



BUILDING APPROVALS

VICTORIA

EMBARGO: 11:30AM (CANBERRA TIME) WED 7 NOV 2001

SEPTEMBER KEY FIGURES

	Jul 2001	Aug 2001	Sep 2001
Dwelling units approved			
Original	3 727	5 691	4 248
Seasonally adjusted	4 014	5 378	4 321
Trend	4 005	4 306	4 558

	% change Jun 2001 to Jul 2001	% change Jul 2001 to Aug 2001	% change Aug 2001 to Sep 2001
Dwelling units approved			
Original	12.0	52.7	-25.4
Seasonally adjusted	14.9	34.0	-19.6
Trend	9.1	7.5	5.8

SEPTEMBER KEY POINTS

TREND ESTIMATES

- The trend estimate for total dwellings approved has increased for the past eleven months with increases in excess of 5% in each month of the September 2001 quarter.
- The trend estimate for private sector house approvals has increased for the past twelve months. The increases in the three months of the September 2001 quarter were 8.9%, 6.6% and 4.8% respectively.

SEASONALLY ADJUSTED ESTIMATES

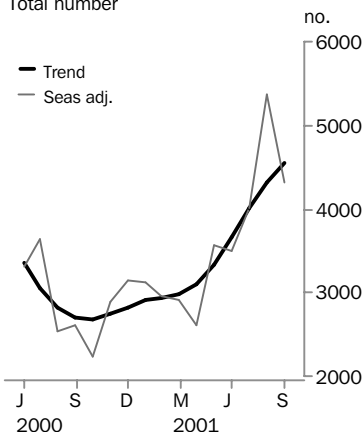
- The seasonally adjusted estimates for total dwellings approved in the September 2001 quarter are all more than 10% higher than in the same three months of 2000. The estimate for August 2001 of 5,378 is the highest recorded for this series since it began in 1983.
- The seasonally adjusted estimates for private sector houses in the September 2001 quarter are more than 50% higher than the recorded estimates for July, August and September 2000. The estimate of 3,551 recorded in August 2001 is the highest recorded for this series.

ORIGINAL ESTIMATES

- In original terms the number of dwellings approved in the September 2001 quarter increased by 44.6% (to 13,666), when compared with the June 2001 quarter (9,453 dwellings). Houses rose 34.7%, while other dwellings increased by 75.3% from the previous quarter.
- The total value of building work approved in the September 2001 quarter was \$3,378.6m, 22.6% higher than the previous quarter.

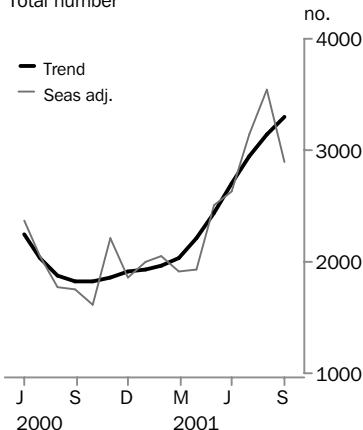
Dwelling units approved

Total number



Private sector houses approved

Total number



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

NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
December 2001	8 February 2002
March 2002	9 May 2002

CHANGES IN THIS ISSUE

Area statistics are now classified to the Australian Standard Geographical Classification, 2001 edition (see paragraph 26 of the Explanatory Notes).

DATA NOTES

Special articles that include some State/Territory data have appeared in recent issues of *'Building Approvals, Australia'* (ABS Cat. no. 8731.0). The July 2001 article 'Average Floor Area of New Dwellings' showed changes in average floor area in the period 1985-86 to 1999-2000. The August 2001 article 'Functional Classification of Building' discussed the new ABS Functional Classification of Building and included summary data for 2000-2001. Users who are interested in receiving a copy of these articles should contact Roger Mables on (08) 8237 7494.

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.

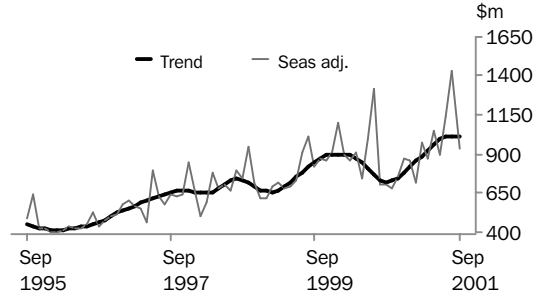
	Jan - Jun 2001	Total
Victoria	-24	-24

Vince LAZZARO
Acting Regional Director, Victoria

VALUE OF BUILDING APPROVED

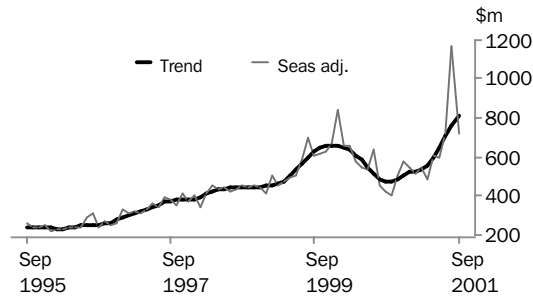
VALUE OF TOTAL BUILDING

The trend estimate for the value of total building fell 1.0% in September 2001 following eleven months of growth in the series since October 2000.



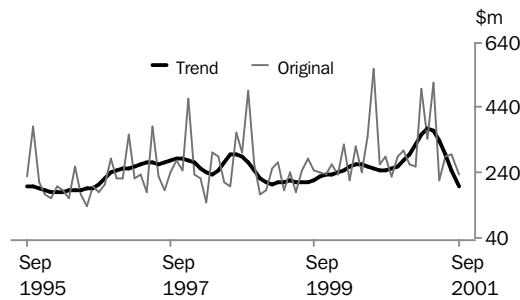
VALUE OF RESIDENTIAL BUILDING

The trend estimate for the value of residential building has risen for the past twelve months.



VALUE OF NON-RESIDENTIAL BUILDING

Following seven months of growth to April 2001, the trend estimate for the value of non-residential building has fallen over the past five months.



DWELLINGS APPROVED: 2000 – 2001

DWELLING UNITS APPROVED

The number of dwelling units approved in Victoria during 2000–2001 is shown in the table below, for each type of dwelling category, together with the distribution of each dwelling category as a percentage of total dwelling units approved for 1999–2000 and 2000–2001.

