



BUILDING APPROVALS

VICTORIA

EMBARGO: 11:30AM (CANBERRA TIME) THURS 7 NOV 2002

SEPTEMBER KEY FIGURES

	Jul 2002	Aug 2002	Sep 2002
Dwelling units approved			
Original	4 174	5 772	3 850
Seasonally adjusted	4 435	4 976	3 868
Trend	4 465	4 502	4 488

	% change Jun 2002 to Jul 2002	% change Jul 2002 to Aug 2002	% change Aug 2002 to Sep 2002
Dwelling units approved			
Original	4.5	38.3	-33.3
Seasonally adjusted	-0.1	12.2	-22.3
Trend	2.1	0.8	-0.3

SEPTEMBER KEY POINTS

TREND ESTIMATES

- The trend estimate for total dwelling units approved fell 0.3% in September 2002 following increases of 2.1% and 0.8% in July and August 2002 respectively.
- The trend estimate for private sector houses approved fell in each month of the September 2002 quarter, following four months of growth.
- The trend estimate for other dwellings approved has risen for the past seven months, with rises of 9.1%, 5.4% and 2.2% in July, August and September respectively.

SEASONALLY ADJUSTED ESTIMATES

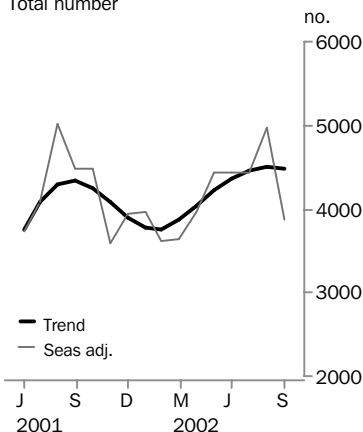
- The seasonally adjusted estimate for total dwelling units approved showed considerable movement in the September 2002 quarter, with a strong rise in August driven by other dwellings.

ORIGINAL ESTIMATES

- The total number of dwelling units approved in the September 2002 quarter was 13,796, a 7.6% increase from the June 2002 quarter.
- The total value of building work approved in the September 2002 quarter was \$3,809.0 million, 7.0% higher than the June 2002 quarter. The value of residential building rose by 17.7% in the quarter, while the value of non-residential work fell 12.6%.

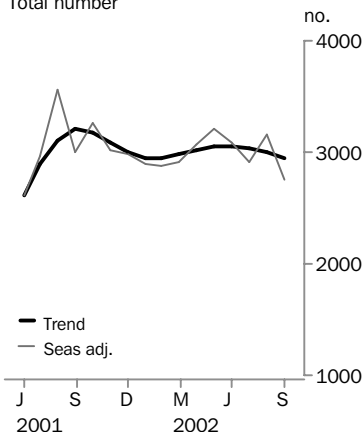
Dwelling units approved

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 and Referral Service on 1300 135 070.

NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
December 2002	10 February 2003
March 2003	12 May 2003

CHANGES IN THIS ISSUE

Quarterly chain volume data incorporate a new base year, 2000-2001, which has resulted in revisions to growth rates, small in most cases, for the latest year. The reference year has been advanced to 2000-2001, which has resulted in revisions to levels, but not growth rates for all periods (see paragraphs 24-25 of the Explanatory Notes).

Area statistics are now classified to the Australian Standard Geographical Classification, 2002 Edition (see paragraph 26 of the Explanatory Notes).

DATA NOTES

Special articles have been included in recent issues of *'Building Approvals, Australia'* (ABS Cat. no. 8731.0). 'Building Activity in Sydney and Melbourne' was included in the July 2002 issue and 'Functional Classification of Buildings' was included in the August 2002 issue. These articles are available from the ABS website at www.abs.gov.au. Go to the 'Australia Now' tab on the home page then select 'Construction'.

REVISIONS THIS QUARTER

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

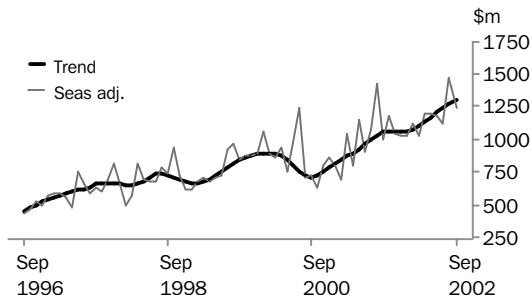
2000-2001	2001-2002	Total
+ 15	+ 2	+17

Vince Lazzaro
Regional Director, Victoria

VALUE OF BUILDING APPROVED

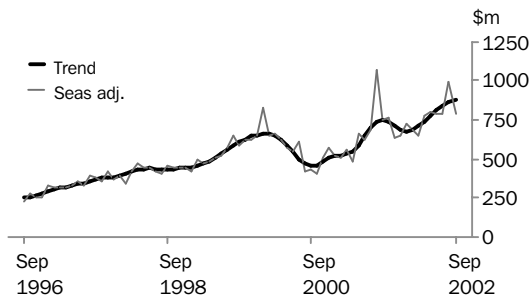
VALUE OF TOTAL BUILDING

The trend estimate of the value of total building approved has risen for the last nine months, following two months of decline.



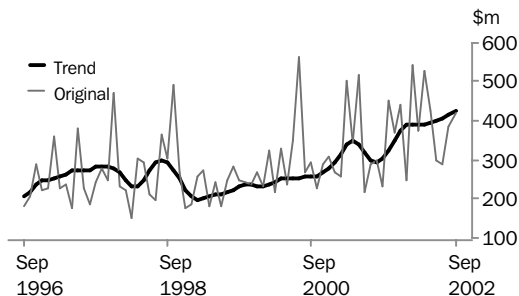
VALUE OF RESIDENTIAL BUILDING

The trend estimate of the value of residential building approved has risen for the last eight months, following four months of decline.



VALUE OF NON-RESIDENTIAL BUILDING

The trend estimate of the value of non-residential building approved has risen since April 2002. A fall in March was preceded by six months of growth.



DWELLINGS APPROVED : 2001 – 2002

DWELLING UNITS APPROVED

The number of dwelling units approved in Victoria during 2001–2002 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 2000–2001 and 2001–2002.

<i>Type of dwelling</i>	DWELLING UNITS BY TYPE		
	<i>2001-2002 Number of units</i>	<i>2001-2002 % of total dwellings</i>	<i>2000-2001 % of total dwellings</i>
New residential			
Houses	37 040	74.8	68.9
Other residential building			
Semi-detached, row or terrace houses, townhouses etc of:			
1 storey	2 595	5.2	6.2
2 or more storeys	3 287	6.6	5.9
<i>Total</i>	5 882	11.9	12.2
Flats, units, apartments in a building of:			
1 or 2 storeys	523	1.1	0.9
3 storeys	604	1.2	1.8
4 or more storeys	4 287	8.7	12.5
<i>Total</i>	5 414	10.9	15.2
<i>Total other residential building</i>	11 296	22.8	27.4
Other			
Alterations and additions to residential building	172	0.3	0.9
Conversions	963	1.9	2.6
Non-residential building	72	0.1	0.2
Total building	49 543	100.0	100.0

SUMMARY COMMENT

The number of dwelling units approved in 2001-2002 was 49,543, a 39.3% increase on the previous financial year. The relative percentage of houses rose from 68.9% to 74.8% while the percentage of other residential dwellings fell from 27.4% to 22.8%.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

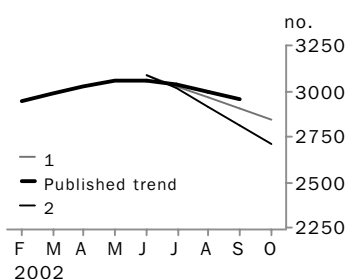
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

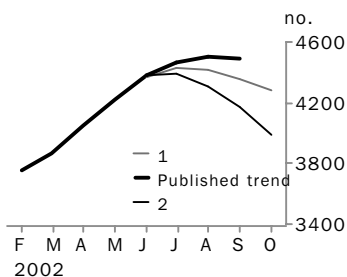
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the October seasonally adjusted estimate is higher than the September estimate by 6% for the number of private sector houses approved and 9% for total dwelling units approved; and that the October seasonally adjusted estimate is lower than the September estimate by 6% for the number of private sector houses approved and 9% for total dwelling units approved. These percentages were chosen because they represent the average absolute monthly percentage change for these series over the last ten years.

