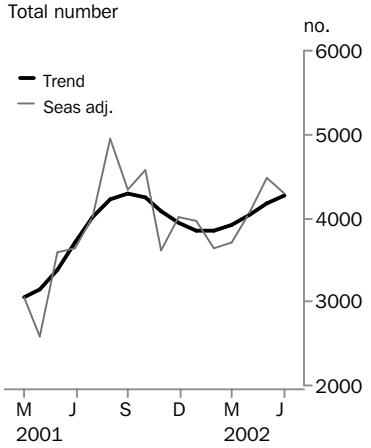
Australian Bureau of Statistics

BUILDING APPROVALS

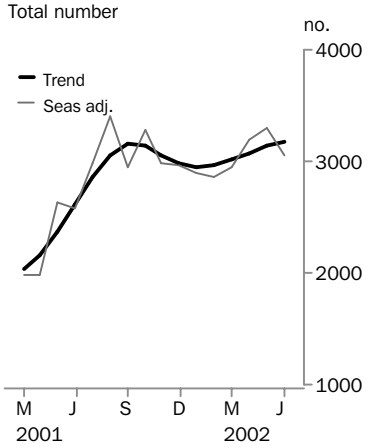
VICTORIA

EMBARGO: 11:30AM (CANBERRA TIME) TUES 6 AUG 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.

JUNE KEY FIGURES

	Apr 2002	May 2002	Jun 2002
Dwelling units approved			
Original	4 362	4 468	3 995
Seasonally adjusted	4 053	4 483	4 282
Trend	4 042	4 171	4 265

	% change Mar 2002 to Apr 2002	% change Apr 2002 to May 2002	% change May 2002 to Jun 2002
Dwelling units approved			
Original	23.6	2.4	–10.6
Seasonally adjusted	9.2	10.6	–4.5
Trend	2.9	3.2	2.2

JUNE KEY POINTS

TREND ESTIMATES

- The trend estimate for total dwelling units approved has increased throughout the June 2002 quarter, with rises of 2.9% in April, 3.2% in May and 2.2% in June 2002. The series has now risen for five consecutive months following four months of decline.
- The trend estimate for private sector houses approved increased by 2.0% in April 2002, 1.9% in May 2002 and 1.4% in June 2002. The trend estimate has increased in each of the past five months.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimates for total dwellings approved in each month of the June 2002 quarter were all higher than those in the same three months in 2001. The estimate for June 2002 is 17.6% higher than the estimate for June 2001.
- The seasonally adjusted estimate for private sector houses fell by 7.4% in June 2002, following rises of 8.7% and 3.1% in April and May 2002 respectively. The seasonally adjusted estimates for private sector houses approved in each month of the June 2002 quarter were all more than 18% higher than those in the same three months in 2001.

ORIGINAL ESTIMATES

- The total number of dwellings approved in the June 2002 quarter rose to 12,825, an increase of 18.2% on the March 2002 quarter estimate.
- The total value of building work approved in the June 2002 quarter was $3,561.8 million, 12.9% higher than the March 2002 quarter. The value of residential and non-residential building both rose in the same period, by 14.4% and 10.2% respectively.

NOTES

FORTHCOMING ISSUES

ISSUE	*RELEASE DATE*
September 2002	7 November 2002
December 2002	10 February 2003

CHANGES IN THIS ISSUE

There are no changes in this issue.

DATA NOTES

Seasonally adjusted and trend estimates to May 2002 have been revised as a result of the annual reanalysis and subsequent refinement of seasonal factors. See paragraph 23 of the Explanatory Notes.

REVISIONS THIS QUARTER

The following is a summary of revisions made to total dwellings since the last issue of this publication, mainly as a result of receiving previously unreported data.

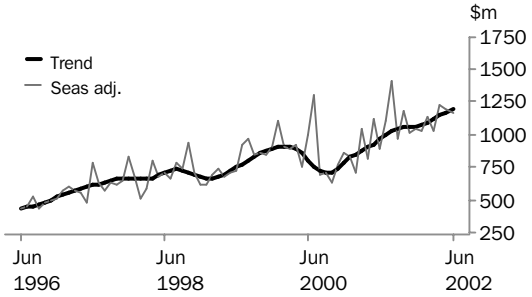
	2000-2001	2001-2002	Total
Victoria	- 15	+ 342	+327

Vince Lazzaro
Regional Director, Victoria

VALUE OF BUILDING APPROVED

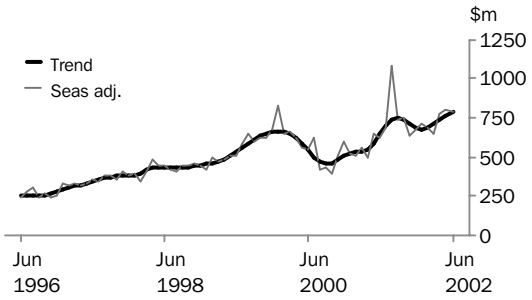
VALUE OF TOTAL BUILDING

The trend estimate for the value of total building has increased for the past twenty one months.



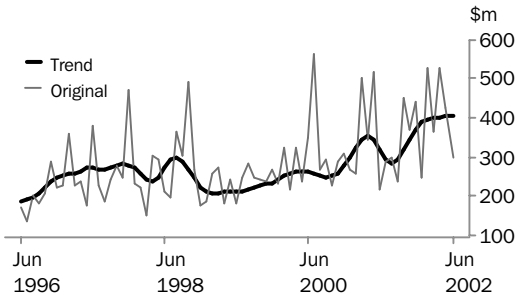
VALUE OF RESIDENTIAL BUILDING

The trend estimate for the value of residential building has risen for five consecutive months since February 2002 following four months of decline.



VALUE OF NON-RESIDENTIAL BUILDING

The trend estimate for the value of non-residential building approved has increased for the past ten months, since September 2001.



DWELLING UNITS APPROVED

The number of dwelling units approved in 2000–2001 and 2001–2002 and the percentage movement between 2000–2001 and 2001–2002 for Victoria is summarised below.

	2000–2001	*2001–2002*	*2000–2001 to 2001–2002*
	no.	*no.*	*% change*
New residential building	34 261	48 336	41.1
Alterations and additions to residential buildings	328	172	–47.6
Conversions	919	961	4.6
Non-residential building	55	72	30.9
Total dwelling units	35 563	49 541	39.3

The total number of dwellings approved in 2001-2002 increased by 13,978 (39.3%) compared with 2000-2001.

VALUE OF BUILDING APPROVED

The value of building approved in 2000–2001 and 2001–2002 and the percentage movement between 2000–2001 and 2001–2002 for Victoria is summarised below.

	2000–2001	*2001–2002*	*2000–2001 to 2001–2002*
	$m	*$m*	*% change*
New residential building	5 114.8	7 600.3	48.6
Alterations and additions creating dwellings	27.7	21.1	–23.7
Alterations and additions not creating dwellings	1 024.8	1 269.1	23.8
Conversions	138.5	103.3	–25.4
Non-residential building	4 062.9	4 489.4	10.5
Total building	10 368.6	13 483.1	30.0

The value of total building approved increased by 30.0% to $13,483.1 million in 2001-2002 compared with the previous year. This rise is largely the result of a 48.6% increase in new residential building approved to $7,600.3 million.

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

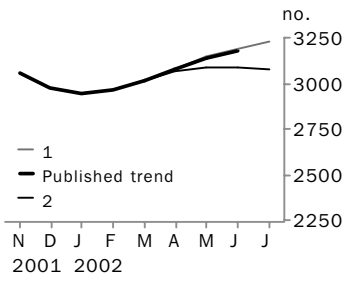
Readers should exercise care when interpreting trend estimates. The last six trend estimates, in particular, are likely to be revised when new seasonally adjusted estimates become available.

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.