<i>Type of dwelling</i>	DWELLING UNITS BY TYPE		
	<i>Number of units</i>	<i>1999–2000 % of total dwellings</i>	<i>2000–2001 % of total dwellings</i>
New residential			
Houses	24 507	72.8	69.0
Other residential building			
Semi-detached, row or terrace houses, townhouses etc of:			
1 storey	2 215	5.3	6.2
2 or more storeys	2 112	6.6	5.9
<i>Total</i>	4 327	12.0	12.2
Flats, units, apartments in a building of:			
1 or 2 storeys	337	1.5	0.9
3 storeys	668	0.9	1.9
4 or more storeys	4 405	9.7	12.4
<i>Total</i>	5 410	12.1	15.2
<i>Total other residential building</i>	9 737	24.0	27.4
Other			
Alterations and additions to residential building	328	0.9	0.9
Conversions	914	1.8	2.6
Non-residential building	55	0.5	0.2
Total building	35 541	100.0	100.0

SUMMARY COMMENT

The number of dwellings approved in 2000-01 was 35,541. This is a fall of 29.1% from the previous year. The number of new houses as a proportion of total dwellings approved has fallen from 72.8% in 1999-2000 to 69.0% in 2000-01. This has been partly offset by an increase in the proportion of new other residential building from 24.0% of total dwellings in 1999-2000 to 27.4% in 2000-01.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

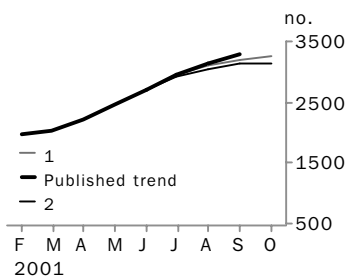
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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

PRIVATE SECTOR HOUSES

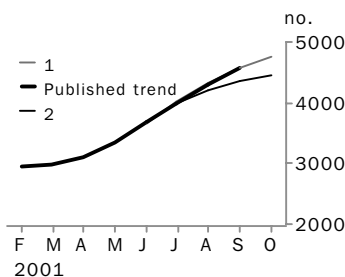


	TREND AS PUBLISHED	
	no.	% change
May 2001	2 445	11.0
June 2001	2 709	10.8
July 2001	2 950	8.9
August 2001	3 146	6.6
September 2001	3 297	4.8
October 2001	n.y.a.	n.y.a.

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

	1		2	
	no.	% change	no.	% change
	<i>rises by 5% on Sep 2001 falls by 5% on Sep 2001</i>			
May 2001	2 451	11.0	2 461	11.2
June 2001	2 714	10.7	2 719	10.5
July 2001	2 937	8.2	2 924	7.5
August 2001	3 099	5.5	3 055	4.5
September 2001	3 203	3.4	3 121	2.1
October 2001	3 254	1.6	3 130	0.3

TOTAL DWELLING UNITS



	TREND AS PUBLISHED	
	no.	% change
May 2001	3 342	7.8
June 2001	3 669	9.8
July 2001	4 005	9.1
August 2001	4 306	7.5
September 2001	4 558	5.8
October 2001	n.y.a.	n.y.a.

WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:

	1		2	
	no.	% change	no.	% change
	<i>rises by 8% on Sep 2001 falls by 8% on Sep 2001</i>			
May 2001	3 332	7.7	3 355	7.9
June 2001	3 665	10.0	3 677	9.6
July 2001	4 011	9.4	3 981	8.3
August 2001	4 313	7.5	4 212	5.8
September 2001	4 559	5.7	4 368	3.7
October 2001	4 751	4.2	4 463	2.2

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						
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	621	621	2 432	2 456
May	2 658	2 674	974	994	3 632	3 668
June	2 615	2 643	649	686	3 264	3 329
July	2 817	2 922	740	805	3 557	3 727
August	3 632	3 680	1 991	2 011	5 623	5 691
September	2 961	3 031	1 217	1 217	4 178	4 248
SEASONALLY ADJUSTED						
2000						
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.	2 575	2 602
May	2 506	2 518	n.a.	n.a.	3 540	3 572
June	2 632	2 657	n.a.	n.a.	3 431	3 493
July	3 147	3 249	n.a.	n.a.	3 847	4 014
August	3 551	3 619	n.a.	n.a.	5 290	5 378
September	2 894	2 960	n.a.	n.a.	4 255	4 321
TREND ESTIMATES						
2000						
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	1 934	1 959	940	947	2 874	2 906
February	1 959	1 984	950	956	2 909	2 940
March	2 038	2 064	903	912	2 941	2 976
April	2 204	2 234	851	866	3 055	3 100
May	2 445	2 481	839	861	3 284	3 342
June	2 709	2 755	886	914	3 595	3 669
July	2 950	3 007	968	998	3 918	4 005
August	3 146	3 213	1 063	1 093	4 209	4 306
September	3 297	3 373	1 158	1 185	4 455	4 558

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						
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	-47.6	-47.7	-27.9	-27.6
May	46.8	45.7	56.8	60.1	49.3	49.3
June	-1.6	-1.2	-33.4	-31.0	-10.1	-9.2
July	7.7	10.6	14.0	17.3	9.0	12.0
August	28.9	25.9	169.1	149.8	58.1	52.7
September	-18.5	-17.6	-38.9	-39.5	-25.7	-25.4
SEASONALLY ADJUSTED (% change from preceding month)						
2000						
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.	-10.3	-10.3
May	29.5	28.3	n.a.	n.a.	37.5	37.2
June	5.0	5.5	n.a.	n.a.	-3.1	-2.2
July	19.6	22.3	n.a.	n.a.	12.1	14.9
August	12.8	11.4	n.a.	n.a.	37.5	34.0
September	-18.5	-18.2	n.a.	n.a.	-19.6	-19.6
TREND ESTIMATES (% change from preceding month)						
2000						
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	-0.4
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	1.5	1.5	5.7	5.2	2.9	2.7
February	1.3	1.3	1.1	1.0	1.2	1.2
March	4.0	4.0	-4.9	-4.6	1.1	1.2
April	8.1	8.2	-5.8	-5.0	3.9	4.2
May	11.0	11.1	-1.4	-0.6	7.5	7.8
June	10.8	11.0	5.6	6.2	9.5	9.8
July	8.9	9.1	9.3	9.2	9.0	9.1
August	6.6	6.9	9.8	9.5	7.4	7.5
September	4.8	5.0	8.9	8.4	5.8	5.8

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					
July	465.2	125.7	590.9	562.6	1 153.5
August	370.0	105.0	475.0	267.6	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	311.6	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	365.6	78.8	444.3	346.9	791.2
May	532.0	116.7	648.7	517.2	1 165.9
June	465.5	117.7	583.2	216.4	799.6
July	544.0	108.8	652.8	289.2	942.0
August	1 049.2	136.9	1 186.1	298.9	1 485.0
September	585.9	130.5	716.4	235.2	951.6
SEASONALLY ADJUSTED					
2000					
July	497.7	137.7	635.4	n.a.	1 320.1
August	356.8	96.6	453.3	n.a.	706.3
September	354.1	72.9	426.9	n.a.	701.4
October	313.4	93.2	406.7	n.a.	679.0
November	410.8	92.6	503.4	n.a.	752.3
December	478.1	97.6	575.7	n.a.	877.4
2001					
January	458.4	90.3	548.7	n.a.	854.4
February	422.1	93.6	515.8	n.a.	714.7
March	434.4	108.9	543.3	n.a.	971.4
April	408.4	75.2	483.5	n.a.	865.8
May	498.7	113.1	611.7	n.a.	1 051.2
June	468.2	126.4	594.6	n.a.	893.2
July	604.8	113.3	718.0	n.a.	1 137.6
August	1 039.1	128.5	1 167.6	n.a.	1 434.7
September	589.3	134.1	723.4	n.a.	933.8
TREND ESTIMATES					
2000					
July	407.9	107.6	515.6	252.9	768.5
August	386.2	102.4	488.6	249.1	737.7
September	377.7	96.1	473.9	248.5	722.4
October	383.3	91.9	475.1	252.7	727.9
November	397.4	90.3	487.7	262.1	749.8
December	416.0	90.5	506.5	277.8	784.3
2001					
January	430.5	92.3	522.8	298.4	821.3
February	433.8	94.6	528.4	325.1	853.5
March	436.0	96.8	532.8	357.3	890.1
April	452.3	100.8	553.0	375.0	928.0
May	488.6	106.9	595.5	368.4	963.9
June	539.7	113.9	653.6	339.6	993.2
July	592.4	120.7	713.1	296.7	1 009.9
August	639.4	126.8	766.1	251.0	1 017.2
September	676.8	131.6	808.4	198.2	1 006.6

