

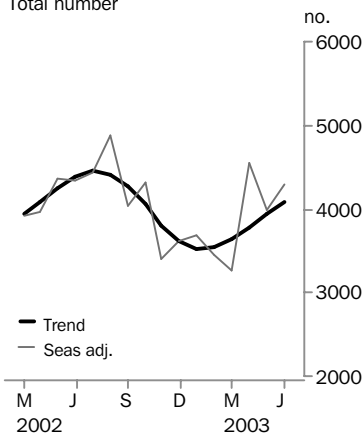
BUILDING APPROVALS

VICTORIA

EMBARGO: 11:30AM (CANBERRA TIME) WED 6 AUG 2003

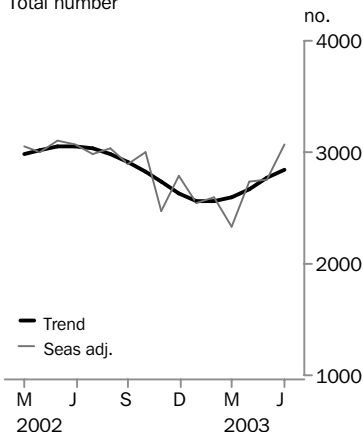
Dwelling units approved

Total number



Private sector houses approved

Total number



JUNE KEY FIGURES

	Apr 2003	May 2003	Jun 2003
Dwelling units approved			
Original	4 555	4 017	3 965
Seasonally adjusted	4 545	3 997	4 300
Trend	3 778	3 938	4 073

	% change Mar 2003 to Apr 2003	% change Apr 2003 to May 2003	% change May 2003 to Jun 2003
Dwelling units approved			
Original	34.3	-11.8	-1.3
Seasonally adjusted	39.5	-12.1	7.6
Trend	3.8	4.2	3.4

JUNE KEY POINTS

TREND ESTIMATES

- The trend estimate for the number of dwelling units approved has increased for the past five months following falls in the preceding six months. The estimate for June 2003 was 11.9% above the estimate for March 2003.
- The trend estimate for the number of private sector houses has increased for the past four months following eight months of decreases, with rises of 2.8% in April 2003, 3.5% in May 2003 and 2.8% in June 2003.

SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units approved rose 7.6% in June 2003 to 4,300. The estimate for June 2003 was 0.7% less than the estimate for June 2002.
- The seasonally adjusted estimate for private sector houses approved rose 11.5% in June 2003 to 3,077. The estimate for June 2003 was 0.1% higher than the estimate for June 2002, while the estimates for April 2003 and May 2003 were both more than 8% lower than the same months in 2002.

ORIGINAL ESTIMATES

- The total number of dwelling units approved in the June 2003 quarter was 12,537 which represented a rise of 24.3% from the March 2003 quarter.
- The total value of building work approved in the June 2003 quarter was \$3,880.8m, 5.8% higher than the March 2003 quarter. The value of residential building rose by 30.9% in this period, conversely non residential building decreased by 26.0%.

INQUIRIES

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

NOTES

FORTHCOMING ISSUES

ISSUE

September 2003

RELEASE DATE

7 November 2003



ABOUT THIS ISSUE

The September quarter 2003 issue of this publication will be the last issue. However, the October 2003 issue of Building Approvals Australia (8731.0) will be expanded to include some additional state and territory data.

Please note that all the data in this publication (8731.2) will continue to be available. The ABS will notify subscribers of the range of alternative products around the time of release of the last issue on 7 November 2003.



CHANGES IN THIS ISSUE

Seasonally adjusted and trend estimates to April 2003 have been revised as a result of the annual reanalysis of seasonal factors. In addition, a methodological change has been introduced with the May reference month. Concurrent seasonal adjustment has replaced forward factor methodology for the Building Approvals seasonally adjusted series. See paragraphs 17-22 of the Explanatory Notes.



DATA NOTES

There are no notes about the data in this issue.



REVISIONS THIS QUARTER

There have been revisions made to total dwelling units since the last issue of the publication, resulting in an additional 184 dwellings in 2002-03.



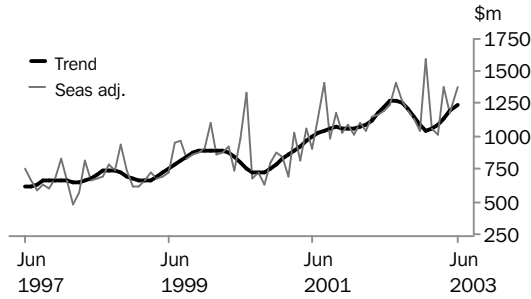
Vince Lazzaro
Regional Director, Victoria



VALUE OF BUILDING APPROVED

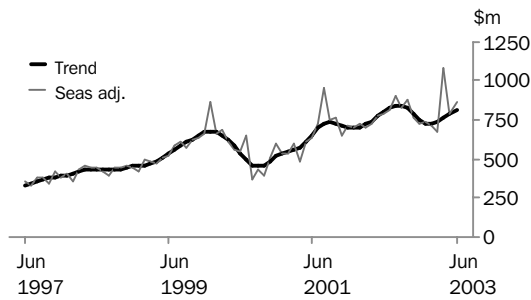
VALUE OF TOTAL BUILDING

The trend estimate for the value of total building has risen for the past five months following five months of decline.



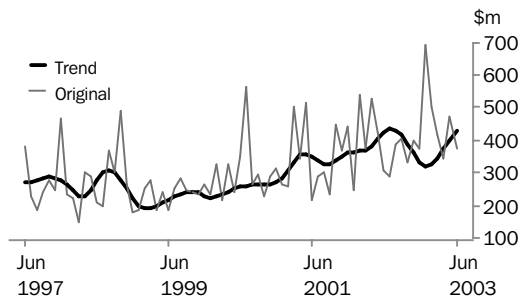
VALUE OF RESIDENTIAL BUILDING

The trend estimate for the value of residential building has risen for the past four months following six months of decline.



VALUE OF NON-RESIDENTIAL BUILDING

The trend estimate for the value of non residential building approved has risen for the past five months following six months of decline.



SUMMARY OF 2002–2003 BUILDING APPROVALS

DWELLING UNITS APPROVED

The number of dwelling units approved in 2001–2002 and 2002–2003 and the percentage movement between 2001–2002 and 2002–2003 for Victoria is summarised below.