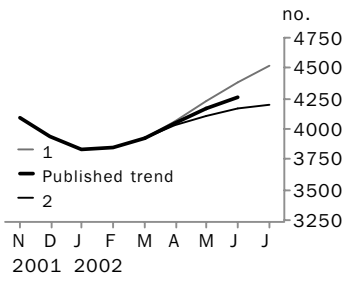
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the July seasonally adjusted estimate is higher than the June estimate by 6% for the number of private sector houses approved and 9% for total dwelling units approved; and that the July seasonally adjusted estimate is lower than the June 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 Jun 2002		*falls by 6% on Jun 2002*	
	no.	*% change*	*no.*	*% change*	*no.*	*% change*
February 2002	2 964	0.8	2 957	0.6	2 969	0.8
March 2002	3 015	1.7	3 012	1.9	3 018	1.7
April 2002	3 075	2.0	3 081	2.3	3 065	1.5
May 2002	3 133	1.9	3 144	2.0	3 090	0.8
June 2002	3 177	1.4	3 193	1.6	3 090	0.0
July 2002	n.y.a.	n.y.a.	3 232	1.2	3 078	–0.4

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT MONTH'S SEASONALLY ADJUSTED ESTIMATE: 1		2	
			rises by 9% on Jun 2002		*falls by 9% on Jun 2002*	
	no.	*% change*	*no.*	*% change*	*no.*	*% change*
February 2002	3 844	0.2	3 821	–0.1	3 847	0.2
March 2002	3 926	2.2	3 916	2.5	3 929	2.1
April 2002	4 042	2.9	4 066	3.8	4 032	2.6
May 2002	4 171	3.2	4 226	3.9	4 114	2.0
June 2002	4 265	2.2	4 376	3.6	4 165	1.2
July 2002	n.y.a.	n.y.a.	4 522	3.3	4 205	0.9

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						
April	1 811	1 835	621	621	2 432	2 456
May	2 662	2 678	1 010	1 010	3 672	3 688
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	1 991	5 646	5 694
September	2 990	3 060	1 229	1 229	4 219	4 289
October	3 310	3 337	1 038	1 081	4 348	4 418
November	3 107	3 148	618	660	3 725	3 808
December	2 784	2 813	1 023	1 091	3 807	3 904
2002						
January	2 346	2 378	1 101	1 123	3 447	3 501
February	3 056	3 083	716	737	3 772	3 820
March	2 955	2 968	528	562	3 483	3 530
April	3 226	3 261	1 041	1 101	4 267	4 362
May	3 442	3 453	954	1 015	4 396	4 468
June	2 928	2 948	1 022	1 047	3 950	3 995
			SEASONALLY ADJUSTED			
2001						
April	1 990	2 020	n.a.	n.a.	2 551	2 581
May	2 626	2 643	n.a.	n.a.	3 575	3 592
June	2 571	2 601	n.a.	n.a.	3 575	3 642
July	2 983	3 073	n.a.	n.a.	3 859	4 014
August	3 411	3 466	n.a.	n.a.	4 882	4 937
September	2 954	3 006	n.a.	n.a.	4 282	4 334
October	3 285	3 303	n.a.	n.a.	4 511	4 572
November	2 977	3 015	n.a.	n.a.	3 528	3 608
December	2 958	2 986	n.a.	n.a.	3 918	4 014
2002						
January	2 895	2 934	n.a.	n.a.	3 901	3 962
February	2 859	2 889	n.a.	n.a.	3 597	3 648
March	2 942	2 963	n.a.	n.a.	3 657	3 712
April	3 196	3 235	n.a.	n.a.	3 954	4 053
May	3 297	3 311	n.a.	n.a.	4 408	4 483
June	3 054	3 076	n.a.	n.a.	4 235	4 282
			TREND ESTIMATES			
2001						
April	2 161	2 193	953	964	3 114	3 157
May	2 363	2 402	966	982	3 329	3 384
June	2 615	2 660	1 020	1 040	3 635	3 700
July	2 866	2 916	1 065	1 088	3 931	4 004
August	3 061	3 112	1 078	1 105	4 139	4 217
September	3 155	3 203	1 062	1 093	4 217	4 296
October	3 140	3 182	1 024	1 057	4 164	4 239
November	3 059	3 095	959	994	4 018	4 089
December	2 977	3 008	889	926	3 866	3 934
2002						
January	2 942	2 972	827	866	3 769	3 838
February	2 964	2 994	810	850	3 774	3 844
March	3 015	3 044	842	882	3 857	3 926
April	3 075	3 101	899	941	3 974	4 042
May	3 133	3 156	972	1 015	4 105	4 171
June	3 177	3 199	1 022	1 066	4 199	4 265

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						
April	–17.1	–16.8	–47.6	–47.7	–27.9	–27.6
May	47.0	45.9	62.6	62.6	51.0	50.2
June	–1.8	–1.3	–35.7	–32.1	–11.1	–9.7
July	8.3	11.1	15.6	18.8	9.7	12.7
August	29.1	26.1	165.5	144.3	57.6	51.8
September	–18.2	–17.4	–38.3	–38.3	–25.3	–24.7
October	10.7	9.1	–15.5	–12.0	3.1	3.0
November	–6.1	–5.7	–40.5	–38.9	–14.3	–13.8
December	–10.4	–10.6	65.5	65.3	2.2	2.5
2002						
January	–15.7	–15.5	7.6	2.9	–9.5	–10.3
February	30.3	29.6	–35.0	–34.4	9.4	9.1
March	–3.3	–3.7	–26.3	–23.7	–7.7	–7.6
April	9.2	9.9	97.2	95.9	22.5	23.6
May	6.7	5.9	–8.4	–7.8	3.0	2.4
June	–14.9	–14.6	7.1	3.2	–10.1	–10.6
			SEASONALLY ADJUSTED (% change from preceding month)			
2001						
April	0.8	0.6	n.a.	n.a.	–15.2	–15.2
May	32.0	30.8	n.a.	n.a.	40.1	39.2
June	–2.1	–1.6	n.a.	n.a.	0.0	1.4
July	16.0	18.1	n.a.	n.a.	7.9	10.2
August	14.3	12.8	n.a.	n.a.	26.5	23.0
September	–13.4	–13.3	n.a.	n.a.	–12.3	–12.2
October	11.2	9.9	n.a.	n.a.	5.3	5.5
November	–9.4	–8.7	n.a.	n.a.	–21.8	–21.1
December	–0.6	–1.0	n.a.	n.a.	11.1	11.3
2002						
January	–2.1	–1.7	n.a.	n.a.	–0.4	–1.3
February	–1.2	–1.5	n.a.	n.a.	–7.8	–7.9
March	2.9	2.6	n.a.	n.a.	1.7	1.8
April	8.7	9.2	n.a.	n.a.	8.1	9.2
May	3.1	2.3	n.a.	n.a.	11.5	10.6
June	–7.4	–7.1	n.a.	n.a.	–3.9	–4.5
			TREND ESTIMATES (% change from preceding month)			
2001						
April	6.6	6.7	–2.9	–2.4	3.5	3.7
May	9.3	9.5	1.4	1.9	6.9	7.2
June	10.7	10.7	5.6	5.9	9.2	9.3
July	9.6	9.6	4.4	4.6	8.1	8.2
August	6.8	6.7	1.2	1.6	5.3	5.3
September	3.1	2.9	–1.5	–1.1	1.9	1.9
October	–0.5	–0.7	–3.6	–3.3	–1.3	–1.3
November	–2.6	–2.7	–6.3	–6.0	–3.5	–3.5
December	–2.7	–2.8	–7.3	–6.8	–3.8	–3.8
2002						
January	–1.2	–1.2	–7.0	–6.5	–2.5	–2.5
February	0.8	0.7	–2.1	–1.8	0.1	0.2
March	1.7	1.7	4.0	3.8	2.2	2.2
April	2.0	1.9	6.8	6.7	3.0	2.9
May	1.9	1.8	8.1	7.9	3.3	3.2
June	1.4	1.4	5.1	5.0	2.3	2.2

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					
April	365.6	78.8	444.3	346.9	**791.2**
May	536.5	116.7	653.2	519.2	**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	1 054.5	137.6	1 192.1	301.4	**1 493.5**
September	594.0	132.1	726.1	235.4	**961.4**
October	618.7	158.5	777.2	452.0	**1 229.2**
November	555.3	101.9	657.1	371.6	**1 028.8**
December	561.1	99.9	661.1	439.9	**1 100.9**
2002					
January	546.2	99.9	646.1	248.7	**894.8**
February	613.1	110.9	724.0	527.5	**1 251.5**
March	535.3	108.9	644.2	365.5	**1 009.7**
April	685.7	98.3	784.0	531.0	**1 315.0**
May	647.1	136.6	783.7	427.4	**1 211.1**
June	637.4	98.5	736.0	299.7	**1 035.7**
			SEASONALLY ADJUSTED		
2001					
April	417.1	79.2	496.3	n.a.	**823.9**
May	534.2	112.5	646.7	n.a.	**1 122.6**
June	499.5	122.3	621.8	n.a.	**896.5**
July	578.7	116.2	694.9	n.a.	**1 109.0**
August	959.0	124.9	1 083.9	n.a.	**1 407.5**
September	615.5	129.1	744.6	n.a.	**976.9**
October	611.3	144.1	755.5	n.a.	**1 180.6**
November	547.5	93.1	640.6	n.a.	**1 018.3**
December	562.6	118.5	681.0	n.a.	**1 050.2**
2002					
January	591.7	123.8	715.5	n.a.	**1 031.4**
February	572.0	114.1	686.1	n.a.	**1 130.6**
March	542.7	104.0	646.7	n.a.	**1 026.4**
April	689.0	95.3	784.3	n.a.	**1 232.4**
May	669.2	134.3	803.5	n.a.	**1 192.4**
June	687.0	99.9	786.9	n.a.	**1 168.3**
			TREND ESTIMATES		
2001					
April	447.1	101.3	548.4	355.2	**903.6**
May	481.1	107.4	588.5	342.5	**931.0**
June	531.7	114.7	646.4	318.0	**964.4**
July	580.9	121.0	701.9	296.2	**998.1**
August	613.8	124.8	738.6	286.1	**1 024.7**
September	625.9	125.7	751.6	294.2	**1 045.8**
October	615.5	124.4	739.9	317.3	**1 057.2**
November	592.1	120.7	712.8	344.0	**1 056.8**
December	571.7	117.0	688.7	370.4	**1 059.1**
2002					
January	567.8	113.7	681.5	388.5	**1 070.1**
February	583.3	111.7	695.0	395.6	**1 090.7**
March	607.5	110.9	718.4	398.5	**1 116.9**
April	633.2	110.4	743.5	403.1	**1 146.6**
May	658.6	110.3	768.8	405.7	**1 174.6**
June	679.5	108.5	788.0	405.7	**1 193.8**