(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)					
2000					
July	8.3	12.6	9.2	60.4	29.3
August	-20.5	-16.5	-19.6	-52.4	-35.6
September	-6.5	-30.5	-11.8	9.5	-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	-30.8	-37.5	-32.1	-30.8	-31.6
May	45.5	48.1	46.0	49.1	47.4
June	-12.5	0.9	-10.1	-58.2	-31.4
July	16.9	-7.6	11.9	33.6	17.8
August	92.9	25.8	81.7	3.4	57.6
September	-44.2	-4.7	-39.6	-21.3	-35.9
SEASONALLY ADJUSTED (% change from preceding month)					
2000					
July	16.3	24.2	17.9	n.a.	32.1
August	-28.3	-29.8	-28.7	n.a.	-46.5
September	-0.8	-24.5	-5.8	n.a.	-0.7
October	-11.5	27.8	-4.7	n.a.	-3.2
November	31.1	-0.6	23.8	n.a.	10.8
December	16.4	5.4	14.4	n.a.	16.6
2001					
January	-4.1	-7.5	-4.7	n.a.	-2.6
February	-7.9	3.7	-6.0	n.a.	-16.4
March	2.9	16.3	5.3	n.a.	35.9
April	-6.0	-30.9	-11.0	n.a.	-10.9
May	22.1	50.4	26.5	n.a.	21.4
June	-6.1	11.8	-2.8	n.a.	-15.0
July	29.2	-10.4	20.8	n.a.	27.4
August	71.8	13.4	62.6	n.a.	26.1
September	-43.3	4.4	-38.0	n.a.	-34.9
TREND ESTIMATES (% change from preceding month)					
2000					
July	-7.1	-2.6	-6.2	-3.0	-5.2
August	-5.3	-4.8	-5.2	-1.5	-4.0
September	-2.2	-6.2	-3.0	-0.2	-2.1
October	1.5	-4.4	0.3	1.7	0.8
November	3.7	-1.7	2.7	3.7	3.0
December	4.7	0.2	3.9	6.0	4.6
2001					
January	3.5	2.0	3.2	7.4	4.7
February	0.8	2.5	1.1	8.9	3.9
March	0.5	2.3	0.8	9.9	4.3
April	3.7	4.1	3.8	5.0	4.3
May	8.0	6.1	7.7	-1.8	3.9
June	10.5	6.5	9.8	-7.8	3.0
July	9.8	6.0	9.1	-12.6	1.7
August	7.9	5.1	7.4	-15.4	0.7
September	5.8	3.8	5.5	-21.0	-1.0

(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(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	24 232	9 547	328	914	53	35 074
2000						
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	598	16	5	6	2 432
May	2 655	949	9	18	1	3 632
June	2 615	544	14	89	2	3 264
July	2 814	733	7	1	2	3 557
August	3 630	1 948	9	32	4	5 623
September	2 960	932	14	260	12	4 178
PUBLIC SECTOR (Number)						
1998-1999	544	350	3	2	0	899
1999-2000	507	280	14	5	3	809
2000-2001	275	190	0	0	2	467
2000						
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	37	0	0	0	65
July	105	65	0	0	0	170
August	48	20	0	0	0	68
September	70	0	0	0	0	70
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	24 507	9 737	328	914	55	35 541
2000						
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	598	16	5	6	2 456
May	2 671	969	9	18	1	3 668
June	2 643	581	14	89	2	3 329
July	2 919	798	7	1	2	3 727
August	3 678	1 968	9	32	4	5 691
September	3 030	932	14	260	12	4 248

(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	3 534.8	1 527.5	27.7	925.0	138.5	6 153.5	3 045.1	9 198.5
2000								
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	64.1	3.5	537.9	280.0	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	101.8	1.1	67.6	0.6	431.7	307.1	738.8
May	391.0	137.3	1.1	98.2	1.9	629.6	404.8	1 034.4
June	390.5	69.9	1.8	91.5	18.0	571.6	172.2	743.8
July	433.3	90.1	0.7	94.1	0.5	618.8	230.3	849.1
August	555.7	485.1	1.4	129.5	3.1	1 174.8	245.8	1 420.6
September	447.7	128.0	1.6	99.6	25.3	702.1	204.0	906.2
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	14.4	0.0	99.7	0.0	147.7	1 015.6	1 163.3
2000								
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	39.8	52.4
May	1.7	2.0	0.0	15.4	0.0	19.1	112.4	131.5
June	2.6	2.6	0.0	6.4	0.0	11.6	44.2	55.8
July	13.1	7.5	0.0	13.4	0.0	34.0	58.9	92.9
August	6.6	1.8	0.0	2.9	0.0	11.4	53.1	64.4
September	10.2	0.0	0.0	4.0	0.0	14.3	31.2	45.5
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	3 568.3	1 541.9	27.7	1 024.7	138.5	6 301.1	4 060.6	10 361.8
2000								
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	311.6	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	101.8	1.1	77.1	0.6	444.3	346.9	791.2
May	392.7	139.3	1.1	113.7	1.9	648.7	517.2	1 165.9
June	393.0	72.5	1.8	97.9	18.0	583.2	216.4	799.6
July	446.4	97.7	0.7	107.5	0.5	652.8	289.2	942.0
August	562.3	486.9	1.4	132.4	3.1	1 186.1	298.9	1 485.0
September	457.9	128.0	1.6	103.6	25.3	716.4	235.2	951.6

(a) See Glossary for definition.

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										
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	24 507	2 215	2 112	4 327	337	668	4 405	5 410	9 737	34 244
2000										
July	1 854	130	199	329	36	127	543	706	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	283	305	598	2 429
May	2 671	332	202	534	23	45	367	435	969	3 640
June	2 643	203	200	403	53	79	46	178	581	3 224
July	2 919	287	362	649	42	98	9	149	798	3 717
August	3 678	476	226	702	39	75	1 152	1 266	1 968	5 646
September	3 030	162	280	442	9	62	419	490	932	3 962
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	3 568.2	194.7	281.0	475.9	40.2	111.2	914.7	1 066.2	1 542.0	5 110.3
2000										
July	263.3	10.9	26.2	37.1	3.9	26.9	134.0	164.8	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	63.5	66.4	101.8	365.6
May	392.7	30.1	27.7	57.8	5.0	5.1	71.4	81.5	139.3	532.0
June	393.0	19.7	29.9	49.6	7.7	9.0	6.2	22.9	72.5	465.5
July	446.4	29.9	45.6	75.5	4.4	15.9	1.8	22.1	97.7	544.0
August	562.3	49.6	32.5	82.1	5.4	14.2	385.2	404.8	486.9	1 049.2
September	457.9	15.6	36.6	52.2	1.0	11.1	63.7	75.8	128.0	585.9