PRIVATE SECTOR HOUSES



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 6% on Sep 2002</i>		2 <i>falls by 6% on Sep 2002</i>	
	no.	% change	no.	% change	no.	% change
May 2002	3 059	1.1	3 105	0.9	3 116	1.1
June 2002	3 061	0.1	3 085	-0.7	3 090	-0.8
July 2002	3 036	-0.8	3 030	-1.8	3 015	-2.4
August 2002	2 998	-1.3	2 964	-2.2	2 916	-3.3
September 2002	2 952	-1.5	2 903	-2.1	2 812	-3.6
October 2002	n.y.a.	n.y.a.	2 843	-2.1	2 705	-3.8

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 9% on Sep 2002</i>		2 <i>falls by 9% on Sep 2002</i>	
	no.	% change	no.	% change	no.	% change
May 2002	4 226	4.5	4 245	4.3	4 268	4.5
June 2002	4 374	3.5	4 368	2.9	4 380	2.6
July 2002	4 465	2.1	4 424	1.3	4 393	0.3
August 2002	4 502	0.8	4 411	-0.3	4 311	-1.9
September 2002	4 488	-0.3	4 359	-1.2	4 171	-3.2
October 2002	n.y.a.	n.y.a.	4 276	-1.9	3 992	-4.3

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						
2001						
July	2 832	2 937	750	815	3 582	3 752
August	3 655	3 703	1 992	1 992	5 647	5 695
September	2 990	3 060	1 229	1 229	4 219	4 289
October	3 313	3 340	1 038	1 081	4 351	4 421
November	3 107	3 148	618	660	3 725	3 808
December	2 784	2 813	1 023	1 091	3 807	3 904
2002						
January	2 346	2 378	1 101	1 123	3 447	3 501
February	3 056	3 083	716	737	3 772	3 820
March	2 955	2 968	528	562	3 483	3 530
April	3 226	3 261	1 041	1 101	4 267	4 362
May	3 442	3 453	954	1 015	4 396	4 468
June	2 927	2 947	1 021	1 046	3 948	3 993
July	2 970	2 993	1 140	1 181	4 110	4 174
August	3 137	3 169	2 598	2 603	5 735	5 772
September	2 896	2 909	882	941	3 778	3 850
SEASONALLY ADJUSTED						
2001						
July	2 968	3 058	n.a.	n.a.	3 918	4 073
August	3 559	3 614	n.a.	n.a.	4 955	5 010
September	2 996	3 048	n.a.	n.a.	4 436	4 488
October	3 262	3 280	n.a.	n.a.	4 420	4 481
November	3 024	3 062	n.a.	n.a.	3 520	3 600
December	2 981	3 009	n.a.	n.a.	3 842	3 938
2002						
January	2 888	2 927	n.a.	n.a.	3 905	3 966
February	2 882	2 912	n.a.	n.a.	3 557	3 608
March	2 916	2 937	n.a.	n.a.	3 589	3 644
April	3 064	3 103	n.a.	n.a.	3 874	3 973
May	3 210	3 224	n.a.	n.a.	4 367	4 442
June	3 079	3 101	n.a.	n.a.	4 394	4 441
July	2 910	2 929	n.a.	n.a.	4 375	4 435
August	3 166	3 202	n.a.	n.a.	4 935	4 976
September	2 760	2 769	n.a.	n.a.	3 800	3 868
TREND ESTIMATES						
2001						
July	2 891	2 941	1 108	1 131	3 999	4 072
August	3 103	3 154	1 101	1 128	4 204	4 282
September	3 203	3 251	1 059	1 090	4 262	4 341
October	3 184	3 226	995	1 028	4 179	4 254
November	3 092	3 128	914	949	4 006	4 077
December	2 993	3 024	835	872	3 828	3 896
2002						
January	2 941	2 971	765	805	3 706	3 776
February	2 940	2 970	746	787	3 686	3 757
March	2 980	3 008	813	854	3 793	3 862
April	3 025	3 051	951	992	3 976	4 043
May	3 059	3 083	1 102	1 143	4 161	4 226
June	3 061	3 084	1 250	1 290	4 311	4 374
July	3 036	3 058	1 369	1 407	4 405	4 465
August	2 998	3 019	1 448	1 483	4 446	4 502
September	2 952	2 972	1 482	1 516	4 434	4 488

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)						
2001						
July	8.3	11.1	15.6	18.8	9.7	12.7
August	29.1	26.1	165.6	144.4	57.6	51.8
September	-18.2	-17.4	-38.3	-38.3	-25.3	-24.7
October	10.8	9.2	-15.5	-12.0	3.1	3.1
November	-6.2	-5.7	-40.5	-38.9	-14.4	-13.9
December	-10.4	-10.6	65.5	65.3	2.2	2.5
2002						
January	-15.7	-15.5	7.6	2.9	-9.5	-10.3
February	30.3	29.6	-35.0	-34.4	9.4	9.1
March	-3.3	-3.7	-26.3	-23.7	-7.7	-7.6
April	9.2	9.9	97.2	95.9	22.5	23.6
May	6.7	5.9	-8.4	-7.8	3.0	2.4
June	-15.0	-14.7	7.0	3.1	-10.2	-10.6
July	1.5	1.6	11.7	12.9	4.1	4.5
August	5.6	5.9	127.9	120.4	39.5	38.3
September	-7.7	-8.2	-66.1	-63.8	-34.1	-33.3
SEASONALLY ADJUSTED (% change from preceding month)						
2001						
July	13.4	15.5	n.a.	n.a.	6.8	9.1
August	19.9	18.2	n.a.	n.a.	26.5	23.0
September	-15.8	-15.7	n.a.	n.a.	-10.5	-10.4
October	8.9	7.6	n.a.	n.a.	-0.4	-0.2
November	-7.3	-6.6	n.a.	n.a.	-20.4	-19.7
December	-1.4	-1.7	n.a.	n.a.	9.1	9.4
2002						
January	-3.1	-2.7	n.a.	n.a.	1.6	0.7
February	-0.2	-0.5	n.a.	n.a.	-8.9	-9.0
March	1.2	0.9	n.a.	n.a.	0.9	1.0
April	5.1	5.7	n.a.	n.a.	7.9	9.0
May	4.8	3.9	n.a.	n.a.	12.7	11.8
June	-4.1	-3.8	n.a.	n.a.	0.6	0.0
July	-5.5	-5.5	n.a.	n.a.	-0.4	-0.1
August	8.8	9.3	n.a.	n.a.	12.8	12.2
September	-12.8	-13.5	n.a.	n.a.	-23.0	-22.3
TREND ESTIMATES (% change from preceding month)						
2001						
July	10.6	10.6	3.6	3.8	8.6	8.6
August	7.3	7.2	-0.6	-0.3	5.1	5.2
September	3.2	3.1	-3.8	-3.4	1.4	1.4
October	-0.6	-0.8	-6.0	-5.7	-1.9	-2.0
November	-2.9	-3.0	-8.1	-7.7	-4.1	-4.2
December	-3.2	-3.3	-8.6	-8.1	-4.4	-4.4
2002						
January	-1.7	-1.8	-8.4	-7.7	-3.2	-3.1
February	0.0	0.0	-2.5	-2.2	-0.5	-0.5
March	1.3	1.3	9.0	8.5	2.9	2.8
April	1.5	1.4	17.0	16.2	4.8	4.7
May	1.1	1.0	15.9	15.2	4.7	4.5
June	0.1	0.0	13.4	12.9	3.6	3.5
July	-0.8	-0.8	9.5	9.1	2.2	2.1
August	-1.3	-1.3	5.8	5.4	0.9	0.8
September	-1.5	-1.6	2.3	2.2	-0.3	-0.3

VALUE OF BUILDING APPROVED

Month	<i>New residential building</i>	<i>Alterations and additions to residential buildings(a)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
	\$m	\$m	\$m	\$m	\$m
ORIGINAL					
2001					
July	551.8	110.4	662.2	289.3	951.5
August	1 054.5	137.6	1 192.1	301.4	1 493.5
September	594.0	132.1	726.1	234.4	960.4
October	618.9	158.1	777.1	452.0	1 229.1
November	555.3	101.9	657.1	371.6	1 028.8
December	561.1	99.9	661.1	439.9	1 100.9
2002					
January	546.2	99.9	646.1	248.7	894.8
February	613.1	110.9	724.0	543.6	1 267.6
March	535.3	108.9	644.2	373.8	1 018.0
April	685.7	98.3	784.0	531.0	1 315.0
May	647.1	136.6	783.7	427.4	1 211.1
June	637.4	98.6	736.0	298.5	1 034.5
July	652.3	126.8	779.1	289.5	1 068.6
August	994.0	139.2	1 133.1	386.8	1 519.9
September	669.7	128.9	798.6	421.9	1 220.5
SEASONALLY ADJUSTED					
2001					
July	577.2	116.0	693.2	n.a.	1 081.5
August	941.4	124.7	1 066.1	n.a.	1 427.4
September	626.8	131.2	758.0	n.a.	1 004.4
October	626.0	144.7	770.7	n.a.	1 177.7
November	547.3	95.4	642.7	n.a.	1 048.1
December	527.9	116.9	644.8	n.a.	1 035.3
2002					
January	598.3	124.2	722.5	n.a.	1 025.0
February	579.3	112.3	691.6	n.a.	1 116.1
March	544.1	104.3	648.4	n.a.	1 035.0
April	682.1	96.2	778.3	n.a.	1 193.3
May	671.0	135.6	806.6	n.a.	1 203.7
June	694.8	95.5	790.3	n.a.	1 178.7
July	654.7	133.1	787.8	n.a.	1 125.3
August	875.6	124.7	1 000.3	n.a.	1 468.7
September	669.1	127.5	796.7	n.a.	1 245.6
TREND ESTIMATES					
2001					
July	582.7	120.3	703.0	299.7	1 002.6
August	615.4	124.7	740.1	292.3	1 032.4
September	626.4	126.3	752.6	302.6	1 055.2
October	614.6	125.2	739.8	326.9	1 066.8
November	589.9	121.4	711.3	352.3	1 063.5
December	568.6	117.3	685.9	374.6	1 060.5
2002					
January	564.1	113.2	677.2	388.7	1 066.0
February	575.4	110.3	685.6	392.6	1 078.2
March	601.2	109.4	710.6	389.0	1 099.6
April	633.5	110.6	744.1	389.5	1 133.6
May	666.2	113.1	779.3	393.8	1 173.0
June	695.2	116.6	811.8	398.7	1 210.6
July	719.9	120.8	840.6	405.9	1 246.5
August	739.1	124.7	863.8	415.0	1 278.8
September	752.3	128.1	880.4	428.5	1 308.9

(a) Refer to Explanatory Notes paragraph 16.

