Australian Bureau of Statistics

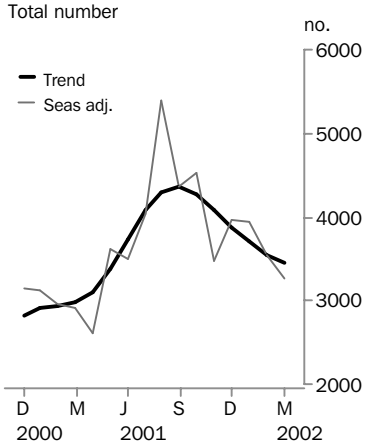
BUILDING APPROVALS

VICTORIA

EMBARGO: 11:30AM (CANBERRA TIME) THURS 9 MAY 2002

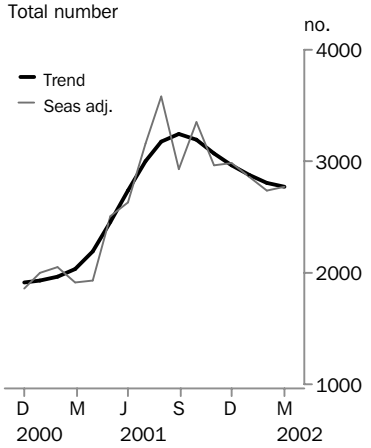
Dwelling units approved

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.

MARCH KEY FIGURES

	Jan 2002	Feb 2002	Mar 2002
Dwelling units approved			
Original	3 404	3 820	3 497
Seasonally adjusted	3 947	3 538	3 270
Trend	3 706	3 548	3 441

	% change Dec 2001 to Jan 2002	% change Jan 2002 to Feb 2002	% change Feb 2002 to Mar 2002
Dwelling units approved			
Original	–12.8	12.2	–8.5
Seasonally adjusted	–0.3	–10.4	–7.6
Trend	–4.6	–4.3	–3.0

MARCH KEY POINTS

TREND ESTIMATES

- The trend estimate for total dwelling units approved has decreased for the past six months, with falls of 4.6% in January 2002, 4.3% in February 2002 and 3.0% in March 2002. This follows eleven consecutive monthly increases in the series to September 2001.
- The trend estimate for private sector houses in Victoria fell 3.1% in January 2002, 2.7% in February 2002 and 1.3% in March 2002. The trend estimate has decreased in each of the past six months.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimates for total dwellings approved in each month of the March 2002 quarter were all higher than those in the same three months in 2001. The estimate for March 2002 is 12.7% above the estimate for March 2001.
- The seasonally adjusted estimate for private sector houses rose by 1.1% in March 2002, following falls of 4.4% and 4.0% in January and February 2002 respectively. The seasonally adjusted estimates for private sector houses approved in each month of the March 2002 quarter were all more than 33% higher than those in the same three months in 2001.

ORIGINAL ESTIMATES

- The total number of dwellings approved in the March 2002 quarter was 10,721, 9.9% lower than the previous quarter.
- The total value of building work approved in the March 2002 quarter was $3,140.7 million, 5.2% lower than the December 2001 quarter. The value of residential and non-residential building in the same period both fell, by 3.9% and 7.5% respectively.

NOTES

FORTHCOMING ISSUES

ISSUE	RELEASE DATE
June 2002	6 August 2002
September 2002	7 November 2002

CHANGES IN THIS ISSUE

There are no changes in this issue.

DATA NOTES

A special article on 'Average Value of New Houses' in the years 1987-88 to 2000-01 was included in the March 2002 issue of '*Building Approvals Australia*' (ABS Cat. no. 8731.0). This article is available from the ABS website at www.abs.gov.au. Go to the 'Australia Now' tab on the home page then select 'Construction'.

Information about ABS Building and Construction statistics and other related data is now available from the 'Building and Construction Theme Page' on the ABS website (click on the 'Themes' button and then click on 'Building and Construction'). The theme page includes information about:

- the Building and Construction Program's major papers and publications (electronic and hardcopy) and contact details;
- each of our major data collections, and examples of uses of building and construction statistics;
- issues of importance to providers and clients, including publication timetables;
- help for providers, including contact details and the survey dispatch timetables;
- alternative sources of Australian building and construction data.

REVISIONS THIS QUARTER

Revisions have been made to total dwelling units in this issue, mainly as a result of receiving previously unreported data. The following are revisions since the last issue of this publication.

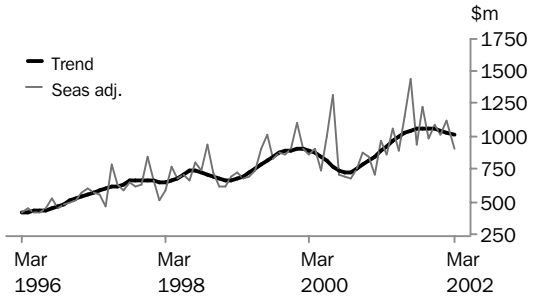
1999-2000	2000-2001	2001-2002	Total
+ 1	+ 3	+ 280	+ 284

Vince Lazzaro
Regional Director, Victoria

VALUE OF BUILDING APPROVED

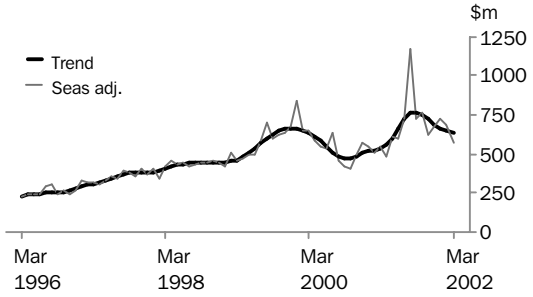
VALUE OF TOTAL BUILDING

The trend estimate for the value of total building has fallen in each of the past four months since December 2001 after fourteen consecutive months of growth.



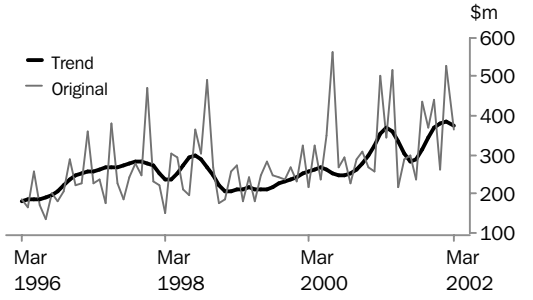
VALUE OF RESIDENTIAL BUILDING

The trend estimate for the value of residential building has fallen for six consecutive months since October 2001 following twelve months of growth.



VALUE OF NON-RESIDENTIAL BUILDING

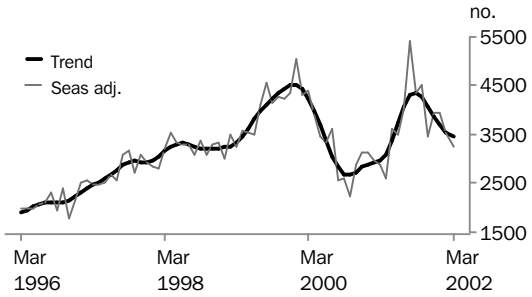
The trend estimate for the value of non-residential building approved fell by 2.6% in March 2002 following six months of growth from September 2001.



DWELLINGS APPROVED

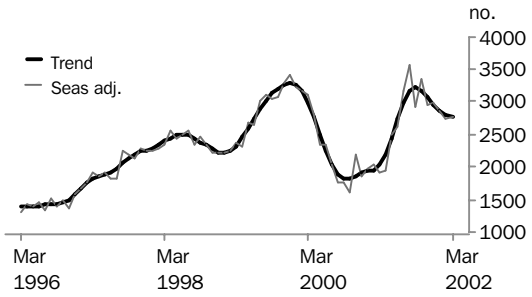
TOTAL DWELLING UNITS

The trend estimate for total dwelling units approved has fallen in each of the six months from October 2001 following eleven consecutive months of growth.



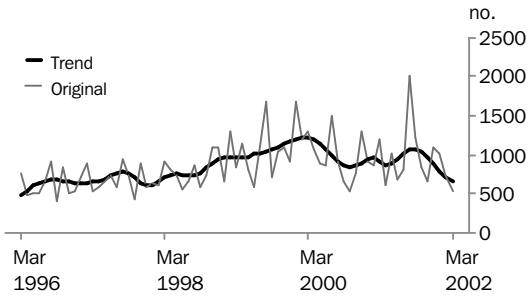
PRIVATE SECTOR HOUSES

The trend estimate for private sector houses approved has fallen in each of the six months from October 2001 following twelve consecutive months of growth.



OTHER DWELLINGS

The trend estimate for other dwellings approved has fallen in each of the six months from October 2001 following five months of growth.



EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

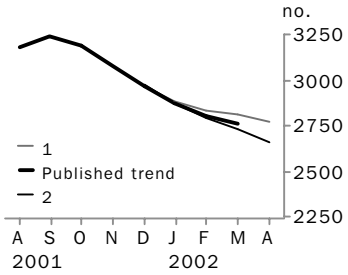
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

TREND REVISIONS

Generally, the greater the volatility of the original series, the larger the size of the revisions to trend estimates. Analysis of the building approval original series has shown that they can be revised substantially. As a result, some months can elapse before turning points in the trend series are reliably identified.

