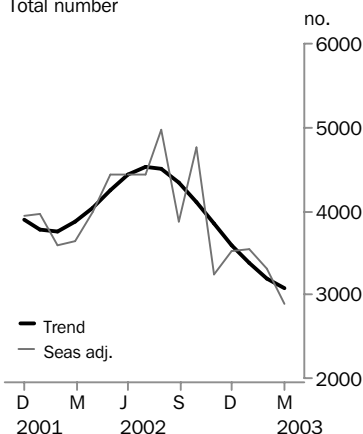
BUILDING APPROVALS

VICTORIA

EMBARGO: 11:30AM (CANBERRA TIME) MON 12 MAY 2003

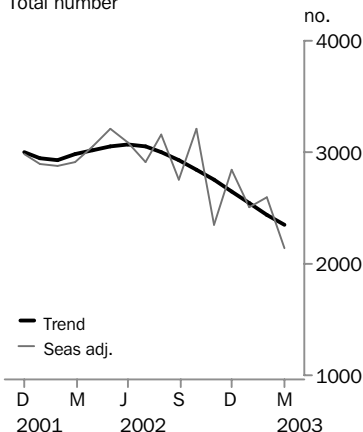
Dwelling units approved

Total number



Private sector houses approved

Total number



MARCH KEY FIGURES

	Jan 2003	Feb 2003	Mar 2003
Dwelling units approved			
Original	3 060	3 512	3 377
Seasonally adjusted	3 537	3 313	2 900
Trend	3 380	3 195	3 082

	% change Dec 2002 to Jan 2003	% change Jan 2003 to Feb 2003	% change Feb 2003 to Mar 2003
Dwelling units approved			
Original	-12.7	14.8	-3.8
Seasonally adjusted	0.7	-6.3	-12.5
Trend	-5.9	-5.5	-3.5

MARCH KEY POINTS

TREND ESTIMATES

- The trend estimate for the number of total dwelling units approved has decreased for the past eight months with a fall of 3.5% in March 2003 and falls of over 5% in the preceding two months.
- The trend estimate for the number of private sector houses has decreased for the past nine months with falls of 4.1% in January 2003, 4.2% in February 2003, and 3.3% in March 2003.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwellings units approved fell by 12.5% in March 2003. The estimates for the first three months of 2003 were all over 7% lower than those for the same three months of 2002.
- The seasonally adjusted estimate for private sector houses approved fell by 18.1% in March 2003. The estimates for the first three months of 2003 were all over 9% lower than for the same three months of 2002.

ORIGINAL ESTIMATES

- The total number of dwelling units approved in the March 2003 quarter was 9,949, a fall of 13.6% on the December 2002 quarter.
- The total value of building work approved in the March 2003 quarter was \$3,370.7 million, 2.4% lower than the December 2002 quarter. The value of residential building fell by 14.6% during this period while non residential building increased by 23.6%.

- 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>
June 2003	6 August 2003
September 2003	7 November 2003
December 2003	10 February 2004

CHANGES IN THIS ISSUE

There are no changes in this issue.

DATA NOTES

A special article 'Work Done on Housing Jobs Each Quarter' was included in the March 2003 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 'Feature Articles' link on the home page, then select Industry/Construction.

REVISIONS THIS QUARTER

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

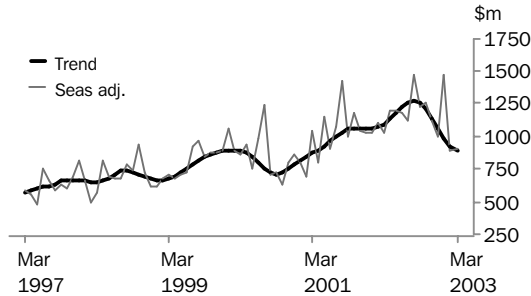
2001-02	2002-03
+3	+281

Vince Lazzaro
Regional Director, Victoria

VALUE OF BUILDING APPROVED

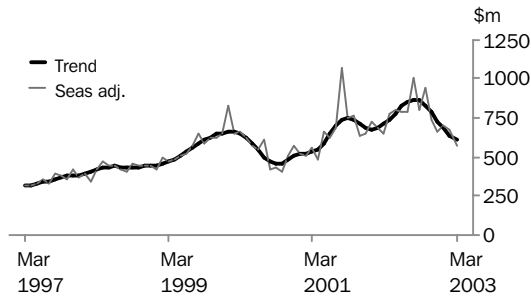
VALUE OF TOTAL BUILDING

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



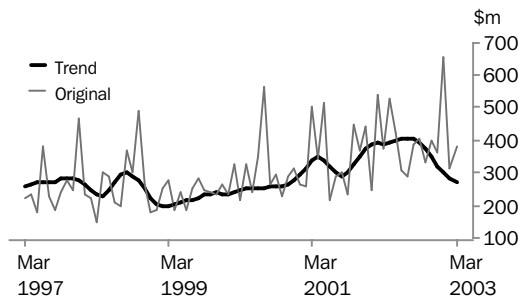
VALUE OF RESIDENTIAL BUILDING

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



VALUE OF NON-RESIDENTIAL BUILDING

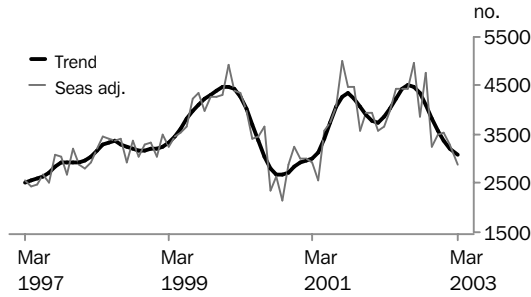
The trend estimate for the value of non residential building has decreased for the past eight months following four months of growth.



DWELLINGS APPROVED

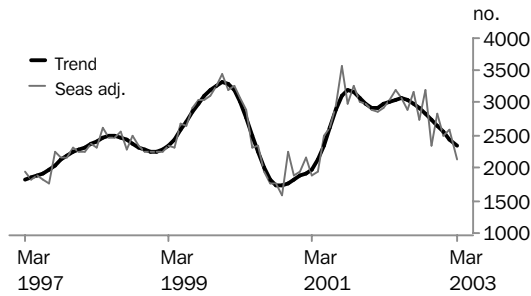
TOTAL DWELLING UNITS

The trend estimate for the total number of dwelling units approved has fallen for the past eight months following five months of growth.



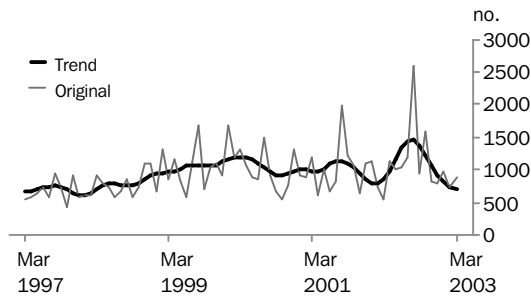
PRIVATE SECTOR HOUSES

The trend estimate for the number of private sector houses approved has fallen for the past nine months following four months of growth.



OTHER DWELLINGS

The trend estimate for the number of other dwelling units approved has fallen for the past seven months following six months of growth.



WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

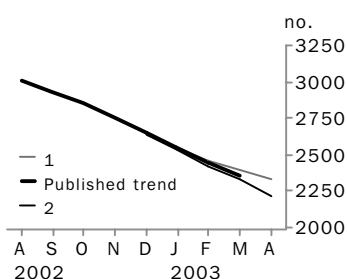
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

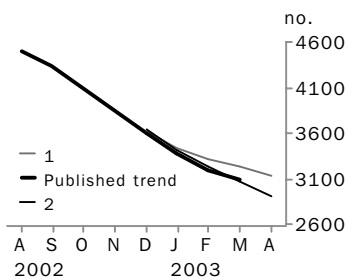
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the April seasonally adjusted estimate is higher than the March estimate by 7% for the number of private sector houses approved and 10% for total dwelling units approved; and that the April seasonally adjusted estimate is lower than the March estimate by 7% for the number of private sector houses approved and 10% for total dwelling units approved. These percentages were chosen because they represent the average absolute monthly percentage change for these series over the last ten years.