VALUE OF BUILDING APPROVED, Percentage Change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non-residential building	Total building
ORIGINAL (% change from preceding month)					
2001					
July	18.5	-6.2	13.5	33.7	19.0
August	91.1	24.6	80.0	4.2	57.0
September	-43.7	-4.0	-39.1	-22.2	-35.7
October	4.2	19.7	7.0	92.8	28.0
November	-10.3	-35.5	-15.4	-17.8	-16.3
December	1.0	-2.0	0.6	18.4	7.0
2002					
January	-2.7	0.0	-2.3	-43.5	-18.7
February	12.2	11.0	12.1	118.6	41.7
March	-12.7	-1.8	-11.0	-31.2	-19.7
April	28.1	-9.7	21.7	42.1	29.2
May	-5.6	39.0	0.0	-19.5	-7.9
June	-1.5	-27.8	-6.1	-30.2	-14.6
July	2.3	28.6	5.9	-3.0	3.3
August	52.4	9.8	45.4	33.6	42.2
September	-32.6	-7.4	-29.5	9.1	-19.7
SEASONALLY ADJUSTED (% change from preceding month)					
2001					
July	14.8	-1.7	11.7	n.a.	20.0
August	63.1	7.5	53.8	n.a.	32.0
September	-33.4	5.2	-28.9	n.a.	-29.6
October	-0.1	10.3	1.7	n.a.	17.3
November	-12.6	-34.1	-16.6	n.a.	-11.0
December	-3.5	22.5	0.3	n.a.	-1.2
2002					
January	13.3	6.2	12.1	n.a.	-1.0
February	-3.2	-9.6	-4.3	n.a.	8.9
March	-6.1	-7.1	-6.2	n.a.	-7.3
April	25.4	-7.8	20.0	n.a.	15.3
May	-1.6	41.0	3.6	n.a.	0.9
June	3.5	-29.6	-2.0	n.a.	-2.1
July	-5.8	39.4	-0.3	n.a.	-4.5
August	33.7	-6.3	27.0	n.a.	30.5
September	-23.6	2.2	-20.4	n.a.	-15.2
TREND ESTIMATES (% change from preceding month)					
2001					
July	9.2	5.9	8.6	-5.9	3.8
August	5.6	3.7	5.3	-2.5	3.0
September	1.8	1.3	1.7	3.5	2.2
October	-1.9	-0.9	-1.7	8.0	1.1
November	-4.0	-3.0	-3.9	7.8	-0.3
December	-3.6	-3.4	-3.6	6.3	-0.3
2002					
January	-0.8	-3.5	-1.3	3.8	0.5
February	2.0	-2.6	1.2	1.0	1.1
March	4.5	-0.8	3.6	-0.9	2.0
April	5.4	1.1	4.7	0.1	3.1
May	5.2	2.3	4.7	1.1	3.5
June	4.4	3.1	4.2	1.2	3.2
July	3.6	3.6	3.5	1.8	3.0
August	2.7	3.2	2.8	2.2	2.6
September	1.8	2.7	1.9	3.3	2.4

(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)						
1999-00	35 968	11 765	416	914	262	49 325
2000-01	24 233	9 583	328	934	53	35 131
2001-02	36 582	10 856	172	963	71	48 644
2001						
September	2 989	944	14	260	12	4 219
October	3 307	791	14	237	2	4 351
November	3 104	606	11	3	1	3 725
December	2 780	881	31	110	5	3 807
2002						
January	2 343	971	11	117	5	3 447
February	3 054	674	4	39	1	3 772
March	2 945	501	16	2	19	3 483
April	3 225	1 007	6	24	5	4 267
May	3 437	787	31	129	12	4 396
June	2 916	1 004	17	8	3	3 948
July	2 966	1 058	40	31	15	4 110
August	3 134	2 509	37	44	11	5 735
September	2 891	810	39	17	21	3 778
PUBLIC SECTOR (Number)						
1999-00	507	280	14	5	3	809
2000-01	275	170	0	0	2	447
2001-02	458	440	0	0	1	899
2001						
September	70	0	0	0	0	70
October	27	43	0	0	0	70
November	41	42	0	0	0	83
December	29	68	0	0	0	97
2002						
January	32	22	0	0	0	54
February	27	21	0	0	0	48
March	13	33	0	0	1	47
April	35	60	0	0	0	95
May	11	61	0	0	0	72
June	20	25	0	0	0	45
July	23	41	0	0	0	64
August	32	5	0	0	0	37
September	13	59	0	0	0	72
TOTAL (Number)						
1999-00	36 475	12 045	430	919	265	50 134
2000-01	24 508	9 753	328	934	55	35 578
2001-02	37 040	11 296	172	963	72	49 543
2001						
September	3 059	944	14	260	12	4 289
October	3 334	834	14	237	2	4 421
November	3 145	648	11	3	1	3 808
December	2 809	949	31	110	5	3 904
2002						
January	2 375	993	11	117	5	3 501
February	3 081	695	4	39	1	3 820
March	2 958	534	16	2	20	3 530
April	3 260	1 067	6	24	5	4 362
May	3 448	848	31	129	12	4 468
June	2 936	1 029	17	8	3	3 993
July	2 989	1 099	40	31	15	4 174
August	3 166	2 514	37	44	11	5 772
September	2 904	869	39	17	21	3 850

(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)								
1999-00	4 779.7	1 573.3	54.3	1 004.9	108.2	7 520.3	2 622.4	10 142.7
2000-01	3 534.9	1 534.0	27.7	925.2	138.4	6 160.1	3 040.8	9 201.0
2001-02	5 652.7	1 837.2	21.1	1 188.2	103.3	8 802.5	3 364.3	12 166.8
2001								
September	453.9	129.9	1.6	101.2	25.3	711.8	202.9	914.7
October	493.1	119.6	2.1	126.1	29.6	770.5	373.4	1 143.9
November	469.6	75.6	1.0	93.4	0.3	639.9	310.0	950.0
December	417.0	135.0	4.8	74.6	12.6	644.1	398.4	1 042.5
2002								
January	361.5	179.3	1.3	75.7	16.0	633.9	202.9	836.8
February	474.1	132.7	0.5	99.9	3.9	711.1	404.3	1 115.4
March	458.5	70.8	1.2	94.5	0.5	625.4	296.6	922.0
April	508.1	165.8	1.2	90.2	2.2	767.6	197.0	964.6
May	538.0	96.5	2.5	117.6	8.8	763.3	262.8	1 026.1
June	476.1	155.5	2.7	89.1	0.6	724.1	240.8	964.9
July	492.3	146.3	7.6	109.6	4.1	760.0	226.1	986.1
August	515.5	474.1	4.4	112.8	6.2	1 113.1	332.2	1 445.2
September	477.6	182.6	5.4	113.6	2.2	781.5	382.3	1 163.8
PUBLIC SECTOR (\$ million)								
1999-00	45.5	19.6	0.5	42.4	0.9	108.9	593.4	702.4
2000-01	33.6	12.4	0.0	99.7	0.0	145.7	1 022.0	1 167.7
2001-02	60.8	49.7	0.0	80.6	0.0	191.1	1 147.4	1 338.5
2001								
September	10.2	0.0	0.0	4.0	0.0	14.3	31.4	45.7
October	3.2	3.0	0.0	0.4	0.0	6.5	78.6	85.2
November	5.2	4.9	0.0	7.2	0.0	17.2	61.6	78.8
December	3.7	5.4	0.0	7.9	0.0	17.0	41.4	58.4
2002								
January	3.9	1.5	0.0	6.9	0.0	12.2	45.8	58.0
February	4.2	2.0	0.0	6.7	0.0	12.9	139.4	152.2
March	2.0	4.1	0.0	12.7	0.0	18.8	77.2	96.0
April	4.2	7.6	0.0	4.6	0.0	16.4	334.0	350.4
May	1.7	10.9	0.0	7.8	0.0	20.4	164.7	185.0
June	3.0	2.7	0.0	6.2	0.0	11.9	57.7	69.6
July	5.3	8.4	0.0	5.4	0.0	19.1	63.4	82.5
August	4.0	0.3	0.0	15.7	0.0	20.0	54.7	74.7
September	2.2	7.3	0.0	7.7	0.0	17.2	39.6	56.7
TOTAL (\$ million)								
1999-00	4 825.2	1 592.9	54.8	1 047.3	109.1	7 629.3	3 215.8	10 845.1
2000-01	3 568.4	1 546.4	27.7	1 024.9	138.4	6 305.8	4 062.8	10 368.6
2001-02	5 713.5	1 886.9	21.1	1 268.7	103.3	8 993.6	4 511.7	13 505.2
2001								
September	464.1	129.9	1.6	105.2	25.3	726.1	234.4	960.4
October	496.3	122.6	2.1	126.5	29.6	777.1	452.0	1 229.1
November	474.8	80.5	1.0	100.6	0.3	657.1	371.6	1 028.8
December	420.7	140.4	4.8	82.5	12.6	661.1	439.9	1 100.9
2002								
January	365.4	180.8	1.3	82.6	16.0	646.1	248.7	894.8
February	478.3	134.7	0.5	106.5	3.9	724.0	543.6	1 267.6
March	460.4	74.9	1.2	107.2	0.5	644.2	373.8	1 018.0
April	512.3	173.4	1.2	94.8	2.2	784.0	531.0	1 315.0
May	539.7	107.4	2.5	125.3	8.8	783.7	427.4	1 211.1
June	479.1	158.3	2.7	95.3	0.6	736.0	298.5	1 034.5
July	497.6	154.7	7.6	115.0	4.1	779.1	289.5	1 068.6
August	519.5	474.5	4.4	128.5	6.2	1 133.1	386.8	1 519.9
September	479.9	189.9	5.4	121.2	2.2	798.6	421.9	1 220.5