	2001–2002	2002–2003	2001–2002 to 2002–2003
	<i>no.</i>	<i>no.</i>	<i>% change</i>
New residential building	48 325	46 939	–2.9
Alterations and additions to residential buildings	172	417	142.4
Conversions	970	368	–62.1
Non-residential building	72	246	241.7
Total dwelling units	49 539	47 970	–3.2

The total number of dwellings approved in 2002-03 decreased by 1,569 (3.2%) compared with 2001-02.

VALUE OF BUILDING APPROVED

The value of building approved in 2001–2002 and 2002–2003 and the percentage movement between 2001–2002 and 2002–2003 for Victoria is summarised below.

	2001–2002	2002–2003	2001–2002 to 2002–2003
	<i>\$m</i>	<i>\$m</i>	<i>% change</i>
New residential building	7 607.6	8 349.7	9.8
Alterations and additions creating dwellings	21.1	59.1	179.8
Alterations and additions not creating dwellings	1 267.6	1 369.3	8.0
Conversions	103.3	49.8	–51.8
Non-residential building	4 518.8	5 007.3	10.8
Total building	13 518.5	14 835.3	9.7

The value of total building approved increased by \$1,316.8 million (9.7%) to \$14,835.3 million in 2002-03 compared with the previous year. The value of new residential building increased by \$742.1 million (9.8%) and non-residential building rose by \$488.5 million (10.8%).

WHAT IF...? REVISIONS TO TREND ESTIMATES

EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

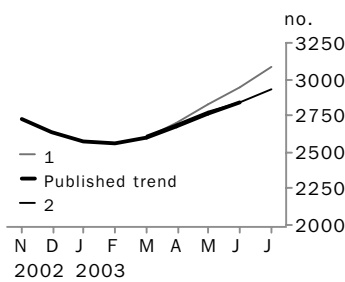
Recent seasonally adjusted and trend estimates are likely to be revised when original estimates for subsequent months become available. The approximate effect of possible scenarios on trend estimates are presented below.

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.

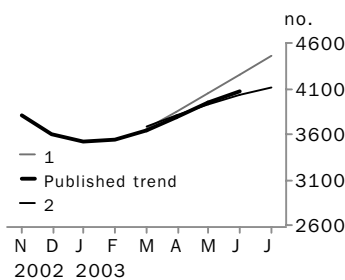
The graphs and tables which follow present the effect of two possible scenarios on the previous trend estimates: that the July seasonally adjusted estimate is higher than the June estimate by 7% for the number of private sector houses approved and 10% for total dwelling units approved; and that the July seasonally adjusted estimate is lower than the June estimate by 7% for the number of private sector houses approved and 10% 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 QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 7% on Jun 2003</i>		2 <i>falls by 7% on Jun 2003</i>	
	no.	% change	no.	% change	no.	% change
February 2003	2 559	-0.4	2 544	-0.2	2 556	0.0
March 2003	2 600	1.6	2 602	2.3	2 609	2.1
April 2003	2 673	2.8	2 705	4.0	2 689	3.1
May 2003	2 766	3.5	2 827	4.5	2 773	3.1
June 2003	2 844	2.8	2 948	4.3	2 847	2.7
July 2003	n.y.a.	n.y.a.	3 078	4.4	2 925	2.7

TOTAL DWELLING UNITS



	TREND AS PUBLISHED		WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:			
	no.	% change	1 <i>rises by 10% on Jun 2003</i>		2 <i>falls by 10% on Jun 2003</i>	
	no.	% change	no.	% change	no.	% change
February 2003	3 537	0.8	3 541	0.4	3 569	0.8
March 2003	3 639	2.9	3 662	3.4	3 676	3.0
April 2003	3 778	3.8	3 847	5.1	3 810	3.7
May 2003	3 938	4.2	4 054	5.4	3 932	3.2
June 2003	4 073	3.4	4 258	5.0	4 028	2.4
July 2003	n.y.a.	n.y.a.	4 451	4.5	4 104	1.9

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						
2002						
April	3 216	3 252	1 064	1 124	4 280	4 376
May	3 436	3 447	954	1 015	4 390	4 462
June	2 927	2 947	1 021	1 046	3 948	3 993
July	2 966	2 989	1 140	1 181	4 106	4 170
August	3 134	3 167	2 600	2 605	5 734	5 772
September	2 890	2 903	881	940	3 771	3 843
October	3 143	3 175	1 514	1 561	4 657	4 736
November	2 401	2 424	883	883	3 284	3 307
December	2 679	2 706	811	815	3 490	3 521
2003						
January	2 053	2 065	1 144	1 155	3 197	3 220
February	2 757	2 784	605	688	3 362	3 472
March	2 460	2 474	887	918	3 347	3 392
April	2 695	2 703	1 798	1 852	4 493	4 555
May	2 932	2 948	919	1 069	3 851	4 017
June	3 069	3 079	872	886	3 941	3 965
SEASONALLY ADJUSTED						
2002						
April	3 007	3 046	n.a.	n.a.	3 861	3 960
May	3 098	3 114	n.a.	n.a.	4 286	4 363
June	3 074	3 096	n.a.	n.a.	4 284	4 331
July	2 987	3 008	n.a.	n.a.	4 369	4 431
August	3 042	3 073	n.a.	n.a.	4 849	4 885
September	2 889	2 899	n.a.	n.a.	3 959	4 028
October	3 006	3 028	n.a.	n.a.	4 238	4 307
November	2 465	2 486	n.a.	n.a.	3 394	3 415
December	2 794	2 818	n.a.	n.a.	3 596	3 624
2003						
January	2 539	2 556	n.a.	n.a.	3 649	3 677
February	2 599	2 626	n.a.	n.a.	3 336	3 446
March	2 328	2 350	n.a.	n.a.	3 204	3 257
April	2 738	2 747	n.a.	n.a.	4 482	4 545
May	2 760	2 782	n.a.	n.a.	3 825	3 997
June	3 077	3 089	n.a.	n.a.	4 274	4 300
TREND ESTIMATES						
2002						
April	3 018	3 044	992	1 033	4 010	4 077
May	3 051	3 075	1 133	1 174	4 184	4 249
June	3 061	3 084	1 271	1 313	4 332	4 397
July	3 041	3 063	1 363	1 403	4 404	4 466
August	2 988	3 009	1 374	1 408	4 362	4 417
September	2 917	2 937	1 304	1 332	4 221	4 269
October	2 829	2 849	1 175	1 199	4 004	4 048
November	2 729	2 750	1 037	1 058	3 766	3 808
December	2 632	2 653	933	955	3 565	3 608
2003						
January	2 568	2 589	892	922	3 460	3 511
February	2 559	2 580	915	957	3 474	3 537
March	2 600	2 620	963	1 019	3 563	3 639
April	2 673	2 691	1 020	1 087	3 693	3 778
May	2 766	2 782	1 083	1 156	3 849	3 938
June	2 844	2 859	1 138	1 214	3 982	4 073