PRIVATE SECTOR HOUSES



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 7% on Mar 2003</i>		2 <i>falls by 7% on Mar 2003</i>	
	no.	% change	no.	% change	no.	% change
November 2002	2 757	-3.2	2 730	-3.1	2 739	-3.0
December 2002	2 654	-3.7	2 636	-3.4	2 641	-3.6
January 2003	2 546	-4.1	2 544	-3.5	2 532	-4.1
February 2003	2 441	-4.2	2 465	-3.1	2 425	-4.2
March 2003	2 359	-3.3	2 401	-2.6	2 326	-4.1
April 2003	n.y.a.	n.y.a.	2 334	-2.8	2 219	-4.6

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 10% on Mar 2003</i>		2 <i>falls by 10% on Mar 2003</i>	
	no.	% change	no.	% change	no.	% change
November 2002	3 838	-6.4	3 853	-6.1	3 871	-5.9
December 2002	3 593	-6.4	3 623	-6.0	3 633	-6.2
January 2003	3 380	-5.9	3 445	-4.9	3 421	-5.8
February 2003	3 195	-5.5	3 315	-3.7	3 236	-5.4
March 2003	3 082	-3.5	3 226	-2.7	3 077	-4.9
April 2003	n.y.a.	n.y.a.	3 123	-3.2	2 898	-5.8

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						
2002						
January	2 346	2 378	1 101	1 123	3 447	3 501
February	3 051	3 077	712	731	3 763	3 808
March	2 955	2 968	528	562	3 483	3 530
April	3 216	3 252	1 064	1 124	4 280	4 376
May	3 436	3 447	954	1 015	4 390	4 462
June	2 927	2 947	1 021	1 046	3 948	3 993
July	2 966	2 989	1 140	1 181	4 106	4 170
August	3 134	3 167	2 598	2 603	5 732	5 770
September	2 890	2 903	882	941	3 772	3 844
October	3 127	3 159	1 546	1 593	4 673	4 752
November	2 401	2 424	836	836	3 237	3 260
December	2 679	2 706	794	798	3 473	3 504
2003						
January	2 076	2 088	961	972	3 037	3 060
February	2 757	2 784	645	728	3 402	3 512
March	2 461	2 475	871	902	3 332	3 377
SEASONALLY ADJUSTED						
2002						
January	2 888	2 927	n.a.	n.a.	3 905	3 966
February	2 877	2 906	n.a.	n.a.	3 548	3 596
March	2 916	2 937	n.a.	n.a.	3 589	3 644
April	3 055	3 095	n.a.	n.a.	3 884	3 984
May	3 205	3 219	n.a.	n.a.	4 362	4 437
June	3 079	3 101	n.a.	n.a.	4 395	4 442
July	2 906	2 925	n.a.	n.a.	4 373	4 433
August	3 164	3 201	n.a.	n.a.	4 933	4 975
September	2 755	2 764	n.a.	n.a.	3 795	3 863
October	3 203	3 225	n.a.	n.a.	4 695	4 764
November	2 354	2 376	n.a.	n.a.	3 228	3 250
December	2 837	2 860	n.a.	n.a.	3 485	3 512
2003						
January	2 506	2 523	n.a.	n.a.	3 509	3 537
February	2 605	2 635	n.a.	n.a.	3 200	3 313
March	2 135	2 158	n.a.	n.a.	2 846	2 900
TREND ESTIMATES						
2002						
January	2 939	2 969	765	804	3 704	3 773
February	2 938	2 968	746	787	3 684	3 755
March	2 976	3 004	816	857	3 792	3 861
April	3 016	3 042	953	994	3 969	4 036
May	3 061	3 085	1 122	1 163	4 183	4 248
June	3 078	3 101	1 291	1 333	4 369	4 434
July	3 060	3 082	1 413	1 453	4 473	4 535
August	3 005	3 027	1 438	1 472	4 443	4 499
September	2 933	2 954	1 356	1 384	4 289	4 338
October	2 849	2 870	1 204	1 228	4 053	4 098
November	2 757	2 778	1 036	1 060	3 793	3 838
December	2 654	2 676	892	917	3 546	3 593
2003						
January	2 546	2 568	783	812	3 329	3 380
February	2 441	2 464	697	731	3 138	3 195
March	2 359	2 384	661	698	3 020	3 082

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)						
2002						
January	-15.7	-15.5	7.6	2.9	-9.5	-10.3
February	30.1	29.4	-35.3	-34.9	9.2	8.8
March	-3.1	-3.5	-25.8	-23.1	-7.4	-7.3
April	8.8	9.6	101.5	100.0	22.9	24.0
May	6.8	6.0	-10.3	-9.7	2.6	2.0
June	-14.8	-14.5	7.0	3.1	-10.1	-10.5
July	1.3	1.4	11.7	12.9	4.0	4.4
August	5.7	6.0	127.9	120.4	39.6	38.4
September	-7.8	-8.3	-66.1	-63.8	-34.2	-33.4
October	8.2	8.8	75.3	69.3	23.9	23.6
November	-23.2	-23.3	-45.9	-47.5	-30.7	-31.4
December	11.6	11.6	-5.0	-4.5	7.3	7.5
2003						
January	-22.5	-22.8	21.0	21.8	-12.6	-12.7
February	32.8	33.3	-32.9	-25.1	12.0	14.8
March	-10.7	-11.1	35.0	23.9	-2.1	-3.8
SEASONALLY ADJUSTED (% change from preceding month)						
2002						
January	-3.1	-2.7	n.a.	n.a.	1.6	0.7
February	-0.4	-0.7	n.a.	n.a.	-9.1	-9.3
March	1.4	1.1	n.a.	n.a.	1.2	1.3
April	4.7	5.4	n.a.	n.a.	8.2	9.3
May	4.9	4.0	n.a.	n.a.	12.3	11.4
June	-3.9	-3.7	n.a.	n.a.	0.8	0.1
July	-5.6	-5.7	n.a.	n.a.	-0.5	-0.2
August	8.9	9.4	n.a.	n.a.	12.8	12.2
September	-12.9	-13.7	n.a.	n.a.	-23.1	-22.4
October	16.3	16.7	n.a.	n.a.	23.7	23.3
November	-26.5	-26.3	n.a.	n.a.	-31.2	-31.8
December	20.5	20.4	n.a.	n.a.	8.0	8.1
2003						
January	-11.7	-11.8	n.a.	n.a.	0.7	0.7
February	3.9	4.4	n.a.	n.a.	-8.8	-6.3
March	-18.1	-18.1	n.a.	n.a.	-11.1	-12.5
TREND ESTIMATES (% change from preceding month)						
2002						
January	-1.8	-1.8	-8.1	-7.5	-3.2	-3.1
February	-0.1	0.0	-2.5	-2.1	-0.5	-0.5
March	1.3	1.2	9.4	8.9	2.9	2.8
April	1.4	1.3	16.8	16.0	4.7	4.5
May	1.5	1.4	17.7	17.0	5.4	5.2
June	0.5	0.5	15.1	14.6	4.4	4.4
July	-0.6	-0.6	9.5	9.0	2.4	2.3
August	-1.8	-1.8	1.8	1.3	-0.7	-0.8
September	-2.4	-2.4	-5.7	-6.0	-3.5	-3.6
October	-2.9	-2.8	-11.2	-11.3	-5.5	-5.5
November	-3.2	-3.2	-14.0	-13.7	-6.4	-6.4
December	-3.7	-3.7	-13.9	-13.5	-6.5	-6.4
2003						
January	-4.1	-4.0	-12.2	-11.5	-6.1	-5.9
February	-4.2	-4.0	-11.0	-10.0	-5.7	-5.5
March	-3.3	-3.2	-5.2	-4.5	-3.8	-3.5

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					
2002					
January	546.2	99.9	646.1	248.7	894.8
February	611.6	110.8	722.4	543.6	1 266.1
March	535.3	108.9	644.2	373.8	1 018.0
April	687.0	98.3	785.2	529.0	1 314.2
May	646.9	136.4	783.3	427.4	1 210.7
June	637.4	98.6	735.9	307.7	1 043.6
July	654.3	126.9	781.2	290.0	1 071.2
August	994.8	141.3	1 136.1	390.7	1 526.8
September	670.2	129.4	799.6	404.1	1 203.7
October	829.8	122.6	952.4	332.5	1 284.9
November	606.2	113.8	720.0	401.4	1 121.3
December	581.1	103.5	684.6	364.2	1 048.7
2003					
January	533.4	91.9	625.3	660.1	1 285.4
February	577.4	130.0	707.4	313.8	1 021.2
March	564.7	115.9	680.6	383.4	1 064.1
SEASONALLY ADJUSTED					
2002					
January	598.3	124.2	722.5	n.a.	1 024.9
February	577.9	112.2	690.1	n.a.	1 114.2
March	544.2	104.2	648.4	n.a.	1 033.1
April	683.0	96.2	779.2	n.a.	1 192.1
May	670.8	135.4	806.3	n.a.	1 203.4
June	694.8	95.4	790.2	n.a.	1 188.9
July	656.8	133.2	790.0	n.a.	1 128.4
August	876.3	126.7	1 003.0	n.a.	1 475.2
September	670.0	128.0	798.0	n.a.	1 228.3
October	833.7	107.0	940.8	n.a.	1 262.7
November	630.1	112.1	742.2	n.a.	1 116.5
December	547.5	118.9	666.4	n.a.	1 006.8
2003					
January	585.1	118.1	703.2	n.a.	1 481.7
February	545.1	131.2	676.3	n.a.	894.8
March	477.5	101.9	579.5	n.a.	911.5
TREND ESTIMATES					
2002					
January	563.8	113.2	677.0	387.9	1 064.9
February	575.1	110.2	685.3	391.6	1 076.9
March	601.0	109.3	710.3	388.9	1 099.2
April	631.9	110.8	742.8	392.5	1 135.3
May	667.8	114.0	781.8	399.6	1 181.4
June	705.6	117.4	823.0	404.2	1 227.2
July	737.1	120.6	857.7	405.3	1 263.0
August	752.0	121.5	873.5	403.8	1 277.3
September	744.4	120.7	865.0	395.5	1 260.5
October	714.2	119.1	833.2	376.4	1 209.7
November	668.4	117.9	786.3	350.4	1 136.7
December	616.1	117.0	733.1	323.0	1 056.1
2003					
January	567.8	116.6	684.5	299.8	984.2
February	525.1	116.3	641.4	281.4	922.8
March	499.4	115.7	615.1	273.0	888.1