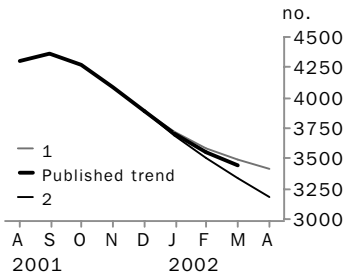
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the April seasonally adjusted estimate is higher than the March estimate by 6% for the number of private sector houses approved and 9% for total dwelling units approved; and that the April seasonally adjusted estimate is lower than the March 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: 1		2	
			rises by 6% on Mar 2002		*falls by 6% on Mar 2002*	
	no.	*% change*	*no.*	*% change*	*no.*	*% change*
November 2001	3 078	–3.4	3 079	–3.5	3 089	–3.3
December 2001	2 968	–3.6	2 966	–3.7	2 971	–3.8
January 2002	2 877	–3.1	2 886	–2.7	2 873	–3.3
February 2002	2 800	–2.7	2 836	–1.7	2 794	–2.8
March 2002	2 764	–1.3	2 808	–1.0	2 729	–2.3
April 2002	n.y.a.	n.y.a.	2 773	–1.3	2 654	–2.8

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE: 1		2	
			rises by 9% on Mar 2002		*falls by 9% on Mar 2002*	
	no.	*% change*	*no.*	*% change*	*no.*	*% change*
November 2001	4 086	–4.4	4 092	–4.4	4 109	–4.2
December 2001	3 883	–5.0	3 884	–5.1	3 893	–5.3
January 2002	3 706	–4.6	3 712	–4.4	3 689	–5.2
February 2002	3 548	–4.3	3 586	–3.4	3 510	–4.9
March 2002	3 441	–3.0	3 488	–2.7	3 344	–4.7
April 2002	n.y.a.	n.y.a.	3 406	–2.3	3 189	–4.6

1 DWELLING UNITS APPROVED

	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS...	
	Private sector	*Total*	*Private sector*	*Total*	*Private sector*	*Total*
Month	*no.*	*no.*	*no.*	*no.*	*no.*	*no.*
			ORIGINAL			
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	2 659	2 675	1 010	1 030	3 669	3 705
June	2 615	2 643	649	686	3 264	3 329
July	2 832	2 937	750	815	3 582	3 752
August	3 655	3 703	1 991	2 011	5 646	5 714
September	2 990	3 060	1 229	1 229	4 219	4 289
October	3 309	3 336	808	851	4 117	4 187
November	3 107	3 148	618	660	3 725	3 808
December	2 783	2 812	1 023	1 091	3 806	3 903
2002						
January	2 346	2 378	1 004	1 026	3 350	3 404
February	3 056	3 083	716	737	3 772	3 820
March	2 958	2 964	528	533	3 486	3 497
			SEASONALLY ADJUSTED			
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	2 507	2 519	n.a.	n.a.	3 576	3 608
June	2 632	2 657	n.a.	n.a.	3 431	3 493
July	3 164	3 266	n.a.	n.a.	3 874	4 041
August	3 574	3 642	n.a.	n.a.	5 312	5 400
September	2 922	2 988	n.a.	n.a.	4 297	4 363
October	3 357	3 374	n.a.	n.a.	4 462	4 522
November	2 972	3 012	n.a.	n.a.	3 391	3 473
December	2 988	3 017	n.a.	n.a.	3 860	3 957
2002						
January	2 858	2 905	n.a.	n.a.	3 878	3 947
February	2 742	2 774	n.a.	n.a.	3 485	3 538
March	2 773	2 782	n.a.	n.a.	3 256	3 270
			TREND ESTIMATES			
2001						
January	1 934	1 959	939	946	2 873	2 905
February	1 958	1 983	952	958	2 910	2 941
March	2 037	2 063	908	917	2 945	2 980
April	2 201	2 232	859	874	3 060	3 106
May	2 452	2 490	860	882	3 312	3 372
June	2 744	2 792	916	943	3 660	3 735
July	3 002	3 058	987	1 018	3 989	4 076
August	3 178	3 237	1 031	1 064	4 209	4 301
September	3 238	3 294	1 038	1 073	4 276	4 367
October	3 186	3 235	1 000	1 037	4 186	4 272
November	3 078	3 118	931	968	4 009	4 086
December	2 968	3 002	845	881	3 813	3 883
2002						
January	2 877	2 907	766	799	3 643	3 706
February	2 800	2 826	694	722	3 494	3 548
March	2 764	2 787	633	654	3 397	3 441

2 DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES..... Private sector	HOUSES..... Total	OTHER DWELLINGS.... Private sector	OTHER DWELLINGS.... Total	TOTAL DWELLING UNITS... Private sector	TOTAL DWELLING UNITS... Total
			ORIGINAL (% change from preceding month)			
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	45.8	62.6	65.9	50.9	50.9
June	–1.7	–1.2	–35.7	–33.4	–11.0	–10.1
July	8.3	11.1	15.6	18.8	9.7	12.7
August	29.1	26.1	165.5	146.7	57.6	52.3
September	–18.2	–17.4	–38.3	–38.9	–25.3	–24.9
October	10.7	9.0	–34.3	–30.8	–2.4	–2.4
November	–6.1	–5.6	–23.5	–22.4	–9.5	–9.1
December	–10.4	–10.7	65.5	65.3	2.2	2.5
2002						
January	–15.7	–15.4	–1.9	–6.0	–12.0	–12.8
February	30.3	29.6	–28.7	–28.2	12.6	12.2
March	–3.2	–3.9	–26.3	–27.7	–7.6	–8.5
			SEASONALLY ADJUSTED (% change from preceding month)			
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.	38.9	38.6
June	5.0	5.5	n.a.	n.a.	–4.1	–3.2
July	20.2	22.9	n.a.	n.a.	12.9	15.7
August	12.9	11.5	n.a.	n.a.	37.1	33.6
September	–18.2	–18.0	n.a.	n.a.	–19.1	–19.2
October	14.9	12.9	n.a.	n.a.	3.8	3.6
November	–11.5	–10.7	n.a.	n.a.	–24.0	–23.2
December	0.5	0.2	n.a.	n.a.	13.8	13.9
2002						
January	–4.4	–3.7	n.a.	n.a.	0.5	–0.3
February	–4.0	–4.5	n.a.	n.a.	–10.1	–10.4
March	1.1	0.3	n.a.	n.a.	–6.6	–7.6
			TREND ESTIMATES (% change from preceding month)			
2001						
January	1.5	1.5	5.7	5.2	2.9	2.7
February	1.3	1.2	1.4	1.3	1.3	1.2
March	4.0	4.0	–4.6	–4.3	1.2	1.3
April	8.1	8.2	–5.4	–4.7	3.9	4.2
May	11.4	11.6	0.1	0.9	8.2	8.6
June	11.9	12.1	6.5	6.9	10.5	10.8
July	9.4	9.5	7.8	8.0	9.0	9.1
August	5.9	5.9	4.5	4.5	5.5	5.5
September	1.9	1.8	0.7	0.8	1.6	1.5
October	–1.6	–1.8	–3.7	–3.4	–2.1	–2.2
November	–3.4	–3.6	–6.9	–6.7	–4.2	–4.4
December	–3.6	–3.7	–9.2	–9.0	–4.9	–5.0
2002						
January	–3.1	–3.2	–9.3	–9.3	–4.5	–4.6
February	–2.7	–2.8	–9.4	–9.6	–4.1	–4.3
March	–1.3	–1.4	–8.8	–9.4	–2.8	–3.0

3 VALUE OF BUILDING APPROVED

Month	*New residential building* $m	*Alterations and additions to residential buildings(a)* $m	*Total residential building* $m	*Non-residential building* $m	***Total building*** $m
			ORIGINAL		
2001					
January	387.3	73.2	460.5	266.8	**727.3**
February	450.3	89.5	539.8	258.1	**797.8**
March	528.5	126.1	654.6	501.5	**1 156.2**
April	365.6	78.8	444.3	346.9	**791.2**
May	538.5	116.7	655.2	517.2	**1 172.4**
June	465.5	117.7	583.2	216.4	**799.6**
July	551.8	110.4	662.2	289.3	**951.5**
August	1 056.3	137.6	1 193.9	299.6	**1 493.5**
September	594.0	132.1	726.1	235.4	**961.4**
October	618.4	130.5	748.8	435.7	**1 184.6**
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	85.9	632.1	261.5	**893.7**
February	612.6	110.9	723.5	527.5	**1 251.1**
March	525.9	105.1	631.0	364.8	**995.9**
			SEASONALLY ADJUSTED		
2001					
January	458.4	90.3	548.8	n.a.	**854.4**
February	422.1	93.7	515.8	n.a.	**715.0**
March	434.4	108.9	543.3	n.a.	**971.4**
April	408.4	75.2	483.5	n.a.	**865.8**
May	504.8	113.1	617.9	n.a.	**1 057.1**
June	468.2	126.4	594.6	n.a.	**893.2**
July	613.4	114.9	728.3	n.a.	**1 149.2**
August	1 046.1	129.1	1 175.2	n.a.	**1 442.9**
September	597.4	135.7	733.1	n.a.	**943.3**
October	658.1	113.3	771.4	n.a.	**1 224.0**
November	537.6	93.6	631.2	n.a.	**982.1**
December	553.5	119.0	672.5	n.a.	**1 090.9**
2002					
January	617.7	104.0	721.7	n.a.	**1 012.7**
February	573.1	116.1	689.1	n.a.	**1 124.9**
March	473.0	102.8	575.8	n.a.	**914.4**
			TREND ESTIMATES		
2001					
January	430.3	92.3	522.7	298.5	**821.1**
February	433.8	94.5	528.4	325.1	**853.5**
March	436.6	96.8	533.4	357.3	**890.7**
April	453.8	101.1	555.0	371.7	**926.7**
May	493.9	108.4	602.3	362.0	**964.3**
June	550.9	116.0	666.9	333.4	**1 000.3**
July	604.6	121.7	726.3	303.4	**1 029.7**
August	638.7	123.6	762.3	284.1	**1 046.4**
September	648.8	121.9	770.8	287.3	**1 058.0**
October	635.5	117.6	753.1	312.8	**1 065.9**
November	608.6	113.0	721.5	344.4	**1 065.9**
December	580.6	110.0	690.5	368.2	**1 058.7**
2002					
January	558.9	108.0	666.9	379.7	**1 046.6**
February	539.5	106.7	646.2	386.1	**1 032.3**
March	531.9	106.0	637.8	376.2	**1 014.0**

(a) Refer to Explanatory Notes paragraph 16.

