



BUILDING APPROVALS

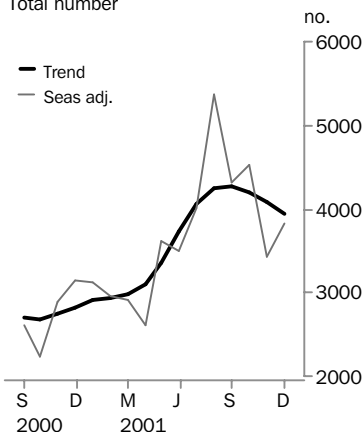
VICTORIA

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DECEMBER KEY FIGURES

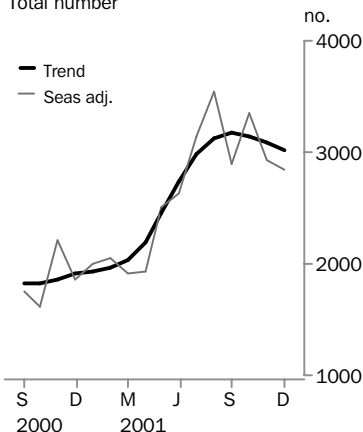
Dwelling units approved

Total number



Private sector houses approved

Total number



	Oct 2001	Nov 2001	Dec 2001
Dwelling units approved			
Original	4 187	3 757	3 763
Seasonally adjusted	4 522	3 427	3 815
Trend	4 205	4 074	3 942
.....			
	% change Sep 2001 to Oct 2001	% change Oct 2001 to Nov 2001	% change Nov 2001 to Dec 2001
Dwelling units approved			
Original	-1.4	-10.3	0.2
Seasonally adjusted	4.6	-24.2	11.3
Trend	-1.7	-3.1	-3.3

DECEMBER KEY POINTS

TREND ESTIMATES

- The trend estimate for total dwellings approved fell 3.3% in December 2001, following falls of 1.7% and 3.1% in the months of October and November 2001 respectively. This follows eleven consecutive monthly increases in the series to September 2001.
- The trend estimate for private sector houses in Victoria fell 0.8% in October 2001, 1.9% in November 2001 and 2.3% in December 2001. Prior to the December 2001 quarter, the trend estimate had increased for twelve consecutive months.

SEASONALLY ADJUSTED ESTIMATES

- The monthly seasonally adjusted estimates for total dwellings approved during the December 2001 quarter are all more than 19% higher than the estimates for the corresponding three months in 2000.
- The seasonally adjusted estimate for private sector houses fell 12.6% and 3.3% in November and December 2001, following a 16.0% rise in the estimate for October 2001.

ORIGINAL ESTIMATES

- In original terms, the total number of dwellings approved in the December 2001 quarter fell 14.3% from the September 2001 quarter, to 11,707. The fall in total dwellings was driven mainly by a 35.8% decrease in the number of other dwellings approved. However, the number of house approvals was also down, by 5.4%.
- The total value of building approved in the December 2001 quarter was \$3,289.1 million, 2.6% lower than the September 2001 quarter. The value of residential building fell 20.2%, while the value of non-residential building rose 51.9%.

- 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
March 2002	9 May 2002
June 2002	6 August 2002

CHANGES IN THIS ISSUE

There are no changes in this issue.

DATA NOTES

Special articles that include State/Territory data have appeared in recent issues of *'Building Approvals, Australia'* (ABS Cat. no. 8731.0). The November 2001 article 'Largest and Fastest Growing Areas in Australia' presented those areas in each State/Territory that had recorded the greatest number of dwelling approvals over the 5 year period ended June 2001. It also showed which areas had experienced the greatest rates of growth over that same time. Other articles have been included in the May 2001, July 2001 and August 2001 issues. All of these articles can be viewed through accessing the ABS website at www.abs.gov.au and following the 'Australia Now' then 'Construction' links. Users who are interested in discussing these articles should contact Roger Mables on (08) 82377494.

REVISIONS THIS QUARTER

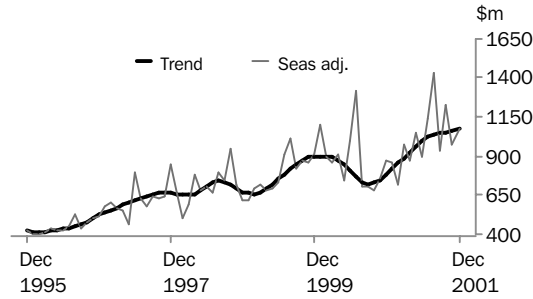
A revision has been made to total dwelling units approved in Victoria in May 2001. (+34). This revision was the result of receiving previously unreported data.

Vince Lazzaro
Regional Director, Victoria

VALUE OF BUILDING APPROVED

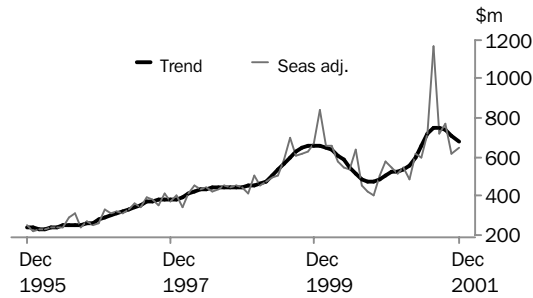
VALUE OF TOTAL BUILDING

The trend estimate for the value of total building has risen for fifteen consecutive months since September 2000.



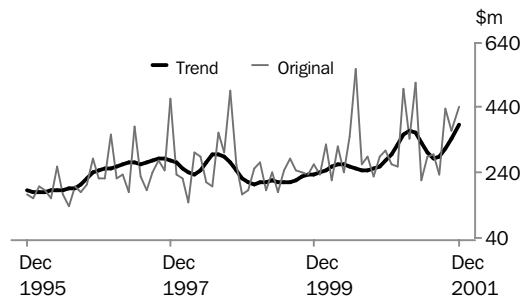
VALUE OF RESIDENTIAL BUILDING

The trend estimate for the value of residential building fell in each month of the December 2001 quarter following twelve consecutive months of growth.



VALUE OF NON-RESIDENTIAL BUILDING

The trend estimate for the value of non-residential building approved has increased for the last four months following four months of decline.



SUMMARY OF 2001 BUILDINGS APPROVED

DWELLING UNITS APPROVED

The number of dwelling units approved in the 2001 calendar year and the percentage movement between 2000 and 2001 for Victorian Statistical Divisions are summarised below.

	<i>Houses.....</i>		<i>Other dwellings.....</i>		<i>Total dwelling units....</i>	
	<i>no.</i>	<i>% change</i>	<i>no.</i>	<i>% change</i>	<i>no.</i>	<i>% change</i>
Melbourne SD	22 367	8.7	11 339	-5.0	33 706	3.7
Barwon SD	2 557	27.3	217	-22.8	2 774	21.2
Western District SD	466	46.1	26	-13.3	492	41.0
Central Highlands SD	973	20.4	40	-18.4	1 013	18.2
Wimmera SD	168	10.5	2	-75.0	170	6.3
Malle SD	508	21.0	71	-9.0	579	16.3
Loddon SD	1 169	13.2	45	-55.9	1 214	7.0
Goulburn SD	1 425	6.0	60	-11.8	1 485	5.2
Ovens-Murray SD	616	33.0	41	-48.8	657	21.0
East Gippsland SD	469	17.0	31	416.7	500	22.9
Gippsland SD	1 378	23.1	79	11.3	1 457	22.4
Victoria	32 096	12.1	11 951	-6.0	44 047	6.5

The number of dwelling units approved in Victoria in 2001 increased by 6.5% from 2000. This was driven by a 12.1% increase in the number of houses approved, while other dwellings fell by 6.0%.

VALUE OF BUILDING APPROVED

The value of building approved in the 2001 calendar years and the percentage movement between 2000 and 2001 for Victorian Statistical Divisions are summarised below.

	<i>Total residential building</i>		<i>Non-residential building</i>		<i>Total building.....</i>	
	<i>\$m</i>	<i>% change</i>	<i>\$m</i>	<i>% change</i>	<i>\$m</i>	<i>% change</i>
Melbourne SD	6 312.7	13.8	3 583.1	18.2	9 895.8	15.3
Barwon SD	454.4	29.7	99.9	8.7	554.3	25.3
Western District SD	89.3	48.0	68.2	35.4	157.5	42.3
Central Highlands SD	157.7	23.5	99.2	0.4	256.9	13.5
Wimmera SD	29.5	25.6	15.8	-41.8	45.3	-10.6
Malle SD	89.7	28.1	38.1	11.3	127.8	22.6
Loddon SD	189.2	19.7	76.1	24.5	265.4	21.1
Goulburn SD	231.3	17.0	88.5	-6.8	319.8	9.3
Ovens-Murray SD	105.4	37.1	32.3	-60.0	137.7	-12.6
East Gippsland SD	70.2	30.5	21.4	28.5	91.7	30.0
Gippsland SD	201.7	32.9	57.6	-0.7	259.4	23.6
Victoria	7 931.3	16.3	4 180.2	14.7	12 111.5	15.7

The value of total building approved in 2001 rose 15.7% from 2000, with an increase of 16.3% in residential building and 14.7% in non-residential building.

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

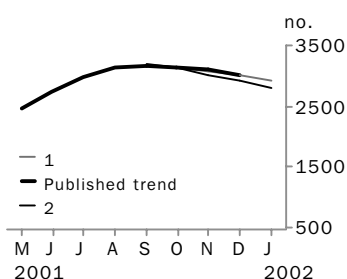
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

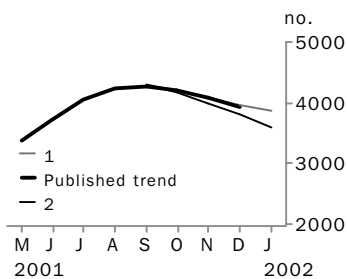
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the January seasonally adjusted estimate is higher than the December estimate by 5% for the number of private sector houses approved and 8% for total dwelling units approved; and that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

PRIVATE SECTOR HOUSES



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 5% on Dec 2001</i>		2 <i>falls by 5% on Dec 2001</i>	
	no.	% change	no.	% change	no.	% change
August 2001	3 130	5.0	3 144	5.1	3 154	5.3
September 2001	3 171	1.3	3 178	1.1	3 183	0.9
October 2001	3 146	-0.8	3 132	-1.5	3 119	-2.0
November 2001	3 088	-1.9	3 063	-2.2	3 020	-3.2
December 2001	3 015	-2.3	2 996	-2.2	2 915	-3.5
January 2002	n.y.a.	n.y.a.	2 916	-2.7	2 794	-4.2