(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					
April	–30.8	–37.5	–32.1	–30.8	**–31.6**
May	46.7	48.1	47.0	49.7	**48.2**
June	–13.2	0.9	–10.7	–58.3	**–31.8**
July	18.5	–6.2	13.5	33.7	**19.0**
August	91.1	24.6	80.0	4.2	**57.0**
September	–43.7	–4.0	–39.1	–21.9	**–35.6**
October	4.2	20.0	7.0	92.0	**27.9**
November	–10.2	–35.7	–15.5	–17.8	**–16.3**
December	1.0	–2.0	0.6	18.4	**7.0**
2002					
January	–2.7	0.0	–2.3	–43.5	**–18.7**
February	12.2	11.0	12.1	112.1	**39.9**
March	–12.7	–1.8	–11.0	–30.7	**–19.3**
April	28.1	–9.7	21.7	45.3	**30.2**
May	–5.6	39.0	0.0	–19.5	**–7.9**
June	–1.5	–27.9	–6.1	–29.9	**–14.5**
			SEASONALLY ADJUSTED (% change from preceding month)		
2001					
April	–7.3	–27.8	–11.3	n.a.	**–21.3**
May	28.1	42.0	30.3	n.a.	**36.3**
June	–6.5	8.7	–3.9	n.a.	**–20.1**
July	15.9	–5.0	11.8	n.a.	**23.7**
August	65.7	7.5	56.0	n.a.	**26.9**
September	–35.8	3.4	–31.3	n.a.	**–30.6**
October	–0.7	11.6	1.5	n.a.	**20.9**
November	–10.4	–35.4	–15.2	n.a.	**–13.7**
December	2.8	27.3	6.3	n.a.	**3.1**
2002					
January	5.2	4.5	5.1	n.a.	**–1.8**
February	–3.3	–7.8	–4.1	n.a.	**9.6**
March	–5.1	–8.9	–5.7	n.a.	**–9.2**
April	27.0	–8.4	21.3	n.a.	**20.1**
May	–2.9	40.9	2.4	n.a.	**–3.2**
June	2.7	–25.6	–2.1	n.a.	**–2.0**
			TREND ESTIMATES (% change from preceding month)		
2001					
April	3.0	3.5	3.1	2.3	**2.8**
May	7.6	6.0	7.3	–3.6	**3.0**
June	10.5	6.8	9.8	–7.2	**3.6**
July	9.3	5.5	8.6	–6.9	**3.5**
August	5.7	3.1	5.2	–3.4	**2.7**
September	2.0	0.7	1.8	2.8	**2.1**
October	–1.7	–1.0	–1.6	7.9	**1.1**
November	–3.8	–3.0	–3.7	8.4	**0.0**
December	–3.4	–3.1	–3.4	7.7	**0.2**
2002					
January	–0.7	–2.8	–1.0	4.9	**1.0**
February	2.7	–1.8	2.0	1.8	**1.9**
March	4.1	–0.7	3.4	0.7	**2.4**
April	4.2	–0.5	3.5	1.2	**2.7**
May	4.0	–0.1	3.4	0.6	**2.4**
June	3.2	–1.6	2.5	0.0	**1.6**

(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)			
1999-2000	35 968	11 765	416	914	262	**49 325**
2000-2001	24 233	9 583	328	919	53	**35 116**
2001-2002	36 581	10 857	172	961	71	**48 642**
2001						
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	791	14	236	2	**4 348**
November	3 104	606	11	3	1	**3 725**
December	2 780	881	31	110	5	**3 807**
2002						
January	2 343	971	11	117	5	**3 447**
February	3 054	674	4	39	1	**3 772**
March	2 945	501	16	2	19	**3 483**
April	3 225	1 007	6	24	5	**4 267**
May	3 437	787	31	129	12	**4 396**
June	2 917	1 005	17	8	3	**3 950**
			PUBLIC SECTOR (Number)			
1999-2000	507	280	14	5	3	**809**
2000-2001	275	170	0	0	2	**447**
2001-2002	458	440	0	0	1	**899**
2001						
June	28	37	0	0	0	**65**
July	105	65	0	0	0	**170**
August	48	0	0	0	0	**48**
September	70	0	0	0	0	**70**
October	27	43	0	0	0	**70**
November	41	42	0	0	0	**83**
December	29	68	0	0	0	**97**
2002						
January	32	22	0	0	0	**54**
February	27	21	0	0	0	**48**
March	13	33	0	0	1	**47**
April	35	60	0	0	0	**95**
May	11	61	0	0	0	**72**
June	20	25	0	0	0	**45**
			TOTAL (Number)			
1999-2000	36 475	12 045	430	919	265	**50 134**
2000-2001	24 508	9 753	328	919	55	**35 563**
2001-2002	37 039	11 297	172	961	72	**49 541**
2001						
June	2 643	581	14	89	2	**3 329**
July	2 934	807	8	1	2	**3 752**
August	3 701	1 948	9	32	4	**5 694**
September	3 059	944	14	260	12	**4 289**
October	3 332	834	14	236	2	**4 418**
November	3 145	648	11	3	1	**3 808**
December	2 809	949	31	110	5	**3 904**
2002						
January	2 375	993	11	117	5	**3 501**
February	3 081	695	4	39	1	**3 820**
March	2 958	534	16	2	20	**3 530**
April	3 260	1 067	6	24	5	**4 362**
May	3 448	848	31	129	12	**4 468**
June	2 937	1 030	17	8	3	**3 995**

(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)				
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**
2001-2002	5 652.3	1 837.4	21.1	1 188.5	103.3	8 802.7	3 363.7	**12 166.4**
2001								
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	119.6	2.1	126.5	29.5	770.7	373.4	**1 144.1**
November	469.6	75.6	1.0	93.4	0.3	639.9	310.0	**950.0**
December	417.0	135.0	4.8	74.6	12.6	644.1	398.4	**1 042.5**
2002								
January	361.5	179.3	1.3	75.7	16.0	633.9	202.9	**836.8**
February	474.1	132.7	0.5	99.9	3.9	711.1	404.3	**1 115.4**
March	458.5	70.8	1.2	94.5	0.5	625.4	288.3	**913.7**
April	508.1	165.8	1.2	90.2	2.2	767.6	197.0	**964.6**
May	538.0	96.5	2.5	117.6	8.8	763.3	262.8	**1 026.1**
June	476.0	155.8	2.7	89.1	0.6	724.1	247.5	**971.6**
				PUBLIC SECTOR ($ million)				
1999-2000	45.5	19.6	0.5	42.4	0.9	108.9	593.4	**702.4**
2000-2001	33.6	12.4	0.0	99.7	0.0	145.7	1 022.0	**1 167.7**
2001-2002	60.8	49.7	0.0	80.6	0.0	191.1	1 125.7	**1 316.8**
2001								
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	0.0	0.0	2.9	0.0	9.6	56.7	**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	45.8	**58.0**
February	4.2	2.0	0.0	6.7	0.0	12.9	123.2	**136.1**
March	2.0	4.1	0.0	12.7	0.0	18.8	77.2	**96.0**
April	4.2	7.6	0.0	4.6	0.0	16.4	334.0	**350.4**
May	1.7	10.9	0.0	7.8	0.0	20.4	164.7	**185.0**
June	3.0	2.7	0.0	6.2	0.0	11.9	52.1	**64.0**
				TOTAL ($ million)				
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	1 546.4	27.7	1 024.8	138.5	6 305.7	4 062.9	**10 368.6**
2001-2002	5 713.1	1 887.1	21.1	1 269.1	103.3	8 993.8	4 489.4	**13 483.1**
2001								
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	485.1	1.4	133.1	3.1	1 192.1	301.4	**1 493.5**
September	464.1	129.9	1.6	105.2	25.3	726.1	235.4	**961.4**
October	496.1	122.6	2.1	126.9	29.5	777.2	452.0	**1 229.2**
November	474.8	80.5	1.0	100.6	0.3	657.1	371.6	**1 028.8**
December	420.7	140.4	4.8	82.5	12.6	661.1	439.9	**1 100.9**
2002								
January	365.4	180.8	1.3	82.6	16.0	646.1	248.7	**894.8**
February	478.3	134.7	0.5	106.5	3.9	724.0	527.5	**1 251.5**
March	460.4	74.9	1.2	107.2	0.5	644.2	365.5	**1 009.7**
April	512.3	173.4	1.2	94.8	2.2	784.0	531.0	**1 315.0**
May	539.7	107.4	2.5	125.3	8.8	783.7	427.4	**1 211.1**
June	478.9	158.5	2.7	95.3	0.6	736.0	299.7	**1 035.7**

(a) See Glossary for definition.