(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)					
2002					
January	-2.7	0.0	-2.3	-43.5	-18.7
February	12.0	10.9	11.8	118.6	41.5
March	-12.5	-1.7	-10.8	-31.2	-19.6
April	28.3	-9.7	21.9	41.5	29.1
May	-5.8	38.8	-0.2	-19.2	-7.9
June	-1.5	-27.7	-6.1	-28.0	-13.8
July	2.7	28.7	6.2	-5.8	2.6
August	52.0	11.3	45.4	34.7	42.5
September	-32.6	-8.4	-29.6	3.4	-21.2
October	23.8	-5.3	19.1	-17.7	6.7
November	-26.9	-7.2	-24.4	20.7	-12.7
December	-4.1	-9.1	-4.9	-9.3	-6.5
2003					
January	-8.2	-11.2	-8.7	81.2	22.6
February	8.2	41.5	13.1	-52.5	-20.6
March	-2.2	-10.8	-3.8	22.2	4.2
SEASONALLY ADJUSTED (% change from preceding month)					
2002					
January	13.3	6.3	12.1	n.a.	-1.0
February	-3.4	-9.7	-4.5	n.a.	8.7
March	-5.8	-7.1	-6.0	n.a.	-7.3
April	25.5	-7.7	20.2	n.a.	15.4
May	-1.8	40.7	3.5	n.a.	0.9
June	3.6	-29.5	-2.0	n.a.	-1.2
July	-5.5	39.6	0.0	n.a.	-5.1
August	33.4	-4.9	27.0	n.a.	30.7
September	-23.5	1.0	-20.4	n.a.	-16.7
October	24.4	-16.4	17.9	n.a.	2.8
November	-24.4	4.8	-21.1	n.a.	-11.6
December	-13.1	6.1	-10.2	n.a.	-9.8
2003					
January	6.9	-0.7	5.5	n.a.	47.2
February	-6.8	11.1	-3.8	n.a.	-39.6
March	-12.4	-22.3	-14.3	n.a.	1.9
TREND ESTIMATES (% change from preceding month)					
2002					
January	-0.9	-3.4	-1.3	3.7	0.4
February	2.0	-2.7	1.2	1.0	1.1
March	4.5	-0.8	3.6	-0.7	2.1
April	5.1	1.4	4.6	0.9	3.3
May	5.7	2.9	5.3	1.8	4.1
June	5.7	3.0	5.3	1.2	3.9
July	4.5	2.7	4.2	0.3	2.9
August	2.0	0.7	1.8	-0.4	1.1
September	-1.0	-0.7	-1.0	-2.1	-1.3
October	-4.1	-1.3	-3.7	-4.8	-4.0
November	-6.4	-1.0	-5.6	-6.9	-6.0
December	-7.8	-0.8	-6.8	-7.8	-7.1
2003					
January	-7.8	-0.3	-6.6	-7.2	-6.8
February	-7.5	-0.3	-6.3	-6.1	-6.2
March	-4.9	-0.5	-4.1	-3.0	-3.8

(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)						
1999-2000	35 968	11 765	416	914	262	49 325
2000-01	24 233	9 583	328	934	53	35 131
2001-02	36 562	10 867	172	970	71	48 642
2002						
March	2 945	501	16	2	19	3 483
April	3 215	1 030	6	24	5	4 280
May	3 431	787	31	129	12	4 390
June	2 916	1 004	17	8	3	3 948
July	2 962	1 058	40	31	15	4 106
August	3 131	2 509	37	44	11	5 732
September	2 885	810	39	17	21	3 772
October	3 122	1 510	21	15	5	4 673
November	2 397	773	49	16	2	3 237
December	2 670	718	22	4	59	3 473
2003						
January	2 063	938	22	7	7	3 037
February	2 755	561	5	69	12	3 402
March	2 456	810	14	49	3	3 332
PUBLIC SECTOR (Number)						
1999-2000	507	280	14	5	3	809
2000-01	275	170	0	0	2	447
2001-02	458	438	0	0	1	897
2002						
March	13	33	0	0	1	47
April	36	60	0	0	0	96
May	11	61	0	0	0	72
June	20	25	0	0	0	45
July	23	41	0	0	0	64
August	33	5	0	0	0	38
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
2003						
January	12	11	0	0	0	23
February	27	83	0	0	0	110
March	14	31	0	0	0	45
TOTAL (Number)						
1999-2000	36 475	12 045	430	919	265	50 134
2000-01	24 508	9 753	328	934	55	35 578
2001-02	37 020	11 305	172	970	72	49 539
2002						
March	2 958	534	16	2	20	3 530
April	3 251	1 090	6	24	5	4 376
May	3 442	848	31	129	12	4 462
June	2 936	1 029	17	8	3	3 993
July	2 985	1 099	40	31	15	4 170
August	3 164	2 514	37	44	11	5 770
September	2 898	869	39	17	21	3 844
October	3 154	1 557	21	15	5	4 752
November	2 420	773	49	16	2	3 260
December	2 697	722	22	4	59	3 504
2003						
January	2 075	949	22	7	7	3 060
February	2 782	644	5	69	12	3 512
March	2 470	841	14	49	3	3 377

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)								
1999-2000	4 779.7	1 573.3	54.3	1 005.0	108.2	7 520.4	2 622.4	10 142.8
2000-01	3 534.9	1 534.0	27.7	925.2	138.4	6 160.2	3 040.8	9 201.0
2001-02	5 657.0	1 840.2	21.1	1 186.9	103.3	8 808.5	3 371.5	12 180.0
2002								
March	458.5	70.8	1.2	94.5	0.5	625.4	296.6	922.0
April	507.2	167.8	1.2	90.2	2.2	768.7	195.0	963.7
May	537.7	96.5	2.5	117.4	8.8	762.9	262.8	1 025.7
June	476.1	155.5	2.7	89.0	0.6	724.0	250.0	974.0
July	493.5	146.3	7.6	109.6	4.1	761.2	226.6	987.8
August	516.2	474.1	4.4	115.0	6.2	1 115.9	336.0	1 451.9
September	477.5	183.2	5.4	113.4	2.2	781.7	358.6	1 140.3
October	520.6	298.6	2.3	109.5	1.4	932.5	268.8	1 201.2
November	398.3	204.7	6.1	89.4	3.0	701.4	343.8	1 045.2
December	454.4	122.2	1.8	87.7	0.9	667.0	303.7	970.8
2003								
January	350.7	178.9	1.8	83.7	1.2	616.3	599.1	1 215.4
February	465.9	89.1	0.5	114.0	5.0	674.6	237.5	912.1
March	432.5	127.0	2.8	101.9	3.7	667.8	319.1	986.9
PUBLIC SECTOR (\$ million)								
1999-2000	45.5	19.6	0.5	42.4	0.9	108.9	594.4	703.4
2000-01	33.6	12.4	0.0	99.7	0.0	145.7	1 022.0	1 167.7
2001-02	60.9	49.5	0.0	80.8	0.0	191.2	1 147.4	1 338.6
2002								
March	2.0	4.1	0.0	12.7	0.0	18.8	77.2	96.0
April	4.3	7.6	0.0	4.6	0.0	16.5	334.0	350.5
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	12.0	57.7	69.7
July	5.3	9.3	0.0	5.5	0.0	20.0	63.4	83.4
August	4.1	0.3	0.0	15.7	0.0	20.2	54.7	74.8
September	2.2	7.3	0.0	8.4	0.0	17.9	45.6	63.4
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	13.1	0.0	17.6	60.4	78.0
2003								
January	2.2	1.6	0.0	5.2	0.0	9.0	61.0	70.0
February	3.7	18.6	0.0	10.4	0.0	32.8	76.3	109.1
March	1.6	3.7	0.0	7.6	0.0	12.9	64.3	77.2
TOTAL (\$ million)								
1999-2000	4 825.2	1 592.9	54.8	1 047.4	109.1	7 629.4	3 216.8	10 846.2
2000-01	3 568.4	1 546.4	27.7	1 025.0	138.4	6 305.8	4 062.8	10 368.7
2001-02	5 717.9	1 889.7	21.1	1 267.6	103.3	8 999.7	4 518.8	13 518.5
2002								
March	460.4	74.9	1.2	107.2	0.5	644.2	373.8	1 018.0
April	511.5	175.4	1.2	94.8	2.2	785.2	529.0	1 314.2
May	539.4	107.4	2.5	125.1	8.8	783.3	427.4	1 210.7
June	479.1	158.3	2.7	95.3	0.6	735.9	307.7	1 043.6
July	498.7	155.6	7.6	115.1	4.1	781.2	290.0	1 071.2
August	520.3	474.5	4.4	130.7	6.2	1 136.1	390.7	1 526.8
September	479.7	190.5	5.4	121.8	2.2	799.6	404.1	1 203.7
October	525.5	304.4	2.3	118.9	1.4	952.4	332.5	1 284.9
November	401.5	204.7	6.1	104.8	3.0	720.0	401.4	1 121.3
December	458.4	122.7	1.8	100.7	0.9	684.6	364.2	1 048.7
2003								
January	352.9	180.5	1.8	88.9	1.2	625.3	660.1	1 285.4
February	469.7	107.8	0.5	124.5	5.0	707.4	313.8	1 021.2
March	434.1	130.6	2.8	109.5	3.7	680.6	383.4	1 064.1