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)						
2002						
April	8.8	9.6	101.5	100.0	22.9	24.0
May	6.8	6.0	-10.3	-9.7	2.6	2.0
June	-14.8	-14.5	7.0	3.1	-10.1	-10.5
July	1.3	1.4	11.7	12.9	4.0	4.4
August	5.7	6.0	128.1	120.6	39.6	38.4
September	-7.8	-8.3	-66.1	-63.9	-34.2	-33.4
October	8.8	9.4	71.9	66.1	23.5	23.2
November	-23.6	-23.7	-41.7	-43.4	-29.5	-30.2
December	11.6	11.6	-8.2	-7.7	6.3	6.5
2003						
January	-23.4	-23.7	41.1	41.7	-8.4	-8.5
February	34.3	34.8	-47.1	-40.4	5.2	7.8
March	-10.8	-11.1	46.6	33.4	-0.4	-2.3
April	9.6	9.3	102.7	101.7	34.2	34.3
May	8.8	9.1	-48.9	-42.3	-14.3	-11.8
June	4.7	4.4	-5.1	-17.1	2.3	-1.3
SEASONALLY ADJUSTED (% change from preceding month)						
2002						
April	-1.7	-1.1	n.a.	n.a.	-0.1	1.0
May	3.0	2.2	n.a.	n.a.	11.0	10.2
June	-0.8	-0.6	n.a.	n.a.	0.0	-0.7
July	-2.8	-2.8	n.a.	n.a.	2.0	2.3
August	1.9	2.2	n.a.	n.a.	11.0	10.2
September	-5.0	-5.7	n.a.	n.a.	-18.4	-17.5
October	4.1	4.4	n.a.	n.a.	7.0	6.9
November	-18.0	-17.9	n.a.	n.a.	-19.9	-20.7
December	13.3	13.4	n.a.	n.a.	6.0	6.1
2003						
January	-9.1	-9.3	n.a.	n.a.	1.5	1.4
February	2.4	2.7	n.a.	n.a.	-8.6	-6.3
March	-10.4	-10.5	n.a.	n.a.	-4.0	-5.5
April	17.6	16.9	n.a.	n.a.	39.9	39.5
May	0.8	1.3	n.a.	n.a.	-14.7	-12.1
June	11.5	11.0	n.a.	n.a.	11.7	7.6
TREND ESTIMATES (% change from preceding month)						
2002						
April	1.0	0.9	13.6	13.0	3.9	3.7
May	1.1	1.0	14.2	13.6	4.3	4.2
June	0.3	0.3	12.2	11.8	3.5	3.5
July	-0.7	-0.7	7.2	6.9	1.7	1.6
August	-1.7	-1.8	0.8	0.4	-1.0	-1.1
September	-2.4	-2.4	-5.1	-5.4	-3.2	-3.4
October	-3.0	-3.0	-9.9	-10.0	-5.1	-5.2
November	-3.5	-3.5	-11.7	-11.8	-5.9	-5.9
December	-3.6	-3.5	-10.0	-9.7	-5.3	-5.3
2003						
January	-2.4	-2.4	-4.4	-3.5	-2.9	-2.7
February	-0.4	-0.3	2.6	3.8	0.4	0.8
March	1.6	1.6	5.2	6.5	2.6	2.9
April	2.8	2.7	5.9	6.7	3.6	3.8
May	3.5	3.4	6.2	6.3	4.2	4.2
June	2.8	2.8	5.1	5.0	3.5	3.4

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					
2002					
April	687.0	98.3	785.2	529.0	1 314.2
May	646.9	136.4	783.3	427.4	1 210.7
June	637.4	98.6	735.9	307.7	1 043.6
July	654.3	127.2	781.5	291.4	1 072.9
August	998.6	141.3	1 140.0	390.7	1 530.6
September	671.6	129.4	801.0	404.1	1 205.1
October	828.5	120.7	949.2	333.3	1 282.5
November	618.6	113.8	732.4	400.7	1 133.1
December	586.8	103.0	689.8	373.4	1 063.2
2003					
January	569.2	90.7	659.9	692.5	1 352.4
February	573.7	134.7	708.4	504.6	1 213.0
March	565.7	115.9	681.6	420.1	1 101.7
April	951.8	135.3	1 087.1	343.2	1 430.3
May	656.7	135.6	792.3	476.2	1 268.6
June	674.2	130.7	804.8	377.0	1 181.9
SEASONALLY ADJUSTED					
2002					
April	636.0	93.2	729.2	n.a.	1 158.5
May	650.5	127.7	778.2	n.a.	1 164.1
June	690.5	103.3	793.8	n.a.	1 192.4
July	692.2	128.8	821.0	n.a.	1 246.8
August	771.8	130.3	902.1	n.a.	1 411.1
September	702.3	122.5	824.8	n.a.	1 270.4
October	771.1	102.9	874.0	n.a.	1 199.9
November	652.6	116.0	768.5	n.a.	1 139.6
December	607.2	117.6	724.8	n.a.	1 046.4
2003					
January	627.0	113.6	740.5	n.a.	1 597.4
February	581.9	133.9	715.8	n.a.	1 053.7
March	565.3	116.6	682.0	n.a.	1 009.7
April	944.1	136.7	1 080.8	n.a.	1 383.5
May	666.1	130.2	796.3	n.a.	1 190.6
June	741.8	130.5	872.3	n.a.	1 380.7
TREND ESTIMATES					
2002					
April	632.7	111.6	744.3	384.0	1 128.3
May	659.4	114.1	773.5	407.2	1 180.7
June	688.3	117.0	805.3	427.1	1 232.4
July	713.7	119.8	833.5	437.0	1 270.5
August	727.8	120.4	848.2	432.9	1 281.1
September	726.1	119.1	845.2	416.2	1 261.4
October	706.4	117.0	823.4	389.8	1 213.2
November	673.9	115.5	789.4	360.7	1 150.1
December	636.8	116.3	753.1	333.9	1 087.0
2003					
January	609.9	118.9	728.8	321.9	1 050.7
February	602.5	123.0	725.4	328.8	1 054.2
March	612.7	126.5	739.2	347.8	1 087.0
April	633.9	129.1	762.9	372.7	1 135.6
May	660.5	130.9	791.5	400.8	1 192.2
June	687.6	132.4	820.1	432.1	1 252.2