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 8% on Dec 2001</i>		2 <i>falls by 8% on Dec 2001</i>	
	no.	% change	no.	% change	no.	% change
August 2001	4 245	4.7	4 255	4.8	4 276	5.0
September 2001	4 278	0.8	4 283	0.6	4 293	0.4
October 2001	4 205	-1.7	4 195	-2.1	4 168	-2.9
November 2001	4 074	-3.1	4 077	-2.8	3 988	-4.3
December 2001	3 942	-3.3	3 972	-2.6	3 804	-4.6
January 2002	n.y.a.	n.y.a.	3 859	-2.8	3 605	-5.2

DWELLING UNITS APPROVED

Month	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS...	
	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>	<i>Private sector</i>	<i>Total</i>
	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>	<i>no.</i>
ORIGINAL						
2000						
October	1 518	1 563	510	536	2 028	2 099
November	2 359	2 361	740	753	3 099	3 114
December	1 701	1 717	1 298	1 298	2 999	3 015
2001						
January	1 649	1 680	898	927	2 547	2 607
February	2 282	2 308	876	878	3 158	3 186
March	2 185	2 206	1 186	1 188	3 371	3 394
April	1 811	1 835	621	621	2 432	2 456
May	2 658	2 674	1 008	1 028	3 666	3 702
June	2 615	2 643	649	686	3 264	3 329
July	2 817	2 922	740	805	3 557	3 727
August	3 632	3 680	1 991	2 011	5 623	5 691
September	2 961	3 031	1 217	1 217	4 178	4 248
October	3 309	3 336	808	851	4 117	4 187
November	3 068	3 109	606	648	3 674	3 757
December	2 643	2 672	1 023	1 091	3 666	3 763
SEASONALLY ADJUSTED						
2000						
October	1 610	1 639	n.a.	n.a.	2 168	2 223
November	2 206	2 208	n.a.	n.a.	2 864	2 879
December	1 864	1 879	n.a.	n.a.	3 122	3 137
2001						
January	1 993	2 038	n.a.	n.a.	3 048	3 122
February	2 053	2 084	n.a.	n.a.	2 916	2 949
March	1 914	1 944	n.a.	n.a.	2 870	2 902
April	1 936	1 963	n.a.	n.a.	2 575	2 602
May	2 506	2 518	n.a.	n.a.	3 573	3 605
June	2 632	2 657	n.a.	n.a.	3 431	3 493
July	3 147	3 249	n.a.	n.a.	3 847	4 014
August	3 551	3 619	n.a.	n.a.	5 290	5 378
September	2 894	2 960	n.a.	n.a.	4 255	4 321
October	3 357	3 374	n.a.	n.a.	4 462	4 522
November	2 935	2 975	n.a.	n.a.	3 345	3 427
December	2 838	2 867	n.a.	n.a.	3 718	3 815
TREND ESTIMATES						
2000						
October	1 829	1 850	818	836	2 647	2 686
November	1 865	1 887	841	856	2 706	2 743
December	1 905	1 930	888	899	2 793	2 829
2001						
January	1 934	1 959	940	947	2 874	2 906
February	1 959	1 984	952	958	2 911	2 942
March	2 038	2 064	908	917	2 946	2 981
April	2 201	2 232	858	873	3 059	3 105
May	2 449	2 487	858	880	3 307	3 367
June	2 739	2 787	913	940	3 652	3 727
July	2 982	3 038	986	1 016	3 968	4 054
August	3 130	3 188	1 025	1 057	4 155	4 245
September	3 171	3 226	1 019	1 052	4 190	4 278
October	3 146	3 194	975	1 011	4 121	4 205
November	3 088	3 128	904	946	3 992	4 074
December	3 015	3 046	849	896	3 864	3 942

DWELLING UNITS APPROVED, Percentage Change

Month	HOUSES.....		OTHER DWELLINGS....		TOTAL DWELLING UNITS...	
	Private sector	Total	Private sector	Total	Private sector	Total
ORIGINAL (% change from preceding month)						
2000						
October	-18.1	-17.1	-24.6	-20.7	-19.8	-18.1
November	55.4	51.1	45.1	40.5	52.8	48.4
December	-27.9	-27.3	75.4	72.4	-3.2	-3.2
2001						
January	-3.1	-2.2	-30.8	-28.6	-15.1	-13.5
February	38.4	37.4	-2.4	-5.3	24.0	22.2
March	-4.3	-4.4	35.4	35.3	6.7	6.5
April	-17.1	-16.8	-47.6	-47.7	-27.9	-27.6
May	46.8	45.7	62.3	65.5	50.7	50.7
June	-1.6	-1.2	-35.6	-33.3	-11.0	-10.1
July	7.7	10.6	14.0	17.3	9.0	12.0
August	28.9	25.9	169.1	149.8	58.1	52.7
September	-18.5	-17.6	-38.9	-39.5	-25.7	-25.4
October	11.8	10.1	-33.6	-30.1	-1.5	-1.4
November	-7.3	-6.8	-25.0	-23.9	-10.8	-10.3
December	-13.9	-14.1	68.8	68.4	-0.2	0.2
SEASONALLY ADJUSTED (% change from preceding month)						
2000						
October	-8.7	-8.5	n.a.	n.a.	-16.0	-14.8
November	37.0	34.7	n.a.	n.a.	32.1	29.5
December	-15.5	-14.9	n.a.	n.a.	9.0	8.9
2001						
January	6.9	8.5	n.a.	n.a.	-2.4	-0.5
February	3.0	2.3	n.a.	n.a.	-4.3	-5.5
March	-6.8	-6.7	n.a.	n.a.	-1.6	-1.6
April	1.1	1.0	n.a.	n.a.	-10.3	-10.3
May	29.5	28.3	n.a.	n.a.	38.8	38.5
June	5.0	5.5	n.a.	n.a.	-4.0	-3.1
July	19.6	22.3	n.a.	n.a.	12.1	14.9
August	12.8	11.4	n.a.	n.a.	37.5	34.0
September	-18.5	-18.2	n.a.	n.a.	-19.6	-19.6
October	16.0	14.0	n.a.	n.a.	4.9	4.6
November	-12.6	-11.8	n.a.	n.a.	-25.0	-24.2
December	-3.3	-3.6	n.a.	n.a.	11.2	11.3
TREND ESTIMATES (% change from preceding month)						
2000						
October	0.4	0.4	-2.0	-2.2	-0.4	-0.4
November	2.0	2.0	2.8	2.4	2.2	2.1
December	2.1	2.3	5.6	5.0	3.2	3.1
2001						
January	1.5	1.5	5.9	5.3	2.9	2.7
February	1.3	1.3	1.3	1.2	1.3	1.2
March	4.0	4.0	-4.6	-4.3	1.2	1.3
April	8.0	8.1	-5.5	-4.8	3.8	4.2
May	11.2	11.4	0.0	0.8	8.1	8.4
June	11.8	12.1	6.4	6.8	10.4	10.7
July	8.9	9.0	8.0	8.1	8.7	8.8
August	5.0	4.9	4.0	4.0	4.7	4.7
September	1.3	1.2	-0.6	-0.5	0.8	0.8
October	-0.8	-1.0	-4.3	-3.9	-1.6	-1.7
November	-1.9	-2.1	-7.3	-6.4	-3.1	-3.1
December	-2.3	-2.6	-6.1	-5.3	-3.2	-3.3

VALUE OF BUILDING APPROVED

Month	<i>New residential building</i> \$m	<i>Alterations and additions to residential buildings(a)</i> \$m	<i>Total residential building</i> \$m	<i>Non-residential building</i> \$m	<i>Total building</i> \$m
ORIGINAL					
2000					
October	291.3	108.0	399.3	228.7	628.1
November	438.5	97.8	536.3	290.4	826.7
December	470.0	79.4	549.4	311.6	861.1
2001					
January	387.3	73.2	460.5	266.8	727.3
February	450.3	89.4	539.7	257.8	797.6
March	528.5	126.1	654.6	501.5	1 156.2
April	365.6	78.8	444.3	346.9	791.2
May	538.0	116.7	654.7	517.2	1 171.9
June	465.5	117.7	583.2	216.4	799.6
July	544.0	108.8	652.8	289.2	942.0
August	1 049.2	136.9	1 186.1	298.9	1 485.0
September	585.9	130.5	716.4	235.2	951.6
October	618.4	130.5	748.8	435.7	1 184.6
November	546.9	101.5	648.4	371.6	1 020.0
December	541.9	99.7	641.6	442.9	1 084.5
SEASONALLY ADJUSTED					
2000					
October	313.4	93.2	406.7	n.a.	679.0
November	410.8	92.6	503.4	n.a.	752.3
December	478.1	97.6	575.7	n.a.	877.4
2001					
January	458.4	90.3	548.7	n.a.	854.4
February	422.1	93.6	515.8	n.a.	714.7
March	434.4	108.9	543.3	n.a.	971.4
April	408.4	75.2	483.5	n.a.	865.8
May	504.3	113.1	617.4	n.a.	1 056.6
June	468.2	126.4	594.6	n.a.	893.2
July	604.8	113.3	718.0	n.a.	1 137.6
August	1 039.1	128.5	1 167.6	n.a.	1 434.7
September	589.3	134.1	723.4	n.a.	933.8
October	658.1	113.3	771.4	n.a.	1 224.0
November	529.5	93.3	622.8	n.a.	973.7
December	534.6	118.7	653.3	n.a.	1 074.7
TREND ESTIMATES					
2000					
October	383.3	91.9	475.1	252.7	727.9
November	397.3	90.3	487.6	262.1	749.7
December	415.8	90.5	506.4	277.8	784.2
2001					
January	430.5	92.3	522.8	298.4	821.3
February	434.1	94.6	528.7	325.1	853.8
March	436.8	96.8	533.6	357.2	890.9
April	453.4	101.1	554.5	371.6	926.1
May	492.3	108.2	600.5	361.8	962.3
June	548.2	115.5	663.7	333.2	996.8
July	600.1	120.5	720.6	301.9	1 022.5
August	630.4	122.1	752.5	283.9	1 036.3
September	635.6	120.5	756.1	291.1	1 047.2
October	622.2	117.2	739.4	316.7	1 056.1
November	599.3	113.3	712.6	348.5	1 061.1
December	574.7	110.0	684.7	386.1	1 070.8

(a) Refer to Explanatory Notes paragraph 16.