4 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					
January	–17.6	–7.8	–16.2	–14.4	**–15.5**
February	16.3	22.3	17.2	–3.3	**9.7**
March	17.4	40.9	21.3	94.3	**44.9**
April	–30.8	–37.5	–32.1	–30.8	**–31.6**
May	47.3	48.1	47.5	49.1	**48.2**
June	–13.6	0.9	–11.0	–58.2	**–31.8**
July	18.5	–6.2	13.5	33.7	**19.0**
August	91.4	24.6	80.3	3.6	**57.0**
September	–43.8	–4.0	–39.2	–21.4	**–35.6**
October	4.1	–1.2	3.1	85.1	**23.2**
November	–10.2	–21.9	–12.2	–14.7	**–13.2**
December	1.0	–2.0	0.6	18.4	**7.0**
2002					
January	–2.7	–14.0	–4.4	–40.6	**–18.8**
February	12.2	29.1	14.5	101.7	**40.0**
March	–14.2	–5.2	–12.8	–30.8	**–20.4**
			SEASONALLY ADJUSTED (% change from preceding month)		
2001					
January	–4.1	–7.5	–4.7	n.a.	**–2.6**
February	–7.9	3.8	–6.0	n.a.	**–16.3**
March	2.9	16.2	5.3	n.a.	**35.9**
April	–6.0	–30.9	–11.0	n.a.	**–10.9**
May	23.6	50.4	27.8	n.a.	**22.1**
June	–7.3	11.8	–3.8	n.a.	**–15.5**
July	31.0	–9.1	22.5	n.a.	**28.7**
August	70.5	12.4	61.4	n.a.	**25.6**
September	–42.9	5.1	–37.6	n.a.	**–34.6**
October	10.2	–16.5	5.2	n.a.	**29.8**
November	–18.3	–17.4	–18.2	n.a.	**–19.8**
December	3.0	27.1	6.5	n.a.	**11.1**
2002					
January	11.6	–12.6	7.3	n.a.	**–7.2**
February	–7.2	11.6	–4.5	n.a.	**11.1**
March	–17.5	–11.5	–16.4	n.a.	**–18.7**
			TREND ESTIMATES (% change from preceding month)		
2001					
January	3.5	2.0	3.2	7.4	**4.7**
February	0.8	2.4	1.1	8.9	**3.9**
March	0.6	2.4	0.9	9.9	**4.4**
April	3.9	4.4	4.0	4.0	**4.0**
May	8.8	7.2	8.5	–2.6	**4.1**
June	11.5	7.0	10.7	–7.9	**3.7**
July	9.7	4.9	8.9	–9.0	**2.9**
August	5.6	1.6	5.0	–6.4	**1.6**
September	1.6	–1.4	1.1	1.1	**1.1**
October	–2.0	–3.5	–2.3	8.9	**0.7**
November	–4.2	–3.9	–4.2	10.1	**0.0**
December	–4.6	–2.7	–4.3	6.9	**–0.7**
2002					
January	–3.7	–1.8	–3.4	3.1	**–1.1**
February	–3.5	–1.2	–3.1	1.7	**–1.4**
March	–1.4	–0.7	–1.3	–2.6	**–1.8**

(a) Refer to Explanatory Notes paragraph 16.

5 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	35 968	11 765	416	914	262	**49 325**
2000-2001	24 233	9 583	328	914	53	**35 111**
2001						
March	2 178	1 059	30	96	8	**3 371**
April	1 807	598	16	5	6	**2 432**
May	2 656	985	9	18	1	**3 669**
June	2 615	544	14	89	2	**3 264**
July	2 829	742	8	1	2	**3 582**
August	3 653	1 948	9	32	4	**5 646**
September	2 989	944	14	260	12	**4 219**
October	3 305	786	14	10	2	**4 117**
November	3 104	606	11	3	1	**3 725**
December	2 780	881	31	109	5	**3 806**
2002						
January	2 343	971	11	20	5	**3 350**
February	3 054	674	4	39	1	**3 772**
March	2 949	444	16	1	76	**3 486**
			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**
2001						
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**
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	6	4	0	0	1	**11**
			TOTAL (Number)			
1998-1999	29 245	8 861	267	1 092	257	**39 722**
1999-2000	36 475	12 045	430	919	265	**50 134**
2000-2001	24 508	9 773	328	914	55	**35 578**
2001						
March	2 199	1 061	30	96	8	**3 394**
April	1 831	598	16	5	6	**2 456**
May	2 672	1 005	9	18	1	**3 705**
June	2 643	581	14	89	2	**3 329**
July	2 934	807	8	1	2	**3 752**
August	3 701	1 968	9	32	4	**5 714**
September	3 059	944	14	260	12	**4 289**
October	3 332	829	14	10	2	**4 187**
November	3 145	648	11	3	1	**3 808**
December	2 809	949	31	109	5	**3 903**
2002						
January	2 375	993	11	20	5	**3 404**
February	3 081	695	4	39	1	**3 820**
March	2 955	448	16	1	77	**3 497**

(a) See Glossary for definition.

6 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	2 262.6	**7 662.7**
1999-2000	4 779.7	1 573.3	54.3	1 004.8	108.2	7 520.3	2 618.6	**10 138.9**
2000-2001	3 534.9	1 534.0	27.7	925.1	138.5	6 160.1	3 040.9	**9 201.0**
2001								
March	320.6	204.3	2.3	93.3	21.4	641.9	319.0	**960.9**
April	260.6	101.8	1.1	67.6	0.6	431.7	307.1	**738.8**
May	391.1	143.7	1.1	98.2	1.9	636.1	404.6	**1 040.7**
June	390.5	69.9	1.8	91.5	18.0	571.6	172.2	**743.8**
July	440.0	91.2	0.9	95.6	0.5	628.2	230.5	**858.6**
August	562.7	485.1	1.4	130.2	3.1	1 182.5	244.7	**1 427.2**
September	453.9	129.9	1.6	101.2	25.3	711.8	203.9	**915.7**
October	492.9	119.3	2.1	126.5	1.5	742.3	357.1	**1 099.4**
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	2.0	619.9	202.9	**822.8**
February	473.7	132.7	0.5	99.9	3.9	710.6	404.3	**1 114.9**
March	458.9	65.6	1.2	94.5	0.5	620.7	292.9	**913.6**
				PUBLIC SECTOR ($ million)				
1998-1999	44.8	22.4	0.3	35.4	0.1	103.0	863.3	**966.3**
1999-2000	45.5	19.6	0.5	42.4	0.9	108.9	593.4	**702.4**
2000-2001	33.6	14.4	0.0	99.7	0.0	147.7	1 020.0	**1 167.7**
2001								
March	3.5	0.2	0.0	9.1	0.0	12.8	182.5	**195.3**
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	112.6	**131.7**
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	54.9	**66.3**
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	58.6	**70.9**
February	4.2	2.0	0.0	6.7	0.0	12.9	123.2	**136.1**
March	1.1	0.3	0.0	8.9	0.0	10.4	71.9	**82.3**
				TOTAL ($ million)				
1998-1999	3 507.7	1 044.2	31.8	810.4	109.0	5 503.1	3 125.9	**8 629.0**
1999-2000	4 825.2	1 592.9	54.8	1 047.2	109.1	7 629.2	3 212.1	**10 841.3**
2000-2001	3 568.4	1 548.4	27.7	1 024.8	138.5	6 307.7	4 060.9	**10 368.6**
2001								
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	392.8	145.7	1.1	113.7	1.9	655.2	517.2	**1 172.4**
June	393.0	72.5	1.8	97.9	18.0	583.2	216.4	**799.6**
July	453.1	98.8	0.9	109.0	0.5	662.2	289.3	**951.5**
August	569.4	486.9	1.4	133.1	3.1	1 193.9	299.6	**1 493.5**
September	464.1	129.9	1.6	105.2	25.3	726.1	235.4	**961.4**
October	496.1	122.3	2.1	126.9	1.5	748.8	435.7	**1 184.6**
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	2.0	632.1	261.5	**893.7**
February	477.9	134.7	0.5	106.5	3.9	723.5	527.5	**1 251.1**
March	460.0	65.9	1.2	103.4	0.5	631.0	364.8	**995.9**

(a) See Glossary for definition.