(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)							
1998-1999	3 771.3	1 123.4	4 894.6	1 024.4	5 918.9	3 260.2	9 195.9
1999-2000	4 825.0	1 593.0	6 418.0	1 211.0	7 629.0	3 211.7	10 840.8
2000-2001	3 125.0	1 383.5	4 508.4	1 043.5	5 552.0	3 902.0	9 453.9
2000							
March	1 305.8	571.8	1 877.5	280.6	2 158.2	772.1	2 927.2
June	986.7	281.5	1 268.2	315.4	1 583.5	897.5	2 484.5
September	702.7	349.3	1 051.9	268.4	1 320.4	1 091.7	2 412.0
December	723.6	338.6	1 062.2	251.0	1 313.2	800.1	2 113.3
2001							
March	783.1	416.6	1 199.7	251.0	1 450.7	982.9	2 433.6
June	915.6	279.0	1 194.6	273.1	1 467.7	1 027.3	2 495.0
ORIGINAL (% change from preceding quarter)							
2000							
March	-0.9	79.6	14.8	-6.5	11.5	3.0	9.0
June	-24.4	-50.8	-32.5	12.4	-26.6	16.2	-15.1
September	-28.8	24.1	-17.1	-14.9	-16.6	21.6	-2.9
December	3.0	-3.1	1.0	-6.5	-0.5	-26.7	-12.4
2001							
March	8.2	23.0	12.9	0.0	10.5	22.8	15.2
June	16.9	-33.0	-0.4	8.8	1.2	4.5	2.5

(a) Reference year for chain volume measures is 1999-2000.
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												
2001												
July	8	0.8	58	5.4	21	2.2	42	4.4	17	1.6	41	3.9
August	6	0.6	112	10.7	27	3.0	82	7.9	44	4.7	20	2.2
September	7	0.7	107	10.2	16	1.5	42	4.3	24	2.6	19	2.0
Value—\$200,000–\$499,999												
2001												
July	1	0.2	26	7.6	10	2.8	23	6.6	15	5.1	7	1.9
August	1	0.2	37	11.4	23	7.0	41	12.3	29	9.0	14	4.4
September	3	1.0	37	11.7	15	5.3	23	6.7	13	3.6	9	2.5
Value—\$500,000–\$999,999												
2001												
July	1	0.7	11	8.5	7	4.5	7	5.0	6	4.2	12	8.4
August	1	0.8	17	12.0	4	2.5	14	10.0	5	3.2	14	10.2
September	3	2.4	10	7.0	4	2.5	10	6.5	11	8.1	10	6.7
Value—\$1,000,000–\$4,999,999												
2001												
July	2	7.3	5	8.9	1	1.5	8	13.6	6	9.9	8	17.0
August	1	2.0	9	17.7	3	4.5	9	21.3	5	11.7	10	25.1
September	1	1.7	9	14.9	2	3.3	11	18.8	10	18.9	9	18.2
Value—\$5,000,000 and over												
2001												
July	0	0.0	1	10.2	2	53.9	0	0.0	1	10.1	1	11.8
August	0	0.0	0	0.0	0	0.0	2	10.6	2	22.5	1	5.0
September	0	0.0	2	17.5	0	0.0	2	15.0	0	0.0	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	129	94.8	1 470	774.3	611	236.5	1 239	664.4	781	459.3	748	832.5
2001												
July	12	9.0	101	40.6	41	64.8	80	29.7	45	30.8	69	43.0
August	9	3.5	175	51.8	57	17.0	148	62.1	85	51.2	59	46.9
September	14	5.8	165	61.2	37	12.6	88	51.3	58	33.2	47	29.4

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

Period	Religious.....		Health.....		Entertainment and recreational.....		Miscellaneous.....		Total non-residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999										
2001										
July	1	0.1	13	1.4	15	1.5	25	2.3	241	23.6
August	1	0.1	11	1.2	19	2.1	22	2.3	344	34.7
September	1	0.2	15	1.9	19	1.9	10	1.0	260	26.2
Value—\$200,000—\$499,999										
2001										
July	2	0.5	8	2.5	7	2.6	5	1.7	104	31.5
August	2	0.6	10	3.6	6	2.2	7	1.9	170	52.6
September	2	0.8	7	2.0	4	1.1	8	2.1	121	36.8
Value—\$500,000—\$999,999										
2001										
July	2	1.6	1	0.6	6	4.2	0	0.0	53	37.6
August	0	0.0	2	1.6	2	1.1	2	1.4	61	42.7
September	1	0.8	3	2.5	5	3.2	1	0.8	58	40.6
Value—\$1,000,000—\$4,999,999										
2001										
July	0	0.0	1	4.7	8	14.7	4	10.1	43	87.6
August	1	1.2	1	1.1	2	5.6	4	9.1	45	99.3
September	0	0.0	2	5.7	0	0.0	2	2.9	46	84.4
Value—\$5,000,000 and over										
2001										
July	0	0.0	0	0.0	3	17.7	1	5.0	9	108.7
August	0	0.0	3	31.5	0	0.0	0	0.0	8	69.6
September	0	0.0	1	5.8	1	9.0	0	0.0	6	47.3
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	330	291.7	5 915	4 060.4
2001										
July	5	2.2	23	9.2	39	40.7	35	19.1	450	289.2
August	4	1.8	27	38.9	29	11.0	35	14.7	628	298.9
September	4	1.8	28	17.9	29	15.2	21	6.8	491	235.2

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	86.8	766.2	234.0	605.1	440.2	220.2	22.2	292.0	131.4	247.1	3 045.1
2000											
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	27.3	20.9	26.3	108.9	15.1	40.0	2.0	24.7	9.9	4.9	280.0
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	44.4	16.6	82.2	28.8	11.0	0.1	9.7	6.1	2.4	202.7
March	2.1	112.3	22.2	49.1	40.8	17.9	1.6	19.6	35.6	21.8	323.0
April	0.5	132.3	16.7	43.4	43.0	9.3	1.3	49.1	1.6	9.8	307.1
May	3.6	134.1	15.9	52.0	53.1	17.2	6.6	95.9	2.8	23.5	404.8
June	4.0	38.4	17.5	34.6	35.8	11.7	1.9	15.3	6.1	6.9	172.2
July	8.9	39.6	64.8	26.4	30.6	19.3	2.2	7.0	18.0	13.6	230.3
August	3.5	48.6	16.9	46.9	50.1	22.8	1.8	35.9	5.7	13.5	245.8
September	5.8	61.1	12.6	48.9	32.9	13.2	1.3	9.9	12.4	5.9	204.0
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	59.3	19.3	612.4	0.0	156.3	105.0	44.5	1 015.6
2000											
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	1.5	28.7	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	7.2	0.0	19.8	2.0	2.7	39.8
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	5.0	0.4	11.6	0.0	7.9	5.9	9.8	44.2
July	0.1	1.1	0.1	3.3	0.2	23.6	0.0	2.2	22.7	5.5	58.9
August	0.0	3.1	0.1	15.1	1.0	24.1	0.0	3.0	5.3	1.2	53.1
September	0.0	0.1	0.0	2.4	0.3	16.2	0.5	8.0	2.8	0.9	31.2
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	94.9	774.3	236.6	664.4	459.5	832.6	22.2	448.2	236.4	291.7	4 060.6
2000											
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	66.4	54.8	3.5	23.4	23.8	10.9	290.4
December	27.3	21.2	26.3	111.7	15.1	54.4	2.0	34.1	12.6	7.0	311.6
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	44.4	17.0	87.0	29.0	39.8	0.1	27.0	7.8	4.2	257.8
March	2.2	112.3	22.2	58.2	42.6	150.3	1.6	25.2	62.4	24.5	501.5
April	5.1	132.4	16.7	46.7	43.0	16.5	1.3	68.9	3.6	12.5	346.9
May	4.6	135.5	17.0	63.7	57.5	40.4	6.6	152.7	15.2	24.1	517.2
June	4.5	41.4	17.6	39.6	36.2	23.3	1.9	23.2	12.0	16.7	216.4
July	9.0	40.6	64.8	29.7	30.8	43.0	2.2	9.2	40.7	19.1	289.2
August	3.5	51.8	17.0	62.1	51.2	46.9	1.8	38.9	11.0	14.7	298.9
September	5.8	61.2	12.6	51.3	33.2	29.4	1.8	17.9	15.2	6.8	235.2