(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)					
2002					
April	28.3	-9.7	21.9	41.5	29.1
May	-5.8	38.8	-0.2	-19.2	-7.9
June	-1.5	-27.7	-6.1	-28.0	-13.8
July	2.7	29.0	6.2	-5.3	2.8
August	52.6	11.1	45.9	34.1	42.7
September	-32.7	-8.4	-29.7	3.4	-21.3
October	23.4	-6.7	18.5	-17.5	6.4
November	-25.3	-5.7	-22.8	20.2	-11.6
December	-5.1	-9.5	-5.8	-6.8	-6.2
2003					
January	-3.0	-11.9	-4.3	85.5	27.2
February	0.8	48.5	7.3	-27.1	-10.3
March	-1.4	-14.0	-3.8	-16.7	-9.2
April	68.3	16.7	59.5	-18.3	29.8
May	-31.0	0.2	-27.1	38.8	-11.3
June	2.7	-3.6	1.6	-20.8	-6.8
SEASONALLY ADJUSTED (% change from preceding month)					
2002					
April	7.3	-18.8	3.0	n.a.	10.3
May	2.3	37.0	6.7	n.a.	0.5
June	6.1	-19.1	2.0	n.a.	2.4
July	0.2	24.7	3.4	n.a.	4.6
August	11.5	1.2	9.9	n.a.	13.2
September	-9.0	-6.0	-8.6	n.a.	-10.0
October	9.8	-16.0	6.0	n.a.	-5.5
November	-15.4	12.7	-12.1	n.a.	-5.0
December	-7.0	1.4	-5.7	n.a.	-8.2
2003					
January	3.3	-3.4	2.2	n.a.	52.7
February	-7.2	17.9	-3.3	n.a.	-34.0
March	-2.9	-12.9	-4.7	n.a.	-4.2
April	67.0	17.2	58.5	n.a.	37.0
May	-29.4	-4.8	-26.3	n.a.	-13.9
June	11.4	0.2	9.5	n.a.	16.0
TREND ESTIMATES (% change from preceding month)					
2002					
April	3.6	1.1	3.2	4.0	3.5
May	4.2	2.2	3.9	6.0	4.6
June	4.4	2.5	4.1	4.9	4.4
July	3.7	2.4	3.5	2.3	3.1
August	2.0	0.5	1.8	-0.9	0.8
September	-0.2	-1.1	-0.4	-3.9	-1.5
October	-2.7	-1.8	-2.6	-6.3	-3.8
November	-4.6	-1.3	-4.1	-7.5	-5.2
December	-5.5	0.7	-4.6	-7.4	-5.5
2003					
January	-4.2	2.2	-3.2	-3.6	-3.3
February	-1.2	3.4	-0.5	2.1	0.3
March	1.7	2.8	1.9	5.8	3.1
April	3.5	2.1	3.2	7.2	4.5
May	4.2	1.4	3.7	7.5	5.0
June	4.1	1.1	3.6	7.8	5.0

(a) Refer to Explanatory Notes paragraph 16.

DWELLING UNITS APPROVED, Private and Public Sector: Original

Period	New houses	New other residential building	Alterations and additions to residential buildings	Conversion	Non-residential building	Total dwelling units
PRIVATE SECTOR (Number)						
2000-01	24 233	9 583	328	934	53	35 131
2001-02	36 562	10 867	172	970	71	48 642
2002-03	33 134	13 080	405	368	246	47 233
2002						
June	2 916	1 004	17	8	3	3 948
July	2 962	1 058	40	31	15	4 106
August	3 131	2 521	37	34	11	5 734
September	2 885	810	39	16	21	3 771
October	3 138	1 478	21	15	5	4 657
November	2 397	820	49	16	2	3 284
December	2 670	735	20	6	59	3 490
2003						
January	2 051	1 121	11	7	7	3 197
February	2 755	527	5	63	12	3 362
March	2 455	826	14	49	3	3 347
April	2 694	1 652	66	41	40	4 493
May	2 929	753	83	26	60	3 851
June	3 067	779	20	64	11	3 941
PUBLIC SECTOR (Number)						
2000-01	275	170	0	0	2	447
2001-02	458	438	0	0	1	897
2002-03	238	487	12	0	0	737
2002						
June	20	25	0	0	0	45
July	23	41	0	0	0	64
August	33	5	0	0	0	38
September	13	59	0	0	0	72
October	32	47	0	0	0	79
November	23	0	0	0	0	23
December	27	4	0	0	0	31
2003						
January	12	11	0	0	0	23
February	27	83	0	0	0	110
March	14	31	0	0	0	45
April	8	54	0	0	0	62
May	16	138	12	0	0	166
June	10	14	0	0	0	24
TOTAL (Number)						
2000-01	24 508	9 753	328	934	55	35 578
2001-02	37 020	11 305	172	970	72	49 539
2002-03	33 372	13 567	417	368	246	47 970
2002						
June	2 936	1 029	17	8	3	3 993
July	2 985	1 099	40	31	15	4 170
August	3 164	2 526	37	34	11	5 772
September	2 898	869	39	16	21	3 843
October	3 170	1 525	21	15	5	4 736
November	2 420	820	49	16	2	3 307
December	2 697	739	20	6	59	3 521
2003						
January	2 063	1 132	11	7	7	3 220
February	2 782	610	5	63	12	3 472
March	2 469	857	14	49	3	3 392
April	2 702	1 706	66	41	40	4 555
May	2 945	891	95	26	60	4 017
June	3 077	793	20	64	11	3 965