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

Period	New houses	NEW OTHER RESIDENTIAL BUILDING: Semi-detached, row or terrace houses, townhouses, etc. of: One storey	Semi-detached, row or terrace houses, townhouses, etc. of: Two or more storeys	Semi-detached, row or terrace houses, townhouses, etc. of: Total	Flats units or apartments in a building of: One or two storeys	Flats units or apartments in a building of: Three storeys	Flats units or apartments in a building of: Four or more storeys	Flats units or apartments in a building of: Total	Total	***Total new residential building***
					NUMBER OF DWELLING UNITS					
1999-2000	36 475	2 669	3 323	5 992	760	453	4 840	6 053	12 045	**48 520**
2000-2001	24 508	2 215	2 114	4 329	337	648	4 439	5 424	9 753	**34 261**
2001-2002	37 039	2 595	3 288	5 883	523	604	4 287	5 414	11 297	**48 336**
2001										
April	1 831	135	158	293	18	4	283	305	598	**2 429**
May	2 672	332	204	536	23	25	401	449	985	**3 657**
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	55	1 152	1 246	1 948	**5 649**
September	3 059	162	292	454	9	62	419	490	944	**4 003**
October	3 332	178	346	524	27	57	226	310	834	**4 166**
November	3 145	256	264	520	61	47	20	128	648	**3 793**
December	2 809	143	386	529	48	0	372	420	949	**3 758**
2002										
January	2 375	166	261	427	38	19	509	566	993	**3 368**
February	3 081	133	195	328	16	24	327	367	695	**3 776**
March	2 958	129	205	334	57	53	90	200	534	**3 492**
April	3 260	194	201	395	22	55	595	672	1 067	**4 327**
May	3 448	295	253	548	80	104	116	300	848	**4 296**
June	2 937	176	288	464	84	30	452	566	1 030	**3 967**
					VALUE ($ million)					
1999-2000	4 825.1	230.4	369.1	599.3	78.0	65.0	850.3	993.4	1 592.8	**6 418.1**
2000-2001	3 568.3	194.7	281.4	476.3	40.2	109.2	920.7	1 070.2	1 546.4	**5 114.8**
2001-2002	5 713.2	256.7	444.7	701.3	63.0	116.8	1 005.9	1 185.7	1 887.0	**7 600.2**
2001										
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	3.1	77.4	85.5	143.7	**536.5**
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	12.4	385.2	403.0	485.1	**1 054.5**
September	464.1	15.6	38.5	54.1	1.0	11.1	63.7	75.8	129.9	**594.0**
October	496.1	17.8	45.2	63.0	2.2	7.7	49.7	59.6	122.6	**618.7**
November	474.8	23.8	35.0	58.8	10.8	7.9	3.0	21.7	80.5	**555.3**
December	420.7	13.2	50.3	63.4	3.7	0.0	73.3	77.0	140.4	**561.1**
2002										
January	365.4	15.6	36.2	51.8	6.5	4.1	118.4	129.0	180.8	**546.2**
February	478.3	12.3	31.7	44.0	1.6	2.2	86.9	90.7	134.7	**613.1**
March	460.4	13.7	24.7	38.4	8.9	13.8	13.7	36.4	74.9	**535.3**
April	512.3	21.4	26.7	48.1	3.2	8.0	114.2	125.4	173.4	**685.7**
May	539.7	27.0	37.7	64.7	5.2	22.7	14.9	42.8	107.4	**647.1**
June	478.9	16.8	39.5	56.3	10.1	11.0	81.1	102.2	158.5	**637.4**

(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	1 389.3	4 514.3	1 043.6	5 558.0	3 916.1	**9 474.0**
2000							
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	284.3	1 200.0	273.1	1 473.1	1 035.8	**2 508.9**
September	1 271.6	631.0	1 902.6	325.6	2 228.2	786.4	**3 014.6**
December	1 168.5	300.8	1 469.3	303.1	1 772.4	1 194.0	**2 966.4**
2002							
March	1 096.8	337.6	1 434.4	269.4	1 703.8	1 069.0	**2 772.8**
			ORIGINAL (% change from preceding quarter)				
2000							
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	–31.8	0.0	8.8	1.5	4.9	**2.9**
September	38.9	121.9	58.6	19.2	51.3	–24.1	**20.2**
December	–8.1	–52.3	–22.8	–6.9	–20.5	51.8	**–1.6**
2002							
March	–6.1	12.2	–2.4	–11.1	–3.9	–10.5	**–6.5**

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

(b) Refer to Explanatory Notes paragraph 16.

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												
April	4	0.3	73	7.0	14	1.7	41	3.9	35	3.5	24	2.3
May	8	1.0	74	7.0	21	2.2	76	7.8	44	3.8	25	2.0
June	5	0.4	73	6.4	21	2.0	52	5.2	27	2.3	43	3.9
						Value—$200,000–$499,999						
2002												
April	1	0.4	21	6.5	18	5.5	18	5.3	17	4.9	9	3.1
May	5	1.7	36	10.3	18	5.5	32	9.7	15	4.7	10	3.1
June	2	0.5	22	7.3	17	5.8	12	3.6	15	4.9	10	3.3
						Value—$500,000–$999,999						
2002												
April	0	0.0	7	5.0	5	3.4	7	4.2	5	3.1	5	3.9
May	1	0.6	8	5.2	4	2.8	7	4.7	12	8.4	11	7.6
June	0	0.0	8	4.6	9	5.9	13	8.6	8	6.0	7	5.9
						Value—$1,000,000–$4,999,999						
2002												
April	0	0.0	4	5.9	2	3.6	6	8.1	11	27.6	5	10.5
May	5	12.6	3	4.9	3	3.9	8	13.6	10	19.7	8	14.1
June	2	3.1	15	33.5	4	7.4	10	22.4	7	15.3	9	15.2
						Value—$5,000,000 and over						
2002												
April	0	0.0	2	31.0	0	0.0	0	0.0	3	36.9	1	8.0
May	1	6.1	2	11.9	0	0.0	4	35.3	3	32.0	2	76.7
June	0	0.0	1	12.0	1	5.0	2	16.7	2	21.0	2	11.4
						Value—Total						
1999-2000	174	169.3	1 551	560.3	849	367.8	1 192	539.3	971	518.4	550	410.6
2000-2001	130	96.8	1 471	774.4	611	236.5	1 241	666.8	780	457.0	748	832.5
2001-2002	143	117.6	1 424	540.3	547	247.3	1 159	1 230.1	822	723.7	753	550.9
2002												
April	5	0.7	107	55.3	39	14.2	72	21.4	71	76.0	44	27.8
May	20	21.9	123	39.3	46	14.4	127	71.1	84	68.6	56	103.5
June	9	4.0	119	63.8	52	26.0	89	56.5	59	49.5	71	39.6

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										
April	3	0.4	9	0.9	12	1.1	16	2.0	231	23.1
May	1	0.1	12	1.3	14	1.7	23	1.7	298	28.6
June	1	0.1	10	1.0	21	2.0	17	1.5	270	24.8
Value—$200,000–$499,999										
2002										
April	6	2.1	5	1.5	10	3.0	15	5.7	120	38.1
May	0	0.0	9	3.2	9	2.9	16	6.0	150	47.1
June	0	0.0	7	1.8	5	1.4	12	4.2	102	32.7
Value—$500,000–$999,999										
2002										
April	1	0.6	4	2.6	1	0.7	7	4.6	42	28.1
May	0	0.0	7	4.5	3	1.8	2	1.1	55	36.6
June	0	0.0	1	0.8	3	1.6	7	4.5	56	37.8
Value—$1,000,000–$4,999,999										
2002										
April	2	2.1	2	5.1	3	7.8	5	15.0	40	85.8
May	2	4.4	10	24.9	2	7.8	2	5.0	53	110.9
June	0	0.0	2	3.5	3	8.4	1	4.9	53	113.6
Value—$5,000,000 and over										
2002										
April	0	0.0	1	270.1	0	0.0	1	9.9	8	355.9
May	0	0.0	2	14.7	2	15.0	2	12.5	18	204.3
June	0	0.0	1	5.2	0	0.0	3	19.3	12	90.7
Value—Total										
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	5 918	4 062.7
2001-2002	56	29.4	295	585.7	310	173.6	431	290.3	5 940	4 489.4
2002										
April	12	5.3	21	280.3	26	12.7	44	37.2	441	531.0
May	3	4.5	40	48.5	30	29.2	45	26.3	574	427.4
June	1	0.1	21	12.4	32	13.4	40	34.4	493	299.7