VALUE OF BUILDING APPROVED, Percentage Change

Month	New residential building	Alterations and additions to residential buildings(a)	Total residential building	Non-residential building	Total building
ORIGINAL (% change from preceding month)					
2000					
October	-15.8	47.9	-4.7	-21.9	-11.8
November	50.5	-9.4	34.3	27.0	31.6
December	7.2	-18.8	2.4	7.3	4.2
2001					
January	-17.6	-7.8	-16.2	-14.4	-15.5
February	16.3	22.1	17.2	-3.4	9.7
March	17.4	41.1	21.3	94.5	45.0
April	-30.8	-37.5	-32.1	-30.8	-31.6
May	47.2	48.1	47.4	49.1	48.1
June	-13.5	0.9	-10.9	-58.2	-31.8
July	16.9	-7.6	11.9	33.6	17.8
August	92.9	25.8	81.7	3.4	57.6
September	-44.2	-4.7	-39.6	-21.3	-35.9
October	5.5	0.0	4.5	85.2	24.5
November	-11.6	-22.2	-13.4	-14.7	-13.9
December	-0.9	-1.8	-1.0	19.2	6.3
SEASONALLY ADJUSTED (% change from preceding month)					
2000					
October	-11.5	27.8	-4.7	n.a.	-3.2
November	31.1	-0.6	23.8	n.a.	10.8
December	16.4	5.4	14.4	n.a.	16.6
2001					
January	-4.1	-7.5	-4.7	n.a.	-2.6
February	-7.9	3.7	-6.0	n.a.	-16.4
March	2.9	16.3	5.3	n.a.	35.9
April	-6.0	-30.9	-11.0	n.a.	-10.9
May	23.5	50.4	27.7	n.a.	22.0
June	-7.2	11.8	-3.7	n.a.	-15.5
July	29.2	-10.4	20.8	n.a.	27.4
August	71.8	13.4	62.6	n.a.	26.1
September	-43.3	4.4	-38.0	n.a.	-34.9
October	11.7	-15.5	6.6	n.a.	31.1
November	-19.5	-17.7	-19.3	n.a.	-20.4
December	1.0	27.2	4.9	n.a.	10.4
TREND ESTIMATES (% change from preceding month)					
2000					
October	1.5	-4.4	0.3	1.7	0.8
November	3.7	-1.7	2.6	3.7	3.0
December	4.7	0.2	3.9	6.0	4.6
2001					
January	3.5	2.0	3.2	7.4	4.7
February	0.8	2.5	1.1	8.9	4.0
March	0.6	2.3	0.9	9.9	4.3
April	3.8	4.4	3.9	4.0	4.0
May	8.6	7.0	8.3	-2.6	3.9
June	11.4	6.7	10.5	-7.9	3.6
July	9.5	4.3	8.6	-9.4	2.6
August	5.0	1.3	4.4	-6.0	1.3
September	0.8	-1.3	0.5	2.5	1.1
October	-2.1	-2.7	-2.2	8.8	0.8
November	-3.7	-3.3	-3.6	10.0	0.5
December	-4.1	-2.9	-3.9	10.8	0.9

(a) Refer to Explanatory Notes paragraph 16.

DWELLING UNITS APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion(a)	Non-residential building(a)	Total dwelling units
PRIVATE SECTOR (Number)						
1998-1999	28 701	8 511	264	1 090	257	38 823
1999-2000	35 967	11 765	416	914	262	49 324
2000-2001	24 232	9 581	328	914	53	35 108
2000						
December	1 694	1 245	32	25	3	2 999
2001						
January	1 644	870	26	3	4	2 547
February	2 276	856	17	5	4	3 158
March	2 178	1 059	30	96	8	3 371
April	1 807	598	16	5	6	2 432
May	2 655	983	9	18	1	3 666
June	2 615	544	14	89	2	3 264
July	2 814	733	7	1	2	3 557
August	3 630	1 948	9	32	4	5 623
September	2 960	932	14	260	12	4 178
October	3 305	786	14	10	2	4 117
November	3 065	594	11	3	1	3 674
December	2 640	881	31	109	5	3 666
PUBLIC SECTOR (Number)						
1998-1999	544	350	3	2	0	899
1999-2000	507	280	14	5	3	809
2000-2001	275	190	0	0	2	467
2000						
December	16	0	0	0	0	16
2001						
January	31	27	0	0	2	60
February	26	2	0	0	0	28
March	21	2	0	0	0	23
April	24	0	0	0	0	24
May	16	20	0	0	0	36
June	28	37	0	0	0	65
July	105	65	0	0	0	170
August	48	20	0	0	0	68
September	70	0	0	0	0	70
October	27	43	0	0	0	70
November	41	42	0	0	0	83
December	29	68	0	0	0	97
TOTAL (Number)						
1998-1999	29 245	8 861	267	1 092	257	39 722
1999-2000	36 474	12 045	430	919	265	50 133
2000-2001	24 507	9 771	328	914	55	35 575
2000						
December	1 710	1 245	32	25	3	3 015
2001						
January	1 675	897	26	3	6	2 607
February	2 302	858	17	5	4	3 186
March	2 199	1 061	30	96	8	3 394
April	1 831	598	16	5	6	2 456
May	2 671	1 003	9	18	1	3 702
June	2 643	581	14	89	2	3 329
July	2 919	798	7	1	2	3 727
August	3 678	1 968	9	32	4	5 691
September	3 030	932	14	260	12	4 248
October	3 332	829	14	10	2	4 187
November	3 106	636	11	3	1	3 757
December	2 669	949	31	109	5	3 763

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Private and Public Sector: **Original**

Period	New houses	New other residential building	Alterations and additions creating dwellings	Alterations and additions not creating dwellings	Conversion(a)	Total residential building	Non-residential building(a)	Total building
PRIVATE SECTOR (\$ million)								
1998-1999	3 462.9	1 021.8	31.4	775.1	108.9	5 400.1	2 262.5	7 662.6
1999-2000	4 779.6	1 573.3	54.3	1 004.7	108.2	7 520.1	2 618.8	10 138.9
2000-2001	3 534.8	1 533.5	27.7	925.0	138.5	6 159.5	3 045.1	9 204.5
2000								
December	248.8	218.7	2.8	64.1	3.5	537.9	280.0	817.9
2001								
January	240.9	140.5	1.7	62.4	0.2	445.7	181.5	627.3
February	328.1	118.1	1.8	71.1	1.7	520.9	202.7	723.6
March	320.6	204.3	2.3	93.3	21.4	641.9	323.0	964.9
April	260.6	101.8	1.1	67.6	0.6	431.7	307.1	738.8
May	391.0	143.3	1.1	98.2	1.9	635.6	404.8	1 040.4
June	390.5	69.9	1.8	91.5	18.0	571.6	172.2	743.8
July	433.3	90.1	0.7	94.1	0.5	618.8	230.3	849.1
August	555.7	485.1	1.4	129.5	3.1	1 174.8	245.8	1 420.6
September	447.7	128.0	1.6	99.6	25.3	702.1	204.0	906.2
October	492.9	119.3	2.1	126.5	1.5	742.3	357.4	1 099.7
November	463.6	73.3	1.0	93.0	0.3	631.2	310.0	941.2
December	397.8	135.0	4.8	74.4	12.6	624.7	401.6	1 026.3
PUBLIC SECTOR (\$ million)								
1998-1999	44.8	22.4	0.3	35.4	0.1	103.0	863.2	966.2
1999-2000	45.5	19.6	0.5	42.4	0.9	108.9	593.0	701.9
2000-2001	33.6	14.4	0.0	99.7	0.0	147.7	1 015.6	1 163.3
2000								
December	2.5	0.0	0.0	9.1	0.0	11.6	31.6	43.2
2001								
January	3.7	2.2	0.0	8.9	0.0	14.7	85.3	100.0
February	3.9	0.1	0.0	14.8	0.0	18.8	55.1	73.9
March	3.5	0.2	0.0	9.1	0.0	12.8	178.5	191.3
April	3.1	0.0	0.0	9.6	0.0	12.7	39.8	52.4
May	1.7	2.0	0.0	15.4	0.0	19.1	112.4	131.5
June	2.6	2.6	0.0	6.4	0.0	11.6	44.2	55.8
July	13.1	7.5	0.0	13.4	0.0	34.0	58.9	92.9
August	6.6	1.8	0.0	2.9	0.0	11.4	53.1	64.4
September	10.2	0.0	0.0	4.0	0.0	14.3	31.2	45.5
October	3.2	3.0	0.0	0.4	0.0	6.5	78.4	84.9
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	41.3	58.3
TOTAL (\$ million)								
1998-1999	3 507.7	1 044.2	31.8	810.4	109.0	5 503.1	3 125.7	8 628.8
1999-2000	4 825.1	1 592.9	54.8	1 047.1	109.1	7 629.0	3 211.8	10 840.8
2000-2001	3 568.3	1 547.9	27.7	1 024.7	138.5	6 307.1	4 060.6	10 367.8
2000								
December	251.3	218.7	2.8	73.1	3.5	549.4	311.6	861.1
2001								
January	244.6	142.7	1.7	71.2	0.2	460.5	266.8	727.3
February	332.0	118.3	1.8	85.9	1.7	539.7	257.8	797.6
March	324.0	204.5	2.3	102.4	21.4	654.6	501.5	1 156.2
April	263.7	101.8	1.1	77.1	0.6	444.3	346.9	791.2
May	392.7	145.3	1.1	113.7	1.9	654.7	517.2	1 171.9
June	393.0	72.5	1.8	97.9	18.0	583.2	216.4	799.6
July	446.4	97.7	0.7	107.5	0.5	652.8	289.2	942.0
August	562.3	486.9	1.4	132.4	3.1	1 186.1	298.9	1 485.0
September	457.9	128.0	1.6	103.6	25.3	716.4	235.2	951.6
October	496.1	122.3	2.1	126.9	1.5	748.8	435.7	1 184.6
November	468.8	78.2	1.0	100.2	0.3	648.4	371.6	1 020.0
December	401.5	140.4	4.8	82.2	12.6	641.6	442.9	1 084.5

(a) See Glossary for definition.

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

NEW OTHER RESIDENTIAL BUILDING.....