BUILDING APPROVED IN THE MELBOURNE STATISTICAL DIVISION: Original

Period	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR									
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	17 237	8 992	27 477	2 608 964	1 464 587	916 190	4 989 742	2 656 462	7 646 203
2000									
September	1 362	559	1 951	198 646	74 985	56 038	329 669	179 274	508 943
October	957	423	1 442	145 963	61 816	79 959	287 738	146 968	434 706
November	1 731	571	2 437	267 467	87 958	82 453	437 878	194 799	632 676
December	1 176	1 201	2 424	178 854	214 815	58 268	451 938	240 183	692 121
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	565	1 832	188 527	96 815	55 170	340 511	282 060	622 571
May	1 889	840	2 756	288 358	126 374	83 532	498 264	370 723	868 987
June	1 882	505	2 490	288 286	64 098	94 440	446 824	144 243	591 067
July	1 964	708	2 681	314 720	87 599	80 917	483 236	193 113	676 349
August	2 587	1 898	4 526	409 414	480 033	111 745	1 001 192	208 197	1 209 388
September	2 077	892	3 250	326 876	122 980	109 918	559 774	181 403	741 178
PUBLIC SECTOR									
1999-2000	395	216	629	35 716	15 361	30 752	81 829	427 454	509 283
2000-2001	226	148	374	27 206	10 773	74 301	112 280	814 036	926 315
2000									
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	27 244	37 907
May	15	0	15	1 476	0	13 587	15 063	80 418	95 481
June	14	37	51	1 504	2 596	1 764	5 864	29 020	34 884
July	73	65	138	8 874	7 523	11 854	28 252	21 773	50 024
August	41	0	41	5 078	0	2 578	7 657	36 137	43 794
September	56	0	56	8 440	0	3 753	12 193	16 254	28 448
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	17 463	9 140	27 851	2 636 170	1 475 360	990 491	5 102 021	3 470 497	8 572 518
2000									
September	1 394	559	1 983	201 901	74 985	57 114	334 001	216 243	550 243
October	999	449	1 510	150 865	63 601	87 343	301 808	178 312	480 120
November	1 733	584	2 452	267 676	88 810	82 788	439 274	237 917	677 191
December	1 187	1 201	2 435	180 551	214 815	63 189	458 556	260 571	719 127
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	565	1 851	191 049	96 815	63 311	351 175	309 303	660 478
May	1 904	840	2 771	289 834	126 374	97 119	513 327	451 141	964 467
June	1 896	542	2 541	289 791	66 694	96 204	452 688	173 263	625 951
July	2 037	773	2 819	323 594	95 122	92 771	511 487	214 886	726 373
August	2 628	1 898	4 567	414 493	480 033	114 323	1 008 848	244 334	1 253 182
September	2 133	892	3 306	335 316	122 980	113 671	571 968	197 658	769 625

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

(b) Refer to the Explanatory Notes paragraph 16.

BUILDING APPROVED IN STATISTICAL AREAS—Sep 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	9 627	3 698	13 666	1 466 589	712 578	376 177	2 555 343	823 264	3 378 607
Melbourne (SD)	6 798	3 563	10 692	1 073 403	698 134	320 766	2 092 303	656 877	2 749 180
Inner Melbourne (SSD)	78	1 770	2 127	21 670	482 986	76 221	580 877	210 894	791 771
Melbourne (C)—Inner	0	229	455	0	20 000	22 408	42 408	53 321	95 728
Melbourne (C)—S'bank—D'lands	0	993	993	0	358 406	0	358 406	3 527	361 933
Melbourne (C)—Remainder	17	127	171	2 742	20 916	9 173	32 831	84 381	117 213
Port Phillip (C)—St Kilda	8	39	47	1 525	10 555	5 205	17 286	18 856	36 141
Port Phillip (C)—West	7	42	55	3 593	9 634	10 739	23 966	25 615	49 581
Stonnington (C)—Prahran	20	168	189	9 774	40 033	14 956	64 762	8 694	73 456
Yarra (C)—North	18	162	193	2 866	22 050	10 693	35 609	11 177	46 785
Yarra (C)—Richmond	8	10	24	1 170	1 393	3 046	5 609	5 325	10 934
Western Melbourne (SSD)	738	434	1 177	117 476	40 828	33 185	191 488	49 141	240 630
Brimbank (C)—Keilor	198	201	399	31 023	17 169	2 326	50 517	1 870	52 387
Brimbank (C)—Sunshine	280	30	310	41 652	2 300	2 105	46 057	9 132	55 188
Hobsons Bay (C)—Altona	61	25	87	7 694	1 971	2 217	11 882	10 143	22 024
Hobsons Bay (C)—Williamstown	53	76	130	10 625	9 089	6 569	26 282	3 363	29 645
Maribymong (C)	73	52	127	11 563	4 604	6 271	22 438	15 043	37 481
Moonee Valley (C)—Essendon	46	36	83	11 451	4 390	11 849	27 691	6 545	34 235
Moonee Valley (C)—West	27	14	41	3 468	1 306	1 847	6 622	3 046	9 668
Melton—Wyndham (SSD)	1 186	84	1 270	175 704	5 298	3 693	184 695	52 999	237 694
Melton (S)—East	490	11	501	71 986	730	380	73 097	770	73 867
Melton (S) Bal	91	24	115	12 568	1 080	880	14 529	21 127	35 655
Wyndham (C)—North	311	45	356	42 979	3 038	1 654	47 672	30 784	78 456
Wyndham (C)—South	243	0	243	41 209	0	204	41 413	318	41 731
Wyndham (C)—West	51	4	55	6 961	450	574	7 985	0	7 985
Moreland City (SSD)	125	152	284	19 638	16 428	11 537	47 604	11 311	58 915
Moreland (C)—Brunswick	15	100	115	1 936	12 036	3 941	17 913	910	18 823
Moreland (C)—Coburg	36	34	77	6 128	2 592	5 759	14 479	7 601	22 080
Moreland (C)—North	74	18	92	11 574	1 800	1 838	15 212	2 800	18 012
Northern Middle Melbourne (SSD)	187	146	335	31 073	17 357	19 031	67 460	25 274	92 734
Banyule (C)—Heidelberg	55	58	113	10 222	7 255	7 072	24 549	7 305	31 854
Banyule (C)—North	43	6	49	7 389	500	2 489	10 379	1 325	11 704
Darebin (C)—Northcote	25	51	78	3 638	6 242	5 513	15 393	3 431	18 824
Darebin (C)—Preston	64	31	95	9 823	3 360	3 957	17 139	13 213	30 352
Hume City (SSD)	487	33	522	72 848	2 645	2 636	78 130	28 931	107 061
Hume (C)—Broadmeadows	51	10	62	6 331	715	1 027	8 073	17 897	25 970
Hume (C)—Craigieburn	307	0	308	48 031	0	1 183	49 214	8 625	57 839
Hume (C)—Sunbury	129	23	152	18 486	1 930	427	20 843	2 410	23 253
Northern Outer Melbourne (SSD)	350	27	377	56 240	2 270	6 647	65 158	21 001	86 159
Nillumbik (S)—South	25	5	30	5 098	700	2 185	7 983	6 599	14 582
Nillumbik (S)—South-West	37	0	37	7 913	0	1 112	9 025	660	9 685
Nillumbik (S) Bal	13	0	13	2 197	0	745	2 942	368	3 310
Whittlesea (C)—North	131	2	133	18 210	240	814	19 263	1 050	20 313
Whittlesea (C)—South	144	20	164	22 823	1 330	1 791	25 944	12 324	38 269
Boroondara City (SSD)	103	62	170	26 585	11 456	31 109	69 150	24 202	93 352
Boroondara (C)—Camberwell N.	46	14	60	11 603	2 235	6 178	20 017	4 905	24 922
Boroondara (C)—Camberwell S.	30	20	50	7 386	2 950	10 239	20 575	5 527	26 102
Boroondara (C)—Hawthorn	10	6	20	3 299	2 136	9 100	14 535	12 419	26 954
Boroondara (C)—Kew	17	22	40	4 297	4 135	5 591	14 022	1 351	15 373