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

Period	NEW OTHER RESIDENTIAL BUILDING									
	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	36 475	2 669	3 323	5 992	760	453	4 840	6 053	12 045	**48 520**
2000-2001	24 508	2 215	2 114	4 329	337	668	4 439	5 444	9 773	**34 281**
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	2 672	332	204	536	23	45	401	469	1 005	**3 677**
June	2 643	203	200	403	53	79	46	178	581	**3 224**
July	2 934	287	371	658	42	98	9	149	807	**3 741**
August	3 701	476	226	702	39	75	1 152	1 266	1 968	**5 669**
September	3 059	162	292	454	9	62	419	490	944	**4 003**
October	3 332	178	341	519	27	57	226	310	829	**4 161**
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	2 955	100	205	305	57	53	33	143	448	**3 403**
	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	4 825.1	230.4	369.1	599.3	78.0	65.0	850.3	993.4	1 592.8	**6 418.1**
2000-2001	3 568.3	194.7	281.4	476.3	40.2	111.2	920.7	1 072.2	1 548.4	**5 116.8**
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	392.8	30.1	28.1	58.2	5.0	5.1	77.4	87.5	145.7	**538.5**
June	393.0	19.7	29.9	49.6	7.7	9.0	6.2	22.9	72.5	**465.5**
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	14.2	385.2	404.8	486.9	**1 056.3**
September	464.1	15.6	38.5	54.1	1.0	11.1	63.7	75.8	129.9	**594.0**
October	496.1	17.8	44.9	62.7	2.2	7.7	49.7	59.6	122.3	**618.4**
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	477.9	12.3	31.7	44.0	1.6	2.2	86.9	90.7	134.7	**612.6**
March	460.0	10.0	24.7	34.7	8.9	13.8	8.5	31.2	65.9	**525.9**

(a) See Glossary for definition.

8 VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

Period	*New houses*	*New other residential building*	*New residential building*	*Alterations and additions to residential buildings(b)*	*Total residential building*	*Non-residential building*	***Total building***
			ORIGINAL ($ million)				
1998-1999	3 771.3	1 123.4	4 894.6	1 024.4	5 918.9	3 260.4	**9 196.1**
1999-2000	4 825.1	1 593.0	6 418.1	1 211.1	7 629.2	3 212.0	**10 841.3**
2000-2001	3 125.1	1 391.1	4 516.1	1 043.6	5 559.8	3 915.5	**9 475.3**
2000							
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	801.1	**2 114.3**
2001							
March	783.1	417.1	1 200.2	251.1	1 451.3	987.5	**2 438.8**
June	915.7	286.1	1 201.8	273.1	1 474.9	1 035.2	**2 510.2**
September	1 271.6	635.3	1 907.0	325.6	2 232.6	786.7	**3 019.3**
December	1 168.5	303.1	1 471.6	279.5	1 751.2	1 183.2	**2 934.4**
			ORIGINAL (% change from preceding quarter)				
2000							
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	–26.6	**–12.3**
2001							
March	8.2	23.2	13.0	0.0	10.5	23.3	**15.3**
June	16.9	–31.4	0.1	8.8	1.6	4.8	**2.9**
September	38.9	122.1	58.7	19.2	51.4	–24.0	**20.3**
December	–8.1	–52.3	–22.8	–14.2	–21.6	50.4	**–2.8**

(a) Reference year for chain volume measures is 1999-2000. Refer to Explanatory Notes paragraph 24-25.

(b) Refer to Explanatory Notes paragraph 16.

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

Period	*Hotels, motels and other short term accommodation* no.	$m	*Shops* no.	$m	*Factories* no.	$m	*Offices* no.	$m	*Other business premises* no.	$m	*Educational* no.	$m
Value—$50,000–$199,999												
2002												
January	3	0.3	43	3.7	19	2.1	37	3.8	22	2.1	19	2.2
February	6	0.8	71	5.9	14	1.3	41	4.2	41	3.8	35	3.9
March	6	0.6	62	5.8	18	1.5	57	5.6	22	2.2	23	2.3
Value—$200,000–$499,999												
2002												
January	3	0.9	10	2.3	16	4.8	20	6.9	9	2.7	17	4.8
February	2	0.5	19	5.5	17	5.0	22	6.9	15	4.4	22	7.2
March	1	0.2	22	6.9	18	5.9	22	6.0	24	7.2	17	5.1
Value—$500,000–$999,999												
2002												
January	0	0.0	1	0.5	8	5.3	6	4.4	7	5.3	8	5.4
February	2	1.2	7	4.7	7	4.6	8	5.5	8	5.7	13	9.1
March	2	1.1	8	5.2	3	1.9	14	9.8	11	8.1	8	5.6
Value—$1,000,000–$4,999,999												
2002												
January	1	1.7	4	10.4	2	2.0	8	18.0	9	17.2	9	15.3
February	1	2.5	5	11.2	2	2.5	7	12.0	8	17.5	18	30.3
March	1	1.3	5	8.8	7	10.8	16	30.5	11	19.7	3	6.2
Value—$5,000,000 and over												
2002												
January	1	10.4	0	0.0	0	0.0	3	40.4	3	26.6	0	0.0
February	0	0.0	2	13.3	0	0.0	5	223.0	0	0.0	2	33.5
March	0	0.0	1	7.0	0	0.0	4	119.4	0	0.0	3	18.8
Value—Total												
1998-1999	140	156.5	1 295	639.8	774	264.6	1 056	389.4	793	492.4	451	398.6
1999-2000	174	169.3	1 551	560.3	849	367.8	1 192	539.3	971	518.4	550	410.6
2000-2001	129	94.8	1 471	774.4	611	236.5	1 240	664.5	781	459.3	748	832.5
2002												
January	8	13.3	58	16.9	45	14.2	74	73.5	50	53.9	53	27.7
February	11	5.0	104	40.6	40	13.4	83	251.6	72	31.4	90	84.0
March	10	3.2	98	33.8	46	20.2	113	171.3	68	37.3	54	37.9

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										
January	2	0.2	7	0.9	8	0.9	10	1.1	170	17.3
February	3	0.3	4	0.4	16	1.5	15	1.8	246	23.9
March	2	0.2	5	0.6	10	0.8	25	2.3	230	21.9
Value—$200,000–$499,999										
2002										
January	0	0.0	6	2.1	2	0.8	13	4.4	96	29.6
February	2	0.5	3	0.8	6	1.8	10	3.2	118	35.7
March	0	0.0	4	1.3	4	1.3	3	1.1	115	35.2
Value—$500,000–$999,999										
2002										
January	1	0.7	3	1.8	1	0.8	6	4.6	41	28.9
February	2	1.8	2	1.0	6	4.2	2	1.2	57	39.0
March	0	0.0	3	1.9	2	1.4	3	1.7	54	36.8
Value—$1,000,000–$4,999,999										
2002										
January	1	3.3	3	8.3	2	4.4	5	16.9	44	97.6
February	0	0.0	6	14.6	2	3.1	6	15.6	55	109.4
March	0	0.0	1	1.3	2	2.6	2	6.5	48	87.8
Value—$5,000,000 and over										
2002										
January	0	0.0	1	10.8	0	0.0	0	0.0	8	88.1
February	0	0.0	6	42.0	0	0.0	1	7.6	16	319.5
March	0	0.0	2	14.4	0	0.0	4	23.6	14	183.1
Value—Total										
1998-1999	65	20.4	251	232.1	280	412.2	341	119.7	5 446	3 126.0
1999-2000	55	26.5	303	343.0	321	159.4	326	117.1	6 292	3 212.0
2000-2001	66	22.2	256	448.2	285	236.3	330	291.7	5 917	4 060.7
2002										
January	4	4.1	20	24.0	13	6.9	34	27.0	359	261.5
February	7	2.6	21	58.8	30	10.6	34	29.5	492	527.5
March	2	0.2	15	19.5	18	6.1	37	35.3	461	364.8