Period	<i>New houses</i>	<i>Semi-detached, row or terrace houses, townhouses, etc. of.....</i>		<i>Flats units or apartments in a building of.....</i>				<i>Total</i>	<i>Total new residential building</i>	
		<i>One storey</i>	<i>Two or more storeys</i>	<i>Total</i>	<i>One or two storeys</i>	<i>Three storeys</i>	<i>Four or more storeys</i>	<i>Total</i>		
NUMBER OF DWELLING UNITS										
1998-1999	29 245	2 484	2 415	4 899	679	454	2 829	3 962	8 861	38 106
1999-2000	36 474	2 669	3 323	5 992	760	453	4 840	6 053	12 045	48 519
2000-2001	24 507	2 215	2 112	4 327	337	668	4 439	5 444	9 771	34 278
2000										
October	1 558	150	145	295	10	0	171	181	476	2 034
November	2 360	185	149	334	17	67	201	285	619	2 979
December	1 710	171	173	344	34	137	730	901	1 245	2 955
2001										
January	1 675	159	141	300	33	12	552	597	897	2 572
February	2 302	169	242	411	9	52	386	447	858	3 160
March	2 199	194	231	425	44	23	569	636	1 061	3 260
April	1 831	135	158	293	18	4	283	305	598	2 429
May	2 671	332	202	534	23	45	401	469	1 003	3 674
June	2 643	203	200	403	53	79	46	178	581	3 224
July	2 919	287	362	649	42	98	9	149	798	3 717
August	3 678	476	226	702	39	75	1 152	1 266	1 968	5 646
September	3 030	162	280	442	9	62	419	490	932	3 962
October	3 332	178	341	519	27	57	226	310	829	4 161
November	3 106	256	262	518	51	47	20	118	636	3 742
December	2 669	143	386	529	48	0	372	420	949	3 618
VALUE (\$ million)										
1998-1999	3 507.8	194.3	261.4	455.2	60.2	64.3	464.2	588.8	1 044.2	4 552.0
1999-2000	4 825.0	230.4	369.1	599.3	78.0	65.0	850.3	993.4	1 592.8	6 418.0
2000-2001	3 568.2	194.7	281.0	475.9	40.2	111.2	920.7	1 072.2	1 548.0	5 116.3
2000										
October	224.7	12.7	18.5	31.2	1.6	0.0	33.8	35.4	66.6	291.3
November	346.7	14.7	18.4	33.1	2.7	8.4	47.6	58.7	91.8	438.5
December	251.3	13.6	22.1	35.7	2.4	17.3	163.3	183.0	218.7	470.0
2001										
January	244.6	14.6	21.3	35.9	2.1	3.4	101.3	106.8	142.7	387.3
February	332.0	15.3	27.9	43.2	1.9	11.8	61.3	75.1	118.3	450.3
March	324.0	17.0	27.3	44.4	4.0	7.6	148.5	160.1	204.5	528.5
April	263.7	11.5	23.9	35.5	1.7	1.2	63.5	66.4	101.8	365.6
May	392.7	30.1	27.7	57.8	5.0	5.1	77.4	87.5	145.3	538.0
June	393.0	19.7	29.9	49.6	7.7	9.0	6.2	22.9	72.5	465.5
July	446.4	29.9	45.6	75.5	4.4	15.9	1.8	22.1	97.7	544.0
August	562.3	49.6	32.5	82.1	5.4	14.2	385.2	404.8	486.9	1 049.2
September	457.9	15.6	36.6	52.2	1.0	11.1	63.7	75.8	128.0	585.9
October	496.1	17.8	44.9	62.7	2.2	7.7	49.7	59.6	122.3	618.4
November	468.8	23.8	34.5	58.3	9.0	7.9	3.0	19.9	78.2	546.9
December	401.5	13.2	50.3	63.4	3.7	0.0	73.3	77.0	140.4	541.9

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1998-1999	3 771.3	1 123.4	4 894.6	1 024.4	5 918.9	3 260.2	9 195.9
1999-2000	4 825.0	1 593.0	6 418.0	1 211.0	7 629.0	3 211.7	10 840.8
2000-2001	3 125.0	1 390.0	4 514.9	1 043.5	5 558.5	3 909.4	9 467.8
2000							
June	986.7	281.5	1 268.2	315.4	1 583.5	897.5	2 484.5
September	702.7	349.3	1 051.9	268.4	1 320.4	1 091.7	2 412.0
December	723.6	338.6	1 062.2	251.0	1 313.2	801.1	2 114.3
2001							
March	783.1	417.1	1 200.2	251.0	1 451.2	985.4	2 436.6
June	915.6	285.0	1 200.6	273.1	1 473.7	1 031.2	2 504.9
September	1 254.6	629.4	1 884.0	322.3	2 206.3	781.2	2 987.5
ORIGINAL (% change from preceding quarter)							
2000							
June	-24.4	-50.8	-32.5	12.4	-26.6	16.2	-15.1
September	-28.8	24.1	-17.1	-14.9	-16.6	21.6	-2.9
December	3.0	-3.1	1.0	-6.5	-0.5	-26.6	-12.3
2001							
March	8.2	23.2	13.0	0.0	10.5	23.0	15.2
June	16.9	-31.7	0.0	8.8	1.6	4.6	2.8
September	37.0	120.8	56.9	18.0	49.7	-24.2	19.3

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

(b) Refer to Explanatory Notes paragraph 16.

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

Period	<i>Hotels, motels and other short term accommodation</i>		Shops.....		Factories.....		Offices.....		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999												
2001												
October	9	0.8	121	11.3	18	1.9	60	6.3	45	4.5	21	1.9
November	9	0.7	91	8.3	24	2.6	50	4.8	46	3.9	30	3.5
December	8	1.0	65	6.1	22	2.4	46	4.4	43	4.2	47	4.7
Value—\$200,000–\$499,999												
2001												
October	1	0.3	27	7.9	24	7.4	35	10.8	22	6.8	21	6.3
November	2	0.6	23	6.5	19	5.9	19	4.8	12	3.9	12	3.5
December	4	1.2	11	3.0	11	3.6	20	5.8	14	4.5	15	4.1
Value—\$500,000–\$999,999												
2001												
October	1	0.5	6	4.7	4	2.3	9	6.6	5	3.0	12	8.7
November	1	0.6	8	5.2	7	4.9	11	7.5	6	3.9	7	4.6
December	2	1.1	3	1.9	5	3.0	6	4.3	7	4.8	3	1.9
Value—\$1,000,000–\$4,999,999												
2001												
October	1	4.5	4	10.7	8	15.7	8	19.5	6	8.2	13	23.1
November	2	3.0	4	7.0	1	1.6	8	16.8	7	16.1	11	20.5
December	0	0.0	5	9.3	2	3.0	8	15.6	8	22.1	16	28.1
Value—\$5,000,000 and over												
2001												
October	0	0.0	2	16.1	0	0.0	2	86.7	3	86.1	1	5.3
November	1	6.5	0	0.0	0	0.0	3	97.0	2	70.5	0	0.0
December	1	10.0	1	35.0	0	0.0	2	166.5	2	48.3	0	0.0
Value—Total												
1998-1999	140	156.5	1 295	639.8	773	264.4	1 056	389.4	793	492.4	451	398.6
1999-2000	174	169.3	1 551	560.3	848	367.5	1 192	539.3	971	518.4	550	410.6
2000-2001	129	94.8	1 470	774.3	611	236.5	1 239	664.4	781	459.3	748	832.5
2001												
October	12	6.1	160	50.7	54	27.3	114	130.0	81	108.6	68	45.2
November	15	11.5	126	26.9	51	14.9	91	131.0	73	98.3	60	32.1
December	15	13.3	85	55.4	40	12.0	82	196.6	74	83.9	81	38.8

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										
2001										
October	1	0.1	17	2.0	15	1.4	24	2.4	331	32.7
November	1	0.1	12	1.3	10	1.0	11	0.9	284	27.1
December	4	0.3	11	1.2	7	0.6	22	1.8	275	26.7
Value—\$200,000—\$499,999										
2001										
October	1	0.3	8	2.5	4	1.2	15	5.6	158	49.0
November	2	0.7	7	2.4	10	3.0	0	0.0	106	31.4
December	0	0.0	4	1.2	3	1.0	8	2.3	90	26.7
Value—\$500,000—\$999,999										
2001										
October	1	0.5	3	2.0	2	1.4	4	2.8	47	32.4
November	1	0.7	1	0.7	2	1.4	2	1.1	46	30.6
December	2	1.0	1	0.6	3	2.1	2	1.5	34	22.3
Value—\$1,000,000—\$4,999,999										
2001										
October	0	0.0	2	3.0	3	5.7	5	12.9	50	103.2
November	0	0.0	4	9.2	1	1.2	3	8.7	41	84.0
December	1	3.3	3	5.6	3	7.8	3	6.9	49	101.8
Value—\$5,000,000 and over										
2001										
October	0	0.0	1	11.6	0	0.0	2	12.7	11	218.5
November	0	0.0	3	24.5	0	0.0	0	0.0	9	198.4
December	0	0.0	1	5.6	0	0.0	0	0.0	7	265.4
Value—Total										
1998-1999	65	20.4	251	232.1	280	412.2	341	119.7	5 445	3 125.8
1999-2000	55	26.5	303	343.0	321	159.4	326	117.1	6 291	3 211.7
2000-2001	66	22.2	256	448.2	285	236.3	330	291.7	5 915	4 060.4
2001										
October	3	0.8	31	21.0	24	9.7	50	36.4	597	435.7
November	4	1.4	27	38.1	23	6.5	16	10.8	486	371.6
December	7	4.6	20	14.2	16	11.5	35	12.6	455	442.9