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)	301	186	491	60 567	25 184	30 043	115 794	49 862	165 655
Manningham (C)–East	12	0	12	4 139	0	2 950	7 089	0	7 089
Manningham (C)–West	61	35	97	15 900	5 205	3 040	24 146	8 669	32 814
Monash (C)–South-West	46	18	66	5 377	1 877	3 036	10 290	9 796	20 086
Monash (C)–Waverley East	21	23	44	5 251	2 592	3 812	11 655	5 789	17 444
Monash (C)–Waverley West	75	33	109	15 873	4 544	3 645	24 062	14 564	38 627
Whitehorse (C)–Box Hill	29	40	69	5 015	5 902	6 667	17 584	6 550	24 134
Whitehorse (C)–Nunawading E.	28	23	51	4 760	3 042	3 362	11 164	3 098	14 262
Whitehorse (C)–Nunawading W.	29	14	43	4 250	2 023	3 530	9 804	1 396	11 200
Eastern Outer Melbourne (SSD)	402	262	664	62 143	27 345	11 565	101 054	27 971	129 025
Knox (C)–North	83	28	111	12 586	3 030	4 579	20 194	8 852	29 046
Knox (C)–South	185	181	366	30 022	19 500	1 586	51 108	5 306	56 414
Maroondah (C)–Croydon	101	30	131	14 037	2 466	2 988	19 490	10 384	29 874
Maroondah (C)–Ringwood	33	23	56	5 499	2 349	2 413	10 262	3 429	13 690
Yarra Ranges Shire Part A (SSD)	255	24	279	36 483	2 240	6 665	45 388	6 885	52 273
Yarra Ranges (S)–Central	17	0	17	2 164	0	280	2 445	100	2 545
Yarra Ranges (S)–North	28	3	31	3 806	360	615	4 782	2 330	7 112
Yarra Ranges (S)–South-West	210	21	231	30 512	1 880	5 769	38 162	4 455	42 616
Southern Melbourne (SSD)	429	277	729	94 494	52 416	57 284	204 194	73 390	277 584
Bayside (C)–Brighton	44	33	77	17 217	11 744	10 843	39 804	2 200	42 004
Bayside (C)–South	48	14	68	12 793	2 397	13 059	28 249	2 891	31 141
Glen Eira (C)–Caulfield	40	109	150	11 526	21 880	7 729	41 136	4 913	46 049
Glen Eira (C)–South	49	24	74	6 681	3 193	5 718	15 591	4 040	19 631
Kingston (C)–North	138	48	198	21 406	6 964	5 955	34 325	28 046	62 371
Kingston (C)–South	89	28	118	13 667	2 873	2 938	19 477	2 848	22 325
Stonnington (C)–Malvern	21	21	44	11 204	3 366	11 042	25 612	28 452	54 063
Greater Dandenong City (SSD)	57	31	88	8 153	2 590	2 786	13 529	16 753	30 282
Gr. Dandenong (C)–Dandenong	22	16	38	2 748	1 620	791	5 160	4 812	9 972
Gr. Dandenong (C) Bal	35	15	50	5 405	970	1 995	8 370	11 940	20 310
Southern Eastern Outer Melbourne (SSD)	1 196	18	1 216	162 394	1 865	6 449	170 708	33 472	204 179
Cardinia (S)–North	46	0	47	6 969	0	1 383	8 352	526	8 878
Cardinia (S)–Pakenham	131	8	139	17 502	745	366	18 613	5 498	24 111
Cardinia (S)–South	12	0	12	1 614	0	206	1 820	3 037	4 857
Casey (C)–Berwick	645	0	646	89 469	0	1 530	90 999	12 894	103 893
Casey (C)–Cranbourne	253	2	255	30 424	160	1 056	31 640	4 433	36 073
Casey (C)–Hallam	90	8	98	13 636	960	1 382	15 978	5 843	21 820
Casey (C)–South	19	0	19	2 779	0	527	3 307	1 240	4 547
Frankston City (SSD)	332	5	337	39 486	1 098	2 751	43 334	7 179	50 513
Frankston (C)–East	233	0	233	26 021	0	1 113	27 134	0	27 134
Frankston (C)–West	99	5	104	13 464	1 098	1 638	16 200	7 179	23 379
Mornington Peninsula Shire (SSD)	572	52	626	88 448	6 129	19 165	113 741	17 613	131 354
Mornington P'sula (S)–East	105	0	105	13 275	0	2 885	16 160	3 455	19 615
Mornington P'sula (S)–South	228	12	242	39 740	1 150	9 409	50 299	6 676	56 975
Mornington P'sula (S)–West	239	40	279	35 433	4 979	6 870	47 282	7 482	54 764