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)						
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	607.1	433.9	220.2	22.2	292.0	131.4	247.1	**3 040.9**
2001-2002	104.0	533.2	246.7	1 152.6	676.5	164.0	28.9	201.3	109.2	147.3	**3 363.7**
2001											
June	4.0	38.4	17.5	36.9	33.5	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	22.4	50.6	27.1	126.6	106.0	11.2	0.8	6.6	5.9	16.2	**373.4**
November	11.5	26.9	14.9	127.5	94.7	7.3	1.4	19.8	2.6	3.5	**310.0**
December	12.7	54.9	12.0	191.7	75.2	17.7	4.6	11.4	10.1	8.1	**398.4**
2002											
January	13.3	16.8	14.2	59.6	49.2	8.4	4.1	22.4	4.0	10.8	**202.9**
February	5.0	40.1	13.4	229.8	30.4	15.3	2.6	46.0	6.5	15.2	**404.3**
March	3.2	36.6	16.5	161.0	37.1	8.3	0.2	3.2	5.2	17.0	**288.3**
April	0.6	55.3	14.2	20.0	74.8	7.1	5.3	2.9	6.6	10.2	**197.0**
May	13.1	38.8	14.3	67.1	49.5	8.2	4.5	27.2	22.8	17.3	**262.8**
June	4.0	63.6	25.8	47.0	47.3	25.3	0.1	8.9	9.5	16.2	**247.5**
					PUBLIC SECTOR ($ million)						
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	10.1	8.1	2.6	59.7	23.3	612.4	0.0	156.3	105.0	44.5	**1 022.0**
2001-2002	13.7	7.1	0.8	77.5	47.2	387.0	0.5	384.5	64.5	142.9	**1 125.7**
2001											
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	1.8	3.1	0.1	15.1	2.8	24.1	0.0	3.0	5.4	1.2	**56.7**
September	0.0	0.1	0.1	2.4	0.4	16.2	0.5	8.0	2.8	0.9	**31.4**
October	0.1	0.1	0.2	3.3	2.6	34.1	0.0	14.5	3.8	20.1	**78.6**
November	0.0	0.1	0.0	3.5	3.6	24.8	0.0	18.3	3.9	7.3	**61.6**
December	0.6	0.5	0.0	1.8	8.7	21.2	0.0	2.8	1.4	4.5	**41.4**
2002											
January	0.0	0.1	0.0	1.0	4.6	19.3	0.0	4.5	3.0	13.3	**45.8**
February	0.0	0.5	0.0	21.7	1.0	68.7	0.0	12.8	4.2	14.4	**123.2**
March	2.2	0.9	0.0	10.3	0.7	24.5	0.0	16.3	0.9	21.5	**77.2**
April	0.1	0.0	0.0	1.4	1.2	20.8	0.0	277.4	6.1	27.0	**334.0**
May	8.8	0.5	0.1	4.0	19.1	95.3	0.0	21.3	6.5	9.0	**164.7**
June	0.0	0.2	0.3	9.5	2.2	14.3	0.0	3.5	4.0	18.2	**52.1**
					TOTAL ($ million)						
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	96.9	774.4	236.6	666.8	457.2	832.6	22.2	448.2	236.4	291.7	**4 062.9**
2001-2002	117.7	540.3	247.4	1 230.1	723.7	551.1	29.4	585.8	173.7	290.2	**4 489.4**
2001											
June	4.5	41.4	17.6	41.9	33.9	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	5.3	51.9	17.0	62.1	51.7	46.9	1.8	38.9	11.1	14.7	**301.4**
September	5.8	61.2	12.6	51.3	33.2	29.5	1.8	17.9	15.2	6.8	**235.4**
October	22.4	50.7	27.3	130.0	108.6	45.2	0.8	21.0	9.7	36.4	**452.0**
November	11.5	26.9	14.9	131.0	98.3	32.1	1.4	38.1	6.5	10.8	**371.6**
December	13.3	55.4	12.0	193.5	83.9	38.9	4.6	14.2	11.5	12.6	**439.9**
2002											
January	13.3	16.9	14.2	60.6	53.9	27.7	4.1	26.9	6.9	24.1	**248.7**
February	5.0	40.6	13.4	251.6	31.4	84.0	2.6	58.8	10.6	29.5	**527.5**
March	5.4	37.5	16.5	171.3	37.8	32.7	0.2	19.5	6.1	38.4	**365.5**
April	0.7	55.3	14.2	21.4	76.0	27.8	5.3	280.3	12.7	37.2	**531.0**
May	21.9	39.3	14.4	71.1	68.6	103.5	4.5	48.5	29.2	26.3	**427.4**
June	4.0	63.8	26.0	56.5	49.5	39.6	0.1	12.4	13.4	34.4	**299.7**

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

	DWELLINGS (no.)			VALUE ($'000)					
Period	*New houses*	*New other residential building*	*Total dwellings(a)*	*Total dwellings(a)*	*New other residential building*	*Alterations and additions to residential building(b)*	*Total residential building*	*Non-residential building*	***Total building***
				PRIVATE SECTOR					
2000-2001	17 237	9 028	27 514	2 608 964	1 471 037	916 259	4 996 261	2 652 291	**7 648 551**
2001-2002	25 306	10 288	36 710	4 064 365	1 767 383	1 091 071	6 922 818	2 975 268	**9 898 086**
2001									
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	734	3 236	351 430	109 110	137 908	598 448	343 826	**942 273**
November	2 046	559	2 618	326 750	68 938	76 584	472 271	277 764	**750 036**
December	1 873	858	2 872	289 451	133 174	75 733	498 357	369 209	**867 566**
2002									
January	1 621	913	2 661	260 219	171 560	77 310	509 089	169 434	**678 523**
February	2 087	650	2 780	338 209	130 274	86 419	554 902	377 102	**932 003**
March	2 051	444	2 528	333 150	64 624	77 416	475 190	249 442	**724 631**
April	2 370	960	3 364	382 437	160 046	74 912	617 395	171 567	**788 962**
May	2 315	708	3 152	369 674	86 492	101 712	557 878	212 878	**770 756**
June	1 991	943	2 954	342 154	149 581	76 673	568 409	222 367	**790 775**
				PUBLIC SECTOR					
2000-2001	226	148	374	27 206	10 773	74 301	112 280	818 439	**930 718**
2001-2002	307	315	622	38 610	37 804	64 093	140 507	840 348	**980 856**
2001									
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	24 685	**33 105**
February	5	21	26	461	2 014	4 656	7 131	93 935	**101 066**
March	4	29	33	480	3 693	9 294	13 467	50 468	**63 935**
April	14	21	35	1 646	2 831	2 365	6 842	306 751	**313 594**
May	7	59	66	825	10 695	5 800	17 319	134 259	**151 578**
June	14	14	28	2 005	1 367	5 598	8 970	32 136	**41 105**
				TOTAL					
2000-2001	17 463	9 176	27 888	2 636 170	1 481 810	990 560	5 108 540	3 470 729	**8 579 270**
2001-2002	25 613	10 603	37 332	4 102 975	1 805 187	1 155 163	7 063 326	3 815 616	**10 878 942**
2001									
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	764	3 283	353 192	111 118	138 208	602 517	391 504	**994 022**
November	2 078	601	2 692	330 875	73 802	82 956	487 633	320 801	**808 434**
December	1 898	892	2 931	292 423	135 983	80 777	509 183	400 371	**909 554**
2002									
January	1 640	913	2 680	262 160	171 560	83 789	517 509	194 119	**711 628**
February	2 092	671	2 806	338 670	132 288	91 075	562 033	471 037	**1 033 069**
March	2 055	473	2 561	333 629	68 318	86 709	488 656	299 910	**788 566**
April	2 384	981	3 399	384 083	162 877	77 277	624 237	478 319	**1 102 555**
May	2 322	767	3 218	370 499	97 186	107 512	575 197	347 137	**922 334**
June	2 005	957	2 982	344 159	150 949	82 271	577 379	254 502	**831 881**

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

(b) Refer to the Explanatory Notes paragraph 16.