VALUE OF NON-RESIDENTIAL BUILDING APPROVED: Original

Period	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertain- ment and recreational	Miscell- aneous	Total non- residential building
PRIVATE SECTOR (\$ million)											
1998-1999	150.3	609.6	258.3	296.5	434.5	118.0	19.7	122.7	204.1	48.9	2 262.5
1999-2000	167.7	554.2	366.0	474.9	505.4	171.0	26.5	180.4	93.0	79.6	2 618.8
2000-2001	86.8	766.2	234.0	605.1	440.2	220.2	22.2	292.0	131.4	247.1	3 045.1
2000											
December	27.3	20.9	26.3	108.9	15.1	40.0	2.0	24.7	9.9	4.9	280.0
2001											
January	26.9	20.4	13.1	33.2	42.6	19.7	0.4	13.5	5.0	6.7	181.5
February	1.4	44.4	16.6	82.2	28.8	11.0	0.1	9.7	6.1	2.4	202.7
March	2.1	112.3	22.2	49.1	40.8	17.9	1.6	19.6	35.6	21.8	323.0
April	0.5	132.3	16.7	43.4	43.0	9.3	1.3	49.1	1.6	9.8	307.1
May	3.6	134.1	15.9	52.0	53.1	17.2	6.6	95.9	2.8	23.5	404.8
June	4.0	38.4	17.5	34.6	35.8	11.7	1.9	15.3	6.1	6.9	172.2
July	8.9	39.6	64.8	26.4	30.6	19.3	2.2	7.0	18.0	13.6	230.3
August	3.5	48.6	16.9	46.9	50.1	22.8	1.8	35.9	5.7	13.5	245.8
September	5.8	61.1	12.6	48.9	32.9	13.2	1.3	9.9	12.4	5.9	204.0
October	6.1	50.6	27.1	126.9	106.0	11.2	0.8	6.6	5.9	16.2	357.4
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	195.0	75.2	17.6	4.6	11.4	10.1	8.1	401.6
PUBLIC SECTOR (\$ million)											
1998-1999	6.1	30.2	6.3	93.0	58.1	280.6	0.8	109.3	207.9	70.9	863.2
1999-2000	1.4	6.1	1.4	64.5	13.1	239.7	0.0	162.8	66.5	37.4	593.0
2000-2001	8.1	8.1	2.6	59.3	19.3	612.4	0.0	156.3	105.0	44.5	1 015.6
2000											
December	0.0	0.3	0.0	2.7	0.0	14.4	0.0	9.4	2.7	2.1	31.6
2001											
January	0.8	0.3	0.3	3.7	5.7	49.6	0.0	18.3	1.9	4.6	85.3
February	0.1	0.0	0.4	4.8	0.2	28.8	0.0	17.3	1.7	1.8	55.1
March	0.1	0.1	0.0	9.0	1.8	132.4	0.0	5.6	26.8	2.8	178.5
April	4.6	0.1	0.1	3.3	0.1	7.2	0.0	19.8	2.0	2.7	39.8
May	1.0	1.4	1.0	11.7	4.4	23.2	0.0	56.8	12.4	0.6	112.4
June	0.5	3.0	0.1	5.0	0.4	11.6	0.0	7.9	5.9	9.8	44.2
July	0.1	1.1	0.1	3.3	0.2	23.6	0.0	2.2	22.7	5.5	58.9
August	0.0	3.1	0.1	15.1	1.0	24.1	0.0	3.0	5.3	1.2	53.1
September	0.0	0.1	0.0	2.4	0.3	16.2	0.5	8.0	2.8	0.9	31.2
October	0.1	0.1	0.2	3.0	2.6	34.1	0.0	14.5	3.8	20.1	78.4
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	1.7	8.7	21.2	0.0	2.8	1.4	4.5	41.3
TOTAL (\$ million)											
1998-1999	156.4	639.8	264.6	389.4	492.6	398.6	20.5	232.0	412.0	119.8	3 125.7
1999-2000	169.1	560.3	367.5	539.4	518.5	410.8	26.5	343.1	159.5	117.0	3 211.8
2000-2001	94.9	774.3	236.6	664.4	459.5	832.6	22.2	448.2	236.4	291.7	4 060.6
2000											
December	27.3	21.2	26.3	111.7	15.1	54.4	2.0	34.1	12.6	7.0	311.6
2001											
January	27.7	20.8	13.4	36.9	48.3	69.2	0.4	31.8	6.9	11.3	266.8
February	1.5	44.4	17.0	87.0	29.0	39.8	0.1	27.0	7.8	4.2	257.8
March	2.2	112.3	22.2	58.2	42.6	150.3	1.6	25.2	62.4	24.5	501.5
April	5.1	132.4	16.7	46.7	43.0	16.5	1.3	68.9	3.6	12.5	346.9
May	4.6	135.5	17.0	63.7	57.5	40.4	6.6	152.7	15.2	24.1	517.2
June	4.5	41.4	17.6	39.6	36.2	23.3	1.9	23.2	12.0	16.7	216.4
July	9.0	40.6	64.8	29.7	30.8	43.0	2.2	9.2	40.7	19.1	289.2
August	3.5	51.8	17.0	62.1	51.2	46.9	1.8	38.9	11.0	14.7	298.9
September	5.8	61.2	12.6	51.3	33.2	29.4	1.8	17.9	15.2	6.8	235.2
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	196.6	83.9	38.8	4.6	14.2	11.5	12.6	442.9

BUILDING APPROVED IN THE MELBOURNE STATISTICAL DIVISION: Original

Period	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR									
1999-2000	25 931	11 160	38 611	3 573 973	1 517 367	988 607	6 079 948	2 223 443	8 303 391
2000-2001	17 237	9 026	27 511	2 608 964	1 470 587	916 190	4 995 742	2 656 462	7 652 203
2000									
December	1 176	1 201	2 424	178 854	214 815	58 268	451 938	240 183	692 121
2001									
January	1 120	863	2 012	170 362	139 882	51 960	362 205	157 901	520 106
February	1 664	826	2 514	245 200	114 691	61 736	421 627	183 105	604 732
March	1 553	1 029	2 710	233 164	200 189	98 142	531 495	276 978	808 472
April	1 245	565	1 832	188 527	96 815	55 170	340 511	282 060	622 571
May	1 889	874	2 790	288 358	132 374	83 532	504 264	370 723	874 987
June	1 882	505	2 490	288 286	64 098	94 440	446 824	144 243	591 067
July	1 964	708	2 681	314 720	87 599	80 917	483 236	193 113	676 349
August	2 587	1 898	4 526	409 414	480 033	111 745	1 001 192	208 197	1 209 388
September	2 077	892	3 250	326 876	122 980	109 918	559 774	181 403	741 178
October	2 258	729	3 006	351 430	108 760	109 870	570 060	327 820	897 880
November	2 008	547	2 568	320 836	66 638	76 205	463 679	277 764	741 443
December	1 734	858	2 732	270 353	133 174	75 490	479 017	372 357	851 374
PUBLIC SECTOR									
1999-2000	395	216	629	35 716	15 361	30 752	81 829	427 454	509 283
2000-2001	226	148	374	27 206	10 773	74 301	112 280	814 036	926 315
2000									
December	11	0	11	1 697	0	4 921	6 618	20 388	27 006
2001									
January	24	27	51	2 721	2 178	7 051	11 950	67 846	79 796
February	23	2	25	3 196	140	12 135	15 471	49 623	65 094
March	17	2	19	2 695	180	8 574	11 449	157 625	169 073
April	19	0	19	2 522	0	8 141	10 663	27 244	37 907
May	15	0	15	1 476	0	13 587	15 063	80 418	95 481
June	14	37	51	1 504	2 596	1 764	5 864	29 020	34 884
July	73	65	138	8 874	7 523	11 854	28 252	21 773	50 024
August	41	0	41	5 078	0	2 578	7 657	36 137	43 794
September	56	0	56	8 440	0	3 753	12 193	16 254	28 448
October	17	30	47	1 762	2 008	300	4 070	47 397	51 467
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	31 029	41 855
TOTAL									
1999-2000	26 326	11 376	39 240	3 609 689	1 532 728	1 019 360	6 161 777	2 650 898	8 812 674
2000-2001	17 463	9 174	27 885	2 636 170	1 481 360	990 491	5 108 021	3 470 497	8 578 518
2000									
December	1 187	1 201	2 435	180 551	214 815	63 189	458 556	260 571	719 127
2001									
January	1 144	890	2 063	173 084	142 060	59 012	374 155	225 746	599 901
February	1 687	828	2 539	248 396	114 831	73 871	437 098	232 729	669 826
March	1 570	1 031	2 729	235 858	200 369	106 716	542 943	434 602	977 546
April	1 264	565	1 851	191 049	96 815	63 311	351 175	309 303	660 478
May	1 904	874	2 805	289 834	132 374	97 119	519 327	451 141	970 467
June	1 896	542	2 541	289 791	66 694	96 204	452 688	173 263	625 951
July	2 037	773	2 819	323 594	95 122	92 771	511 487	214 886	726 373
August	2 628	1 898	4 567	414 493	480 033	114 323	1 008 848	244 334	1 253 182
September	2 133	892	3 306	335 316	122 980	113 671	571 968	197 658	769 625
October	2 275	759	3 053	353 192	110 768	110 170	574 130	375 217	949 347
November	2 040	589	2 642	324 961	71 502	82 578	479 041	320 801	799 842
December	1 759	892	2 791	273 325	135 983	80 534	489 842	403 386	893 228

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

(b) Refer to the Explanatory Notes paragraph 16.

BUILDING APPROVED IN STATISTICAL AREAS—Dec Qtr 2001

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

	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
STATISTICAL AREA									
VICTORIA	9 107	2 414	11 707	1 366 317	340 908	331 661	2 038 887	1 250 223	3 289 110
Melbourne (SD)	6 074	2 240	8 486	951 479	318 253	273 282	1 543 013	1 099 404	2 642 417
Inner Melbourne (SSD)	63	757	964	19 830	143 083	58 266	221 179	524 296	745 475
Melbourne (C)—Inner	0	3	10	0	440	992	1 432	301 178	302 610
Melbourne (C)—S'bank—D'lands	0	277	277	0	60 000	364	60 364	158 875	219 239
Melbourne (C)—Remainder	9	98	121	1 530	11 257	7 185	19 972	26 585	46 558
Port Phillip (C)—St Kilda	6	69	82	1 058	10 968	7 042	19 068	8 942	28 010
Port Phillip (C)—West	10	209	220	2 045	44 721	5 973	52 739	9 134	61 873
Stonnington (C)—Prahran	19	29	141	11 422	5 190	21 536	38 148	10 495	48 644
Yarra (C)—North	11	21	41	2 004	3 020	9 156	14 180	6 301	20 480
Yarra (C)—Richmond	8	51	72	1 772	7 487	6 017	15 276	2 785	18 061
Western Melbourne (SSD)	554	241	803	89 672	27 417	22 526	139 616	116 670	256 286
Brimbank (C)—Keilor	112	8	121	18 062	850	1 577	20 489	5 550	26 039
Brimbank (C)—Sunshine	219	11	230	34 752	931	865	36 549	71 442	107 991
Hobsons Bay (C)—Altona	70	29	99	9 523	2 074	893	12 490	24 358	36 848
Hobsons Bay (C)—Williamstown	40	44	85	7 243	5 322	3 418	15 984	1 611	17 595
Maribymong (C)	36	97	133	6 624	11 128	4 340	22 092	5 786	27 879
Moonee Valley (C)—Essendon	41	30	77	8 635	4 390	9 322	22 347	5 251	27 598
Moonee Valley (C)—West	36	22	58	4 833	2 722	2 109	9 664	2 673	12 336
Melton—Wyndham (SSD)	1 146	90	1 236	167 614	7 909	3 364	178 886	99 172	278 058
Melton (S)—East	429	72	501	62 018	6 400	509	68 927	5 120	74 047
Melton (S) Bal	105	0	105	15 229	0	633	15 862	7 797	23 660
Wyndham (C)—North	336	16	352	45 533	1 349	1 695	48 576	83 479	132 055
Wyndham (C)—South	227	0	227	38 271	0	201	38 472	2 416	40 888
Wyndham (C)—West	49	2	51	6 563	160	325	7 048	360	7 408
Moreland City (SSD)	108	143	257	17 624	18 268	12 262	48 153	12 220	60 374
Moreland (C)—Brunswick	4	86	96	640	12 768	5 129	18 537	1 273	19 811
Moreland (C)—Coburg	44	32	76	7 143	3 445	5 299	15 887	1 800	17 687
Moreland (C)—North	60	25	85	9 840	2 055	1 834	13 729	9 147	22 876
Northern Middle Melbourne (SSD)	185	153	341	27 666	14 105	16 398	58 170	32 573	90 742
Banyule (C)—Heidelberg	41	47	89	6 617	4 392	5 793	16 802	13 960	30 762
Banyule (C)—North	73	21	94	10 638	2 190	2 146	14 975	2 170	17 145
Darebin (C)—Northcote	12	16	28	1 460	1 965	4 718	8 143	3 098	11 242
Darebin (C)—Preston	59	69	130	8 951	5 559	3 740	18 250	13 345	31 594
Hume City (SSD)	391	75	467	58 559	6 949	3 365	68 873	29 184	98 057
Hume (C)—Broadmeadows	26	24	50	2 853	2 164	1 698	6 715	16 837	23 552
Hume (C)—Craigieburn	261	47	308	39 938	4 435	971	45 344	6 744	52 088
Hume (C)—Sunbury	104	4	109	15 768	350	696	16 814	5 603	22 417
Northern Outer Melbourne (SSD)	372	58	430	53 991	4 620	4 522	63 133	15 888	79 021
Nillumbik (S)—South	21	0	21	3 835	0	2 029	5 864	5 019	10 883
Nillumbik (S)—South-West	33	0	33	7 008	0	751	7 759	78	7 837
Nillumbik (S) Bal	9	0	9	1 176	0	596	1 773	0	1 773
Whittlesea (C)—North	170	17	187	21 504	1 755	348	23 607	2 082	25 690
Whittlesea (C)—South	139	41	180	20 468	2 865	797	24 130	8 708	32 838
Boroondara City (SSD)	76	40	116	26 842	8 455	32 044	67 340	46 194	113 534
Boroondara (C)—Camberwell N.	24	13	37	8 190	2 385	7 693	18 268	2 141	20 409
Boroondara (C)—Camberwell S.	26	8	34	7 459	1 220	11 597	20 275	5 402	25 678
Boroondara (C)—Hawthorn	8	10	18	2 005	3 500	6 185	11 689	19 878	31 567
Boroondara (C)—Kew	18	9	27	9 188	1 350	6 569	17 108	18 773	35 881