(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										
1999-00	36 475	2 669	3 323	5 992	760	453	4 840	6 053	12 045	48 520
2000-01	24 508	2 215	2 114	4 329	337	648	4 439	5 424	9 753	34 261
2001-02	37 040	2 595	3 287	5 882	523	604	4 287	5 414	11 296	48 336
2001										
July	2 934	287	371	658	42	98	9	149	807	3 741
August	3 701	476	226	702	39	55	1 152	1 246	1 948	5 649
September	3 059	162	292	454	9	62	419	490	944	4 003
October	3 334	178	346	524	27	57	226	310	834	4 168
November	3 145	256	264	520	61	47	20	128	648	3 793
December	2 809	143	386	529	48	0	372	420	949	3 758
2002										
January	2 375	166	261	427	38	19	509	566	993	3 368
February	3 081	133	195	328	16	24	327	367	695	3 776
March	2 958	129	205	334	57	53	90	200	534	3 492
April	3 260	194	201	395	22	55	595	672	1 067	4 327
May	3 448	295	253	548	80	104	116	300	848	4 296
June	2 936	176	287	463	84	30	452	566	1 029	3 965
July	2 989	371	280	651	51	101	296	448	1 099	4 088
August	3 166	168	229	397	6	36	2 075	2 117	2 514	5 680
September	2 904	212	186	398	24	34	413	471	869	3 773
VALUE (\$ million)										
1999-00	4 825.1	230.4	369.1	599.3	78.0	65.0	850.3	993.4	1 592.8	6 418.1
2000-01	3 568.3	194.7	281.4	476.3	40.2	109.2	920.7	1 070.2	1 546.4	5 114.8
2001-02	5 713.6	256.7	444.5	701.1	63.0	116.8	1 005.9	1 185.7	1 886.8	7 600.4
2001										
July	453.1	29.9	46.7	76.6	4.4	15.9	1.8	22.1	98.8	551.8
August	569.4	49.6	32.5	82.1	5.4	12.4	385.2	403.0	485.1	1 054.5
September	464.1	15.6	38.5	54.1	1.0	11.1	63.7	75.8	129.9	594.0
October	496.3	17.8	45.2	63.0	2.2	7.7	49.7	59.6	122.6	618.9
November	474.8	23.8	35.0	58.8	10.8	7.9	3.0	21.7	80.5	555.3
December	420.7	13.2	50.3	63.4	3.7	0.0	73.3	77.0	140.4	561.1
2002										
January	365.4	15.6	36.2	51.8	6.5	4.1	118.4	129.0	180.8	546.2
February	478.3	12.3	31.7	44.0	1.6	2.2	86.9	90.7	134.7	613.1
March	460.4	13.7	24.7	38.4	8.9	13.8	13.7	36.4	74.9	535.3
April	512.3	21.4	26.7	48.1	3.2	8.0	114.2	125.4	173.4	685.7
May	539.7	27.0	37.7	64.7	5.2	22.7	14.9	42.8	107.4	647.1
June	479.1	16.8	39.3	56.1	10.1	11.0	81.1	102.2	158.3	637.4
July	497.6	36.3	41.3	77.6	7.8	13.3	56.0	77.1	154.7	652.3
August	519.5	18.1	34.0	52.1	0.9	6.7	414.8	422.4	474.5	994.0
September	479.9	23.7	28.6	52.3	4.4	6.0	127.3	137.6	189.9	669.7

(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	1 382.2	8 655.7	3 336.4	11 869.2
2000-01	3 568.4	1 546.3	5 114.7	1 191.0	6 305.8	4 062.7	10 368.6
2001-02	5 506.0	1 840.2	7 346.3	1 343.0	8 689.4	4 407.0	13 096.5
2001							
March	894.2	464.2	1 359.8	286.5	1 646.5	1 024.5	2 668.4
June	1 045.3	316.4	1 360.0	311.7	1 671.7	1 074.7	2 745.5
September	1 454.6	704.0	2 158.6	371.7	2 530.3	815.1	3 345.5
December	1 336.5	336.1	1 672.6	345.6	2 018.2	1 240.5	3 258.8
2002							
March	1 254.0	377.8	1 631.9	307.5	1 939.4	1 135.7	3 075.1
June	1 460.9	422.3	1 883.2	318.2	2 201.5	1 215.7	3 417.1
ORIGINAL (% change from preceding quarter)							
2001							
March	8.2	23.2	13.0	0.0	10.5	23.3	15.3
June	16.9	-31.8	0.0	8.8	1.5	4.9	2.9
September	39.2	122.5	58.7	19.2	51.4	-24.2	21.9
December	-8.1	-52.3	-22.5	-7.0	-20.2	52.2	-2.6
2002							
March	-6.2	12.4	-2.4	-11.0	-3.9	-8.4	-5.6
June	16.5	11.8	15.4	3.5	13.5	7.0	11.1

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

(b) Refer to Explanatory Notes paragraph 16.

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

Period	<i>Hotels, motels and other short term accommodation</i>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999												
2002												
July	5	0.5	98	9.0	17	1.7	56	5.7	35	3.4	26	2.7
August	4	0.5	99	9.8	26	2.9	65	6.6	40	3.7	23	2.3
September	6	0.7	118	11.0	24	2.9	65	6.8	23	2.2	27	2.6
Value—\$200,000—\$499,999												
2002												
July	7	2.5	26	7.6	13	3.7	33	9.5	14	4.0	8	2.2
August	4	1.4	37	11.2	14	4.4	22	7.2	14	3.7	8	2.3
September	3	0.9	22	6.7	16	5.1	23	7.1	31	9.6	21	6.8
Value—\$500,000—\$999,999												
2002												
July	0	0.0	6	3.9	4	2.9	5	3.5	10	6.4	11	7.8
August	0	0.0	18	12.6	10	6.1	15	10.4	11	8.1	3	2.2
September	1	0.8	10	7.1	5	3.1	13	8.5	8	5.4	7	5.8
Value—\$1,000,000—\$4,999,999												
2002												
July	0	0.0	7	13.9	0	0.0	13	27.4	6	13.1	11	19.5
August	1	1.3	13	24.7	7	12.8	8	13.9	12	21.5	8	19.2
September	0	0.0	8	16.4	5	14.1	10	13.2	7	17.5	17	27.5
Value—\$5,000,000 and over												
2002												
July	1	6.0	3	27.7	0	0.0	2	15.0	3	25.5	0	0.0
August	1	18.0	3	36.7	0	0.0	4	61.8	4	32.1	0	0.0
September	2	17.0	2	28.8	0	0.0	4	114.3	1	24.0	0	0.0
Value—Total												
1999-00	174	169.3	1 551	560.3	850	371.4	1 192	539.3	972	518.5	550	410.6
2000-01	130	96.8	1 470	774.3	611	236.5	1 241	666.8	780	457.0	748	832.5
2001-02	143	117.6	1 424	540.3	546	247.2	1 159	1 237.3	822	723.7	754	567.1
2002												
July	13	8.9	140	62.2	34	8.3	109	61.1	68	52.3	56	32.2
August	10	21.2	170	95.0	57	26.1	114	99.9	81	69.1	42	26.0
September	12	19.4	160	70.0	50	25.1	115	149.9	70	58.7	72	42.8