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									
1999-2000	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	37 020	2 591	3 285	5 876	546	596	4 287	5 429	11 305	48 325
2002										
January	2 375	166	261	427	38	19	509	566	993	3 368
February	3 075	129	193	322	16	24	327	367	689	3 764
March	2 958	129	205	334	57	53	90	200	534	3 492
April	3 251	194	201	395	45	55	595	695	1 090	4 341
May	3 442	295	253	548	80	104	116	300	848	4 290
June	2 936	176	287	463	84	30	452	566	1 029	3 965
July	2 985	371	280	651	51	101	296	448	1 099	4 084
August	3 164	168	229	397	6	36	2 075	2 117	2 514	5 678
September	2 898	212	186	398	24	34	413	471	869	3 767
October	3 154	239	176	415	116	84	942	1 142	1 557	4 711
November	2 420	117	173	290	45	17	421	483	773	3 193
December	2 697	144	134	278	15	52	377	444	722	3 419
2003										
January	2 075	119	164	283	78	36	552	666	949	3 024
February	2 782	228	202	430	21	80	113	214	644	3 426
March	2 470	146	124	270	11	42	518	571	841	3 311
VALUE (\$ million)										
1999-2000	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	5 717.9	256.4	444.4	700.7	66.7	116.4	1 005.9	1 188.9	1 889.7	7 607.6
2002										
January	365.4	15.6	36.2	51.8	6.5	4.1	118.4	129.0	180.8	546.2
February	477.4	12.0	31.6	43.6	1.6	2.2	86.9	90.7	134.3	611.6
March	460.4	13.7	24.7	38.4	8.9	13.8	13.7	36.4	74.9	535.3
April	511.5	21.4	26.7	48.1	5.2	8.0	114.2	127.3	175.4	687.0
May	539.4	27.0	37.7	64.7	5.2	22.7	14.9	42.8	107.4	646.9
June	479.1	16.8	39.3	56.1	10.1	11.0	81.1	102.2	158.3	637.4
July	498.7	36.3	41.3	77.6	7.8	13.3	56.9	78.0	155.6	654.3
August	520.3	18.1	34.0	52.1	0.9	6.7	414.8	422.4	474.5	994.8
September	479.7	24.3	28.6	52.9	4.4	6.0	127.3	137.6	190.5	670.2
October	525.5	29.2	28.2	57.4	4.7	19.0	223.3	247.0	304.4	829.8
November	401.5	12.9	27.8	40.7	7.6	3.3	153.1	164.0	204.7	606.2
December	458.4	13.8	22.5	36.3	2.3	6.5	77.6	86.4	122.7	581.1
2003										
January	352.9	14.4	23.3	37.7	8.9	8.8	125.0	142.7	180.5	533.4
February	469.7	23.8	32.0	55.8	3.8	18.2	30.0	51.9	107.8	577.4
March	434.1	15.6	19.8	35.5	1.4	4.9	88.9	95.1	130.6	564.7

(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)							
1999-2000	5 509.7	1 772.9	7 271.7	1 382.3	8 655.8	3 337.4	11 870.3
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	5 510.3	1 846.4	7 356.7	1 342.0	8 698.8	4 431.0	13 129.8
2001							
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	1 253.1	378.2	1 631.3	307.4	1 938.7	1 141.1	3 079.8
June	1 459.9	426.8	1 886.7	318.0	2 204.8	1 232.1	3 436.9
September	1 426.8	790.6	2 217.4	378.3	2 595.7	1 051.9	3 647.6
December	1 309.9	604.9	1 914.9	321.2	2 236.0	1 057.6	3 293.6
ORIGINAL (% change from preceding quarter)							
2001							
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	12.1	-2.5	-11.1	-4.0	-8.2	-5.6
June	16.5	12.9	15.7	3.4	13.7	8.0	11.6
September	-2.3	85.2	17.5	19.0	17.7	-14.6	6.1
December	-8.2	-23.5	-13.6	-15.1	-13.9	0.5	-9.7

(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												
2003												
January	6	0.6	55	4.9	12	1.5	38	3.6	27	2.7	63	5.8
February	4	0.4	80	7.7	19	2.1	54	5.3	42	4.0	34	3.6
March	4	0.2	108	10.0	15	1.5	41	4.5	26	2.4	21	2.0
Value—\$200,000—\$499,999												
2003												
January	0	0.0	10	2.8	17	4.6	20	6.4	11	3.5	14	4.3
February	2	0.6	28	7.5	24	7.3	26	8.6	17	5.1	14	4.7
March	4	1.1	21	5.7	25	7.0	28	8.4	11	3.1	8	2.7
Value—\$500,000—\$999,999												
2003												
January	1	0.9	7	5.3	4	2.9	3	1.5	3	1.8	5	3.9
February	0	0.0	8	5.3	7	5.2	7	4.0	8	6.1	9	6.4
March	0	0.0	8	5.2	10	7.2	12	8.5	9	6.6	13	9.1
Value—\$1,000,000—\$4,999,999												
2003												
January	0	0.0	4	8.9	2	2.5	10	18.7	8	21.1	9	23.1
February	1	1.1	9	15.6	3	6.6	10	20.8	9	17.4	18	33.9
March	1	1.2	5	7.4	4	10.6	11	20.0	7	9.7	13	25.7
Value—\$5,000,000 and over												
2003												
January	0	0.0	1	9.0	1	5.0	2	13.7	1	6.2	3	18.9
February	0	0.0	1	14.0	0	0.0	2	49.4	2	14.5	1	7.5
March	0	0.0	1	17.2	0	0.0	1	136.2	0	0.0	2	12.8
Value—Total												
1999-2000	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	549.5	546	247.2	1 159	1 237.3	822	723.7	754	567.1
2003												
January	7	1.5	77	30.9	36	16.5	73	43.9	50	35.3	94	55.9
February	7	2.0	126	50.0	53	21.2	99	88.1	78	47.1	76	56.0
March	9	2.6	143	45.5	54	26.3	93	177.5	53	21.8	57	52.3