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

Period	*Hotels, motels and other short term accomm-odation*	*Shops*	*Factories*	*Offices*	*Other business premises*	*Educational*	*Religious*	*Health*	*Entertain-ment and recreational*	*Miscell-aneous*	***Total non-residential building***
					PRIVATE SECTOR ($ million)						
1998-1999	150.3	609.6	258.5	296.5	434.4	118.0	19.7	122.7	204.1	48.9	**2 262.6**
1999-2000	167.7	554.2	366.3	474.6	505.3	171.0	26.5	180.4	93.0	79.6	**2 618.6**
2000-2001	86.8	766.3	234.0	604.8	436.2	220.2	22.2	292.0	131.4	247.1	**3 040.9**
2001											
March	2.1	112.3	22.2	49.1	36.8	17.9	1.6	19.6	35.6	21.8	**319.0**
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	51.8	53.1	17.2	6.6	95.9	2.8	23.5	**404.6**
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	39.7	64.8	26.4	30.6	19.3	2.2	7.0	18.0	13.6	**230.5**
August	3.5	48.7	16.9	46.9	48.9	22.8	1.8	35.9	5.7	13.5	**244.7**
September	5.8	61.1	12.5	48.9	32.8	13.3	1.3	9.9	12.4	5.9	**203.9**
October	6.1	50.6	27.1	126.6	106.0	11.2	0.8	6.6	5.9	16.2	**357.1**
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	19.5	4.0	13.8	**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	32.9	20.2	161.0	36.5	13.5	0.2	3.2	5.2	17.0	**292.9**
					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	**863.3**
1999-2000	1.4	6.1	1.4	64.9	13.2	239.7	0.0	162.8	66.5	37.4	**593.4**
2000-2001	8.1	8.1	2.6	59.7	23.3	612.4	0.0	156.3	105.0	44.5	**1 020.0**
2001											
March	0.1	0.1	0.0	9.0	5.8	132.4	0.0	5.6	26.8	2.8	**182.5**
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	11.9	4.4	23.2	0.0	56.8	12.4	0.6	**112.6**
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	2.8	24.1	0.0	3.0	5.4	1.2	**54.9**
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	13.9	4.6	19.3	0.0	4.5	3.0	13.3	**58.6**
February	0.0	0.5	0.0	21.7	1.0	68.7	0.0	12.8	4.2	14.4	**123.2**
March	0.0	0.9	0.0	10.3	0.7	24.5	0.0	16.3	0.9	18.3	**71.9**
					TOTAL ($ million)						
1998-1999	156.4	639.8	264.8	389.4	492.6	398.6	20.5	232.0	412.0	119.8	**3 125.9**
1999-2000	169.1	560.3	367.8	539.4	518.5	410.8	26.5	343.1	159.5	117.0	**3 212.1**
2000-2001	94.9	774.4	236.6	664.5	459.5	832.6	22.2	448.2	236.4	291.7	**4 060.9**
2001											
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	40.8	64.8	29.7	30.8	43.0	2.2	9.2	40.7	19.1	**289.3**
August	3.5	51.9	17.0	62.1	51.7	46.9	1.8	38.9	11.1	14.7	**299.6**
September	5.8	61.2	12.6	51.3	33.2	29.5	1.8	17.9	15.2	6.8	**235.4**
October	6.1	50.7	27.3	130.0	108.6	45.2	0.8	21.0	9.7	36.4	**435.7**
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	73.5	53.9	27.7	4.1	24.0	6.9	27.0	**261.5**
February	5.0	40.6	13.4	251.6	31.4	84.0	2.6	58.8	10.6	29.5	**527.5**
March	3.2	33.8	20.2	171.3	37.3	37.9	0.2	19.5	6.1	35.3	**364.8**

11 BUILDING APPROVED IN THE MELBOURNE STATISTICAL DIVISION: **Original**

Period	DWELLINGS (no.) New houses	New other residential building	Total dwellings(a)	VALUE ($'000) 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	2 223 303	**8 303 250**
2000-2001	17 237	9 028	27 513	2 608 964	1 471 037	916 259	4 996 261	2 652 291	**7 648 551**
2001									
March	1 553	1 029	2 710	233 164	200 189	98 142	531 495	272 978	**804 472**
April	1 245	565	1 832	188 527	96 815	55 170	340 511	282 060	**622 571**
May	1 889	876	2 792	288 358	132 824	83 532	504 714	370 529	**875 243**
June	1 882	505	2 490	288 286	64 098	94 440	446 824	144 243	**591 067**
July	1 979	717	2 706	321 411	88 677	82 515	492 602	193 293	**685 895**
August	2 610	1 898	4 549	416 509	480 033	112 387	1 008 929	207 078	**1 216 007**
September	2 105	904	3 290	332 973	124 875	111 502	569 350	181 309	**750 660**
October	2 258	729	3 006	351 430	108 760	109 870	570 060	327 538	**897 598**
November	2 046	559	2 618	326 750	68 938	76 584	472 271	277 764	**750 036**
December	1 873	858	2 871	289 451	133 174	75 733	498 357	369 209	**867 566**
2002									
January	1 621	913	2 564	260 219	171 560	63 310	495 089	169 434	**664 523**
February	2 087	650	2 780	337 774	130 274	86 419	554 467	377 102	**931 568**
March	2 053	387	2 530	333 370	59 424	77 416	470 210	254 098	**724 307**
				PUBLIC SECTOR					
1999-2000	395	216	629	35 716	15 361	30 752	81 829	427 895	**509 724**
2000-2001	226	148	374	27 206	10 773	74 301	112 280	818 439	**930 718**
2001									
March	17	2	19	2 695	180	8 574	11 449	161 625	**173 073**
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	80 611	**95 674**
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	37 990	**45 647**
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	37 535	**45 955**
February	5	21	26	461	2 014	4 656	7 131	93 935	**101 066**
March	4	2	6	480	160	6 976	7 615	47 223	**54 838**
				TOTAL					
1999-2000	26 326	11 376	39 240	3 609 689	1 532 728	1 019 360	6 161 777	2 651 198	**8 812 974**
2000-2001	17 463	9 176	27 887	2 636 170	1 481 810	990 560	5 108 540	3 470 729	**8 579 270**
2001									
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	876	2 807	289 834	132 824	97 119	519 777	451 141	**970 917**
June	1 896	542	2 541	289 791	66 694	96 204	452 688	173 263	**625 951**
July	2 052	782	2 844	330 285	96 200	94 369	520 853	215 066	**735 919**
August	2 651	1 898	4 590	421 587	480 033	114 966	1 016 585	245 068	**1 261 654**
September	2 161	904	3 346	341 413	124 875	115 255	581 544	197 784	**779 327**
October	2 275	759	3 053	353 192	110 768	110 170	574 130	375 217	**949 347**
November	2 078	601	2 692	330 875	73 802	82 956	487 633	320 801	**808 434**
December	1 898	892	2 930	292 423	135 983	80 777	509 183	400 371	**909 554**
2002									
January	1 640	913	2 583	262 160	171 560	69 789	503 509	206 969	**710 478**
February	2 092	671	2 806	338 235	132 288	91 075	561 598	471 037	**1 032 634**
March	2 057	389	2 536	333 849	59 584	84 391	477 825	301 320	**779 145**

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

(b) Refer to the Explanatory Notes paragraph 16.

BUILDING APPROVED IN STATISTICAL AREAS—Mar Qtr 2002

STATISTICAL AREA	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*
VICTORIA	**8 411**	**2 136**	**10 721**	**1 303 291**	**381 453**	**301 965**	**1 986 709**	**1 153 872**	**3 140 581**
Melbourne (SD)	**5 789**	**1 973**	**7 925**	**934 244**	**363 432**	**245 255**	**1 542 931**	**979 326**	**2 522 257**
Inner Melbourne (SSD)	*59*	*863*	*990*	*16 781*	*213 030*	*47 238*	*277 049*	*471 259*	*748 308*
Melbourne (C)–Inner	0	0	2	0	0	741	741	261 425	262 166
Melbourne (C)–S'bank–D'lands	0	516	516	0	145 000	0	145 000	8 208	153 208
Melbourne (C)–Remainder	11	197	221	3 944	36 236	6 566	46 747	37 265	84 012
Port Phillip (C)–St Kilda	6	85	95	1 040	13 689	5 144	19 873	15 925	35 799
Port Phillip (C)–West	4	17	36	897	6 432	6 503	13 832	133 706	147 538
Stonnington (C)–Prahran	12	21	33	6 650	7 653	10 055	24 359	3 467	27 825
Yarra (C)–North	17	17	68	2 682	2 589	12 809	18 080	4 792	22 872
Yarra (C)–Richmond	9	10	19	1 568	1 430	5 420	8 417	6 471	14 888
Western Melbourne (SSD)	*553*	*218*	*782*	*92 600*	*23 557*	*26 318*	*142 475*	*55 871*	*198 346*
Brimbank (C)–Keilor	142	12	154	23 237	762	854	24 853	14 354	39 207
Brimbank (C)–Sunshine	165	31	196	25 638	2 491	1 162	29 291	10 533	39 824
Hobsons Bay (C)–Altona	63	14	78	9 111	1 210	760	11 081	10 832	21 913
Hobsons Bay (C)–Williamstown	39	8	47	8 393	1 322	4 558	14 273	960	15 233
Maribyrnong (C)	98	75	179	17 154	8 732	3 959	29 845	15 385	45 230
Moonee Valley (C)–Essendon	23	55	81	4 944	6 309	12 837	24 090	3 152	27 242
Moonee Valley (C)–West	23	23	47	4 123	2 732	2 188	9 042	655	9 697
Melton–Wyndham (SSD)	*1 114*	*21*	*1 135*	*168 842*	*1 697*	*2 168*	*172 708*	*53 167*	*225 875*
Melton (S)–East	419	6	425	61 911	557	457	62 926	264	63 190
Melton (S) Bal	65	0	65	9 505	0	532	10 037	9 305	19 342
Wyndham (C)–North	305	15	320	43 142	1 140	818	45 100	42 993	88 093
Wyndham (C)–South	266	0	266	46 602	0	0	46 602	355	46 957
Wyndham (C)–West	59	0	59	7 681	0	362	8 043	250	8 293
Moreland City (SSD)	*72*	*77*	*151*	*10 939*	*8 817*	*9 329*	*29 085*	*7 439*	*36 523*
Moreland (C)–Brunswick	10	18	29	1 264	2 010	4 172	7 446	2 367	9 813
Moreland (C)–Coburg	14	9	24	1 902	1 160	4 013	7 075	3 808	10 883
Moreland (C)–North	48	50	98	7 773	5 647	1 144	14 564	1 264	15 827
Northern Middle Melbourne (SSD)	*162*	*108*	*272*	*22 876*	*11 681*	*16 138*	*50 696*	*19 877*	*70 573*
Banyule (C)–Heidelberg	38	27	66	5 288	2 901	5 964	14 153	2 378	16 531
Banyule (C)–North	63	43	106	9 343	4 496	2 092	15 931	3 266	19 197
Darebin (C)–Northcote	21	8	30	2 641	970	5 443	9 054	2 585	11 639
Darebin (C)–Preston	40	30	70	5 604	3 314	2 639	11 557	11 649	23 206
Hume City (SSD)	*393*	*30*	*423*	*60 800*	*2 496*	*2 883*	*66 178*	*53 378*	*119 556*
Hume (C)–Broadmeadows	32	15	47	3 596	1 071	1 303	5 970	28 564	34 534
Hume (C)–Craigieburn	264	15	279	41 316	1 425	602	43 343	23 274	66 617
Hume (C)–Sunbury	97	0	97	15 888	0	978	16 866	1 539	18 405
Northern Outer Melbourne (SSD)	*367*	*22*	*389*	*59 054*	*1 859*	*5 953*	*66 866*	*27 626*	*94 492*
Nillumbik (S)–South	16	0	16	3 388	0	2 701	6 088	200	6 288
Nillumbik (S)–South-West	24	0	24	4 423	0	980	5 403	55	5 458
Nillumbik (S) Bal	10	0	10	1 993	0	404	2 397	95	2 492
Whittlesea (C)–North	166	20	186	24 397	1 509	276	26 182	5 922	32 104
Whittlesea (C)–South	151	2	153	24 854	350	1 592	26 796	21 355	48 151
Boroondara City (SSD)	*86*	*28*	*115*	*25 072*	*5 789*	*22 467*	*53 328*	*32 311*	*85 639*
Boroondara (C)–Camberwell N.	23	9	32	5 271	1 685	4 426	11 382	1 315	12 697
Boroondara (C)–Camberwell S.	37	8	45	10 208	1 128	9 312	20 648	14 288	34 937
Boroondara (C)–Hawthorn	14	7	21	3 429	2 206	4 994	10 629	16 278	26 907
Boroondara (C)–Kew	12	4	17	6 164	770	3 735	10 669	430	11 099