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

Period	Religious.....		Health.....		Entertainment and recreational.....		Miscellaneous.....		Total non-residential building.....	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000—\$199,999										
2002										
July	2	0.3	19	1.9	15	1.3	17	1.6	290	28.1
August	3	0.3	7	0.8	15	1.9	21	1.8	303	30.4
September	4	0.4	7	0.7	12	1.1	17	1.8	303	30.2
Value—\$200,000—\$499,999										
2002										
July	3	0.8	5	1.4	6	2.0	7	2.3	122	35.9
August	1	0.5	4	1.2	5	1.5	6	2.5	115	35.9
September	1	0.2	7	2.4	6	2.2	10	3.3	140	44.2
Value—\$500,000—\$999,999										
2002										
July	0	0.0	4	2.6	7	4.8	3	2.2	50	34.1
August	1	0.6	1	0.9	4	2.9	2	1.5	65	45.3
September	0	0.0	3	1.6	1	0.6	3	2.3	51	35.2
Value—\$1,000,000—\$4,999,999										
2002										
July	0	0.0	5	9.8	3	4.8	3	9.2	48	97.7
August	1	1.0	4	9.1	7	13.2	4	9.8	65	126.6
September	1	1.5	0	0.0	4	9.1	5	9.1	57	108.4
Value—\$5,000,000 and over										
2002										
July	0	0.0	1	6.7	1	6.5	1	6.4	12	93.7
August	0	0.0	0	0.0	0	0.0	0	0.0	12	148.6
September	0	0.0	1	9.0	1	5.8	1	5.0	12	203.9
Value—Total										
1999-00	55	26.5	303	343.0	321	159.4	326	117.1	6 294	3 215.8
2000-01	66	22.2	256	448.2	285	236.3	330	291.7	5 917	4 062.6
2001-02	56	29.4	294	584.7	310	173.6	431	290.3	5 939	4 511.6
2002										
July	5	1.1	34	22.3	32	19.4	31	21.6	522	289.5
August	6	2.4	16	12.0	31	19.5	33	15.6	560	386.8
September	6	2.1	18	13.6	24	18.7	36	21.5	563	421.9

VALUE OF NON-RESIDENTIAL BUILDING APPROVED: Original

Period	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total non-residential building
PRIVATE SECTOR (\$ million)											
1999-00	167.7	554.2	369.9	474.6	505.4	171.0	26.5	180.4	93.0	79.6	2 622.4
2000-01	86.8	766.3	234.0	607.1	433.9	220.2	22.2	292.0	131.4	247.1	3 040.8
2001-02	104.0	533.2	246.5	1 159.9	676.5	158.4	28.9	200.3	109.2	147.3	3 364.3
2001											
September	5.8	61.1	12.5	48.9	32.8	13.3	1.3	8.9	12.4	5.9	202.9
October	22.4	50.6	27.1	126.6	106.0	11.2	0.8	6.6	5.9	16.2	373.4
November	11.5	26.9	14.9	127.5	94.7	7.3	1.4	19.8	2.6	3.5	310.0
December	12.7	54.9	12.0	191.7	75.2	17.7	4.6	11.4	10.1	8.1	398.4
2002											
January	13.3	16.8	14.2	59.6	49.2	8.4	4.1	22.4	4.0	10.8	202.9
February	5.0	40.1	13.4	229.8	30.4	15.3	2.6	46.0	6.5	15.2	404.3
March	3.2	36.6	16.5	169.3	37.1	8.3	0.2	3.2	5.2	17.0	296.6
April	0.6	55.3	14.2	20.0	74.8	7.1	5.3	2.9	6.6	10.2	197.0
May	13.1	38.8	14.3	67.1	49.5	8.2	4.5	27.2	22.8	17.3	262.8
June	4.0	63.6	25.6	45.9	47.3	19.7	0.1	8.9	9.5	16.2	240.8
July	8.6	62.0	8.3	46.3	49.4	13.4	1.1	17.4	13.4	6.0	226.1
August	19.9	94.0	26.0	87.7	69.0	9.5	2.4	10.3	4.7	8.8	332.2
September	19.4	69.9	24.8	143.9	58.4	24.5	2.1	12.9	10.4	15.9	382.3
PUBLIC SECTOR (\$ million)											
1999-00	1.4	6.1	1.4	64.9	13.2	239.7	0.0	162.8	66.5	37.4	593.4
2000-01	10.1	8.1	2.6	59.7	23.3	612.4	0.0	156.3	105.0	44.5	1 022.0
2001-02	13.7	7.1	0.8	77.5	47.2	408.8	0.5	384.5	64.5	142.9	1 147.4
2001											
September	0.0	0.1	0.1	2.4	0.4	16.2	0.5	8.0	2.8	0.9	31.4
October	0.1	0.1	0.2	3.3	2.6	34.1	0.0	14.5	3.8	20.1	78.6
November	0.0	0.1	0.0	3.5	3.6	24.8	0.0	18.3	3.9	7.3	61.6
December	0.6	0.5	0.0	1.8	8.7	21.2	0.0	2.8	1.4	4.5	41.4
2002											
January	0.0	0.1	0.0	1.0	4.6	19.3	0.0	4.5	3.0	13.3	45.8
February	0.0	0.5	0.0	21.7	1.0	84.9	0.0	12.8	4.2	14.4	139.4
March	2.2	0.9	0.0	10.3	0.7	24.5	0.0	16.3	0.9	21.5	77.2
April	0.1	0.0	0.0	1.4	1.2	20.8	0.0	277.4	6.1	27.0	334.0
May	8.8	0.5	0.1	4.0	19.1	95.3	0.0	21.3	6.5	9.0	164.7
June	0.0	0.2	0.3	9.5	2.2	19.9	0.0	3.5	4.0	18.2	57.7
July	0.3	0.1	0.0	14.7	2.9	18.8	0.0	4.9	6.0	15.6	63.4
August	1.3	0.9	0.2	12.2	0.1	16.5	0.0	1.7	14.9	6.9	54.7
September	0.0	0.2	0.3	6.0	0.3	18.2	0.0	0.8	8.3	5.6	39.6
TOTAL (\$ million)											
1999-00	169.1	560.3	371.4	539.4	518.7	410.8	26.5	343.1	159.5	117.0	3 215.8
2000-01	96.9	774.3	236.6	666.8	457.2	832.6	22.2	448.2	236.4	291.7	4 062.8
2001-02	117.7	540.3	247.3	1 237.4	723.7	567.2	29.4	584.8	173.7	290.2	4 511.7
2001											
September	5.8	61.2	12.6	51.3	33.2	29.5	1.8	16.9	15.2	6.8	234.4
October	22.4	50.7	27.3	130.0	108.6	45.2	0.8	21.0	9.7	36.4	452.0
November	11.5	26.9	14.9	131.0	98.3	32.1	1.4	38.1	6.5	10.8	371.6
December	13.3	55.4	12.0	193.5	83.9	38.9	4.6	14.2	11.5	12.6	439.9
2002											
January	13.3	16.9	14.2	60.6	53.9	27.7	4.1	26.9	6.9	24.1	248.7
February	5.0	40.6	13.4	251.6	31.4	100.2	2.6	58.8	10.6	29.5	543.6
March	5.4	37.5	16.5	179.6	37.8	32.7	0.2	19.5	6.1	38.4	373.8
April	0.7	55.3	14.2	21.4	76.0	27.8	5.3	280.3	12.7	37.2	531.0
May	21.9	39.3	14.4	71.1	68.6	103.5	4.5	48.5	29.2	26.3	427.4
June	4.0	63.8	25.9	55.4	49.5	39.6	0.1	12.4	13.4	34.4	298.5
July	8.9	62.2	8.3	61.1	52.3	32.2	1.1	22.3	19.4	21.6	289.5
August	21.2	95.0	26.1	99.9	69.1	26.0	2.4	12.0	19.5	15.6	386.8
September	19.4	70.0	25.1	149.9	58.7	42.8	2.1	13.6	18.7	21.5	421.9