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	Total residential building	Non-residential building	Total building
PRIVATE SECTOR (\$ million)								
2000-01	3 534.9	1 534.0	27.7	925.2	138.4	6 160.2	3 040.8	9 201.0
2001-02	5 657.0	1 840.2	21.1	1 186.9	103.3	8 808.5	3 371.5	12 180.0
2002-03	5 637.1	2 606.0	57.3	1 262.0	49.8	9 612.3	4 238.3	13 850.6
2002								
June	476.1	155.5	2.7	89.0	0.6	724.0	250.0	974.0
July	493.5	146.3	7.6	109.6	4.4	761.5	228.0	989.5
August	516.2	478.0	4.4	115.2	6.0	1 119.8	336.0	1 455.8
September	477.5	184.6	5.4	113.5	2.1	783.1	358.6	1 141.7
October	522.4	295.4	2.3	107.7	1.4	929.2	269.6	1 198.8
November	398.3	217.1	6.1	89.4	3.0	713.8	342.3	1 056.2
December	456.2	126.1	1.5	87.2	1.3	672.2	313.0	985.2
2003								
January	349.3	216.1	0.6	83.7	1.2	650.9	628.3	1 279.3
February	465.9	85.4	0.5	113.9	9.9	675.6	428.3	1 103.9
March	432.2	128.3	2.8	101.9	3.7	668.8	337.7	1 006.5
April	460.5	484.1	10.3	113.8	4.9	1 073.7	261.5	1 335.1
May	520.1	118.5	14.8	110.0	2.9	766.3	421.1	1 187.4
June	545.0	126.1	1.0	116.2	9.2	797.3	313.9	1 111.3
PUBLIC SECTOR (\$ million)								
2000-01	33.6	12.4	0.0	99.7	0.0	145.7	1 022.0	1 167.7
2001-02	60.9	49.5	0.0	80.8	0.0	191.2	1 147.4	1 338.6
2002-03	36.6	70.1	1.8	107.3	0.0	215.8	769.0	984.7
2002								
June	3.0	2.7	0.0	6.2	0.0	12.0	57.7	69.7
July	5.3	9.3	0.0	5.5	0.0	20.0	63.4	83.4
August	4.1	0.3	0.0	15.7	0.0	20.2	54.7	74.8
September	2.2	7.3	0.0	8.4	0.0	17.9	45.6	63.4
October	4.9	5.8	0.0	9.3	0.0	20.0	63.7	83.7
November	3.2	0.0	0.0	15.4	0.0	18.5	58.4	77.0
December	4.0	0.5	0.0	13.1	0.0	17.6	60.4	78.0
2003								
January	2.2	1.6	0.0	5.2	0.0	9.0	64.2	73.2
February	3.7	18.6	0.0	10.4	0.0	32.8	76.3	109.1
March	1.6	3.7	0.0	7.6	0.0	12.9	82.3	95.2
April	1.4	5.8	0.0	6.3	0.0	13.4	81.7	95.2
May	2.5	15.7	1.8	6.1	0.0	26.0	55.1	81.2
June	1.5	1.6	0.0	4.4	0.0	7.5	63.1	70.6
TOTAL (\$ million)								
2000-01	3 568.4	1 546.4	27.7	1 025.0	138.4	6 305.8	4 062.8	10 368.7
2001-02	5 717.9	1 889.7	21.1	1 267.6	103.3	8 999.7	4 518.8	13 518.5
2002-03	5 673.6	2 676.1	59.1	1 369.3	49.8	9 828.0	5 007.3	14 835.3
2002								
June	479.1	158.3	2.7	95.3	0.6	735.9	307.7	1 043.6
July	498.7	155.6	7.6	115.1	4.4	781.5	291.4	1 072.9
August	520.3	478.3	4.4	130.9	6.0	1 140.0	390.7	1 530.6
September	479.7	191.9	5.4	121.8	2.1	801.0	404.1	1 205.1
October	527.3	301.2	2.3	117.0	1.4	949.2	333.3	1 282.5
November	401.5	217.1	6.1	104.8	3.0	732.4	400.7	1 133.1
December	460.2	126.6	1.5	100.3	1.3	689.8	373.4	1 063.2
2003								
January	351.6	217.7	0.6	88.9	1.2	659.9	692.5	1 352.4
February	469.7	104.0	0.5	124.3	9.9	708.4	504.6	1 213.0
March	433.8	131.9	2.8	109.5	3.7	681.6	420.1	1 101.7
April	461.9	489.9	10.3	120.1	4.9	1 087.1	343.2	1 430.3
May	522.6	134.2	16.6	116.1	2.9	792.3	476.2	1 268.6
June	546.4	127.7	1.0	120.5	9.2	804.8	377.0	1 181.9

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

NEW OTHER RESIDENTIAL BUILDING.....