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										
2003										
January	0	0.0	7	1.1	3	0.3	14	1.3	225	21.6
February	2	0.3	9	1.0	6	0.6	13	1.2	263	26.2
March	0	0.0	12	1.5	14	1.5	15	1.2	256	24.9
Value—\$200,000–\$499,999										
2003										
January	1	0.2	4	1.1	9	2.8	5	1.9	91	27.7
February	1	0.3	4	1.4	8	2.3	4	1.2	128	38.8
March	1	0.3	5	2.1	1	0.2	6	2.0	110	32.6
Value—\$500,000–\$999,999										
2003										
January	1	0.7	1	0.8	2	1.4	4	2.1	31	21.4
February	1	0.5	1	0.5	4	2.9	7	4.3	52	35.1
March	0	0.0	2	1.3	1	0.5	2	1.1	57	39.4
Value—\$1,000,000–\$4,999,999										
2003										
January	1	1.1	4	9.1	1	1.5	4	4.7	43	90.6
February	0	0.0	4	13.4	3	5.0	2	2.3	59	116.1
March	0	0.0	3	3.7	0	0.0	3	5.8	47	84.1
Value—\$5,000,000 and over										
2003										
January	0	0.0	1	10.0	1	430.0	1	6.0	11	498.7
February	0	0.0	1	6.3	1	6.0	0	0.0	8	97.6
March	0	0.0	2	10.6	1	5.0	2	20.8	9	202.5
Value—Total										
1999-2000	55	26.5	303	343.0	321	159.4	327	118.1	6 295	3 216.8
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	288.3	5 939	4 518.8
2003										
January	3	2.0	17	22.0	16	436.1	28	15.9	401	660.1
February	4	1.0	19	22.5	22	16.9	26	9.0	510	313.8
March	1	0.3	24	19.1	17	7.2	28	30.9	479	383.4

VALUE OF NON-RESIDENTIAL BUILDING APPROVED: Original

Period	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
PRIVATE SECTOR (\$ million)											
1999-2000	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	542.4	246.5	1 159.9	676.5	158.4	28.9	200.3	109.2	145.3	3 371.5
2002											
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	8.2	195.0
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	72.8	25.6	45.9	47.3	19.7	0.1	8.9	9.5	16.2	250.0
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	95.5	23.0	91.2	70.5	9.5	2.4	10.7	4.7	8.8	336.0
September	19.4	72.4	24.8	137.9	38.2	24.5	2.1	12.9	10.4	15.9	358.6
October	2.9	72.8	27.2	61.9	33.1	22.9	0.4	16.8	13.0	17.7	268.8
November	8.2	187.1	17.4	23.7	51.5	15.6	6.3	22.9	4.5	6.5	343.8
December	3.4	22.3	18.1	30.4	95.1	49.0	0.1	61.0	5.7	18.6	303.7
2003											
January	1.5	30.7	16.5	37.0	35.3	26.1	2.0	10.2	434.0	5.7	599.1
February	2.0	35.6	21.2	86.6	37.9	26.0	1.0	12.4	11.5	3.3	237.5
March	2.6	45.3	26.3	175.3	21.3	21.9	0.3	5.8	5.9	14.6	319.1
PUBLIC SECTOR (\$ million)											
1999-2000	1.4	6.1	1.4	64.9	13.2	239.7	0.0	162.8	66.5	38.4	594.4
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
2002											
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
2003											
January	0.0	0.2	0.0	6.8	0.0	29.9	0.0	11.8	2.0	10.2	61.0
February	0.0	14.5	0.0	1.5	9.2	30.0	0.0	10.1	5.3	5.7	76.3
March	0.0	0.2	0.0	2.3	0.5	30.4	0.0	13.4	1.3	16.3	64.3
TOTAL (\$ million)											
1999-2000	169.1	560.3	371.4	539.4	518.7	410.8	26.5	343.1	159.5	118.0	3 216.8
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	549.5	247.3	1 237.4	723.7	567.2	29.4	584.8	173.7	288.2	4 518.8
2002											
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	35.2	529.0
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	73.0	25.9	55.4	49.5	39.6	0.1	12.4	13.4	34.4	307.7
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	96.4	23.1	103.4	70.6	26.0	2.4	12.4	19.5	15.6	390.7
September	19.4	72.5	25.1	149.9	38.5	42.8	2.1	13.6	18.7	21.5	404.1
October	2.9	73.2	27.2	70.9	39.2	43.2	0.4	19.7	31.6	24.2	332.5
November	8.3	187.3	17.4	28.6	51.5	49.1	6.3	31.0	6.0	15.7	401.4
December	3.4	22.5	18.2	35.5	95.5	81.4	0.1	72.4	9.0	26.3	364.2
2003											
January	1.5	30.9	16.5	43.9	35.3	55.9	2.0	22.0	436.1	15.9	660.1
February	2.0	50.0	21.2	88.1	47.1	56.0	1.0	22.5	16.9	9.0	313.8
March	2.6	45.5	26.3	177.5	21.8	52.3	0.3	19.1	7.2	30.9	383.4

BUILDING APPROVED IN THE MELBOURNE STATISTICAL DIVISION: Original

DWELLINGS (no.).....

VALUE (\$'000).....

Period	DWELLINGS (no.)			VALUE (\$'000)					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR									
2000-01	17 237	9 028	27 528	2 608 964	1 471 037	916 345	4 996 347	2 652 231	7 648 577
2001-02	25 307	10 298	36 730	4 070 868	1 770 115	1 089 601	6 930 583	2 981 400	9 911 983
2002									
March	2 051	444	2 528	333 180	64 624	77 376	475 180	257 755	732 935
April	2 370	983	3 387	382 437	162 029	74 912	619 378	169 567	788 945
May	2 315	708	3 152	370 079	86 492	101 549	558 119	212 878	770 997
June	1 991	942	2 953	342 386	149 350	76 560	568 296	223 185	791 481
July	2 075	993	3 142	356 879	138 292	104 447	599 618	180 449	780 067
August	2 180	2 472	4 737	369 229	469 116	106 063	944 408	283 869	1 228 277
September	1 953	762	2 781	328 925	173 146	100 342	602 413	315 919	918 332
October	2 128	1 380	3 541	366 126	292 461	92 928	751 515	229 257	980 772
November	1 571	747	2 383	270 955	201 737	81 303	553 995	287 457	841 452
December	1 852	700	2 572	325 994	118 787	70 011	514 792	254 910	769 702
2003									
January	1 369	907	2 299	242 670	173 004	68 956	484 629	571 005	1 055 635
February	1 848	497	2 424	313 999	80 352	99 044	493 394	201 540	694 934
March	1 631	774	2 470	301 073	121 507	87 747	510 327	288 737	799 064
PUBLIC SECTOR									
2000-01	226	148	374	27 206	10 773	74 301	112 280	818 439	930 718
2001-02	309	326	635	39 017	38 644	64 174	141 835	861 884	1 003 719
2002									
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	5 655	9 028	37 553	46 580
July	7	41	48	970	9 270	3 986	14 226	28 349	42 574
August	31	5	36	3 887	340	15 230	19 458	41 150	60 608
September	9	47	56	1 304	5 729	5 439	12 472	28 885	41 357
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	11 621	13 535	33 330	46 865
2003									
January	0	2	2	0	153	3 678	3 831	53 303	57 134
February	26	79	105	3 527	18 260	8 904	30 691	53 899	84 591
March	11	23	34	1 191	2 691	5 743	9 625	28 729	38 354
TOTAL									
2000-01	17 463	9 176	27 902	2 636 170	1 481 810	990 646	5 108 626	3 470 669	8 579 296
2001-02	25 616	10 624	37 365	4 109 885	1 808 758	1 153 775	7 072 418	3 843 283	10 915 702
2002									
March	2 055	473	2 561	333 659	68 318	86 670	488 646	308 224	796 870
April	2 384	1 004	3 422	384 083	164 860	77 277	626 220	476 319	1 102 539
May	2 322	767	3 218	370 904	97 186	107 348	575 438	347 137	922 575
June	2 005	956	2 981	344 391	150 717	82 215	577 323	260 738	838 061
July	2 082	1 034	3 190	357 849	147 562	108 433	613 844	208 798	822 641
August	2 211	2 477	4 773	373 116	469 456	121 293	963 866	325 019	1 288 885
September	1 962	809	2 837	330 229	178 875	105 781	614 885	344 804	959 689
October	2 153	1 425	3 611	369 968	297 978	99 480	767 425	273 128	1 040 554
November	1 588	747	2 400	273 183	201 737	91 578	566 499	314 066	880 564
December	1 865	700	2 585	327 909	118 787	81 631	528 327	288 240	816 567
2003									
January	1 369	909	2 301	242 670	173 157	72 634	488 460	624 309	1 112 769
February	1 874	576	2 529	317 526	98 612	107 947	524 085	255 439	779 524
March	1 642	797	2 504	302 264	124 199	93 489	519 952	317 466	837 418

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

(b) Refer to the Explanatory Notes paragraph 16.