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	**9 645**	**2 945**	**12 825**	**1 530 914**	**439 399**	**333 370**	**2 303 683**	**1 258 068**	**3 561 751**
Melbourne (SD)	**6 711**	**2 705**	**9 599**	**1 098 740**	**411 011**	**267 060**	**1 776 812**	**1 079 957**	**2 856 769**
Inner Melbourne (SSD)	*59*	*1 111*	*1 294*	*24 427*	*210 395*	*50 750*	*285 572*	*222 713*	*508 285*
Melbourne (C)–Inner	0	1	41	0	350	3 429	3 779	77 391	81 171
Melbourne (C)–S'bank–D'lands	0	244	244	0	62 298	0	62 298	3 599	65 897
Melbourne (C)–Remainder	7	571	598	2 385	81 108	7 215	90 708	102 210	192 918
Port Phillip (C)–St Kilda	7	52	78	2 218	7 835	6 285	16 339	2 196	18 535
Port Phillip (C)–West	11	49	62	2 092	13 371	8 662	24 124	22 033	46 157
Stonnington (C)–Prahran	22	133	155	15 030	37 508	10 969	63 506	5 720	69 226
Yarra (C)–North	6	32	79	984	5 350	11 375	17 708	7 799	25 507
Yarra (C)–Richmond	6	29	37	1 718	2 575	2 816	7 109	1 765	8 874
Western Melbourne (SSD)	*592*	*256*	*860*	*93 176*	*37 712*	*27 103*	*157 991*	*114 108*	*272 099*
Brimbank (C)–Keilor	146	39	185	24 858	1 840	1 157	27 855	18 229	46 084
Brimbank (C)–Sunshine	214	22	238	32 428	1 945	1 827	36 201	39 134	75 334
Hobsons Bay (C)–Altona	53	15	68	7 867	1 339	2 140	11 346	25 766	37 111
Hobsons Bay (C)–Williamstown	55	11	66	8 610	1 415	4 515	14 540	4 990	19 530
Maribyrnong (C)	59	80	149	10 092	17 297	4 831	32 219	8 762	40 981
Moonee Valley (C)–Essendon	30	76	106	4 431	12 801	11 440	28 672	2 682	31 355
Moonee Valley (C)–West	35	13	48	4 891	1 075	1 192	7 158	14 545	21 704
Melton–Wyndham (SSD)	*1 408*	*64*	*1 472*	*216 031*	*5 430*	*3 100*	*224 561*	*36 276*	*260 837*
Melton (S)–East	604	4	608	94 031	480	275	94 787	3 920	98 707
Melton (S) Bal	112	6	118	18 095	390	776	19 262	1 938	21 199
Wyndham (C)–North	373	37	410	53 332	2 930	1 253	57 515	23 849	81 364
Wyndham (C)–South	296	15	311	47 283	1 500	219	49 002	798	49 800
Wyndham (C)–West	23	2	25	3 289	130	576	3 995	5 771	9 767
Moreland City (SSD)	*136*	*108*	*245*	*21 142*	*12 566*	*9 043*	*42 752*	*5 222*	*47 974*
Moreland (C)–Brunswick	17	28	46	2 306	3 745	3 572	9 623	1 240	10 863
Moreland (C)–Coburg	65	60	125	10 402	6 790	3 272	20 464	2 615	23 079
Moreland (C)–North	54	20	74	8 434	2 031	2 199	12 664	1 367	14 032
Northern Middle Melbourne (SSD)	*207*	*209*	*418*	*35 247*	*23 421*	*19 587*	*78 255*	*295 739*	*373 995*
Banyule (C)–Heidelberg	79	69	149	14 816	11 164	6 166	32 145	279 504	311 649
Banyule (C)–North	63	0	63	10 525	0	2 847	13 372	4 296	17 669
Darebin (C)–Northcote	17	99	116	2 506	8 037	6 252	16 796	2 980	19 776
Darebin (C)–Preston	48	41	90	7 400	4 220	4 322	15 942	8 959	24 901
Hume City (SSD)	*514*	*21*	*537*	*77 306*	*2 166*	*2 959*	*82 431*	*46 662*	*129 094*
Hume (C)–Broadmeadows	30	8	38	3 422	750	887	5 059	11 491	16 549
Hume (C)–Craigieburn	350	8	360	51 283	750	1 329	53 361	32 975	86 337
Hume (C)–Sunbury	134	5	139	22 602	666	744	24 011	2 196	26 207
Northern Outer Melbourne (SSD)	*360*	*10*	*371*	*58 768*	*1 190*	*5 739*	*65 697*	*12 255*	*77 952*
Nillumbik (S)–South	14	0	14	3 141	0	2 152	5 292	628	5 920
Nillumbik (S)–South-West	14	0	14	3 596	0	843	4 439	78	4 517
Nillumbik (S) Bal	10	0	11	2 116	0	479	2 595	650	3 245
Whittlesea (C)–North	159	8	167	23 146	890	505	24 541	1 330	25 870
Whittlesea (C)–South	163	2	165	26 770	300	1 760	28 830	9 569	38 399
Boroondara City (SSD)	*82*	*44*	*129*	*23 669*	*9 846*	*26 717*	*60 232*	*15 460*	*75 692*
Boroondara (C)–Camberwell N.	40	30	71	11 267	6 583	4 897	22 747	2 367	25 114
Boroondara (C)–Camberwell S.	19	0	21	4 454	0	10 001	14 454	4 614	19 068
Boroondara (C)–Hawthorn	9	14	23	2 252	3 262	6 107	11 621	6 052	17 673
Boroondara (C)–Kew	14		14	5 697		5 714	11 410	2 426	13 836

BUILDING APPROVED IN STATISTICAL AREAS—Jun Qtr 2002 *continued*

	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*
Eastern Middle Melbourne (SSD)	*407*	*169*	*593*	*72 919*	*23 212*	*29 355*	*125 485*	*89 947*	*215 433*
Manningham (C)–East	14	0	14	4 357	0	2 414	6 770	924	7 694
Manningham (C)–West	132	45	177	21 559	6 549	3 815	31 923	9 177	41 100
Monash (C)–South-West	62	50	125	8 461	5 739	3 191	17 391	6 746	24 137
Monash (C)–Waverley East	28	23	51	8 240	2 482	2 201	12 923	2 910	15 832
Monash (C)–Waverley West	69	43	113	12 383	7 178	3 893	23 454	21 921	45 375
Whitehorse (C)–Box Hill	42	2	44	8 059	375	5 605	14 039	40 484	54 523
Whitehorse (C)–Nunawading E.	25	4	29	3 670	548	3 064	7 282	4 176	11 458
Whitehorse (C)–Nunawading W.	35	2	40	6 191	340	5 173	11 704	3 610	15 314
Eastern Outer Melbourne (SSD)	*350*	*114*	*467*	*51 839*	*9 141*	*10 017*	*70 997*	*50 835*	*121 833*
Knox (C)–North	93	102	198	10 958	7 971	4 763	23 692	31 207	54 898
Knox (C)–South	169	5	174	28 428	450	894	29 772	3 060	32 832
Maroondah (C)–Croydon	58	7	65	7 961	720	2 331	11 012	5 609	16 621
Maroondah (C)–Ringwood	30	0	30	4 492	0	2 029	6 521	10 960	17 481
Yarra Ranges Shire Part A (SSD)	*181*	*18*	*200*	*28 065*	*1 855*	*6 277*	*36 197*	*11 639*	*47 836*
Yarra Ranges (S)–Central	13	0	13	1 565	0	245	1 810	329	2 139
Yarra Ranges (S)–North	24	2	26	3 106	183	763	4 052	1 700	5 752
Yarra Ranges (S)–South-West	144	16	161	23 394	1 672	5 269	30 335	9 610	39 944
Southern Melbourne (SSD)	*387*	*197*	*591*	*86 035*	*44 485*	*50 056*	*180 576*	*43 891*	*224 467*
Bayside (C)–Brighton	35	18	56	14 682	4 350	9 010	28 042	3 325	31 368
Bayside (C)–South	51	61	113	11 661	18 076	7 198	36 935	2 796	39 731
Glen Eira (C)–Caulfield	24	27	54	7 381	6 510	9 488	23 379	4 380	27 760
Glen Eira (C)–South	46	9	55	6 631	1 290	5 524	13 445	1 401	14 847
Kingston (C)–North	163	36	199	29 936	5 169	4 296	39 400	23 302	62 702
Kingston (C)–South	54	31	85	11 253	4 486	2 742	18 481	5 348	23 829
Stonnington (C)–Malvern	14	15	29	4 491	4 604	11 798	20 893	3 338	24 230
Greater Dandenong City (SSD)	*69*	*82*	*151*	*10 606*	*5 207*	*1 902*	*17 715*	*39 726*	*57 441*
Gr. Dandenong (C)–Dandenong	17	53	70	2 423	2 899	901	6 223	18 698	24 921
Gr. Dandenong (C) Bal	52	29	81	8 183	2 307	1 002	11 492	21 028	32 520
Southern Eastern Outer Melbourne (SSD)	*1 229*	*25*	*1 262*	*177 122*	*2 591*	*7 352*	*187 065*	*49 900*	*236 966*
Cardinia (S)–North	36	0	37	6 184	0	1 214	7 398	3 947	11 345
Cardinia (S)–Pakenham	211	2	213	30 829	150	564	31 543	1 008	32 551
Cardinia (S)–South	8	0	8	1 298	0	172	1 470	724	2 195
Casey (C)–Berwick	521	15	537	79 551	1 785	2 612	83 947	30 356	114 304
Casey (C)–Cranbourne	363	0	363	45 085	0	1 182	46 267	5 755	52 022
Casey (C)–Hallam	71	8	85	10 908	656	1 141	12 705	7 947	20 652
Casey (C)–South	19	0	19	3 266	0	469	3 735	162	3 897
Frankston City (SSD)	*270*	*34*	*304*	*35 753*	*3 515*	*3 788*	*43 056*	*11 025*	*54 081*
Frankston (C)–East	191	8	199	24 818	645	1 373	26 836	1 314	28 150
Frankston (C)–West	79	26	105	10 935	2 870	2 415	16 220	9 711	25 931
Mornington Peninsula Shire (SSD)	*460*	*243*	*705*	*86 634*	*18 281*	*13 313*	*118 228*	*34 558*	*152 786*
Mornington P'sula (S)–East	97	15	112	14 715	1 354	1 268	17 337	8 302	25 639
Mornington P'sula (S)–South	198	216	416	40 744	15 553	6 830	63 126	11 369	74 495
Mornington P'sula (S)–West	165	12	177	31 176	1 374	5 215	37 764	14 887	52 652