	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)	268	159	430	49 500	21 428	25 251	96 179	72 649	168 828
Manningham (C)—East	18	8	26	6 220	1 720	1 229	9 169	164	9 333
Manningham (C)—West	59	54	114	12 558	7 908	4 387	24 854	14 218	39 072
Monash (C)—South-West	49	19	69	6 383	1 800	2 277	10 460	10 090	20 549
Monash (C)—Waverley East	16	15	31	3 175	2 222	2 208	7 605	7 001	14 606
Monash (C)—Waverley West	48	25	73	8 901	3 326	3 786	16 013	18 023	34 036
Whitehorse (C)—Box Hill	24	12	36	4 821	1 357	4 857	11 035	12 106	23 141
Whitehorse (C)—Nunawading E.	39	14	53	5 007	1 394	2 359	8 760	3 800	12 561
Whitehorse (C)—Nunawading W.	15	12	28	2 436	1 700	4 147	8 282	7 247	15 529
Eastern Outer Melbourne (SSD)	399	131	533	58 197	15 181	11 759	85 136	35 637	120 772
Knox (C)—North	145	92	240	19 350	11 177	4 905	35 432	16 772	52 204
Knox (C)—South	107	6	113	18 982	620	1 807	21 409	4 209	25 618
Maroondah (C)—Croydon	100	20	120	12 561	2 034	2 831	17 426	9 272	26 699
Maroondah (C)—Ringwood	47	13	60	7 303	1 350	2 216	10 869	5 384	16 252
Yarra Ranges Shire Part A (SSD)	204	4	208	33 008	450	7 245	40 702	3 539	44 241
Yarra Ranges (S)—Central	19	0	19	2 695	0	279	2 974	120	3 094
Yarra Ranges (S)—North	40	0	40	5 992	0	460	6 452	196	6 648
Yarra Ranges (S)—South-West	145	4	149	24 321	450	6 506	31 277	3 223	34 500
Southern Melbourne (SSD)	390	236	628	71 724	37 113	48 705	157 542	44 590	202 132
Bayside (C)—Brighton	25	30	55	7 451	5 857	6 313	19 621	782	20 403
Bayside (C)—South	49	33	82	10 312	6 000	7 374	23 685	4 465	28 151
Glen Eira (C)—Caulfield	25	44	69	5 731	6 527	7 739	19 997	1 446	21 443
Glen Eira (C)—South	34	49	85	5 038	7 784	4 504	17 327	11 392	28 719
Kingston (C)—North	150	33	183	26 854	4 125	4 941	35 920	18 046	53 966
Kingston (C)—South	81	9	90	9 529	1 670	2 814	14 012	1 166	15 179
Stonnington (C)—Malvern	26	38	64	6 809	5 150	15 020	26 979	7 292	34 271
Greater Dandenong City (SSD)	41	22	63	6 673	1 950	2 398	11 020	24 475	35 495
Gr. Dandenong (C)—Dandenong	15	17	32	2 529	1 414	1 093	5 036	12 937	17 972
Gr. Dandenong (C) Bal	26	5	31	4 144	536	1 304	5 984	11 538	17 523
Southern Eastern Outer Melbourne (SSD)	1 126	69	1 196	153 829	5 927	9 309	169 066	16 399	185 465
Cardinia (S)—North	29	5	34	4 169	515	1 701	6 385	130	6 515
Cardinia (S)—Pakenham	146	10	156	21 561	900	654	23 115	2 851	25 967
Cardinia (S)—South	10	0	10	1 349	0	1 724	3 073	2 030	5 103
Casey (C)—Berwick	565	36	602	80 421	2 654	2 503	85 579	3 753	89 332
Casey (C)—Cranbourne	304	14	318	35 033	1 359	1 118	37 509	4 904	42 413
Casey (C)—Hallam	59	4	63	9 219	500	1 013	10 732	2 507	13 239
Casey (C)—South	13	0	13	2 076	0	596	2 671	224	2 895
Frankston City (SSD)	268	29	297	35 874	2 675	3 399	41 948	12 516	54 464
Frankston (C)—East	187	0	187	24 621	0	930	25 551	1 231	26 782
Frankston (C)—West	81	29	110	11 253	2 675	2 469	16 397	11 285	27 682
Mornington Peninsula Shire (SSD)	483	33	517	80 876	2 724	12 470	96 070	13 402	109 472
Mornington P'sula (S)—East	91	10	101	13 459	720	2 148	16 327	8 471	24 798
Mornington P'sula (S)—South	219	15	235	36 698	1 034	7 051	44 783	2 014	46 797
Mornington P'sula (S)—West	173	8	181	30 719	970	3 271	34 960	2 917	37 877

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

	DWELLINGS (no.)			VALUE (\$'000)					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
STATISTICAL AREA									
Barwon (SD)	802	62	866	114 519	7 724	16 236	138 479	33 140	171 620
Greater Geelong City Part A (SSD)	400	45	446	54 365	4 903	7 596	66 863	20 805	87 668
Bellarine—Inner	105	0	105	12 232	0	493	12 726	1 010	13 736
Corio—Inner	107	12	120	13 761	1 090	1 652	16 503	7 499	24 001
Geelong	12	31	43	1 508	3 503	1 068	6 079	10 551	16 630
Geelong West	9	0	9	1 286	0	1 240	2 527	395	2 922
Newton	10	0	10	2 842	0	1 210	4 052	250	4 302
South Barwon—Inner	157	2	159	22 735	310	1 932	24 977	1 100	26 077
East Barwon (SSD)	305	17	323	47 723	2 821	6 385	56 929	2 525	59 454
Greater Geelong (C) —Pt B	179	6	186	26 540	772	2 304	29 616	1 450	31 066
Queenscliffe (B)	10	2	12	1 807	800	346	2 953	77	3 030
Surf Coast (S)—East	54	9	63	9 043	1 250	1 544	11 837	493	12 330
Surf Coast (S)—West	62	0	62	10 333	0	2 190	12 522	506	13 028
West Barwon (SSD)	97	0	97	12 431	0	2 255	14 687	9 811	24 498
Colac-Otway (S)—Colac	8	0	8	1 192	0	489	1 681	9 091	10 772
Colac-Otway (S)—North	8	0	8	1 283	0	358	1 640	508	2 148
Colac-Otway (S)—South	43	0	43	5 034	0	861	5 895	79	5 973
Golden Plains (S)—North-West	18	0	18	2 294	0	203	2 497	0	2 497
Golden Plains (S)—South-East	18	0	18	2 282	0	140	2 422	133	2 555
Greater Geelong (C)—Pt C	2	0	2	347	0	204	551	0	551
Western District (SD)	133	2	135	19 017	216	4 288	23 521	15 849	39 369
Warrnambool City (SSD)	68	2	70	9 228	216	1 001	10 445	6 029	16 473
Warrnambool (C)	68	2	70	9 228	216	1 001	10 445	6 029	16 473
Hopkins (SSD)	37	0	37	5 292	0	1 589	6 881	2 985	9 866
Corangamite (S)—North	4	0	4	648	0	522	1 170	218	1 387
Corangamite (S)—South	7	0	7	1 014	0	100	1 113	0	1 113
Moyne (S)—North-East	1	0	1	62	0	0	62	2 116	2 178
Moyne (S)—North-West	2	0	2	471	0	180	651	0	651
Moyne (S)—South	23	0	23	3 097	0	788	3 885	651	4 536
Lady Julia Percy Island	0	0	0	0	0	0	0	0	0
Glenelg (SSD)	28	0	28	4 497	0	1 698	6 195	6 835	13 030
Glenelg (S)—Heywood	5	0	5	568	0	139	707	249	957
Glenelg (S)—North	2	0	2	170	0	100	270	0	270
Glenelg (S)—Portland	9	0	9	1 821	0	621	2 441	4 906	7 347
S. Grampians (S)—Hamilton	9	0	9	1 509	0	277	1 786	1 680	3 466
S. Grampians (S)—Wannon	1	0	1	175	0	358	533	0	533
S. Grampians (S) Bal	2	0	2	254	0	203	457	0	457
Central Highlands (SD)	295	14	310	41 491	1 246	5 947	48 684	10 545	59 229
Ballarat City (SSD)	189	6	196	27 665	569	3 215	31 449	6 676	38 125
Ballarat (C)—Central	29	4	34	4 445	377	2 211	7 033	3 001	10 034
Ballarat (C)—Inner North	105	0	105	16 007	0	399	16 406	1 232	17 638
Ballarat (C)—North	2	0	2	308	0	32	340	54	394
Ballarat (C)—South	53	2	55	6 905	192	574	7 670	2 390	10 059
East Central Highlands (SSD)	92	2	94	12 226	177	2 175	14 578	2 265	16 843
Hepburn (S)—East	24	0	24	2 523	0	1 020	3 543	658	4 201
Hepburn (S)—West	17	0	17	1 840	0	188	2 028	322	2 350
Moorabool (S)—Bacchus Marsh	33	0	33	5 517	0	604	6 121	1 185	7 306
Moorabool (S)—Ballan	16	2	18	2 107	177	311	2 595	100	2 695
Moorabool (S)—West	2	0	2	240	0	52	292	0	292