	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)	*278*	*198*	*480*	*52 504*	*33 572*	*25 643*	*111 718*	*96 662*	*208 380*
Manningham (C)–East	17	0	17	5 808	0	1 991	7 799	2 346	10 145
Manningham (C)–West	53	120	175	10 201	23 527	4 188	37 915	8 928	46 843
Monash (C)–South-West	58	20	78	7 587	2 262	3 290	13 139	30 897	44 035
Monash (C)–Waverley East	19	16	36	4 260	2 058	2 556	8 874	10 920	19 794
Monash (C)–Waverley West	57	5	62	10 250	500	2 696	13 447	21 489	34 936
Whitehorse (C)–Box Hill	28	25	53	5 371	3 793	4 598	13 762	8 753	22 516
Whitehorse (C)–Nunawading E.	33	6	40	7 321	548	2 311	10 180	9 707	19 887
Whitehorse (C)–Nunawading W.	13	6	19	1 705	884	4 013	6 602	3 621	10 224
Eastern Outer Melbourne (SSD)	*310*	*118*	*428*	*50 495*	*11 880*	*10 734*	*73 109*	*12 870*	*85 979*
Knox (C)–North	80	52	132	11 975	4 931	4 495	21 401	5 510	26 912
Knox (C)–South	122	0	122	22 299	0	886	23 186	781	23 966
Maroondah (C)–Croydon	78	7	85	11 610	800	3 030	15 441	3 857	19 298
Maroondah (C)–Ringwood	30	59	89	4 610	6 149	2 323	13 082	2 723	15 804
Yarra Ranges Shire Part A (SSD)	*203*	*6*	*210*	*31 943*	*695*	*7 421*	*40 059*	*13 000*	*53 060*
Yarra Ranges (S)–Central	23	0	23	2 872	0	511	3 383	648	4 031
Yarra Ranges (S)–North	37	0	38	5 389	0	519	5 908	920	6 828
Yarra Ranges (S)–South-West	143	6	149	23 682	695	6 391	30 768	11 432	42 200
Southern Melbourne (SSD)	*336*	*202*	*596*	*72 508*	*40 375*	*45 656*	*158 539*	*53 477*	*212 016*
Bayside (C)–Brighton	20	24	44	8 289	6 867	6 118	21 273	9 965	31 238
Bayside (C)–South	44	6	50	10 478	1 069	7 993	19 539	3 801	23 340
Glen Eira (C)–Caulfield	29	70	100	9 175	14 838	7 297	31 310	8 820	40 130
Glen Eira (C)–South	30	25	55	4 181	2 170	5 119	11 470	5 222	16 692
Kingston (C)–North	124	20	144	22 920	2 671	6 035	31 626	14 060	45 686
Kingston (C)–South	72	5	77	11 035	835	2 333	14 204	3 359	17 563
Stonnington (C)–Malvern	17	52	126	6 430	11 926	10 761	29 117	8 250	37 367
Greater Dandenong City (SSD)	*66*	*30*	*96*	*8 995*	*3 118*	*1 144*	*13 257*	*16 900*	*30 156*
Gr. Dandenong (C)–Dandenong	27	15	42	3 113	1 450	602	5 165	8 576	13 741
Gr. Dandenong (C) Bal	39	15	54	5 882	1 668	542	8 091	8 324	16 415
Southern Eastern Outer Melbourne (SSD)	*1 183*	*17*	*1 201*	*161 893*	*1 620*	*6 104*	*169 617*	*23 617*	*193 234*
Cardinia (S)–North	27	0	28	4 015	0	999	5 014	1 130	6 144
Cardinia (S)–Pakenham	162	8	170	21 766	570	509	22 846	2 872	25 718
Cardinia (S)–South	7	0	7	925	0	206	1 131	413	1 545
Casey (C)–Berwick	578	7	585	85 151	880	2 008	88 039	4 028	92 067
Casey (C)–Cranbourne	326	2	328	37 257	170	988	38 415	5 607	44 021
Casey (C)–Hallam	67	0	67	10 155	0	955	11 110	8 429	19 539
Casey (C)–South	16	0	16	2 622	0	440	3 062	1 138	4 200
Frankston City (SSD)	*207*	*19*	*239*	*28 546*	*1 427*	*4 224*	*34 197*	*14 451*	*48 648*
Frankston (C)–East	133	0	133	18 383	0	1 340	19 723	7 483	27 206
Frankston (C)–West	74	19	106	10 163	1 427	2 884	14 474	6 968	21 442
Mornington Peninsula Shire (SSD)	*400*	*16*	*418*	*70 396*	*1 820*	*11 834*	*84 050*	*27 421*	*111 471*
Mornington P'sula (S)–East	75	0	75	12 333	0	1 712	14 045	3 113	17 159
Mornington P'sula (S)–South	164	0	165	30 900	0	6 248	37 148	5 690	42 838
Mornington P'sula (S)–West	161	16	178	27 163	1 820	3 874	32 857	18 617	51 475