	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)	**707**	**97**	**810**	**113 268**	**12 652**	**15 216**	**141 136**	**37 171**	**178 307**
Greater Geelong City Part A (SSD)	338	*67*	*406*	*51 622*	*8 398*	*7 481*	*67 501*	*25 148*	*92 649*
Bellarine–Inner	91	2	93	12 432	190	611	13 234	464	13 698
Corio–Inner	65	6	71	9 904	543	1 430	11 877	12 390	24 267
Geelong	18	43	61	2 264	5 950	1 102	9 316	2 394	11 710
Geelong West	13	3	16	1 592	215	1 605	3 412	1 331	4 743
Newton	9	2	11	2 013	300	1 077	3 390	570	3 960
South Barwon–Inner	142	11	154	23 416	1 200	1 656	26 272	7 999	34 271
East Barwon (SSD)	*275*	*22*	*302*	*47 924*	*3 474*	*6 590*	*57 988*	*10 029*	*68 017*
Greater Geelong (C) –Pt B	135	9	145	22 119	1 433	2 678	26 230	1 239	27 469
Queenscliffe (B)	13	0	13	1 949	0	345	2 294	0	2 294
Surf Coast (S)–East	81	10	91	14 349	1 368	1 288	17 004	1 170	18 175
Surf Coast (S)–West	46	3	53	9 508	673	2 278	12 458	7 620	20 078
West Barwon (SSD)	*94*	*8*	*102*	*13 723*	*780*	*1 146*	*15 648*	*1 993*	*17 641*
Colac-Otway (S)–Colac	7	0	7	1 292	0	381	1 672	733	2 405
Colac-Otway (S)–North	7	0	7	778	0	105	883	429	1 312
Colac-Otway (S)–South	27	8	35	4 429	780	48	5 257	105	5 362
Golden Plains (S)–North-West	15	0	15	1 647	0	214	1 860	80	1 940
Golden Plains (S)–South-East	36	0	36	5 217	0	286	5 503	646	6 149
Greater Geelong (C)–Pt C	2	0	2	361	0	111	472	0	472
Western District (SD)	**131**	**4**	**135**	**20 749**	**495**	**4 218**	**25 462**	**9 074**	**34 537**
Warrnambool City (SSD)	66	*4*	*70*	*10 574*	*495*	*968*	*12 038*	*3 269*	*15 306*
Warrnambool (C)	66	4	70	10 574	495	968	12 038	3 269	15 306
Hopkins (SSD)	32	*0*	*32*	*4 657*	*0*	*1 891*	*6 548*	*2 095*	*8 643*
Corangamite (S)–North	2	0	2	317	0	796	1 113	859	1 972
Corangamite (S)–South	7	0	7	852	0	259	1 112	680	1 791
Moyne (S)–North-East	3	0	3	538	0	53	591	0	591
Moyne (S)–North-West	1	0	1	75	0	57	132	80	212
Moyne (S)–South	19	0	19	2 875	0	726	3 600	476	4 077
Lady Julia Percy Island	0	0	0	0	0	0	0	0	0
Glenelg (SSD)	*33*	*0*	*33*	*5 518*	*0*	*1 359*	*6 877*	*3 711*	*10 587*
Glenelg (S)–Heywood	5	0	5	638	0	93	731	95	826
Glenelg (S)–North	1	0	1	180	0	105	285	891	1 176
Glenelg (S)–Portland	11	0	11	1 990	0	636	2 626	2 408	5 034
S. Grampians (S)–Hamilton	12	0	12	2 061	0	278	2 339	99	2 438
S. Grampians (S)–Wannon	0	0	0	0	0	188	188	0	188
S. Grampians (S) Bal	4	0	4	650	0	59	709	218	927
Central Highlands (SD)	**300**	**30**	**368**	**43 441**	**3 109**	**8 092**	**54 643**	**20 485**	**75 128**
Ballarat City (SSD)	178	*23*	*239*	*27 711*	*2 267*	*6 294*	*36 272*	*8 650*	*44 923*
Ballarat (C)–Central	29	16	46	4 818	1 718	1 210	7 746	4 677	12 423
Ballarat (C)–Inner North	89	5	131	15 625	390	4 527	20 542	2 374	22 916
Ballarat (C)–North	0	0	0	0	0	45	45	0	45
Ballarat (C)–South	60	2	62	7 268	159	513	7 939	1 600	9 539
East Central Highlands (SSD)	*104*	*7*	*111*	*13 698*	*842*	*1 560*	*16 100*	*5 052*	*21 152*
Hepburn (S)–East	34	4	38	4 670	530	542	5 741	603	6 343
Hepburn (S)–West	7	0	7	967	0	230	1 197	288	1 485
Moorabool (S)–Bacchus Marsh	49	0	49	6 178	0	200	6 379	3 591	9 970
Moorabool (S)–Ballan	11	3	14	1 438	312	101	1 850	571	2 421
Moorabool (S)–West	3		3	446		487	933		933

	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)	18	*0*	*18*	*2 032*	*0*	*238*	*2 270*	*6 783*	*9 053*
Ararat (RC)	17	0	17	1 922	0	173	2 095	6 723	8 818
Pyrenees (S)–North	0	0	0	0	0	65	65	0	65
Pyrenees (S)–South	1	0	1	110	0	0	110	60	170
Wimmera (SD)	**50**	**2**	**52**	**7 566**	**120**	**1 105**	**8 790**	**11 709**	**20 500**
South Wimmera (SSD)	44	*2*	*46*	*6 586*	*120*	*867*	*7 572*	*8 928*	*16 501*
Horsham (RC)–Central	29	0	29	4 842	0	194	5 037	2 524	7 561
Horsham (RC) Bal	5	0	5	643	0	11	654	2 500	3 154
N. Grampians (S)–St Arnaud	2	0	2	220	0	74	294	290	584
N. Grampians (S)–Stawell	6	2	8	695	120	532	1 347	3 264	4 611
West Wimmera (S)	2	0	2	185	0	56	241	350	591
North Wimmera (SSD)	*6*	*0*	*6*	*980*	*0*	*238*	*1 218*	*2 781*	*3 999*
Hindmarsh (S)	3	0	3	562	0	94	656	2 720	3 376
Yarriambiack (S)–North	0	0	0	0	0	62	62	0	62
Yarriambiack (S)–South	3	0	3	418	0	82	500	61	561
Mallee (SD)	**136**	**8**	**145**	**19 632**	**1 130**	**2 951**	**23 712**	**12 346**	**36 058**
Mildura Rural City Part A (SSD)	95	*8*	*104*	*13 814*	*1 130*	*1 054*	*15 997*	*8 327*	*24 324*
Mildura (RC)–Pt A	95	8	104	13 814	1 130	1 054	15 997	8 327	24 324
West Mallee (SSD)	*2*	*0*	*2*	*331*	*0*	*121*	*452*	*380*	*832*
Buloke (S)–North	1	0	1	136	0	20	156	0	156
Buloke (S)–South	0	0	0	0	0	0	0	130	130
Mildura (RC)–Pt B	1	0	1	195	0	101	296	250	546
East Mallee (SSD)	*39*	*0*	*39*	*5 486*	*0*	*1 777*	*7 263*	*3 639*	*10 902*
Gannawarra (S)	12	0	12	1 689	0	405	2 094	2 493	4 588
Swan Hill (RC)–Central	15	0	15	1 988	0	646	2 634	972	3 606
Swan Hill (RC)–Robinvale	5	0	5	742	0	577	1 319	120	1 439
Swan Hill (RC) Bal	7	0	7	1 067	0	149	1 216	54	1 269
Loddon (SD)	**388**	**42**	**431**	**56 000**	**4 813**	**9 716**	**70 529**	**23 728**	**94 256**
Greater Bendigo City Part A (SSD)	187	*37*	*225*	*27 035*	*4 568*	*2 838*	*34 441*	*16 225*	*50 666*
Greater Bendigo (C)–Central	24	35	59	3 048	4 312	665	8 024	7 793	15 817
Greater Bendigo (C)–Eaglehawk	8	0	8	855	0	291	1 146	450	1 596
Greater Bendigo (C)–Inner East	51	2	54	8 160	257	785	9 202	5 710	14 912
Greater Bendigo (C)–Inner North	19	0	19	2 540	0	158	2 698	1 113	3 810
Greater Bendigo (C)–Inner West	55	0	55	7 482	0	683	8 165	883	9 048
Greater Bendigo (C)–S'saye	30	0	30	4 950	0	257	5 206	277	5 483
North Loddon (SSD)	*99*	*5*	*104*	*12 132*	*245*	*2 035*	*14 412*	*2 714*	*17 126*
C. Goldfields (S)–M'borough	2	0	2	358	0	273	631	50	681
C. Goldfields (S) Bal	2	0	2	201	0	158	359	100	459
Gr Bendigo (C)–Pt B	33	0	33	3 878	0	481	4 359	236	4 595
Loddon (S)–North	2	0	2	210	0	84	294	61	355
Loddon (S)–South	7	0	7	1 083	0	142	1 224	347	1 571
Mount Alexander (S)–C'maine	23	5	28	2 633	245	319	3 197	1 654	4 852
Mount Alexander (S) Bal	30	0	30	3 769	0	578	4 347	266	4 613
South Loddon (SSD)	*102*	*0*	*102*	*16 833*	*0*	*4 843*	*21 676*	*4 788*	*26 464*
Macedon Ranges (S)–Kyneton	21	0	21	3 180	0	724	3 904	2 638	6 542
Macedon Ranges (S)–Romsey	30	0	30	4 023	0	516	4 540	940	5 480
Macedon Ranges (S) Bal	51	0	51	9 629	0	3 603	13 232	1 210	14 442