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)	716	53	776	106 252	6 356	15 468	128 076	18 546	146 622
Greater Geelong City Part A (SSD)	354	18	374	50 473	2 812	6 936	60 221	13 328	73 548
Bellarine-Inner	72	0	72	9 819	0	349	10 168	1 528	11 696
Corio-Inner	104	0	104	14 196	0	867	15 063	3 343	18 407
Geelong	22	0	22	2 932	0	1 553	4 485	745	5 230
Geelong West	6	9	15	1 731	1 450	1 179	4 360	1 390	5 750
Newton	5	4	11	1 153	765	1 640	3 558	2 401	5 959
South Barwon-Inner	145	5	150	20 641	597	1 349	22 587	3 920	26 507
East Barwon (SSD)	294	33	328	46 750	3 284	7 284	57 318	3 411	60 729
Greater Geelong (C) –Pt B	180	3	183	27 199	220	2 048	29 468	1 170	30 638
Queenscliffe (B)	8	0	9	1 210	0	813	2 024	500	2 524
Surf Coast (S)–East	60	10	70	10 947	1 264	1 732	13 943	940	14 883
Surf Coast (S)–West	46	20	66	7 393	1 800	2 690	11 883	802	12 685
West Barwon (SSD)	68	2	74	9 029	260	1 248	10 537	1 807	12 344
Colac-Otway (S)–Colac	5	0	5	701	0	413	1 114	472	1 586
Colac-Otway (S)–North	4	0	4	1 020	0	56	1 075	94	1 169
Colac-Otway (S)–South	19	2	25	1 853	260	251	2 364	1 186	3 550
Golden Plains (S)–North-West	17	0	17	2 209	0	164	2 372	0	2 372
Golden Plains (S)–South-East	21	0	21	2 998	0	203	3 201	0	3 201
Greater Geelong (C)–Pt C	2	0	2	249	0	162	411	55	466
Western District (SD)	200	15	215	28 978	1 580	5 270	35 828	35 731	71 559
Warrnambool City (SSD)	126	15	141	18 108	1 580	1 898	21 587	24 400	45 987
Warrnambool (C)	126	15	141	18 108	1 580	1 898	21 587	24 400	45 987
Hopkins (SSD)	47	0	47	6 756	0	2 134	8 890	3 590	12 480
Corangamite (S)–North	6	0	6	835	0	177	1 012	1 525	2 537
Corangamite (S)–South	10	0	10	1 362	0	171	1 533	485	2 018
Moyne (S)–North-East	1	0	1	81	0	51	133	526	658
Moyne (S)–North-West	0	0	0	0	0	315	315	0	315
Moyne (S)–South	30	0	30	4 478	0	1 420	5 897	1 054	6 952
Lady Julia Percy Island	0	0	0	0	0	0	0	0	0
Glenelg (SSD)	27	0	27	4 114	0	1 238	5 351	7 741	13 093
Glenelg (S)–Heywood	7	0	7	1 124	0	133	1 257	94	1 351
Glenelg (S)–North	1	0	1	120	0	114	234	5 792	6 026
Glenelg (S)–Portland	13	0	13	1 419	0	400	1 818	706	2 524
S. Grampians (S)–Hamilton	4	0	4	511	0	209	720	705	1 425
S. Grampians (S)–Wannon	0	0	0	0	0	0	0	0	0
S. Grampians (S) Bal	2	0	2	940	0	383	1 323	444	1 767
Central Highlands (SD)	313	2	316	39 714	155	5 548	45 416	22 703	68 119
Ballarat City (SSD)	210	0	210	27 747	0	3 200	30 947	14 788	45 734
Ballarat (C)–Central	26	0	26	3 238	0	1 853	5 091	3 726	8 817
Ballarat (C)–Inner North	118	0	118	16 686	0	906	17 591	4 662	22 253
Ballarat (C)–North	1	0	1	100	0	63	163	480	643
Ballarat (C)–South	65	0	65	7 723	0	379	8 102	5 921	14 022
East Central Highlands (SSD)	89	2	92	10 365	155	1 735	12 254	6 928	19 183
Hepburn (S)–East	17	0	18	1 809	0	653	2 462	1 920	4 382
Hepburn (S)–West	10	0	10	856	0	93	948	3 846	4 794
Moorabool (S)–Bacchus Marsh	42	2	44	5 591	155	535	6 281	1 088	7 369
Moorabool (S)–Ballan	17	0	17	1 993	0	238	2 231	0	2 231
Moorabool (S)–West	3	0	3	116	0	216	332	75	407

	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	1 602	0	613	2 215	987	3 202
Ararat (RC)	9	0	9	1 151	0	258	1 409	239	1 648
Pyrenees (S)—North	3	0	3	169	0	315	484	748	1 232
Pyrenees (S)—South	2	0	2	282	0	40	322	0	322
Wimmera (SD)	48	0	48	7 356	0	1 044	8 400	4 990	13 390
South Wimmera (SSD)	42	0	42	6 222	0	847	7 069	2 571	9 640
Horsham (RC)—Central	29	0	29	4 504	0	196	4 700	2 200	6 900
Horsham (RC) Bal	10	0	10	1 229	0	163	1 392	65	1 457
N. Grampians (S)—St Arnaud	1	0	1	189	0	82	271	0	271
N. Grampians (S)—Stawell	2	0	2	300	0	235	535	306	841
West Wimmera (S)	0	0	0	0	0	171	171	0	171
North Wimmera (SSD)	6	0	6	1 134	0	197	1 331	2 419	3 750
Hindmarsh (S)	2	0	2	395	0	69	464	2 419	2 883
Yarriambiack (S)—North	3	0	3	559	0	116	675	0	675
Yarriambiack (S)—South	1	0	1	180	0	12	192	0	192
Mallee (SD)	148	0	148	22 206	0	2 283	24 489	13 832	38 322
Mildura Rural City Part A (SSD)	113	0	113	17 008	0	1 198	18 205	5 822	24 027
Mildura (RC)—Pt A	113	0	113	17 008	0	1 198	18 205	5 822	24 027
West Mallee (SSD)	1	0	1	135	0	186	322	1 516	1 838
Buloke (S)—North	0	0	0	0	0	27	27	960	987
Buloke (S)—South	1	0	1	135	0	108	243	396	639
Mildura (RC)—Pt B	0	0	0	0	0	52	52	160	212
East Mallee (SSD)	34	0	34	5 063	0	899	5 962	6 495	12 457
Gannawarra (S)	6	0	6	893	0	426	1 319	513	1 832
Swan Hill (RC)—Central	15	0	15	2 326	0	296	2 621	4 578	7 199
Swan Hill (RC)—Robinvale	9	0	9	1 216	0	10	1 226	489	1 715
Swan Hill (RC) Bal	4	0	4	628	0	167	796	915	1 711
Loddon (SD)	327	13	340	47 450	1 092	5 673	54 215	9 970	64 185
Greater Bendigo City Part A (SSD)	183	7	190	25 676	660	2 389	28 725	6 429	35 155
Greater Bendigo (C)—Central	24	0	24	3 186	0	845	4 031	3 469	7 499
Greater Bendigo (C)—Eaglehawk	11	0	11	1 282	0	234	1 515	90	1 605
Greater Bendigo (C)—Inner East	58	7	65	8 392	660	669	9 721	1 435	11 156
Greater Bendigo (C)—Inner North	9	0	9	982	0	109	1 091	75	1 166
Greater Bendigo (C)—Inner West	41	0	41	5 257	0	512	5 769	928	6 697
Greater Bendigo (C)—S'saye	40	0	40	6 578	0	21	6 599	432	7 031
North Loddon (SSD)	49	6	55	5 492	432	1 368	7 292	1 926	9 218
C. Goldfields (S)—M'borough	5	0	5	508	0	169	677	368	1 045
C. Goldfields (S) Bal	5	0	5	625	0	131	756	160	916
Gr Bendigo (C)—Pt B	19	0	19	1 921	0	318	2 239	800	3 039
Loddon (S)—North	3	0	3	495	0	41	536	53	589
Loddon (S)—South	3	0	3	214	0	125	339	61	400
Mount Alexander (S)—C'maine	9	6	15	1 186	432	162	1 780	80	1 860
Mount Alexander (S) Bal	5	0	5	543	0	422	965	404	1 369
South Loddon (SSD)	95	0	95	16 281	0	1 916	18 197	1 615	19 812
Macedon Ranges (S)—Kyneton	18	0	18	2 146	0	405	2 551	697	3 248
Macedon Ranges (S)—Romsey	30	0	30	5 349	0	331	5 680	220	5 900
Macedon Ranges (S) Bal	47	0	47	8 787	0	1 179	9 966	698	10 664