BUILDING APPROVED IN STATISTICAL AREAS—Mar Qtr 2003

	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	7 327	2 434	9 949	1 256 685	418 868	337 754	2 013 307	1 357 338	3 370 645
Melbourne (SD)	4 885	2 282	7 334	862 460	395 967	274 070	1 532 497	1 197 214	2 729 711
Inner Melbourne (SSD)	77	1 061	1 249	16 933	226 108	54 826	297 867	780 464	1 078 331
Melbourne (C)–Inner	0	80	126	0	8 000	3 980	11 980	183 172	195 152
Melbourne (C)–S'bank–D'lands	0	0	0	0	0	0	0	64 398	64 398
Melbourne (C)–Remainder	22	759	782	4 191	157 650	14 019	175 860	487 265	663 125
Port Phillip (C)–St Kilda	14	16	76	3 498	4 744	9 372	17 613	3 895	21 508
Port Phillip (C)–West	6	120	127	1 584	33 017	7 326	41 926	19 488	61 414
Stonnington (C)–Prahran	9	56	69	3 154	16 578	7 912	27 643	4 917	32 560
Yarra (C)–North	22	3	30	3 036	242	10 098	13 376	4 465	17 841
Yarra (C)–Richmond	4	27	39	1 471	5 878	2 120	9 469	12 864	22 332
Western Melbourne (SSD)	406	189	604	73 244	25 604	29 123	127 971	61 142	189 113
Brimbank (C)–Keilor	77	40	117	14 228	4 558	1 573	20 358	12 597	32 956
Brimbank (C)–Sunshine	154	8	162	25 839	827	1 154	27 820	22 152	49 972
Hobsons Bay (C)–Altona	63	22	85	10 974	2 545	1 388	14 906	5 169	20 075
Hobsons Bay (C)–Williamstown	20	14	34	5 052	2 550	5 966	13 568	975	14 543
Maribymong (C)	54	66	128	10 092	9 624	7 213	26 928	17 203	44 132
Moonee Valley (C)–Essendon	24	29	53	5 109	4 389	10 747	20 244	2 333	22 577
Moonee Valley (C)–West	14	10	25	1 951	1 112	1 083	4 146	712	4 858
Melton–Wyndham (SSD)	971	58	1 029	154 843	4 953	2 476	162 272	29 304	191 576
Melton (S)–East	282	11	293	48 723	1 278	239	50 240	2 020	52 259
Melton (S) Bal	96	0	96	16 090	0	592	16 683	2 878	19 561
Wyndham (C)–North	355	45	400	48 334	3 535	1 216	53 084	20 477	73 561
Wyndham (C)–South	217	0	217	38 093	0	36	38 129	1 830	39 959
Wyndham (C)–West	21	2	23	3 603	140	393	4 137	2 100	6 237
Moreland City (SSD)	90	118	243	13 418	16 026	11 884	41 329	4 937	46 266
Moreland (C)–Brunswick	12	37	79	1 548	5 894	6 149	13 591	762	14 354
Moreland (C)–Coburg	43	40	84	6 205	5 342	4 093	15 640	2 519	18 159
Moreland (C)–North	35	41	80	5 665	4 790	1 643	12 097	1 656	13 753
Northern Middle Melbourne (SSD)	150	69	219	26 862	8 035	16 719	51 615	14 297	65 912
Banyule (C)–Heidelberg	32	8	40	7 983	1 143	5 627	14 752	2 024	16 776
Banyule (C)–North	39	0	39	7 594	0	3 339	10 933	6 475	17 408
Darebin (C)–Northcote	17	14	31	2 875	1 572	4 002	8 449	2 178	10 627
Darebin (C)–Preston	62	47	109	8 410	5 320	3 751	17 481	3 620	21 101
Hume City (SSD)	315	36	351	54 666	3 945	3 492	62 104	43 054	105 158
Hume (C)–Broadmeadows	8	10	18	1 039	1 002	1 608	3 649	16 897	20 546
Hume (C)–Craigieburn	219	0	219	37 319	0	841	38 160	22 182	60 342
Hume (C)–Sunbury	88	26	114	16 309	2 943	1 044	20 295	3 975	24 270
Northern Outer Melbourne (SSD)	396	25	421	61 496	2 080	6 032	69 608	23 287	92 895
Nillumbik (S)–South	15	0	15	3 581	0	2 128	5 709	90	5 799
Nillumbik (S)–South-West	22	20	42	4 920	1 700	1 122	7 741	8 394	16 135
Nillumbik (S) Bal	6	0	6	2 055	0	691	2 745	2 955	5 700
Whittlesea (C)–North	117	0	117	21 201	0	563	21 764	5 732	27 496
Whittlesea (C)–South	236	5	241	29 740	380	1 529	31 649	6 116	37 765
Boroondara City (SSD)	78	21	99	28 289	5 178	30 823	64 291	29 464	93 755
Boroondara (C)–Camberwell N.	21	0	21	10 991	0	5 854	16 845	12 385	29 231
Boroondara (C)–Camberwell S.	39	15	54	11 410	2 958	13 628	27 996	9 758	37 754
Boroondara (C)–Hawthorn	8	0	8	2 712	0	6 140	8 851	5 787	14 639
Boroondara (C)–Kew	10	6	16	3 177	2 220	5 201	10 598	1 534	12 132

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

	DWELLINGS (no.)			VALUE (\$'000)					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
STATISTICAL AREA									
Eastern Middle Melbourne (SSD)	264	179	445	50 137	25 655	26 211	102 002	28 588	130 590
Manningham (C)—East	13	0	13	4 309	0	1 401	5 710	526	6 236
Manningham (C)—West	47	36	83	9 726	8 541	3 192	21 459	967	22 426
Monash (C)—South-West	22	70	92	3 427	7 885	3 844	15 156	5 881	21 038
Monash (C)—Waverley East	23	0	23	5 321	0	2 376	7 697	7 216	14 913
Monash (C)—Waverley West	57	18	75	10 537	1 853	3 563	15 954	8 155	24 109
Whitehorse (C)—Box Hill	34	11	47	5 642	1 560	5 230	12 432	2 270	14 702
Whitehorse (C)—Nunawading E.	13	31	44	2 454	3 687	3 412	9 554	1 379	10 932
Whitehorse (C)—Nunawading W.	55	13	68	8 721	2 128	3 192	14 040	2 195	16 235
Eastern Outer Melbourne (SSD)	215	95	314	33 899	9 511	11 352	54 761	17 465	72 226
Knox (C)—North	43	20	63	5 718	1 619	3 762	11 099	3 231	14 330
Knox (C)—South	48	31	80	11 273	3 350	1 694	16 316	2 500	18 816
Maroondah (C)—Croydon	94	37	134	11 874	3 798	4 042	19 714	4 242	23 956
Maroondah (C)—Ringwood	30	7	37	5 034	744	1 854	7 632	7 492	15 124
Yarra Ranges Shire Part A (SSD)	120	4	125	21 816	350	7 908	30 074	5 206	35 281
Yarra Ranges (S)—Central	8	0	8	908	0	493	1 401	268	1 669
Yarra Ranges (S)—North	21	0	21	3 606	0	518	4 124	1 324	5 448
Yarra Ranges (S)—South-West	91	4	96	17 302	350	6 897	24 550	3 614	28 164
Southern Melbourne (SSD)	296	246	547	74 127	51 733	45 788	171 649	32 397	204 046
Bayside (C)—Brighton	33	20	53	12 902	5 960	3 921	22 784	594	23 378
Bayside (C)—South	31	15	49	8 334	2 470	6 515	17 319	5 756	23 075
Glen Eira (C)—Caulfield	31	42	73	10 097	9 886	9 431	29 415	3 965	33 380
Glen Eira (C)—South	46	133	180	8 732	27 103	6 086	41 920	578	42 498
Kingston (C)—North	99	20	119	21 140	2 566	5 656	29 362	11 404	40 765
Kingston (C)—South	34	8	42	5 815	1 350	2 382	9 547	900	10 447
Stonnington (C)—Malvern	22	8	31	7 107	2 398	11 797	21 302	9 201	30 503
Greater Dandenong City (SSD)	61	41	102	9 138	4 402	1 544	15 084	54 637	69 721
Gr. Dandenong (C)—Dandenong	23	22	45	3 326	2 080	663	6 069	27 041	33 111
Gr. Dandenong (C) Bal	38	19	57	5 812	2 322	881	9 015	27 596	36 610
Southern Eastern Outer Melbourne (SSD)	868	28	896	134 050	3 200	7 259	144 509	40 240	184 749
Cardinia (S)—North	27	0	27	4 689	0	1 481	6 170	571	6 741
Cardinia (S)—Pakenham	269	6	275	40 962	600	684	42 246	3 387	45 634
Cardinia (S)—South	6	0	6	766	0	66	832	50	882
Casey (C)—Berwick	298	22	320	50 381	2 600	1 800	54 781	1 824	56 605
Casey (C)—Cranbourne	226	0	226	29 714	0	1 096	30 811	5 392	36 203
Casey (C)—Hallam	25	0	25	4 668	0	1 159	5 827	29 016	34 843
Casey (C)—South	17	0	17	2 870	0	972	3 842	0	3 842
Frankston City (SSD)	210	87	297	32 201	6 261	3 430	41 892	14 532	56 424
Frankston (C)—East	156	82	238	23 802	5 531	1 217	30 550	5 952	36 502
Frankston (C)—West	54	5	59	8 399	730	2 213	11 342	8 580	19 922
Mornington Peninsula Shire (SSD)	368	25	393	77 340	2 927	15 202	95 468	18 199	113 667
Mornington P'sula (S)—East	81	8	89	16 382	450	2 187	19 019	510	19 529
Mornington P'sula (S)—South	162	6	168	37 065	722	7 101	44 888	8 187	53 075
Mornington P'sula (S)—West	125	11	136	23 892	1 755	5 913	31 560	9 502	41 062