	DWELLINGS (no.).....			VALUE (\$'000).....					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
STATISTICAL AREA									
West Central Highlands (SSD)	14	6	20	1 600	500	557	2 657	1 604	4 261
Ararat (RC)	10	6	16	1 272	500	352	2 124	1 127	3 250
Pyrenees (S)—North	4	0	4	328	0	135	462	308	770
Pyrenees (S)—South	0	0	0	0	0	71	71	170	241
Wimmera (SD)	55	0	55	7 941	0	1 017	8 958	2 938	11 896
South Wimmera (SSD)	48	0	48	6 665	0	951	7 617	2 778	10 395
Horsham (RC)—Central	23	0	23	3 108	0	287	3 395	1 501	4 896
Horsham (RC) Bal	10	0	10	1 413	0	71	1 484	0	1 484
N. Grampians (S)—St Arnaud	0	0	0	0	0	151	151	646	797
N. Grampians (S)—Stawell	15	0	15	2 144	0	243	2 388	577	2 965
West Wimmera (S)	0	0	0	0	0	199	199	54	253
North Wimmera (SSD)	7	0	7	1 275	0	66	1 341	160	1 501
Hindmarsh (S)	6	0	6	1 129	0	14	1 142	160	1 302
Yarriambiack (S)—North	0	0	0	0	0	53	53	0	53
Yarriambiack (S)—South	1	0	1	147	0	0	147	0	147
Mallee (SD)	153	7	160	22 309	988	3 795	27 092	10 122	37 214
Mildura Rural City Part A (SSD)	115	7	122	16 693	988	1 724	19 405	7 912	27 316
Mildura (RC)—Pt A	115	7	122	16 693	988	1 724	19 405	7 912	27 316
West Mallee (SSD)	5	0	5	511	0	380	891	581	1 473
Buloke (S)—North	0	0	0	0	0	26	26	55	81
Buloke (S)—South	2	0	2	150	0	75	225	0	225
Mildura (RC)—Pt B	3	0	3	362	0	279	641	526	1 167
East Mallee (SSD)	33	0	33	5 105	0	1 691	6 795	1 629	8 425
Gannawarra (S)	4	0	4	767	0	406	1 173	777	1 950
Swan Hill (RC)—Central	15	0	15	2 032	0	1 075	3 107	183	3 290
Swan Hill (RC)—Robinvale	10	0	10	1 893	0	86	1 978	375	2 353
Swan Hill (RC) Bal	4	0	4	412	0	125	537	295	832
Loddon (SD)	409	16	426	55 688	885	6 382	62 955	27 923	90 878
Greater Bendigo City Part A (SSD)	204	6	210	26 102	435	3 031	29 568	12 239	41 807
Greater Bendigo (C)—Central	19	0	19	2 147	0	1 166	3 314	1 958	5 272
Greater Bendigo (C)—Eaglehawk	29	4	33	2 945	260	190	3 395	1 141	4 536
Greater Bendigo (C)—Inner East	58	2	60	7 755	175	1 178	9 107	549	9 656
Greater Bendigo (C)—Inner North	21	0	21	2 507	0	141	2 647	6 974	9 621
Greater Bendigo (C)—Inner West	49	0	49	6 483	0	119	6 602	1 617	8 219
Greater Bendigo (C)—S'saye	28	0	28	4 265	0	237	4 503	0	4 503
North Loddon (SSD)	82	0	82	9 611	0	1 816	11 427	3 371	14 798
C. Goldfields (S)—M'borough	7	0	7	951	0	156	1 107	1 822	2 929
C. Goldfields (S) Bal	5	0	5	355	0	105	460	0	460
Gr Bendigo (C)—Pt B	29	0	29	3 603	0	593	4 196	272	4 468
Loddon (S)—North	4	0	4	516	0	37	552	479	1 031
Loddon (S)—South	7	0	7	735	0	98	832	0	832
Mount Alexander (S)—C'maine	14	0	14	1 634	0	48	1 682	114	1 795
Mount Alexander (S) Bal	16	0	16	1 817	0	781	2 598	685	3 283
South Loddon (SSD)	123	10	134	19 975	450	1 535	21 960	12 313	34 273
Macedon Ranges (S)—Kyneton	22	0	23	2 680	0	354	3 034	11 593	14 626
Macedon Ranges (S)—Romsey	43	10	53	5 981	450	563	6 994	450	7 444
Macedon Ranges (S) Bal	58	0	58	11 314	0	618	11 932	270	12 202

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)	457	34	493	62 228	6 625	6 742	75 595	20 895	96 490
Greater Shepparton City Part A (SSD)	120	0	120	16 747	0	1 449	18 196	11 996	30 192
Gr. Shepparton (C)—Pt A	120	0	120	16 747	0	1 449	18 196	11 996	30 192
North Goulburn (SSD)	145	0	146	19 831	0	2 782	22 613	4 667	27 280
Campaspe (S)—Echuca	51	0	52	6 425	0	1 083	7 508	750	8 258
Campaspe (S)—Kyabram	11	0	11	1 505	0	334	1 839	539	2 378
Campaspe (S)—Rochester	8	0	8	1 149	0	112	1 261	783	2 045
Campaspe (S)—South	4	0	4	272	0	96	368	279	647
Gr. Shepparton (C)—Pt B East	5	0	5	927	0	151	1 078	160	1 238
Gr. Shepparton (C)—Pt B West	13	0	13	1 934	0	221	2 154	301	2 455
Moira (S)—East	22	0	22	3 048	0	358	3 406	231	3 637
Moira (S)—West	31	0	31	4 572	0	427	4 999	1 624	6 622
South Goulburn (SSD)	45	31	76	6 952	6 405	1 138	14 495	4 039	18 534
Delatite (S)—Benalla	8	7	15	1 033	385	312	1 730	625	2 355
Delatite (S)—North	7	0	7	682	0	132	814	0	814
Delatite (S)—South	21	24	45	2 948	6 020	396	9 365	1 697	11 062
Strathbogie (S)	9	0	9	2 289	0	297	2 586	1 717	4 303
South West Goulburn (SSD)	147	3	151	18 698	220	1 373	20 291	192	20 483
Mitchell (S)—North	16	0	16	1 835	0	305	2 140	128	2 268
Mitchell (S)—South	92	3	96	12 767	220	552	13 539	0	13 539
Murrindindi (S)—East	17	0	17	1 581	0	388	1 969	64	2 033
Murrindindi (S)—West	22	0	22	2 516	0	127	2 643	0	2 643
Ovens-Murray (SD)	185	8	199	24 405	1 331	4 840	30 576	5 542	36 119
Wodonga (SSD)	121	0	121	15 440	0	2 509	17 949	2 245	20 193
Indigo (S)—Pt A	24	0	24	2 888	0	517	3 405	1 394	4 800
Towong (S)—Pt A	5	0	5	654	0	278	932	554	1 486
Wodonga (RC)	92	0	92	11 898	0	1 714	13 612	296	13 908
West Ovens-Murray (SSD)	34	4	38	5 280	562	1 041	6 883	887	7 769
Indigo (S)—Pt B	8	0	8	1 202	0	30	1 232	352	1 584
Wangaratta (RC)—Central	12	4	16	1 800	562	503	2 866	460	3 325
Wangaratta (RC)—North	9	0	9	1 636	0	237	1 873	0	1 873
Wangaratta (RC)—South	5	0	5	642	0	270	912	75	987
East Ovens-Murray (SSD)	30	4	40	3 685	770	1 290	5 745	2 411	8 156
Alpine (S)—East	23	4	33	2 795	770	1 140	4 705	2 271	6 976
Alpine (S)—West	4	0	4	458	0	0	458	140	598
Towong (S)—Pt B	3	0	3	431	0	150	581	0	581
East Gippsland (SD)	144	15	161	18 804	1 500	2 547	22 851	8 858	31 709
East Gippsland Shire (SSD)	94	15	110	13 593	1 500	1 373	16 465	5 215	21 680
E. Gippsland (S)—Bairnsdale	65	15	80	8 906	1 500	979	11 385	4 219	15 604
E. Gippsland (S)—Orbost	17	0	18	1 991	0	274	2 265	942	3 207
E. Gippsland (S)—South-West	8	0	8	1 325	0	87	1 412	54	1 466
E. Gippsland (S) Bal	4	0	4	1 371	0	33	1 404	0	1 404
Wellington Shire (SSD)	50	0	51	5 212	0	1 174	6 386	3 642	10 028
Wellington (S)—Alberton	5	0	5	454	0	105	560	160	720
Wellington (S)—Avon	6	0	6	620	0	115	735	64	799
Wellington (S)—Maffra	15	0	15	1 684	0	476	2 160	2 654	4 814
Wellington (S)—Rosedale	15	0	15	1 329	0	203	1 531	150	1 681
Wellington (S)—Sale	9	0	10	1 124	0	275	1 399	615	2 014

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

	DWELLINGS (no.)			VALUE (\$'000)					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
STATISTICAL AREA									
Gippsland (SD)	400	16	416	48 436	2 140	6 586	57 162	15 008	72 170
La Trobe Valley (SSD)	69	0	69	8 784	0	1 456	10 240	7 275	17 514
Baw Baw (S)—Pt A	6	0	6	819	0	128	947	0	947
Latrobe (C)—Moe	8	0	8	892	0	207	1 099	284	1 383
Latrobe (C)—Morwell	16	0	16	2 383	0	268	2 651	4 271	6 922
Latrobe (C)—Traralgon	38	0	38	4 577	0	788	5 365	2 720	8 084
Latrobe (C) Bal	1	0	1	113	0	65	178	0	178
West Gippsland (SSD)	76	0	76	11 239	0	1 602	12 841	5 153	17 994
Baw Baw (S)—Pt B East	3	0	3	383	0	278	661	353	1 014
Baw Baw (S)—Pt B West	71	0	71	10 639	0	1 294	11 934	4 600	16 533
Yarra Ranges (S)—Pt B	2	0	2	217	0	30	247	200	447
South Gippsland (SSD)	255	16	271	28 414	2 140	3 527	34 081	2 580	36 661
Bass Coast (S)—Phillip Is.	93	14	107	9 494	1 940	1 136	12 571	130	12 701
Bass Coast (S) Bal	98	2	100	11 356	200	1 502	13 059	246	13 305
South Gippsland (S)—Central	39	0	39	4 583	0	293	4 876	1 906	6 783
South Gippsland (S)—East	14	0	14	1 536	0	410	1 946	70	2 016
South Gippsland (S)—West	11	0	11	1 444	0	85	1 530	228	1 758
French Island	0	0	0	0	0	100	100	0	100
Bass Strait Islands	0	0	0	0	0	0	0	0	0
STATISTICAL DISTRICT									
Albury-Wodonga NSW/Vic	205	0	206	28 376	0	4 515	32 891	5 443	38 334
Geelong Vic	400	45	446	54 365	4 903	7 596	66 863	20 805	87 668
Warrnambool Vic	68	2	70	9 228	216	1 001	10 445	6 029	16 473
Ballarat Vic	189	6	196	27 665	569	3 215	31 449	6 676	38 125
Bendigo Vic	204	6	210	26 102	435	3 031	29 568	12 239	41 807
Shepparton Vic	120	0	120	16 747	0	1 449	18 196	11 996	30 192
La Trobe Valley Vic	69	0	69	8 784	0	1 456	10 240	7 275	17 514
Mildura Vic	115	7	122	16 693	988	1 724	19 405	7 912	27 316

(a) Includes conversions and dwelling units approved as part of alterations and additions or the construction of non-residential building.