	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)	**473**	**5**	**481**	**69 630**	**445**	**7 888**	**77 963**	**19 077**	**97 040**
Greater Shepparton City Part A (SSD)	*110*	*0*	*110*	*16 377*	*0*	*1 809*	*18 186*	*1 987*	*20 173*
Gr. Shepparton (C)–Pt A	110	0	110	16 377	0	1 809	18 186	1 987	20 173
North Goulburn (SSD)	*141*	*2*	*143*	*20 893*	*220*	*2 303*	*23 415*	*4 870*	*28 285*
Campaspe (S)–Echuca	43	2	45	6 086	220	474	6 780	630	7 410
Campaspe (S)–Kyabram	14	0	14	2 321	0	333	2 654	607	3 261
Campaspe (S)–Rochester	13	0	13	2 061	0	264	2 325	530	2 855
Campaspe (S)–South	5	0	5	479	0	105	584	250	834
Gr. Shepparton (C)–Pt B East	2	0	2	139	0	66	205	0	205
Gr. Shepparton (C)–Pt B West	9	0	9	1 293	0	561	1 854	367	2 221
Moira (S)–East	27	0	27	4 216	0	54	4 270	200	4 470
Moira (S)–West	28	0	28	4 297	0	446	4 743	2 286	7 029
South Goulburn (SSD)	*71*	*0*	*72*	*9 029*	*0*	*1 516*	*10 546*	*4 434*	*14 980*
Delatite (S)–Benalla	20	0	20	2 857	0	515	3 372	1 660	5 032
Delatite (S)–North	7	0	8	989	0	337	1 326	0	1 326
Delatite (S)–South	21	0	21	2 900	0	326	3 226	839	4 065
Strathbogie (S)	23	0	23	2 283	0	338	2 622	1 935	4 557
South West Goulburn (SSD)	*151*	*3*	*156*	*23 331*	*225*	*2 260*	*25 815*	*7 787*	*33 602*
Mitchell (S)–North	12	0	12	1 731	0	431	2 162	6 233	8 395
Mitchell (S)–South	99	0	101	16 032	0	1 157	17 189	150	17 339
Murrindindi (S)–East	15	0	15	1 332	0	165	1 497	0	1 497
Murrindindi (S)–West	25	3	28	4 236	225	506	4 967	1 404	6 371
Ovens-Murray (SD)	**180**	**11**	**192**	**27 252**	**1 140**	**4 678**	**33 069**	**9 059**	**42 128**
Wodonga (SSD)	124	*7*	*131*	*19 194*	*637*	*1 424*	*21 256*	*2 844*	*24 099*
Indigo (S)–Pt A	28	0	28	4 449	0	613	5 061	355	5 416
Towong (S)–Pt A	5	0	5	815	0	114	929	0	929
Wodonga (RC)	91	7	98	13 931	637	697	15 266	2 489	17 754
West Ovens-Murray (SSD)	*30*	*4*	*35*	*4 134*	*502*	*2 594*	*7 231*	*4 827*	*12 057*
Indigo (S)–Pt B	6	0	6	917	0	40	957	0	957
Wangaratta (RC)–Central	17	4	21	2 539	502	2 019	5 060	4 761	9 821
Wangaratta (RC)–North	4	0	4	381	0	176	557	0	557
Wangaratta (RC)–South	3	0	4	297	0	360	657	66	723
East Ovens-Murray (SSD)	*26*	*0*	*26*	*3 924*	*0*	*660*	*4 583*	*1 388*	*5 971*
Alpine (S)–East	17	0	17	2 622	0	435	3 056	475	3 531
Alpine (S)–West	6	0	6	923	0	120	1 043	914	1 957
Towong (S)–Pt B	3	0	3	379	0	105	484	0	484
East Gippsland (SD)	**163**	**16**	**180**	**20 845**	**1 112**	**3 128**	**25 085**	**18 679**	**43 763**
East Gippsland Shire (SSD)	103	*16*	*120*	*14 024*	*1 112*	*2 048*	*17 184*	*6 857*	*24 041*
E. Gippsland (S)–Bairnsdale	78	16	94	11 038	1 112	1 499	13 648	5 704	19 352
E. Gippsland (S)–Orbost	12	0	12	1 335	0	397	1 731	709	2 440
E. Gippsland (S)–South-West	11	0	11	1 409	0	88	1 496	270	1 766
E. Gippsland (S) Bal	2	0	3	243	0	65	308	174	482
Wellington Shire (SSD)	*60*	*0*	*60*	*6 821*	*0*	*1 080*	*7 901*	*11 821*	*19 723*
Wellington (S)–Alberton	12	0	12	1 192	0	156	1 349	3 385	4 734
Wellington (S)–Avon	4	0	4	400	0	38	438	436	874
Wellington (S)–Maffra	10	0	10	1 147	0	358	1 505	447	1 952
Wellington (S)–Rosedale	22	0	22	2 264	0	276	2 540	1 060	3 600
Wellington (S)–Sale	12	0	12	1 817	0	253	2 070	6 493	8 563

	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)	**406**	**25**	**432**	**53 791**	**3 373**	**9 318**	**66 481**	**16 783**	**83 264**
La Trobe Valley (SSD)	83	*4*	*87*	*11 948*	*480*	*3 028*	*15 456*	*5 891*	*21 346*
Baw Baw (S)–Pt A	4	0	4	676	0	188	863	0	863
Latrobe (C)–Moe	12	0	12	1 434	0	361	1 795	2 100	3 894
Latrobe (C)–Morwell	9	0	9	1 277	0	1 039	2 317	1 367	3 684
Latrobe (C)–Traralgon	56	4	60	8 129	480	1 354	9 964	2 424	12 388
Latrobe (C) Bal	2	0	2	431	0	86	517	0	517
West Gippsland (SSD)	*95*	*0*	*95*	*13 916*	*0*	*1 821*	*15 737*	*6 467*	*22 203*
Baw Baw (S)–Pt B East	12	0	12	1 193	0	120	1 313	185	1 498
Baw Baw (S)–Pt B West	83	0	83	12 723	0	1 701	14 423	6 282	20 706
Yarra Ranges (S)–Pt B	0	0	0	0	0	0	0	0	0
South Gippsland (SSD)	*228*	*21*	*250*	*27 927*	*2 893*	*4 469*	*35 289*	*4 425*	*39 714*
Bass Coast (S)–Phillip Is.	81	13	95	9 850	2 169	1 931	13 950	2 862	16 812
Bass Coast (S) Bal	78	8	86	9 301	724	1 271	11 296	725	12 021
South Gippsland (S)–Central	33	0	33	4 167	0	617	4 785	455	5 240
South Gippsland (S)–East	12	0	12	1 637	0	415	2 053	165	2 217
South Gippsland (S)–West	24	0	24	2 971	0	235	3 206	218	3 425
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	203	19	223	31 531	2 022	3 182	36 736	9 675	46 411
Geelong Vic	338	67	406	51 622	8 398	7 481	67 501	25 148	92 649
Warrnambool Vic	66	4	70	10 574	495	968	12 038	3 269	15 306
Ballarat Vic	178	23	239	27 711	2 267	6 294	36 272	8 650	44 923
Bendigo Vic	187	37	225	27 035	4 568	2 838	34 441	16 225	50 666
Shepparton Vic	110	0	110	16 377	0	1 809	18 186	1 987	20 173
La Trobe Valley Vic	83	4	87	11 948	480	3 028	15 456	5 891	21 346
Mildura Vic	95	8	104	13 814	1 130	1 054	15 997	8 327	24 324

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

(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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