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	916 309	4 996 311	2 652 231	7 648 541
2001-02	25 308	10 287	36 713	4 064 551	1 767 151	1 090 695	6 922 398	2 976 024	9 898 421
2001									
September	2 105	904	3 290	332 973	124 875	111 502	569 350	180 309	749 660
October	2 260	734	3 239	351 385	109 110	137 532	598 027	343 826	941 853
November	2 046	559	2 618	326 750	68 938	76 584	472 271	277 764	750 036
December	1 873	858	2 872	289 451	133 174	75 733	498 357	369 209	867 566
2002									
January	1 621	913	2 661	260 219	171 560	77 310	509 089	169 434	678 523
February	2 087	650	2 780	338 209	130 274	86 419	554 902	377 102	932 003
March	2 051	444	2 528	333 150	64 624	77 416	475 190	257 755	732 945
April	2 370	960	3 364	382 437	160 046	74 912	617 395	171 567	788 962
May	2 315	708	3 152	369 674	86 492	101 712	557 878	212 878	770 756
June	1 991	942	2 953	342 386	149 350	76 673	568 409	215 809	784 218
July	2 080	993	3 147	356 350	138 292	104 435	599 076	179 974	779 050
August	2 183	2 472	4 740	368 790	469 116	103 859	941 765	280 604	1 222 369
September	1 956	762	2 784	328 990	172 531	100 532	602 053	339 469	941 522
PUBLIC SECTOR									
2000-01	226	148	374	27 206	10 773	74 301	112 280	818 439	930 718
2001-02	307	315	622	38 610	37 804	64 093	140 507	861 884	1 002 391
2001									
September	56	0	56	8 440	0	3 753	12 193	16 474	28 668
October	17	30	47	1 762	2 008	300	4 070	47 679	51 748
November	32	42	74	4 125	4 865	6 372	15 362	43 037	58 399
December	25	34	59	2 972	2 809	5 044	10 825	31 163	41 988
2002									
January	19	0	19	1 941	0	6 479	8 420	24 685	33 105
February	5	21	26	461	2 014	4 656	7 131	110 053	117 185
March	4	29	33	480	3 693	9 294	13 467	50 468	63 935
April	14	21	35	1 646	2 831	2 365	6 842	306 751	313 594
May	7	59	66	825	10 695	5 800	17 319	134 259	151 578
June	14	14	28	2 005	1 367	5 598	8 970	37 553	46 523
July	7	41	48	970	8 394	3 910	13 274	28 349	41 622
August	30	5	35	3 729	340	15 230	19 300	41 150	60 450
September	9	47	56	1 304	5 729	4 734	11 767	22 885	34 652
TOTAL									
2000-01	17 463	9 176	27 902	2 636 170	1 481 810	990 610	5 108 590	3 470 669	8 579 260
2001-02	25 615	10 602	37 335	4 103 162	1 804 956	1 154 788	7 062 905	3 837 907	10 900 813
2001									
September	2 161	904	3 346	341 413	124 875	115 255	581 544	196 784	778 327
October	2 277	764	3 286	353 147	111 118	137 832	602 097	391 504	993 601
November	2 078	601	2 692	330 875	73 802	82 956	487 633	320 801	808 434
December	1 898	892	2 931	292 423	135 983	80 777	509 183	400 371	909 554
2002									
January	1 640	913	2 680	262 160	171 560	83 789	517 509	194 119	711 628
February	2 092	671	2 806	338 670	132 288	91 075	562 033	487 155	1 049 187
March	2 055	473	2 561	333 629	68 318	86 709	488 656	308 224	796 880
April	2 384	981	3 399	384 083	162 877	77 277	624 237	478 319	1 102 555
May	2 322	767	3 218	370 499	97 186	107 512	575 197	347 137	922 334
June	2 005	956	2 981	344 391	150 717	82 271	577 379	253 362	830 740
July	2 087	1 034	3 195	357 319	146 686	108 345	612 350	208 323	820 673
August	2 213	2 477	4 775	372 519	469 456	119 089	961 064	321 754	1 282 818
September	1 965	809	2 840	330 295	178 260	105 266	613 820	362 354	976 174

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

(b) Refer to the Explanatory Notes paragraph 16.

BUILDING APPROVED IN STATISTICAL AREAS—Sep Qtr 2002

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

	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
STATISTICAL AREA									
VICTORIA	9 059	4 482	13 796	1 496 932	819 030	394 845	2 710 806	1 098 228	3 809 034
Melbourne (SD)	6 265	4 320	10 810	1 060 133	794 402	332 700	2 187 234	892 431	3 079 665
Inner Melbourne (SSD)	52	2 583	2 752	16 183	575 069	78 153	669 405	323 000	992 405
Melbourne (C)—Inner	0	594	607	0	90 900	2 043	92 943	125 672	218 615
Melbourne (C)—S'bank—D'lands	0	1 069	1 069	0	300 665	100	300 765	85 725	386 490
Melbourne (C)—Remainder	10	202	287	2 213	27 268	27 181	56 662	43 202	99 864
Port Phillip (C)—St Kilda	7	212	224	2 149	44 970	8 241	55 360	8 037	63 398
Port Phillip (C)—West	6	416	424	1 102	95 335	9 335	105 772	22 262	128 034
Stonnington (C)—Prahran	12	36	48	5 773	7 140	18 992	31 904	5 137	37 042
Yarra (C)—North	8	49	77	2 055	8 171	8 265	18 491	14 719	33 210
Yarra (C)—Richmond	9	5	16	2 892	620	3 996	7 508	18 244	25 752
Western Melbourne (SSD)	469	282	754	79 354	35 676	27 717	142 747	72 974	215 721
Brimbank (C)—Keilor	79	20	99	13 804	1 720	1 494	17 018	7 852	24 870
Brimbank (C)—Sunshine	165	14	180	26 896	1 258	1 980	30 133	36 398	66 531
Hobsons Bay (C)—Altona	57	18	76	8 407	1 995	2 319	12 721	5 880	18 601
Hobsons Bay (C)—Williamstown	29	43	72	5 212	5 767	3 721	14 700	1 688	16 389
Maribymong (C)	73	126	199	13 085	16 816	3 015	32 916	12 392	45 307
Moonee Valley (C)—Essendon	34	41	76	6 785	5 881	13 194	25 859	6 845	32 704
Moonee Valley (C)—West	32	20	52	5 165	2 239	1 995	9 399	1 920	11 319
Melton—Wyndham (SSD)	1 208	229	1 437	188 546	19 182	2 449	210 177	39 837	250 014
Melton (S)—East	457	128	585	72 797	9 450	268	82 515	11 507	94 022
Melton (S) Bal	110	8	118	16 843	872	363	18 078	5 259	23 336
Wyndham (C)—North	367	60	427	52 970	4 507	1 440	58 916	20 879	79 795
Wyndham (C)—South	229	31	260	38 998	4 194	80	43 271	2 192	45 463
Wyndham (C)—West	45	2	47	6 939	160	299	7 398	0	7 398
Moreland City (SSD)	81	134	251	12 363	14 960	13 451	40 773	9 846	50 618
Moreland (C)—Brunswick	12	59	104	1 937	7 940	8 272	18 150	3 987	22 137
Moreland (C)—Coburg	23	10	35	3 981	1 095	3 788	8 864	381	9 245
Moreland (C)—North	46	65	112	6 444	5 925	1 390	13 759	5 477	19 236
Northern Middle Melbourne (SSD)	195	169	374	34 043	21 555	19 091	74 689	57 158	131 847
Banyule (C)—Heidelberg	63	30	93	13 185	4 567	6 373	24 124	8 668	32 793
Banyule (C)—North	50	9	59	9 523	1 180	3 042	13 745	3 083	16 828
Darebin (C)—Northcote	14	34	55	2 256	5 699	5 471	13 426	3 170	16 596
Darebin (C)—Preston	68	96	167	9 080	10 109	4 205	23 394	42 237	65 630
Hume City (SSD)	447	19	467	70 530	1 629	3 252	75 411	67 949	143 360
Hume (C)—Broadmeadows	31	7	39	3 310	490	1 360	5 160	26 419	31 578
Hume (C)—Craigieburn	265	0	265	42 342	0	1 160	43 502	36 142	79 643
Hume (C)—Sunbury	151	12	163	24 878	1 139	732	26 750	5 389	32 138
Northern Outer Melbourne (SSD)	384	6	390	67 270	600	5 860	73 730	16 576	90 307
Nillumbik (S)—South	19	0	19	4 026	0	2 175	6 201	2 930	9 131
Nillumbik (S)—South-West	19	0	19	4 776	0	746	5 522	328	5 850
Nillumbik (S) Bal	11	0	11	2 313	0	672	2 985	0	2 985
Whittlesea (C)—North	217	4	221	34 276	380	418	35 074	2 666	37 740
Whittlesea (C)—South	118	2	120	21 879	220	1 850	23 949	10 653	34 601
Boroondara City (SSD)	80	145	237	23 348	32 489	34 085	89 922	16 365	106 287
Boroondara (C)—Camberwell N.	31	17	50	9 403	4 439	6 014	19 855	555	20 410
Boroondara (C)—Camberwell S.	25	67	94	6 090	16 500	11 875	34 465	3 823	38 288
Boroondara (C)—Hawthorn	15	17	39	3 944	2 900	8 523	15 367	11 114	26 481
Boroondara (C)—Kew	9	44	54	3 911	8 650	7 673	20 234	874	21 109