Period	New houses	Semi-detached, row or terrace houses, townhouses, etc. of.....		Flats units or apartments in a building of.....			Total	Total new residential building		
		One storey	Two or more storeys	Total	One or two storeys	Three storeys	Four or more storeys	Total		
NUMBER OF DWELLING UNITS										
2000-01	24 508	2 215	2 114	4 329	337	648	4 439	5 424	9 753	34 261
2001-02	37 020	2 591	3 285	5 876	546	596	4 287	5 429	11 305	48 325
2002-03	33 372	2 283	2 377	4 660	483	737	7 687	8 907	13 567	46 939
2002										
April	3 251	194	201	395	45	55	595	695	1 090	4 341
May	3 442	295	253	548	80	104	116	300	848	4 290
June	2 936	176	287	463	84	30	452	566	1 029	3 965
July	2 985	371	280	651	51	101	296	448	1 099	4 084
August	3 164	168	229	397	6	48	2 075	2 129	2 526	5 690
September	2 898	212	186	398	24	34	413	471	869	3 767
October	3 170	207	176	383	116	84	942	1 142	1 525	4 695
November	2 420	117	173	290	45	17	468	530	820	3 240
December	2 697	144	142	286	24	52	377	453	739	3 436
2003										
January	2 063	119	164	283	89	36	724	849	1 132	3 195
February	2 782	194	202	396	21	80	113	214	610	3 392
March	2 469	146	124	270	11	58	518	587	857	3 326
April	2 702	162	249	411	25	78	1 192	1 295	1 706	4 408
May	2 945	265	221	486	25	67	313	405	891	3 836
June	3 077	178	231	409	46	82	256	384	793	3 870
VALUE (\$ million)										
2000-01	3 568.3	194.7	281.4	476.3	40.2	109.2	920.7	1 070.2	1 546.4	5 114.8
2001-02	5 717.9	256.4	444.4	700.7	66.7	116.4	1 005.9	1 188.9	1 889.7	7 607.6
2002-03	5 673.7	245.7	377.6	623.5	63.4	128.6	1 860.9	2 052.5	2 676.1	8 349.7
2002										
April	511.5	21.4	26.7	48.1	5.2	8.0	114.2	127.3	175.4	687.0
May	539.4	27.0	37.7	64.7	5.2	22.7	14.9	42.8	107.4	646.9
June	479.1	16.8	39.3	56.1	10.1	11.0	81.1	102.2	158.3	637.4
July	498.7	36.3	41.3	77.6	7.8	13.3	56.9	78.0	155.6	654.3
August	520.3	18.1	34.0	52.1	0.9	10.5	414.8	426.2	478.3	998.6
September	479.7	24.3	28.6	52.9	4.4	6.0	128.7	139.0	191.9	671.6
October	527.3	26.0	28.2	54.2	4.7	19.0	223.3	247.0	301.2	828.5
November	401.5	12.9	27.8	40.7	7.6	3.3	165.5	176.4	217.1	618.6
December	460.2	13.8	24.5	38.3	4.2	6.5	77.6	88.3	126.6	586.8
2003										
January	351.6	14.4	23.3	37.7	10.1	8.8	161.0	179.9	217.7	569.2
February	469.7	20.1	32.0	52.1	3.8	18.2	30.0	51.9	104.0	573.7
March	433.8	15.6	19.8	35.5	1.4	6.2	88.9	96.4	131.9	565.7
April	461.9	17.8	41.6	59.4	3.5	14.5	412.4	430.5	489.9	951.8
May	522.6	28.5	36.8	65.3	6.5	11.4	51.1	68.9	134.2	656.7
June	546.4	17.9	39.7	57.7	8.5	10.9	50.7	70.0	127.7	674.2

(a) See Glossary for definition.

VALUE OF BUILDING APPROVED, Chain Volume Measures(a)

<i>Period</i>	<i>New houses</i>	<i>New other residential building</i>	<i>New residential building</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
ORIGINAL (\$ million)							
1999-2000	5 509.7	1 772.9	7 271.7	1 382.3	8 655.8	3 337.4	11 870.3
2000-01	3 568.4	1 546.3	5 114.7	1 191.0	6 305.8	4 062.7	10 368.6
2001-02	5 510.3	1 846.4	7 356.7	1 342.0	8 698.8	4 428.8	13 127.6
2001							
December	1 336.5	337.4	1 673.9	345.6	2 019.5	1 242.7	3 262.2
2002							
March	1 253.1	378.2	1 631.3	307.4	1 938.7	1 141.1	3 079.8
June	1 459.9	426.8	1 886.7	318.0	2 204.8	1 229.9	3 434.7
September	1 426.8	793.4	2 220.2	378.6	2 598.8	1 049.5	3 648.3
December	1 313.3	614.1	1 927.4	319.0	2 246.4	1 060.9	3 307.3
2003							
March	1 160.5	427.3	1 587.8	315.4	1 903.3	1 534.3	3 437.5
ORIGINAL (% change from preceding quarter)							
2001							
December	-8.5	-52.1	-22.7	-6.8	-20.4	52.5	-2.6
2002							
March	-6.2	12.1	-2.5	-11.1	-4.0	-8.2	-5.6
June	16.5	12.9	15.7	3.4	13.7	7.8	11.5
September	-2.3	85.9	17.7	19.1	17.9	-14.7	6.2
December	-8.0	-22.6	-13.2	-15.7	-13.6	1.1	-9.3
2003							
March	-11.6	-30.4	-17.6	-1.1	-15.3	44.6	3.9

(a) Reference year for chain volume measures is 2000-2001.
Refer to Explanatory Notes paragraph 25-26.

(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												
2003												
April	4	0.5	88	8.2	19	2.3	52	5.3	31	3.0	23	2.4
May	7	0.8	121	11.3	21	2.6	51	5.0	38	3.8	23	2.5
June	8	0.7	91	8.6	20	2.2	67	6.3	40	4.2	34	3.6
Value—\$200,000–\$499,999												
2003												
April	3	1.2	22	7.2	24	7.3	21	6.1	12	3.6	10	3.1
May	1	0.3	25	8.3	17	5.6	23	6.6	18	5.2	14	4.9
June	3	1.1	16	3.9	15	4.7	31	9.9	19	5.7	10	3.2
Value—\$500,000–\$999,999												
2003												
April	1	0.5	5	3.6	8	5.3	11	7.2	12	8.4	6	4.0
May	1	1.0	7	5.0	6	4.9	10	7.0	7	4.2	10	7.5
June	3	2.1	8	5.5	10	6.5	9	6.9	6	4.6	7	5.0
Value—\$1,000,000–\$4,999,999												
2003												
April	2	8.2	11	22.5	3	5.1	7	14.7	5	9.1	5	10.0
May	2	3.9	16	27.2	3	5.3	6	8.0	6	12.0	15	28.6
June	1	2.2	8	13.8	2	3.5	10	19.6	9	21.6	5	12.5
Value—\$5,000,000 and over												
2003												
April	1	30.0	1	14.0	0	0.0	1	20.0	2	12.8	1	15.5
May	0	0.0	2	25.3	0	0.0	4	161.0	2	13.7	4	41.6
June	0	0.0	2	32.1	0	0.0	3	87.5	2	17.0	4	32.8
Value—Total												
2000-01	130	96.8	1 470	774.3	611	236.5	1 241	666.8	780	457.0	748	832.5
2001-02	143	117.6	1 424	549.5	546	247.2	1 159	1 237.3	822	723.7	754	567.1
2002-03	126	122.7	1 736	834.5	586	238.7	1 244	1 336.1	844	614.0	801	623.8
2003												
April	11	40.4	127	55.5	54	19.9	92	53.2	62	36.8	45	35.0
May	11	6.0	171	77.1	47	18.4	94	187.5	71	39.0	66	85.1
June	15	6.1	125	63.9	47	17.0	120	130.1	76	53.1	60	57.0