	DWELLINGS (no.)			VALUE ($'000)					
STATISTICAL AREA	*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*
Barwon (SD)	**610**	**47**	**661**	**87 366**	**5 242**	**13 049**	**105 658**	**26 233**	**131 891**
Greater Geelong City Part A (SSD)	*304*	*37*	*343*	*41 781*	*3 702*	*6 324*	*51 807*	*22 152*	*73 959*
Bellarine–Inner	58	0	58	8 070	0	587	8 658	1 100	9 758
Corio–Inner	101	0	101	12 457	0	1 080	13 537	15 772	29 309
Geelong	12	27	40	1 334	2 238	752	4 325	2 803	7 128
Geelong West	9	2	12	1 068	385	1 512	2 966	551	3 517
Newton	11	5	16	1 817	779	1 372	3 968	1 306	5 274
South Barwon–Inner	113	3	116	17 035	300	1 019	18 354	620	18 974
East Barwon (SSD)	*213*	*4*	*218*	*33 300*	*540*	*5 641*	*39 481*	*2 322*	*41 803*
Greater Geelong (C) –Pt B	125	2	127	18 383	300	2 690	21 373	949	22 322
Queenscliffe (B)	7	2	10	990	240	72	1 302	1 300	2 602
Surf Coast (S)–East	52	0	52	9 282	0	1 054	10 336	0	10 336
Surf Coast (S)–West	29	0	29	4 645	0	1 825	6 470	73	6 543
West Barwon (SSD)	*93*	*6*	*100*	*12 286*	*1 000*	*1 084*	*14 370*	*1 759*	*16 129*
Colac-Otway (S)–Colac	11	0	11	1 138	0	196	1 333	474	1 807
Colac-Otway (S)–North	10	0	10	1 262	0	206	1 469	582	2 051
Colac-Otway (S)–South	37	6	44	4 352	1 000	389	5 741	508	6 250
Golden Plains (S)–North-West	11	0	11	1 606	0	177	1 783	0	1 783
Golden Plains (S)–South-East	22	0	22	3 557	0	60	3 617	195	3 812
Greater Geelong (C)–Pt C	2	0	2	370	0	56	426	0	426
Western District (SD)	**119**	**16**	**137**	**19 957**	**1 400**	**5 361**	**26 718**	**11 347**	**38 065**
Warrnambool City (SSD)	*59*	*16*	*77*	*9 118*	*1 400*	*1 702*	*12 220*	*3 293*	*15 513*
Warrnambool (C)	59	16	77	9 118	1 400	1 702	12 220	3 293	15 513
Hopkins (SSD)	*26*	*0*	*26*	*4 929*	*0*	*2 126*	*7 055*	*1 092*	*8 147*
Corangamite (S)–North	3	0	3	504	0	493	998	125	1 123
Corangamite (S)–South	7	0	7	1 008	0	492	1 500	400	1 900
Moyne (S)–North-East	0	0	0	0	0	120	120	0	120
Moyne (S)–North-West	1	0	1	177	0	70	247	175	422
Moyne (S)–South	15	0	15	3 239	0	951	4 190	392	4 582
Lady Julia Percy Island	0	0	0	0	0	0	0	0	0
Glenelg (SSD)	*34*	*0*	*34*	*5 910*	*0*	*1 533*	*7 443*	*6 962*	*14 405*
Glenelg (S)–Heywood	6	0	6	1 087	0	149	1 236	114	1 350
Glenelg (S)–North	1	0	1	140	0	43	183	0	183
Glenelg (S)–Portland	12	0	12	2 049	0	468	2 517	2 018	4 536
S. Grampians (S)–Hamilton	7	0	7	1 409	0	574	1 983	130	2 113
S. Grampians (S)–Wannon	2	0	2	345	0	117	462	4 700	5 162
S. Grampians (S) Bal	6	0	6	880	0	182	1 061	0	1 061
Central Highlands (SD)	**257**	**5**	**265**	**34 683**	**428**	**5 289**	**40 400**	**17 793**	**58 193**
Ballarat City (SSD)	*161*	*2*	*164*	*22 619*	*150*	*2 599*	*25 368*	*12 843*	*38 211*
Ballarat (C)–Central	32	0	33	4 198	0	1 500	5 698	5 519	11 217
Ballarat (C)–Inner North	72	2	74	11 129	150	535	11 813	6 978	18 792
Ballarat (C)–North	1	0	1	25	0	80	105	0	105
Ballarat (C)–South	56	0	56	7 267	0	484	7 751	345	8 096
East Central Highlands (SSD)	*74*	*3*	*79*	*9 415*	*278*	*2 069*	*11 762*	*1 721*	*13 483*
Hepburn (S)–East	25	3	29	2 904	278	904	4 086	809	4 895
Hepburn (S)–West	9	0	9	990	0	115	1 106	0	1 106
Moorabool (S)–Bacchus Marsh	27	0	27	3 955	0	434	4 389	518	4 907
Moorabool (S)–Ballan	7	0	7	850	0	449	1 298	337	1 635
Moorabool (S)–West	6		7	716		167	884	57	940

	DWELLINGS (no.)			VALUE ($'000)					
STATISTICAL AREA	*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*
West Central Highlands (SSD)	*22*	*0*	*22*	*2 649*	*0*	*621*	*3 270*	*3 230*	*6 500*
Ararat (RC)	12	0	12	1 602	0	389	1 991	60	2 051
Pyrenees (S)–North	5	0	5	604	0	144	748	3 086	3 834
Pyrenees (S)–South	5	0	5	442	0	89	531	84	615
Wimmera (SD)	**36**	**0**	**36**	**5 379**	**0**	**1 036**	**6 414**	**1 817**	**8 232**
South Wimmera (SSD)	*31*	*0*	*31*	*4 581*	*0*	*709*	*5 290*	*1 817*	*7 107*
Horsham (RC)–Central	18	0	18	3 096	0	106	3 202	484	3 686
Horsham (RC) Bal	3	0	3	316	0	261	577	375	952
N. Grampians (S)–St Arnaud	1	0	1	114	0	65	179	448	626
N. Grampians (S)–Stawell	7	0	7	869	0	200	1 069	245	1 314
West Wimmera (S)	2	0	2	187	0	77	264	266	529
North Wimmera (SSD)	*5*	*0*	*5*	*798*	*0*	*327*	*1 125*	*0*	*1 125*
Hindmarsh (S)	3	0	3	591	0	119	710	0	710
Yarriambiack (S)–North	2	0	2	207	0	94	301	0	301
Yarriambiack (S)–South	0	0	0	0	0	114	114	0	114
Mallee (SD)	**114**	**6**	**120**	**16 750**	**720**	**2 497**	**19 967**	**21 859**	**41 826**
Mildura Rural City Part A (SSD)	*76*	*6*	*82*	*11 514*	*720*	*1 186*	*13 420*	*8 714*	*22 134*
Mildura (RC)–Pt A	76	6	82	11 514	720	1 186	13 420	8 714	22 134
West Mallee (SSD)	*6*	*0*	*6*	*683*	*0*	*99*	*782*	*432*	*1 214*
Buloke (S)–North	1	0	1	210	0	0	210	0	210
Buloke (S)–South	1	0	1	40	0	88	128	432	560
Mildura (RC)–Pt B	4	0	4	432	0	11	443	0	443
East Mallee (SSD)	*32*	*0*	*32*	*4 553*	*0*	*1 212*	*5 765*	*12 713*	*18 478*
Gannawarra (S)	6	0	6	914	0	330	1 244	890	2 133
Swan Hill (RC)–Central	16	0	16	2 128	0	211	2 339	5 025	7 364
Swan Hill (RC)–Robinvale	4	0	4	646	0	523	1 169	4 239	5 408
Swan Hill (RC) Bal	6	0	6	865	0	149	1 014	2 558	3 572
Loddon (SD)	**392**	**21**	**414**	**53 898**	**1 522**	**7 000**	**62 420**	**18 294**	**80 714**
Greater Bendigo City Part A (SSD)	*203*	*21*	*224*	*26 573*	*1 522*	*3 044*	*31 138*	*3 812*	*34 951*
Greater Bendigo (C)–Central	16	0	16	1 653	0	975	2 627	352	2 980
Greater Bendigo (C)–Eaglehawk	16	0	16	1 815	0	154	1 969	194	2 163
Greater Bendigo (C)–Inner East	75	9	84	10 009	720	940	11 670	887	12 557
Greater Bendigo (C)–Inner North	14	0	14	2 061	0	362	2 422	1 380	3 802
Greater Bendigo (C)–Inner West	60	12	72	7 579	802	424	8 805	260	9 065
Greater Bendigo (C)–S'saye	22	0	22	3 457	0	189	3 645	739	4 385
North Loddon (SSD)	*86*	*0*	*86*	*10 095*	*0*	*1 902*	*11 996*	*11 897*	*23 894*
C. Goldfields (S)–M'borough	8	0	8	1 064	0	151	1 216	846	2 061
C. Goldfields (S) Bal	4	0	4	331	0	290	621	1 232	1 853
Gr Bendigo (C)–Pt B	26	0	26	2 597	0	265	2 862	275	3 138
Loddon (S)–North	4	0	4	549	0	152	701	110	811
Loddon (S)–South	4	0	4	672	0	75	747	304	1 051
Mount Alexander (S)–C'maine	17	0	17	2 229	0	203	2 432	7 830	10 262
Mount Alexander (S) Bal	23	0	23	2 652	0	766	3 418	1 300	4 718
South Loddon (SSD)	*103*	*0*	*104*	*17 231*	*0*	*2 054*	*19 285*	*2 584*	*21 869*
Macedon Ranges (S)–Kyneton	23	0	24	3 667	0	175	3 841	1 492	5 333
Macedon Ranges (S)–Romsey	37	0	37	5 652	0	759	6 410	0	6 410
Macedon Ranges (S) Bal	43	0	43	7 913	0	1 121	9 034	1 092	10 126