	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)	341	262	605	71 091	27 661	35 241	133 994	49 472	183 465
Manningham (C)—East	41	0	41	9 524	0	2 230	11 753	78	11 831
Manningham (C)—West	96	32	128	24 030	4 725	5 292	34 046	1 596	35 642
Monash (C)—South-West	44	18	64	5 763	1 710	4 470	11 943	5 244	17 186
Monash (C)—Waverley East	22	2	24	5 923	250	4 208	10 381	5 077	15 458
Monash (C)—Waverley West	54	24	78	11 725	3 344	3 546	18 616	24 278	42 894
Whitehorse (C)—Box Hill	40	110	150	7 027	7 080	8 060	22 167	6 232	28 400
Whitehorse (C)—Nunawading E.	17	53	70	2 393	7 375	2 916	12 684	1 755	14 439
Whitehorse (C)—Nunawading W.	27	23	50	4 708	3 176	4 519	12 403	5 212	17 616
Eastern Outer Melbourne (SSD)	319	158	483	47 671	18 530	15 319	81 520	39 240	120 760
Knox (C)—North	88	31	122	11 813	3 904	5 997	21 714	24 643	46 358
Knox (C)—South	93	123	216	19 585	14 138	2 201	35 924	3 909	39 832
Maroondah (C)—Croydon	112	2	115	12 661	244	2 994	15 899	2 549	18 448
Maroondah (C)—Ringwood	26	2	30	3 612	244	4 128	7 983	8 139	16 123
Yarra Ranges Shire Part A (SSD)	188	23	211	33 402	2 420	7 839	43 661	7 275	50 936
Yarra Ranges (S)—Central	11	0	11	1 316	0	602	1 918	0	1 918
Yarra Ranges (S)—North	46	0	46	7 299	0	845	8 144	1 744	9 888
Yarra Ranges (S)—South-West	131	23	154	24 786	2 420	6 392	33 599	5 531	39 130
Southern Melbourne (SSD)	454	173	665	103 411	26 366	59 381	189 158	70 402	259 560
Bayside (C)—Brighton	35	14	49	13 261	3 744	6 532	23 537	2 417	25 954
Bayside (C)—South	43	15	64	11 713	2 701	10 707	25 121	10 749	35 870
Glen Eira (C)—Caulfield	49	56	126	15 648	8 530	14 578	38 756	3 102	41 858
Glen Eira (C)—South	36	43	79	6 413	5 334	4 380	16 127	5 033	21 161
Kingston (C)—North	159	25	195	27 764	3 009	6 899	37 671	34 506	72 177
Kingston (C)—South	84	12	96	12 631	1 519	4 041	18 190	2 193	20 383
Stonnington (C)—Malvern	48	8	56	15 982	1 530	12 244	29 756	12 403	42 158
Greater Dandenong City (SSD)	73	21	94	10 299	2 004	2 978	15 281	43 187	58 467
Gr. Dandenong (C)—Dandenong	19	2	21	2 093	125	1 044	3 262	26 192	29 455
Gr. Dandenong (C) Bal	54	19	73	8 206	1 879	1 933	12 018	16 995	29 013
Southern Eastern Outer Melbourne (SSD)	1 320	65	1 385	187 445	7 380	7 235	202 060	53 637	255 697
Cardinia (S)—North	36	0	36	6 487	0	1 009	7 496	153	7 649
Cardinia (S)—Pakenham	228	5	233	31 498	480	650	32 628	4 640	37 268
Cardinia (S)—South	9	0	9	1 355	0	162	1 517	464	1 980
Casey (C)—Berwick	605	48	653	90 009	5 200	2 112	97 321	35 787	133 109
Casey (C)—Cranbourne	385	0	385	48 094	0	1 317	49 411	5 727	55 138
Casey (C)—Hallam	35	12	47	6 175	1 700	1 738	9 613	6 786	16 399
Casey (C)—South	22	0	22	3 826	0	248	4 074	80	4 154
Frankston City (SSD)	242	34	276	37 637	6 659	3 801	48 097	7 998	56 094
Frankston (C)—East	152	2	154	22 701	158	1 562	24 421	4 785	29 206
Frankston (C)—West	90	32	122	14 936	6 502	2 238	23 676	3 212	26 889
Mornington Peninsula Shire (SSD)	412	17	429	77 541	2 223	16 847	96 611	17 515	114 126
Mornington P'sula (S)—East	75	2	77	13 336	250	3 297	16 883	6 251	23 134
Mornington P'sula (S)—South	181	7	188	34 651	738	9 522	44 911	6 587	51 498
Mornington P'sula (S)—West	156	8	164	29 554	1 235	4 027	34 816	4 677	39 493

	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)	648	36	698	113	5 060	16 611	135 194	26 056	161 251
				524					
Greater Geelong City Part A (SSD)	311	24	336	51 158	3 568	8 412	63 139	19 932	83 071
Bellarine-Inner	67	2	69	9 672	160	657	10 489	3 470	13 959
Corio-Inner	76	0	76	11 619	0	1 071	12 690	6 773	19 464
Geelong	15	4	19	2 831	800	1 556	5 188	3 253	8 440
Geelong West	21	0	22	2 724	0	1 585	4 308	895	5 203
Newton	8	6	14	1 568	980	1 425	3 972	0	3 972
South Barwon-Inner	124	12	136	22 744	1 628	2 119	26 492	5 540	32 032
East Barwon (SSD)	223	0	235	42 472	0	6 969	49 441	4 920	54 361
Greater Geelong (C) –Pt B	133	0	133	23 820	0	2 272	26 092	1 295	27 387
Queenscliffe (B)	8	0	12	2 230	0	573	2 803	2 289	5 091
Surf Coast (S)–East	51	0	52	10 193	0	2 061	12 254	596	12 850
Surf Coast (S)–West	31	0	38	6 230	0	2 063	8 293	740	9 033
West Barwon (SSD)	114	12	127	19 893	1 492	1 229	22 614	1 205	23 819
Colac-Otway (S)–Colac	13	0	13	1 888	0	535	2 423	450	2 872
Colac-Otway (S)–North	11	0	12	1 737	0	249	1 986	220	2 206
Colac-Otway (S)–South	53	12	65	10 366	1 492	115	11 973	535	12 508
Golden Plains (S)–North-West	6	0	6	832	0	85	917	0	917
Golden Plains (S)–South-East	26	0	26	3 787	0	63	3 850	0	3 850
Greater Geelong (C)–Pt C	5	0	5	1 283	0	183	1 466	0	1 466
Western District (SD)	126	30	164	20 929	3 635	4 026	28 590	13 388	41 978
Warrnambool City (SSD)	37	16	60	6 198	1 650	1 312	9 159	7 675	16 834
Warrnambool (C)	37	16	60	6 198	1 650	1 312	9 159	7 675	16 834
Hopkins (SSD)	44	10	55	7 102	1 542	1 185	9 829	1 895	11 724
Corangamite (S)–North	5	0	5	778	0	220	998	469	1 467
Corangamite (S)–South	11	10	22	2 006	1 542	167	3 716	1 192	4 908
Moyne (S)–North-East	2	0	2	137	0	11	148	0	148
Moyne (S)–North-West	2	0	2	171	0	267	438	51	488
Moyne (S)–South	24	0	24	4 010	0	520	4 530	183	4 713
Lady Julia Percy Island	0	0	0	0	0	0	0	0	0
Glenelg (SSD)	45	4	49	7 629	443	1 529	9 601	3 818	13 419
Glenelg (S)–Heywood	6	0	6	1 114	0	68	1 182	114	1 296
Glenelg (S)–North	1	0	1	81	0	73	154	1 673	1 827
Glenelg (S)–Portland	15	2	17	2 682	220	594	3 496	379	3 875
S. Grampians (S)–Hamilton	14	2	16	2 569	223	493	3 284	1 252	4 536
S. Grampians (S)–Wannon	1	0	1	214	0	57	270	315	585
S. Grampians (S) Bal	8	0	8	969	0	245	1 214	85	1 299
Central Highlands (SD)	350	30	380	52 197	7 752	6 249	66 199	33 178	99 376
Ballarat City (SSD)	237	24	261	36 858	7 032	3 880	47 770	29 649	77 419
Ballarat (C)–Central	48	13	61	6 335	6 000	2 419	14 754	14 889	29 643
Ballarat (C)–Inner North	104	4	108	19 343	442	893	20 678	10 920	31 598
Ballarat (C)–North	0	0	0	0	0	0	0	0	0
Ballarat (C)–South	85	7	92	11 180	590	568	12 338	3 840	16 177
East Central Highlands (SSD)	96	6	102	13 596	720	2 071	16 386	1 875	18 261
Hepburn (S)–East	12	6	18	1 260	720	685	2 665	410	3 075
Hepburn (S)–West	16	0	16	1 933	0	356	2 289	400	2 689
Moorabool (S)–Bacchus Marsh	47	0	47	7 684	0	421	8 105	373	8 478
Moorabool (S)–Ballan	16	0	16	1 906	0	294	2 200	215	2 414
Moorabool (S)–West	5		5	813		315	1 128	477	1 605