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										
2003										
April	3	0.3	6	0.7	12	1.4	13	1.1	251	25.1
May	0	0.0	6	0.5	8	0.7	18	1.5	293	28.8
June	1	0.2	7	0.8	9	0.9	25	2.5	302	29.9
Value—\$200,000–\$499,999										
2003										
April	1	0.2	3	0.9	6	1.9	4	1.1	106	32.6
May	1	0.4	7	2.7	4	1.4	7	1.8	117	37.1
June	1	0.2	5	1.8	10	2.9	7	2.1	117	35.6
Value—\$500,000–\$999,999										
2003										
April	1	0.5	3	2.3	0	0.0	1	0.9	48	32.6
May	0	0.0	4	2.6	6	4.2	4	2.8	55	39.0
June	2	1.3	0	0.0	2	1.3	6	4.0	53	37.1
Value—\$1,000,000–\$4,999,999										
2003										
April	2	2.4	4	8.1	2	2.2	4	9.2	45	91.4
May	1	2.5	2	3.6	3	7.0	4	12.9	58	110.9
June	1	1.8	4	9.4	1	1.2	3	4.6	44	90.3
Value—\$5,000,000 and over										
2003										
April	0	0.0	2	51.3	0	0.0	2	17.9	10	161.5
May	0	0.0	0	0.0	0	0.0	3	18.9	15	260.4
June	0	0.0	1	8.5	1	6.3	0	0.0	13	184.1
Value—Total										
2000-01	66	22.2	256	448.2	285	236.3	330	291.7	5 917	4 062.6
2001-02	56	29.4	294	584.7	310	173.6	431	288.3	5 939	4 518.8
2002-03	46	25.5	266	346.9	297	595.7	386	269.2	6 332	5 007.2
2003										
April	7	3.4	18	63.3	20	5.5	24	30.1	460	343.2
May	2	2.9	19	9.4	21	13.2	36	37.8	538	476.2
June	5	3.5	17	20.6	23	12.6	41	13.1	529	377.0

VALUE OF NON-RESIDENTIAL BUILDING APPROVED: Original

Period	Hotels, motels and other short term accommodation	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total non- residential building
PRIVATE SECTOR (\$ million)											
2000-01	86.8	766.3	234.0	607.1	433.9	220.2	22.2	292.0	131.4	247.1	3 040.8
2001-02	104.0	542.4	246.5	1 159.9	676.5	158.4	28.9	200.3	109.2	145.3	3 371.5
2002-03	121.0	817.4	238.0	1 233.5	590.3	291.6	25.4	240.3	525.6	155.2	4 238.3
2002											
June	4.0	72.8	25.6	45.9	47.3	19.7	0.1	8.9	9.5	16.2	250.0
July	8.6	62.0	8.3	46.3	49.9	13.4	1.1	17.4	13.4	7.5	228.0
August	19.9	95.5	23.0	91.2	70.5	9.5	2.4	10.7	4.7	8.8	336.0
September	19.4	72.4	24.8	137.9	38.2	24.5	2.1	12.9	10.4	15.9	358.6
October	2.9	70.8	27.2	61.9	33.1	22.9	0.4	16.8	13.0	20.5	269.6
November	8.2	185.6	17.4	23.7	51.5	15.6	6.3	22.9	4.5	6.5	342.3
December	3.4	22.3	18.1	30.4	103.8	49.0	0.1	61.5	5.7	18.6	313.0
2003											
January	1.5	30.7	16.5	59.3	35.3	33.0	2.0	10.2	434.0	5.7	628.3
February	2.0	35.6	21.2	258.3	57.0	26.0	1.0	12.4	11.5	3.3	428.3
March	2.6	46.3	26.4	187.7	26.3	21.9	0.3	5.8	5.9	14.6	337.7
April	40.4	55.4	19.9	29.8	36.3	5.3	3.4	50.3	4.3	16.3	261.5
May	6.0	77.1	18.4	183.8	37.7	49.7	2.9	8.1	7.7	29.6	421.1
June	6.1	63.7	16.7	123.1	50.6	20.7	3.5	11.2	10.5	7.8	313.9
PUBLIC SECTOR (\$ million)											
2000-01	10.1	8.1	2.6	59.7	23.3	612.4	0.0	156.3	105.0	44.5	1 022.0
2001-02	13.7	7.1	0.8	77.5	47.2	408.8	0.5	384.5	64.5	142.9	1 147.4
2002-03	1.7	17.0	0.8	102.6	23.8	332.2	0.0	106.6	69.9	114.2	769.0
2002											
June	0.0	0.2	0.3	9.5	2.2	19.9	0.0	3.5	4.0	18.2	57.7
July	0.3	0.1	0.0	14.7	2.9	18.8	0.0	4.9	6.0	15.6	63.4
August	1.3	0.9	0.2	12.2	0.1	16.5	0.0	1.7	14.9	6.9	54.7
September	0.0	0.2	0.3	12.0	0.3	18.2	0.0	0.8	8.3	5.6	45.6
October	0.0	0.4	0.0	9.0	6.1	20.3	0.0	2.9	18.7	6.5	63.7
November	0.1	0.3	0.0	4.9	0.0	34.4	0.0	8.1	1.5	9.2	58.4
December	0.0	0.1	0.1	5.2	0.4	32.3	0.0	11.3	3.3	7.7	60.4
2003											
January	0.0	0.2	0.0	6.8	0.0	29.9	0.0	11.8	2.0	13.4	64.2
February	0.0	14.5	0.0	1.5	9.2	30.0	0.0	10.1	5.3	5.7	76.3
March	0.0	0.2	0.0	2.3	0.5	30.4	0.0	31.4	1.3	16.3	82.3
April	0.0	0.1	0.0	23.4	0.6	29.7	0.0	13.0	1.2	13.8	81.7
May	0.0	0.0	0.0	3.7	1.2	35.3	0.0	1.3	5.4	8.2	55.1
June	0.0	0.2	0.3	7.0	2.6	36.3	0.0	9.4	2.1	5.3	63.1
TOTAL (\$ million)											
2000-01	96.9	774.3	236.6	666.8	457.2	832.6	22.2	448.2	236.4	291.7	4 062.8
2001-02	117.7	549.5	247.3	1 237.4	723.7	567.2	29.4	584.8	173.7	288.2	4 518.8
2002-03	122.8	834.4	238.8	1 336.2	614.1	623.8	25.4	346.9	595.6	269.4	5 007.3
2002											
June	4.0	73.0	25.9	55.4	49.5	39.6	0.1	12.4	13.4	34.4	307.7
July	8.9	62.2	8.3	61.1	52.8	32.2	1.1	22.3	19.4	23.1	291.4
August	21.2	96.4	23.1	103.4	70.6	26.0	2.4	12.4	19.5	15.6	390.7
September	19.4	72.5	25.1	149.9	38.5	42.8	2.1	13.6	18.7	21.5	404.1
October	2.9	71.2	27.2	70.9	39.2	43.2	0.4	19.7	31.6	27.0	333.3
November	8.3	185.8	17.4	28.6	51.5	50.0	6.3	31.0	6.0	15.7	400.7
December	3.4	22.5	18.2	35.5	104.2	81.4	0.1	72.9	9.0	26.3	373.4
2003											
January	1.5	30.9	16.5	66.2	35.3	62.8	2.0	22.0	436.1	19.1	692.5
February	2.0	50.0	21.2	259.8	66.2	56.0	1.0	22.5	16.9	9.0	504.6
March	2.6	46.5	26.4	189.9	26.8	52.3	0.3	37.2	7.2	30.9	420.1
April	40.4	55.5	19.9	53.2	36.8	35.0	3.4	63.3	5.5	30.1	343.2
May	6.0	77.1	18.4	187.5	39.0	85.1	2.9	9.4	13.2	37.8	476.2
June	6.1	63.9	17.0	130.1	53.1	57.0	3.5	20.6	12.6	13.1	377.0