(b) Refer to Explanatory Notes paragraph 16.

EXPLANATORY NOTES

INTRODUCTION

1 This publication presents monthly details of building work approved.

SCOPE

2 Statistics of building work approved are compiled from:

- permits issued by local government authorities and other principal certifying authorities;
- contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities;
- major building approvals in areas not subject to normal administrative approval e.g. building on remote mine sites.

3 The scope of the survey comprises the following:

- construction of new buildings;
- alterations and additions to existing buildings;
- approved non-structural renovation and refurbishment work;
- approved installation of integral building fixtures.

4 From July 1990, the statistics include:

- all approved new residential building valued at \$10,000 or more;
- approved alterations and additions to residential building valued at \$10,000 or more;
- all approved non-residential building jobs valued at \$50,000 or more.

5 Excluded from the statistics is construction activity not defined as building (e.g. roads, bridges, railways, earthworks, etc.). Statistics for this activity can be found in *Engineering Construction Activity, Australia* (Cat. no. 8762.0).

VALUE DATA

6 Statistics on the value of building work approved are derived by aggregating the estimated 'value of building work when completed' as reported on building approval documents provided to local councils or other building approval authorities. Conceptually these value data should exclude the value of land and landscaping but include site preparation costs. These estimates are usually a reliable indicator of the completed value of 'houses'. However, for 'other residential buildings' and 'non-residential buildings', they can differ significantly from the completed value of the building as final costs and contracts have not been established before council approval is sought and gained.

7 The ABS generally accepts values provided by approving bodies. Every effort is made to ensure data are provided on a consistent basis, however, there may be instances where value data reported does not reflect the building completion value. For example, the reported value for most project homes is the contract price, which may include the cost of site preparation and landscaping. In other cases where a builder is contracted to construct a dwelling based on the owner's plans, the value may only be the builder's costs. Some councils do not use the value on approval documents, instead deriving a value based on floor area and type of structure.

8 From July 2000, value data includes the Goods and Services Tax (GST) for residential and non-residential building approvals. The ABS has consulted with councils and other approving authorities to ensure that approval values are reported inclusive of the GST. Where it was identified by a council or other approving authority that approvals submitted from its jurisdiction were on a GST-exclusive basis, the ABS has made adjustments to the data to ensure that values were consistent with other data collected and were inclusive of GST.

EXPLANATORY NOTES

OWNERSHIP

9 Building ownership is classified as either public or private sector and is based on the sector of intended owner of the completed building at the time of approval. Residential buildings constructed by private sector builders under government housing authority schemes are classified as public sector when the authority has contracted, or intends to contract, to purchase the building on or before completion.

BUILDING CLASSIFICATIONS

10 Building approvals are classified both by the Type of Building (e.g. 'house', 'factory') and by the Type of Work involved (e.g. 'new', 'alterations and additions' and 'conversions'). These classifications are often used in conjunction with each other in this publication and are defined in the Glossary.

11 The Type of Building classification refers to the intended major function of a building. A building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the specific building, not to the function of the group as a whole.

12 An example is the treatment of building work approved for a factory complex. For instance, a detached administration building would be classified to Offices, a detached cafeteria building to Shops, while the factory buildings would be classified to Factories.

13 An exception to this rule is the treatment of group accommodation buildings. For example, a student accommodation building on a university campus would be classified to Education.

14 In the case of a large multi-function building which, at the time of approval is intended to have more than one purpose (e.g. a hotel/shops/casino project), the ABS endeavours to split the approval details according to each main function.

15 Where this is not possible because separate details cannot be obtained, the building is classified to the predominant function of the building on the basis of the function which represents the highest proportion of the total value of the project.

16 The Type of Work classification refers to the building activity carried out. Conversion jobs are shown separately in tables 5 and 6. However, in other tables they are included within existing categories, as follows: in tables 1, 2, 11 and 12 they are included in the appropriate Type of Building category, and in tables 3, 4, 11 and 12 they are included in the 'Alterations and additions to residential buildings' category.

SEASONAL ADJUSTMENT

17 Seasonal adjustment is a means of removing the estimated effects of seasonal variation from the series so that the effects of other influences can be more clearly recognised.

18 In the seasonal adjustment of series, account has been taken of both normal seasonal factors and 'trading day' effects arising from the varying numbers of Sundays, Mondays, Tuesdays, etc. in the month. Adjustment has also been made for the influence of Easter which may affect the March and April estimates differently.

19 Seasonal adjustment does not remove from the series the effect of irregular or non-seasonal influences (e.g. the approval of large projects or a change in the administrative arrangements of approving authorities).

20 Some of the component series have been seasonally adjusted independently. Therefore, the adjusted components may not add to the adjusted totals.

EXPLANATORY NOTES

- SEASONAL ADJUSTMENT *continued* **21** As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. The timing of this review may vary and when appropriate will be notified in the 'Data Notes' section of this publication.
- TREND ESTIMATES **22** Smoothing seasonally adjusted series reduces the impact of the irregular component of the seasonally adjusted series and creates trend estimates. For monthly series, these trend estimates are derived by applying a 13-term Henderson-weighted moving average to all months of the seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted series. For further information, see *Information Paper: A Guide to Interpreting Time Series—Monitoring 'Trends': an Overview* (Cat. no. 1348.0) or contact the Assistant Director, Time Series Analysis on Canberra 02 6252 6076.
- 23** While the smoothing techniques described in paragraph 22 enable trend estimates to be produced for the latest few periods, they do result in revisions to the trend estimates as new data becomes available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.
- CHAIN VOLUME MEASURES **24** The chain volume measures appearing in this publication are annually re-weighted chain Laspeyres indexes referenced to current price values in a chosen reference year. The reference year will be updated annually in the September publication. While current price estimates reflect both price and volume changes, chain volume estimates measure changes in value after the direct effects of price changes have been eliminated and therefore only reflect volume changes. The direct impact of the GST is a price change, and hence is removed from the chain volume estimates.
- 25** Further information on the nature and concepts of chain volume measures is contained in the ABS publication *Information Paper: Introduction of Chain Volume Measures in the Australian National Accounts* (Cat. no. 5248.0).
- AUSTRALIAN STANDARD
GEOGRAPHICAL CLASSIFICATION
(ASGC) **26** Area statistics are now being classified to the *Australian Standard Geographical Classification (ASGC), 2001 Edition* (Cat. no. 1216.0), effective from 1 July 2001, and ASGC terminology has been adopted in the presentation of building statistics.
- 27** Some Statistical Districts straddle State/Territory boundaries. The Albury-Wodonga Statistical District lies partly in Victoria and partly in New South Wales.
- ABS DATA AVAILABLE ON REQUEST **28** As well as the statistics included in this and related publications, the ABS may have other relevant data available on request. Inquiries should be made to the National Information and Referral Service on 1300 135 070.

EXPLANATORY NOTES

RELATED PUBLICATIONS

29 Users may also wish to refer to the following publications:

- *Building Activity, Australia* (Cat. no. 8752.0)
- *Building Approvals, Australia* (Cat. no. 8731.0)
- *Building Activity, Australia: Dwelling Unit Commencements* (Cat. no. 8750.0)
- *Building Activity, Victoria* (Cat. no. 8752.2)
- *Construction Work Done, Australia, Preliminary* (Cat. no. 8755.0)
- *Engineering Construction Activity, Australia* (Cat. no. 8762.0)
- *House Price Indexes: Eight Capital Cities* (Cat. no. 6416.0)
- *Housing Finance for Owner Occupation, Australia* (Cat. no. 5609.0)
- *Producer Price Indexes, Australia* (Cat. no. 6427.0)

30 While building approvals value series are shown inclusive of GST, this is different to the value series shown in the Building Activity publications (Cat. nos 8752.0, 8752.2 and 8755.0), in which residential work will be published inclusive of GST and non-residential work exclusive of GST. In the *Engineering Construction Activity, Australia* (Cat. no. 8762.0) all values will exclude GST.

ROUNDING

31 When figures have been rounded, discrepancies may occur between sums of the component items and totals.

SYMBOLS AND OTHER USAGES

n.a.	not available
n.y.a.	not yet available
B	Borough
C	City
RC	Rural City
SD	Statistical Division
SSD	Statistical Subdivision
S	Shire

GLOSSARY

Alterations and additions	Building activity carried out on existing buildings. Includes adding to or diminishing floor area, altering the structural design of a building and affixing rigid components which are integral to the functioning of the building.
Alterations and additions to residential buildings	Alterations and additions carried out on existing residential buildings, which may result in the creation of new dwelling units. See also Explanatory Notes paragraph 16.
Building	A building is a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design is the provision for regular access by persons in order to satisfy its intended use.
Conversion	Building activity which converts a non-residential building to a residential building, e.g. conversion of a warehouse to residential apartments. Conversion is considered to be a special type of alteration, and these jobs have been separately identified as such from the July 1996 reference month, though they have only appeared separately in this publication from the April 1998 issue. Prior to that issue, conversions were published as part of the 'Conversions, etc.' category or included elsewhere within a table. Prior to July 1996, table 5 includes the number of Conversions in the 'Alterations and additions to residential buildings' category while table 6 includes the value of Conversions in the 'Alterations and additions to residential buildings, creating dwellings' category. See also Explanatory Notes paragraph 16.
Dwelling unit	A dwelling unit is a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Regardless of whether they are self-contained or not, units within buildings offering institutional care (e.g. hospitals) or temporary accommodation (e.g. motels, hostels and holiday apartments) are not defined as dwelling units. Such units are included in the appropriate category of non-residential building approvals. Dwelling units can be created in one of four ways: through new work to create a residential building; through alteration/addition work to an existing residential building; through either new or alteration/addition work on non-residential building or through conversion of a non-residential building to a residential building.
Educational	Includes schools, colleges, kindergartens, libraries, museums and universities.
Entertainment and recreational	Includes clubs, cinemas, sport and recreation centres.
Factories	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
Flats, units or apartments	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
Health	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
Hotels, motels and other short term accommodation	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
House	A house is a detached building primarily used for long term residential purposes. It consists of one dwelling unit. For instance, detached 'granny flats' and detached dwelling units (e.g. caretaker's residences) associated with a non-residential building are defined as houses.

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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