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

	DWELLINGS (no.)			VALUE (\$'000)					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
STATISTICAL AREA									
Barwon (SD)	502	53	566	93 380	8 430	16 197	118 007	28 740	146 747
Greater Geelong City Part A (SSD)	233	27	260	41 465	3 165	9 109	53 739	17 925	71 665
Bellarine-Inner	38	0	38	7 149	0	867	8 016	368	8 384
Corio-Inner	46	6	52	7 140	687	992	8 819	6 705	15 524
Geelong	19	5	24	3 555	708	2 497	6 760	3 988	10 748
Geelong West	9	0	9	773	0	1 418	2 191	0	2 191
Newton	7	0	7	1 317	0	1 245	2 562	440	3 002
South Barwon-Inner	114	16	130	21 531	1 771	2 090	25 392	6 424	31 816
East Barwon (SSD)	182	16	209	37 235	3 629	5 798	46 662	8 809	55 471
Greater Geelong (C) -Pt B	96	5	101	17 357	1 140	1 771	20 268	1 644	21 911
Queenscliffe (B)	3	3	6	1 394	950	124	2 468	141	2 609
Surf Coast (S)-East	52	8	60	11 065	1 539	1 352	13 956	5 613	19 569
Surf Coast (S)-West	31	0	42	7 419	0	2 551	9 971	1 412	11 382
West Barwon (SSD)	87	10	97	14 680	1 635	1 290	17 605	2 006	19 611
Colac-Otway (S)-Colac	13	0	13	2 180	0	479	2 659	1 076	3 734
Colac-Otway (S)-North	10	0	10	1 337	0	200	1 536	431	1 967
Colac-Otway (S)-South	23	10	33	3 739	1 635	305	5 679	499	6 178
Golden Plains (S)-North-West	12	0	12	1 844	0	240	2 084	0	2 084
Golden Plains (S)-South-East	28	0	28	5 331	0	0	5 331	0	5 331
Greater Geelong (C)-Pt C	1	0	1	250	0	66	316	0	316
Western District (SD)	131	12	147	21 429	740	8 161	30 330	17 945	48 274
Warrnambool City (SSD)	67	12	81	10 844	740	2 480	14 064	14 581	28 645
Warrnambool (C)	67	12	81	10 844	740	2 480	14 064	14 581	28 645
Hopkins (SSD)	26	0	27	4 069	0	2 902	6 970	1 984	8 954
Corangamite (S)-North	6	0	6	849	0	1 274	2 124	100	2 224
Corangamite (S)-South	4	0	4	682	0	1 016	1 698	844	2 542
Moyne (S)-North-East	1	0	1	259	0	0	259	60	319
Moyne (S)-North-West	0	0	0	0	0	147	147	121	268
Moyne (S)-South	15	0	16	2 278	0	464	2 742	859	3 601
Lady Julia Percy Island	0	0	0	0	0	0	0	0	0
Glenelg (SSD)	38	0	39	6 516	0	2 779	9 296	1 380	10 675
Glenelg (S)-Heywood	5	0	5	671	0	929	1 600	133	1 733
Glenelg (S)-North	2	0	2	207	0	73	280	0	280
Glenelg (S)-Portland	15	0	16	2 213	0	774	2 987	693	3 680
S. Grampians (S)-Hamilton	11	0	11	2 281	0	288	2 569	554	3 123
S. Grampians (S)-Wannon	1	0	1	75	0	70	145	0	145
S. Grampians (S) Bal	4	0	4	1 070	0	645	1 714	0	1 714
Central Highlands (SD)	256	9	266	38 856	678	6 448	45 982	14 982	60 964
Ballarat City (SSD)	165	8	173	25 133	600	3 394	29 127	10 264	39 391
Ballarat (C)-Central	29	2	31	4 299	240	1 495	6 034	6 235	12 269
Ballarat (C)-Inner North	85	0	85	14 445	0	1 353	15 799	1 600	17 399
Ballarat (C)-North	1	0	1	201	0	55	256	0	256
Ballarat (C)-South	50	6	56	6 187	360	491	7 038	2 429	9 467
East Central Highlands (SSD)	74	1	76	11 663	78	1 962	13 703	2 999	16 702
Hepburn (S)-East	26	0	26	4 133	0	1 157	5 290	114	5 404
Hepburn (S)-West	10	0	10	1 272	0	162	1 434	0	1 434
Moorabool (S)-Bacchus Marsh	22	0	23	3 645	0	489	4 133	919	5 052
Moorabool (S)-Ballan	14	1	15	2 168	78	93	2 339	1 965	4 305
Moorabool (S)-West	2	0.0	2	446	0	61	507	0	507

	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)	17	0	17	2 060	0	1 092	3 152	1 720	4 872
Ararat (RC)	10	0	10	1 464	0	722	2 186	1 650	3 836
Pyrenees (S)—North	5	0	5	466	0	151	616	70	686
Pyrenees (S)—South	2	0	2	130	0	219	349	0	349
Wimmera (SD)	48	0	48	7 617	0	1 355	8 972	9 416	18 388
South Wimmera (SSD)	42	0	42	6 462	0	1 133	7 595	4 146	11 741
Horsham (RC)—Central	26	0	26	3 875	0	429	4 303	3 063	7 367
Horsham (RC) Bal	6	0	6	933	0	188	1 121	145	1 266
N. Grampians (S)—St Arnaud	1	0	1	155	0	141	296	359	655
N. Grampians (S)—Stawell	7	0	7	1 027	0	329	1 356	304	1 660
West Wimmera (S)	2	0	2	473	0	46	519	275	794
North Wimmera (SSD)	6	0	6	1 156	0	222	1 378	5 270	6 647
Hindmarsh (S)	3	0	3	565	0	76	641	0	641
Yarriambiack (S)—North	1	0	1	152	0	30	182	5 270	5 451
Yarriambiack (S)—South	2	0	2	439	0	116	555	0	555
Mallee (SD)	117	2	119	18 723	200	3 030	21 953	5 728	27 681
Mildura Rural City Part A (SSD)	85	2	87	14 693	200	1 651	16 545	3 509	20 054
Mildura (RC)—Pt A	85	2	87	14 693	200	1 651	16 545	3 509	20 054
West Mallee (SSD)	2	0	2	105	0	351	456	0	456
Buloke (S)—North	1	0	1	75	0	40	115	0	115
Buloke (S)—South	1	0	1	30	0	151	181	0	181
Mildura (RC)—Pt B	0	0	0	0	0	160	160	0	160
East Mallee (SSD)	30	0	30	3 924	0	1 028	4 952	2 219	7 171
Gannawarra (S)	8	0	8	946	0	210	1 155	328	1 483
Swan Hill (RC)—Central	19	0	19	2 688	0	569	3 258	262	3 520
Swan Hill (RC)—Robinvale	3	0	3	290	0	0	290	629	919
Swan Hill (RC) Bal	0	0	0	0	0	249	249	1 000	1 249
Loddon (SD)	359	9	369	53 973	739	7 345	62 058	31 322	93 379
Greater Bendigo City Part A (SSD)	190	6	197	27 174	469	3 142	30 785	14 851	45 636
Greater Bendigo (C)—Central	15	0	15	1 920	0	1 004	2 924	3 738	6 662
Greater Bendigo (C)—Eaglehawk	29	4	33	3 102	309	165	3 577	552	4 129
Greater Bendigo (C)—Inner East	35	2	37	5 192	160	1 259	6 611	1 019	7 629
Greater Bendigo (C)—Inner North	21	0	22	3 094	0	177	3 271	6 988	10 259
Greater Bendigo (C)—Inner West	50	0	50	7 317	0	427	7 744	1 560	9 304
Greater Bendigo (C)—S'saye	40	0	40	6 550	0	109	6 659	994	7 653
North Loddon (SSD)	48	0	48	6 052	0	1 936	7 988	10 799	18 786
C. Goldfields (S)—M'borough	2	0	2	237	0	67	304	6 650	6 954
C. Goldfields (S) Bal	1	0	1	30	0	103	133	0	133
Gr Bendigo (C)—Pt B	27	0	27	3 337	0	152	3 489	2 512	6 001
Loddon (S)—North	1	0	1	73	0	103	177	133	310
Loddon (S)—South	4	0	4	283	0	682	965	99	1 064
Mount Alexander (S)—C'maine	2	0	2	366	0	408	774	1 404	2 179
Mount Alexander (S) Bal	11	0	11	1 726	0	420	2 146	0	2 146
South Loddon (SSD)	121	3	124	20 747	270	2 268	23 285	5 672	28 956
Macedon Ranges (S)—Kyneton	21	0	21	3 450	0	551	4 002	185	4 187
Macedon Ranges (S)—Romsey	44	0	44	7 397	0	533	7 930	54	7 984
Macedon Ranges (S) Bal	56	3	59	9 899	270	1 184	11 353	5 432	16 785