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)	388	8	396	54 488	553	6 247	61 288	24 082	85 370
Greater Shepparton City Part A (SSD)	110	0	110	15 070	0	981	16 051	5 120	21 170
Gr. Shepparton (C)—Pt A	110	0	110	15 070	0	981	16 051	5 120	21 170
North Goulburn (SSD)	111	2	113	16 552	154	2 592	19 298	10 888	30 186
Campaspe (S)—Echuca	30	0	30	4 225	0	512	4 737	840	5 577
Campaspe (S)—Kyabram	15	0	15	2 132	0	398	2 530	1 722	4 252
Campaspe (S)—Rochester	12	2	14	2 444	154	332	2 930	538	3 468
Campaspe (S)—South	3	0	3	166	0	0	166	120	286
Gr. Shepparton (C)—Pt B East	4	0	4	759	0	131	890	0	890
Gr. Shepparton (C)—Pt B West	13	0	13	1 932	0	378	2 310	118	2 428
Moira (S)—East	17	0	17	2 704	0	354	3 058	557	3 614
Moira (S)—West	17	0	17	2 190	0	487	2 677	6 993	9 670
South Goulburn (SSD)	51	2	53	6 702	65	789	7 557	3 380	10 937
Delatite (S)—Benalla	16	0	16	1 933	0	204	2 137	830	2 967
Delatite (S)—North	4	0	4	400	0	125	525	0	525
Delatite (S)—South	21	2	23	2 975	65	283	3 323	350	3 673
Strathbogie (S)	10	0	10	1 394	0	178	1 572	2 200	3 772
South West Goulburn (SSD)	116	4	120	16 164	334	1 885	18 383	4 694	23 077
Mitchell (S)—North	9	0	9	1 094	0	308	1 402	3 031	4 433
Mitchell (S)—South	88	3	91	12 234	304	886	13 425	1 370	14 795
Murrindindi (S)—East	7	1	8	1 009	30	387	1 425	293	1 718
Murrindindi (S)—West	12	0	12	1 828	0	303	2 131	0	2 131
Ovens-Murray (SD)	162	9	172	24 096	934	4 497	29 527	17 871	47 398
Wodonga (SSD)	100	3	104	16 070	268	1 944	18 282	8 169	26 451
Indigo (S)—Pt A	15	0	16	1 936	0	778	2 714	817	3 531
Towong (S)—Pt A	1	0	1	109	0	323	432	71	502
Wodonga (RC)	84	3	87	14 025	268	844	15 137	7 281	22 418
West Ovens-Murray (SSD)	36	6	42	5 132	666	1 604	7 401	9 139	16 540
Indigo (S)—Pt B	6	0	6	900	0	77	978	200	1 178
Wangaratta (RC)—Central	16	6	22	2 538	666	1 032	4 236	8 939	13 175
Wangaratta (RC)—North	9	0	9	1 099	0	176	1 274	0	1 274
Wangaratta (RC)—South	5	0	5	595	0	318	913	0	913
East Ovens-Murray (SSD)	26	0	26	2 894	0	949	3 843	564	4 406
Alpine (S)—East	20	0	20	2 162	0	758	2 920	381	3 301
Alpine (S)—West	4	0	4	527	0	143	670	53	723
Towong (S)—Pt B	2	0	2	205	0	48	253	130	382
East Gippsland (SD)	148	7	155	18 312	842	2 445	21 599	2 487	24 086
East Gippsland Shire (SSD)	94	5	99	11 736	622	1 408	13 766	1 169	14 935
E. Gippsland (S)—Bairnsdale	73	2	75	9 693	460	1 071	11 224	1 019	12 243
E. Gippsland (S)—Orbost	13	0	13	1 021	0	166	1 186	150	1 336
E. Gippsland (S)—South-West	8	3	11	1 022	162	156	1 340	0	1 340
E. Gippsland (S) Bal	0	0	0	0	0	16	16	0	16
Wellington Shire (SSD)	54	2	56	6 576	220	1 037	7 833	1 318	9 151
Wellington (S)—Alberton	6	0	6	578	0	244	823	0	823
Wellington (S)—Avon	5	0	5	602	0	36	638	0	638
Wellington (S)—Maffra	12	0	12	1 856	0	231	2 087	580	2 667
Wellington (S)—Rosedale	12	0	12	1 172	0	280	1 451	75	1 526
Wellington (S)—Sale	19	2	21	2 368	220	246	2 834	663	3 497

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)	379	28	408	44 335	2 931	6 935	54 201	16 175	70 376
La Trobe Valley (SSD)	63	2	65	8 504	145	1 368	10 017	5 450	15 467
Baw Baw (S)—Pt A	4	2	6	529	145	121	795	0	795
Latrobe (C)—Moe	5	0	5	734	0	568	1 301	2 935	4 236
Latrobe (C)—Morwell	9	0	9	1 167	0	231	1 398	1 425	2 823
Latrobe (C)—Traralgon	44	0	44	5 854	0	385	6 239	1 091	7 330
Latrobe (C) Bal	1	0	1	219	0	64	284	0	284
West Gippsland (SSD)	61	12	73	8 578	1 232	891	10 701	3 234	13 935
Baw Baw (S)—Pt B East	2	0	2	195	0	140	335	219	554
Baw Baw (S)—Pt B West	59	12	71	8 383	1 232	721	10 336	3 015	13 351
Yarra Ranges (S)—Pt B	0	0	0	0	0	30	30	0	30
South Gippsland (SSD)	255	14	270	27 253	1 555	4 675	33 483	7 491	40 974
Bass Coast (S)—Phillip Is.	93	12	106	9 366	1 250	1 563	12 179	2 958	15 137
Bass Coast (S) Bal	101	2	103	11 222	305	1 912	13 438	122	13 560
South Gippsland (S)—Central	32	0	32	2 837	0	634	3 471	1 743	5 214
South Gippsland (S)—East	12	0	12	1 426	0	368	1 794	2 319	4 112
South Gippsland (S)—West	16	0	16	2 252	0	199	2 451	350	2 801
French Island	1	0	1	150	0	0	150	0	150
Bass Strait Islands	0	0	0	0	0	0	0	0	0

STATISTICAL DISTRICT

Albury-Wodonga NSW/Vic	192	5	198	28 339	368	4 158	32 866	10 469	43 334
Geelong Vic	354	18	374	50 473	2 812	6 936	60 221	13 328	73 548
Warrnambool Vic	126	15	141	18 108	1 580	1 898	21 587	24 400	45 987
Ballarat Vic	210	0	210	27 747	0	3 200	30 947	14 788	45 734
Bendigo Vic	183	7	190	25 676	660	2 389	28 725	6 429	35 155
Shepparton Vic	110	0	110	15 070	0	981	16 051	5 120	21 170
La Trobe Valley Vic	63	2	65	8 504	145	1 368	10 017	5 450	15 467
Mildura Vic	113	0	113	17 008	0	1 198	18 205	5 822	24 027

(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), 2001 Edition* (Cat. no. 1216.0), effective from 1 July 2001, and ASGC terminology has been adopted in the presentation of building statistics.
- 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.

G L O S S A R Y

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

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