	DWELLINGS (no.)			VALUE ($'000)					
STATISTICAL AREA	*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*
Goulburn (SD)	**444**	**37**	**482**	**63 713**	**5 027**	**8 013**	**76 753**	**31 954**	**108 708**
Greater Shepparton City Part A (SSD)	*96*	*2*	*98*	*13 979*	*177*	*2 060*	*16 216*	*11 375*	*27 591*
Gr. Shepparton (C)–Pt A	96	2	98	13 979	177	2 060	16 216	11 375	27 591
North Goulburn (SSD)	*136*	*2*	*139*	*19 951*	*200*	*2 474*	*22 625*	*11 127*	*33 752*
Campaspe (S)–Echuca	45	0	45	6 873	0	387	7 259	1 753	9 012
Campaspe (S)–Kyabram	9	0	10	1 546	0	424	1 970	121	2 091
Campaspe (S)–Rochester	9	0	9	1 662	0	258	1 920	0	1 920
Campaspe (S)–South	6	0	6	640	0	130	769	0	769
Gr. Shepparton (C)–Pt B East	8	0	8	1 112	0	158	1 271	101	1 372
Gr. Shepparton (C)–Pt B West	17	0	17	2 383	0	130	2 513	6 223	8 736
Moira (S)–East	21	0	21	3 019	0	621	3 641	460	4 101
Moira (S)–West	21	2	23	2 716	200	367	3 283	2 469	5 752
South Goulburn (SSD)	*45*	*18*	*63*	*6 097*	*3 300*	*1 226*	*10 623*	*4 703*	*15 326*
Delatite (S)–Benalla	5	0	5	623	0	445	1 067	567	1 634
Delatite (S)–North	5	0	5	677	0	50	727	0	727
Delatite (S)–South	14	18	32	2 257	3 300	388	5 945	3 117	9 062
Strathbogie (S)	21	0	21	2 540	0	343	2 884	1 019	3 903
South West Goulburn (SSD)	*167*	*15*	*182*	*23 686*	*1 350*	*2 253*	*27 289*	*4 750*	*32 039*
Mitchell (S)–North	30	0	30	4 623	0	789	5 412	160	5 572
Mitchell (S)–South	112	15	127	16 071	1 350	565	17 986	3 242	21 229
Murrindindi (S)–East	10	0	10	1 112	0	300	1 411	240	1 651
Murrindindi (S)–West	15	0	15	1 881	0	600	2 480	1 108	3 588
Ovens-Murray (SD)	**177**	**14**	**191**	**26 365**	**1 620**	**4 613**	**32 598**	**14 025**	**46 623**
Wodonga (SSD)	*112*	*5*	*117*	*16 474*	*320*	*2 120*	*18 914*	*5 464*	*24 378*
Indigo (S)–Pt A	20	0	20	3 118	0	436	3 554	1 321	4 875
Towong (S)–Pt A	2	0	2	248	0	124	371	0	371
Wodonga (RC)	90	5	95	13 108	320	1 560	14 988	4 143	19 131
West Ovens-Murray (SSD)	*34*	*6*	*40*	*5 370*	*700*	*1 633*	*7 704*	*2 496*	*10 199*
Indigo (S)–Pt B	5	0	5	836	0	157	993	97	1 090
Wangaratta (RC)–Central	17	6	23	2 901	700	706	4 306	1 499	5 805
Wangaratta (RC)–North	7	0	7	840	0	400	1 240	0	1 240
Wangaratta (RC)–South	5	0	5	794	0	371	1 165	900	2 065
East Ovens-Murray (SSD)	*31*	*3*	*34*	*4 521*	*600*	*860*	*5 981*	*6 065*	*12 046*
Alpine (S)–East	24	3	27	3 476	600	644	4 719	1 115	5 834
Alpine (S)–West	4	0	4	641	0	191	832	4 900	5 732
Towong (S)–Pt B	3	0	3	404	0	26	430	50	480
East Gippsland (SD)	**114**	**2**	**116**	**15 540**	**150**	**2 496**	**18 186**	**4 223**	**22 410**
East Gippsland Shire (SSD)	*67*	*2*	*69*	*9 661*	*150*	*1 380*	*11 192*	*3 556*	*14 748*
E. Gippsland (S)–Bairnsdale	42	2	44	5 950	150	828	6 928	2 969	9 897
E. Gippsland (S)–Orbost	12	0	12	1 253	0	322	1 574	0	1 574
E. Gippsland (S)–South-West	8	0	8	958	0	196	1 154	587	1 741
E. Gippsland (S) Bal	5	0	5	1 500	0	35	1 535	0	1 535
Wellington Shire (SSD)	*47*	*0*	*47*	*5 879*	*0*	*1 115*	*6 995*	*667*	*7 662*
Wellington (S)–Alberton	4	0	4	302	0	203	505	100	605
Wellington (S)–Avon	6	0	6	855	0	42	897	131	1 028
Wellington (S)–Maffra	10	0	10	1 041	0	326	1 367	386	1 753
Wellington (S)–Rosedale	13	0	13	1 597	0	347	1 944	50	1 994
Wellington (S)–Sale	14	0	14	2 083	0	197	2 280	0	2 280

	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)	**359**	**15**	**374**	**45 395**	**1 913**	**7 355**	**54 663**	**27 001**	**81 664**
La Trobe Valley (SSD)	*78*	*5*	*83*	*10 796*	*600*	*2 437*	*13 833*	*15 368*	*29 201*
Baw Baw (S)–Pt A	2	0	2	265	0	96	361	0	361
Latrobe (C)–Moe	5	0	5	637	0	478	1 114	9 038	10 152
Latrobe (C)–Morwell	16	0	16	2 152	0	790	2 942	4 021	6 964
Latrobe (C)–Traralgon	55	5	60	7 742	600	1 043	9 386	2 309	11 694
Latrobe (C) Bal	0	0	0	0	0	30	30	0	30
West Gippsland (SSD)	*85*	*0*	*85*	*12 640*	*0*	*1 015*	*13 654*	*2 478*	*16 133*
Baw Baw (S)–Pt B East	10	0	10	1 389	0	295	1 684	0	1 684
Baw Baw (S)–Pt B West	74	0	74	11 200	0	720	11 920	2 478	14 399
Yarra Ranges (S)–Pt B	1	0	1	50	0	0	50	0	50
South Gippsland (SSD)	*196*	*10*	*206*	*21 960*	*1 313*	*3 903*	*27 176*	*9 155*	*36 330*
Bass Coast (S)–Phillip Is.	50	3	53	5 244	250	1 529	7 023	2 118	9 141
Bass Coast (S) Bal	80	5	85	9 489	889	994	11 372	5 261	16 633
South Gippsland (S)–Central	47	0	47	5 225	0	519	5 744	1 552	7 295
South Gippsland (S)–East	7	0	7	760	0	590	1 350	75	1 425
South Gippsland (S)–West	12	2	14	1 242	174	271	1 687	150	1 837
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	10	198	28 029	770	4 044	32 843	6 892	39 735
Geelong Vic	304	37	343	41 781	3 702	6 324	51 807	22 152	73 959
Warrnambool Vic	59	16	77	9 118	1 400	1 702	12 220	3 293	15 513
Ballarat Vic	161	2	164	22 619	150	2 599	25 368	12 843	38 211
Bendigo Vic	203	21	224	26 573	1 522	3 044	31 138	3 812	34 951
Shepparton Vic	96	2	98	13 979	177	2 060	16 216	11 375	27 591
La Trobe Valley Vic	78	5	83	10 796	600	2 437	13 833	15 368	29 201
Mildura Vic	76	6	82	11 514	720	1 186	13 420	8 714	22 134

(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.

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.

GLOSSARY

Miscellaneous Includes justice and defence buildings, welfare and charitable homes, prisons and reformatories, maintenance camps, farming and livestock buildings, veterinary clinics, child-minding centres, police stations and public toilets.

New building work Building activity which will result in the creation of a building which previously did not exist.

New other residential buildings Building activity which will result in the creation of a residential building other than a house, which previously did not exist.

New residential Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.

Non-residential building A non-residential building is primarily intended for purposes other than long term residential purposes. Note that, on occasions, one or more dwelling units may be created through non-residential building activity. Prior to the April 1998 issue of this publication, they have been included in the 'Conversions, etc.' column in tables showing dwelling units approved. They are now identified separately (e.g. see table 5). However, the value of these dwelling units cannot be separated out from that of the non-residential building which they are part of, therefore the value associated with these remain in the appropriate Non-residential category.

Offices Includes banks, post offices and council chambers.

Other business premises Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.

Other dwellings Includes all dwellings other than houses. They can be created by: the creation of new other residential buildings (e.g. flats); alteration/addition work to an existing residential building; either new or alteration/addition work on a non-residential building; conversion of a non-residential building to a residential building creating more than one dwelling unit.

Other residential building An other residential building is a building other than a house primarily used for long-term residential purposes. An other residential building contains more than one dwelling unit. Other residential buildings are coded to the following categories: semi-detached, row or terrace house or townhouse with one storey; semi-detached, row or terrace house or townhouse with two or more storeys; flat, unit or apartment in a building of one or two storeys; flat, unit or apartment in a building of three storeys; flat, unit or apartment in a building of four or more storeys; flat, unit or apartment attached to a house; other/number of storeys unknown. The latter two categories are included with the semi-detached, row or terrace house or townhouse with one storey category in table 7 of this publication.

Religious Includes convents, churches, temples, mosques, monasteries and noviciates.

Residential building A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.

Semi-detached, row or terrace houses, townhouses Dwellings having their own private grounds with no other dwellings above or below.

Shops Includes retail shops, restaurants, taverns and shopping arcades.

FOR MORE INFORMATION...

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LIBRARY	A range of ABS publications is available from public and tertiary libraries Australia-wide. Contact your nearest library to determine whether it has the ABS statistics you require, or visit our web site for a list of libraries.
CPI INFOLINE	For current and historical Consumer Price Index data, call 1902 981 074 (call cost 77c per minute).
DIAL-A-STATISTIC	For the latest figures for National Accounts, Balance of Payments, Labour Force, Average Weekly Earnings, Estimated Resident Population and the Consumer Price Index call 1900 986 400 (call cost 77c per minute).

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2873120003026
ISSN 1031-1998

RRP $21.00

Produced by the Australian Bureau of Statistics