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

	DWELLINGS (no.)			VALUE (\$'000)					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
STATISTICAL AREA									
Goulburn (SD)	381	15	396	60 018	2 009	5 949	67 976	17 249	85 226
Greater Shepparton City Part A (SSD)	90	0	90	14 154	0	1 177	15 331	5 067	20 398
Gr. Shepparton (C)—Pt A	90	0	90	14 154	0	1 177	15 331	5 067	20 398
North Goulburn (SSD)	127	4	131	20 163	476	2 125	22 763	4 508	27 271
Campaspe (S)—Echuca	35	4	39	5 816	476	307	6 599	1 515	8 114
Campaspe (S)—Kyabram	19	0	19	2 591	0	374	2 965	438	3 403
Campaspe (S)—Rochester	6	0	6	1 029	0	180	1 209	0	1 209
Campaspe (S)—South	6	0	6	918	0	116	1 034	68	1 102
Gr. Shepparton (C)—Pt B East	2	0	2	190	0	196	386	0	386
Gr. Shepparton (C)—Pt B West	9	0	9	1 464	0	100	1 564	80	1 644
Moira (S)—East	28	0	28	4 613	0	324	4 937	332	5 269
Moira (S)—West	22	0	22	3 542	0	528	4 069	2 075	6 145
South Goulburn (SSD)	43	0	43	6 303	0	1 168	7 471	6 006	13 477
Delatite (S)—Benalla	5	0	5	801	0	78	878	412	1 290
Delatite (S)—North	1	0	1	230	0	40	270	1 220	1 491
Delatite (S)—South	25	0	25	3 823	0	673	4 496	2 626	7 122
Strathbogie (S)	12	0	12	1 449	0	378	1 827	1 747	3 574
South West Goulburn (SSD)	121	11	132	19 398	1 533	1 479	22 410	1 669	24 079
Mitchell (S)—North	8	9	17	1 657	1 399	348	3 404	380	3 784
Mitchell (S)—South	81	0	81	13 461	0	306	13 767	336	14 103
Murrindindi (S)—East	16	0	16	1 811	0	530	2 342	60	2 402
Murrindindi (S)—West	16	2	18	2 470	133	294	2 897	893	3 790
Ovens-Murray (SD)	168	10	178	27 610	1 472	3 565	32 646	9 264	41 911
Wodonga (SSD)	109	0	109	18 222	0	1 511	19 733	3 326	23 059
Indigo (S)—Pt A	15	0	15	2 013	0	249	2 262	70	2 333
Towong (S)—Pt A	3	0	3	256	0	38	294	75	369
Wodonga (RC)	91	0	91	15 954	0	1 223	17 177	3 181	20 358
West Ovens-Murray (SSD)	34	2	36	5 401	272	1 233	6 906	1 675	8 581
Indigo (S)—Pt B	5	0	5	897	0	188	1 085	150	1 235
Wangaratta (RC)—Central	20	2	22	3 365	272	791	4 429	1 245	5 673
Wangaratta (RC)—North	7	0	7	936	0	39	975	0	975
Wangaratta (RC)—South	2	0	2	202	0	215	417	280	697
East Ovens-Murray (SSD)	25	8	33	3 987	1 200	820	6 007	4 263	10 271
Alpine (S)—East	21	8	29	3 438	1 200	392	5 030	4 263	9 294
Alpine (S)—West	2	0	2	235	0	123	358	0	358
Towong (S)—Pt B	2	0	2	314	0	305	619	0	619
East Gippsland (SD)	155	11	166	21 367	3 333	3 417	28 116	14 722	42 838
East Gippsland Shire (SSD)	96	5	101	13 908	3 000	1 735	18 642	10 659	29 301
E. Gippsland (S)—Bairnsdale	74	5	79	11 331	3 000	1 200	15 531	10 289	25 820
E. Gippsland (S)—Orbost	18	0	18	2 142	0	383	2 525	178	2 703
E. Gippsland (S)—South-West	3	0	3	252	0	64	316	0	316
E. Gippsland (S) Bal	1	0	1	182	0	88	271	192	463
Wellington Shire (SSD)	59	6	65	7 459	333	1 682	9 474	4 063	13 537
Wellington (S)—Alberton	5	2	7	617	133	147	896	1 906	2 802
Wellington (S)—Avon	3	0	3	460	0	25	485	0	485
Wellington (S)—Maffra	19	0	19	2 522	0	361	2 884	496	3 379
Wellington (S)—Rosedale	21	0	21	2 124	0	616	2 739	0	2 739
Wellington (S)—Sale	11	4	15	1 737	200	533	2 470	1 661	4 131

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

	DWELLINGS (no.)			VALUE (\$'000)					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
STATISTICAL AREA									
Gippsland (SD)	325	31	360	51 252	5 300	8 216	64 769	10 756	75 525
La Trobe Valley (SSD)	89	0	89	13 989	0	2 297	16 286	4 167	20 453
Baw Baw (S)—Pt A	4	0	4	669	0	119	788	83	871
Latrobe (C)—Moe	9	0	9	1 186	0	508	1 694	1 087	2 781
Latrobe (C)—Morwell	18	0	18	2 617	0	429	3 045	1 003	4 048
Latrobe (C)—Traralgon	56	0	56	8 739	0	1 226	9 965	1 910	11 875
Latrobe (C) Bal	2	0	2	779	0	15	794	85	879
West Gippsland (SSD)	74	9	83	13 939	1 302	1 145	16 387	1 553	17 940
Baw Baw (S)—Pt B East	5	0	5	785	0	93	878	80	958
Baw Baw (S)—Pt B West	68	9	77	13 064	1 302	1 053	15 419	1 473	16 892
Yarra Ranges (S)—Pt B	1	0	1	90	0	0	90	0	90
South Gippsland (SSD)	162	22	188	23 324	3 998	4 774	32 096	5 035	37 132
Bass Coast (S)—Phillip Is.	47	10	57	6 274	2 468	1 389	10 132	1 065	11 197
Bass Coast (S) Bal	60	8	72	8 173	1 050	1 695	10 918	2 491	13 409
South Gippsland (S)—Central	37	0	37	5 651	0	701	6 351	765	7 116
South Gippsland (S)—East	7	4	11	1 336	480	615	2 431	0	2 431
South Gippsland (S)—West	11	0	11	1 891	0	374	2 264	715	2 979
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	205	0	205	35 615	0	3 010	38 625	5 656	44 281
Geelong Vic	233	27	260	41 465	3 165	9 109	53 739	17 925	71 665
Warrnambool Vic	67	12	81	10 844	740	2 480	14 064	14 581	28 645
Ballarat Vic	165	8	173	25 133	600	3 394	29 127	10 264	39 391
Bendigo Vic	190	6	197	27 174	469	3 142	30 785	14 851	45 636
Shepparton Vic	90	0	90	14 154	0	1 177	15 331	5 067	20 398
La Trobe Valley Vic	89	0	89	13 989	0	2 297	16 286	4 167	20 453
Mildura Vic	85	2	87	14 693	200	1 651	16 545	3 509	20 054

(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 *continued* **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.
- TREND ESTIMATES **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 *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.
- 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.
- CHAIN VOLUME MEASURES **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.
- 25** 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) **26** Area statistics are now being classified to the Australian Standard Geographical Classification (ASGC), 2002 Edition (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.
- 27** Some Statistical Districts straddle state/territory boundaries. The Albury-Wodonga Statistical District lies partly in Victoria and partly in New South Wales.
- ABS DATA AVAILABLE ON REQUEST **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.

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

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 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.

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...

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2873120003033
ISSN 1031-1998

RRP \$21.00