	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	1 744	0	299	2 043	1 654	3 696
Ararat (RC)	8	0	8	907	0	181	1 087	990	2 077
Pyrenees (S)—North	6	0	6	539	0	50	589	514	1 102
Pyrenees (S)—South	3	0	3	298	0	69	367	150	517
Wimmera (SD)	48	0	48	7 124	0	1 147	8 271	4 172	12 443
South Wimmera (SSD)	44	0	44	6 505	0	973	7 479	4 078	11 556
Horsham (RC)—Central	27	0	27	4 423	0	301	4 724	1 093	5 817
Horsham (RC) Bal	6	0	6	849	0	302	1 151	0	1 151
N. Grampians (S)—St Arnaud	3	0	3	396	0	40	436	0	436
N. Grampians (S)—Stawell	4	0	4	439	0	251	690	785	1 475
West Wimmera (S)	4	0	4	398	0	80	478	2 200	2 678
North Wimmera (SSD)	4	0	4	619	0	173	792	94	886
Hindmarsh (S)	2	0	2	279	0	128	408	0	408
Yarriambiack (S)—North	0	0	0	0	0	45	45	0	45
Yarriambiack (S)—South	2	0	2	340	0	0	340	94	434
Mallee (SD)	124	12	136	19 307	1 611	2 735	23 653	11 898	35 550
Mildura Rural City Part A (SSD)	85	6	91	12 826	791	2 108	15 726	7 573	23 299
Mildura (RC)—Pt A	85	6	91	12 826	791	2 108	15 726	7 573	23 299
West Mallee (SSD)	3	0	3	519	0	59	578	718	1 296
Buloke (S)—North	1	0	1	185	0	0	185	229	414
Buloke (S)—South	1	0	1	199	0	16	215	324	539
Mildura (RC)—Pt B	1	0	1	135	0	43	178	165	343
East Mallee (SSD)	36	6	42	5 961	820	568	7 349	3 606	10 955
Gannawarra (S)	13	0	13	2 260	0	217	2 477	1 784	4 261
Swan Hill (RC)—Central	15	6	21	2 316	820	211	3 347	1 144	4 491
Swan Hill (RC)—Robinvale	3	0	3	820	0	16	836	625	1 461
Swan Hill (RC) Bal	5	0	5	565	0	124	689	53	742
Loddon (SD)	362	4	367	55 427	425	7 684	63 536	18 252	81 788
Greater Bendigo City Part A (SSD)	178	4	183	25 791	425	2 653	28 869	9 011	37 879
Greater Bendigo (C)—Central	13	2	16	1 802	250	893	2 946	6 248	9 194
Greater Bendigo (C)—Eaglehawk	16	0	16	1 901	0	187	2 088	220	2 308
Greater Bendigo (C)—Inner East	43	0	43	6 517	0	589	7 106	390	7 496
Greater Bendigo (C)—Inner North	21	0	21	3 437	0	309	3 746	1 000	4 746
Greater Bendigo (C)—Inner West	52	0	52	6 714	0	479	7 193	813	8 005
Greater Bendigo (C)—S'saye	33	2	35	5 419	175	196	5 790	340	6 130
North Loddon (SSD)	94	0	94	13 690	0	2 117	15 807	6 682	22 489
C. Goldfields (S)—M'borough	13	0	13	2 109	0	188	2 297	140	2 437
C. Goldfields (S) Bal	4	0	4	195	0	232	426	0	426
Gr Bendigo (C)—Pt B	34	0	34	4 876	0	675	5 552	510	6 062
Loddon (S)—North	2	0	2	361	0	86	447	453	900
Loddon (S)—South	8	0	8	864	0	159	1 023	4 686	5 709
Mount Alexander (S)—C'maine	16	0	16	2 182	0	130	2 313	592	2 905
Mount Alexander (S) Bal	17	0	17	3 103	0	647	3 750	301	4 051
South Loddon (SSD)	90	0	90	15 946	0	2 914	18 860	2 559	21 419
Macedon Ranges (S)—Kyneton	10	0	10	1 515	0	266	1 781	0	1 781
Macedon Ranges (S)—Romsey	41	0	41	6 234	0	306	6 540	576	7 116
Macedon Ranges (S) Bal	39	0	39	8 197	0	2 342	10 539	1 983	12 521

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

	D WELLINGS (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)	477	9	491	73 883	1 068	6 790	81 741	33 752	115 493
Greater Shepparton City Part A (SSD)	99	4	103	18 342	488	1 257	20 088	7 551	27 638
Gr. Shepparton (C)—Pt A	99	4	103	18 342	488	1 257	20 088	7 551	27 638
North Goulburn (SSD)	153	0	157	22 825	0	2 777	25 602	14 659	40 261
Campaspe (S)—Echuca	41	0	42	6 652	0	616	7 269	4 152	11 420
Campaspe (S)—Kyabram	11	0	11	1 643	0	249	1 892	1 588	3 480
Campaspe (S)—Rochester	9	0	9	1 110	0	162	1 272	453	1 725
Campaspe (S)—South	3	0	3	303	0	156	459	235	694
Gr. Shepparton (C)—Pt B East	6	0	6	893	0	190	1 084	80	1 164
Gr. Shepparton (C)—Pt B West	21	0	24	3 084	0	595	3 678	4 915	8 593
Moira (S)—East	39	0	39	5 469	0	524	5 994	868	6 861
Moira (S)—West	23	0	23	3 670	0	284	3 954	2 369	6 323
South Goulburn (SSD)	67	2	69	10 060	280	1 346	11 685	3 604	15 290
Delatite (S)—Benalla	18	0	18	2 173	0	409	2 582	1 170	3 752
Delatite (S)—North	7	0	7	1 077	0	204	1 281	100	1 381
Delatite (S)—South	27	0	27	5 482	0	156	5 638	1 934	7 572
Strathbogie (S)	15	2	17	1 329	280	576	2 185	400	2 585
South West Goulburn (SSD)	158	3	162	22 656	300	1 410	24 366	7 938	32 305
Mitchell (S)—North	15	0	15	2 035	0	190	2 224	1 895	4 119
Mitchell (S)—South	111	3	114	16 874	300	747	17 921	2 692	20 613
Murrindindi (S)—East	18	0	19	1 883	0	245	2 128	1 371	3 500
Murrindindi (S)—West	14	0	14	1 865	0	228	2 092	1 980	4 072
Ovens-Murray (SD)	154	14	168	24 031	1 663	3 679	29 372	20 474	49 846
Wodonga (SSD)	87	6	93	13 503	696	1 455	15 654	16 107	31 761
Indigo (S)—Pt A	17	0	17	2 178	0	528	2 707	393	3 100
Towong (S)—Pt A	0	0	0	0	0	64	64	0	64
Wodonga (RC)	70	6	76	11 324	696	864	12 884	15 714	28 597
West Ovens-Murray (SSD)	39	6	45	6 132	700	1 606	8 437	3 358	11 795
Indigo (S)—Pt B	6	0	6	1 247	0	163	1 409	2 602	4 011
Wangaratta (RC)—Central	18	6	24	2 320	700	959	3 979	556	4 534
Wangaratta (RC)—North	9	0	9	1 742	0	343	2 085	150	2 235
Wangaratta (RC)—South	6	0	6	823	0	141	965	50	1 015
East Ovens-Murray (SSD)	28	2	30	4 397	267	618	5 281	1 010	6 291
Alpine (S)—East	18	2	20	2 974	267	366	3 606	495	4 101
Alpine (S)—West	6	0	6	858	0	154	1 012	98	1 110
Towong (S)—Pt B	4	0	4	565	0	98	662	417	1 079
East Gippsland (SD)	142	0	143	19 185	0	3 839	23 025	16 992	40 017
East Gippsland Shire (SSD)	80	0	80	11 637	0	1 414	13 051	6 427	19 478
E. Gippsland (S)—Bairnsdale	66	0	66	9 875	0	767	10 642	4 908	15 550
E. Gippsland (S)—Orbost	7	0	7	865	0	364	1 229	1 439	2 668
E. Gippsland (S)—South-West	6	0	6	740	0	142	882	80	962
E. Gippsland (S) Bal	1	0	1	157	0	141	298	0	298
Wellington Shire (SSD)	62	0	63	7 548	0	2 425	9 974	10 565	20 539
Wellington (S)—Alberton	4	0	4	494	0	274	769	217	986
Wellington (S)—Avon	5	0	5	647	0	50	697	142	839
Wellington (S)—Maffra	11	0	11	1 135	0	546	1 681	445	2 126
Wellington (S)—Rosedale	23	0	23	2 340	0	570	2 910	220	3 130
Wellington (S)—Sale	19	0	20	2 932	0	985	3 917	9 541	13 458

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)	363	27	391	51 192	3 414	9 386	63 991	27 635	91 626
La Trobe Valley (SSD)	82	0	82	12 982	0	2 447	15 429	18 074	33 503
Baw Baw (S)—Pt A	9	0	9	1 562	0	188	1 750	0	1 750
Latrobe (C)—Moe	9	0	9	1 766	0	387	2 153	5 415	7 568
Latrobe (C)—Morwell	9	0	9	1 438	0	755	2 193	11 620	13 813
Latrobe (C)—Traralgon	50	0	50	7 461	0	907	8 369	1 039	9 407
Latrobe (C) Bal	5	0	5	754	0	210	964	0	964
West Gippsland (SSD)	63	0	64	10 929	0	1 783	12 712	4 089	16 801
Baw Baw (S)—Pt B East	3	0	3	276	0	52	328	209	537
Baw Baw (S)—Pt B West	59	0	60	10 584	0	1 721	12 304	3 880	16 185
Yarra Ranges (S)—Pt B	1	0	1	70	0	10	80	0	80
South Gippsland (SSD)	218	27	245	27 281	3 414	5 157	35 851	5 471	41 322
Bass Coast (S)—Phillip Is.	64	10	74	7 927	1 402	1 593	10 921	821	11 743
Bass Coast (S) Bal	74	17	91	9 649	2 012	1 859	13 520	1 630	15 150
South Gippsland (S)—Central	40	0	40	4 633	0	996	5 630	2 574	8 204
South Gippsland (S)—East	22	0	22	2 808	0	436	3 245	0	3 245
South Gippsland (S)—West	18	0	18	2 263	0	272	2 535	446	2 981
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	188	8	196	28 386	916	3 941	33 244	28 504	61 747
Geelong Vic	311	24	336	51 158	3 568	8 412	63 139	19 932	83 071
Warrnambool Vic	37	16	60	6 198	1 650	1 312	9 159	7 675	16 834
Ballarat Vic	237	24	261	36 858	7 032	3 880	47 770	29 649	77 419
Bendigo Vic	178	4	183	25 791	425	2 653	28 869	9 011	37 879
Shepparton Vic	99	4	103	18 342	488	1 257	20 088	7 551	27 638
La Trobe Valley Vic	82	0	82	12 982	0	2 447	15 429	18 074	33 503
Mildura Vic	85	6	91	12 826	791	2 108	15 726	7 573	23 299

(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 1 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.

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