BUILDING APPROVED IN THE MELBOURNE STATISTICAL DIVISION: Original

DWELLINGS (no.).....

VALUE (\$'000).....

Period	DWELLINGS (no.)			VALUE (\$'000)					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential building	Alterations and additions to residential building(b)	Total residential building	Non-residential building	Total building
PRIVATE SECTOR									
2001-02	25 307	10 298	36 730	4 070 868	1 770 115	1 089 601	6 930 583	2 981 400	9 911 983
2002-03	22 434	12 362	35 692	3 929 422	2 514 603	1 128 060	7 572 085	3 728 426	11 300 511
2002									
June	1 991	942	2 953	342 386	149 350	76 560	568 296	223 185	791 481
July	2 075	993	3 142	356 879	138 292	104 727	599 898	181 890	781 788
August	2 180	2 484	4 739	369 229	472 974	106 063	948 266	283 869	1 232 135
September	1 953	762	2 780	328 925	174 546	100 342	603 813	315 919	919 732
October	2 144	1 348	3 525	367 971	289 261	91 073	748 305	230 052	978 357
November	1 571	794	2 430	270 955	214 139	81 303	566 397	285 957	852 354
December	1 852	717	2 589	327 734	122 717	69 546	519 997	264 182	784 179
2003									
January	1 357	1 079	2 459	241 286	209 004	68 956	519 246	600 205	1 119 451
February	1 848	463	2 384	313 999	76 602	103 797	494 397	392 360	886 757
March	1 631	790	2 486	301 073	122 797	87 747	511 617	306 801	818 418
April	1 778	1 600	3 522	312 747	475 130	106 612	894 488	206 763	1 101 251
May	1 950	608	2 726	353 367	99 463	105 601	558 432	378 261	936 692
June	2 095	724	2 910	385 256	119 679	102 294	607 230	282 167	889 397
PUBLIC SECTOR									
2001-02	309	326	635	39 017	38 644	64 174	141 835	861 884	1 003 719
2002-03	155	417	584	21 309	61 283	86 371	168 963	506 542	675 505
2002									
June	14	14	28	2 005	1 367	5 655	9 028	37 553	46 580
July	7	41	48	970	9 270	3 986	14 226	28 349	42 574
August	31	5	36	3 887	340	15 230	19 458	41 150	60 608
September	9	47	56	1 304	5 729	5 439	12 472	28 885	41 357
October	25	45	70	3 842	5 517	6 551	15 910	43 871	59 782
November	17	0	17	2 228	0	10 275	12 503	27 490	39 993
December	13	0	13	1 915	0	11 621	13 535	33 330	46 865
2003									
January	0	2	2	0	153	3 678	3 831	56 517	60 349
February	26	79	105	3 527	18 260	8 904	30 691	53 899	84 591
March	11	23	34	1 191	2 691	5 743	9 625	46 761	56 386
April	3	32	35	563	2 957	5 903	9 423	61 089	70 512
May	7	135	154	961	15 405	5 979	22 345	37 300	59 645
June	6	8	14	921	961	3 063	4 944	47 900	52 845
TOTAL									
2001-02	25 616	10 624	37 365	4 109 885	1 808 758	1 153 775	7 072 418	3 843 283	10 915 702
2002-03	22 589	12 779	36 276	3 950 731	2 575 886	1 214 431	7 741 048	4 234 967	11 976 016
2002									
June	2 005	956	2 981	344 391	150 717	82 215	577 323	260 738	838 061
July	2 082	1 034	3 190	357 849	147 562	108 713	614 124	210 239	824 362
August	2 211	2 489	4 775	373 116	473 314	121 293	967 724	325 019	1 292 743
September	1 962	809	2 836	330 229	180 275	105 781	616 285	344 804	961 089
October	2 169	1 393	3 595	371 813	294 778	97 625	764 215	273 923	1 038 139
November	1 588	794	2 447	273 183	214 139	91 578	578 900	313 447	892 347
December	1 865	717	2 602	329 649	122 717	81 166	533 532	297 512	831 044
2003									
January	1 357	1 081	2 461	241 286	209 157	72 634	523 077	656 723	1 179 799
February	1 874	542	2 489	317 526	94 862	112 700	525 088	446 259	971 347
March	1 642	813	2 520	302 264	125 489	93 489	521 242	353 563	874 805
April	1 781	1 632	3 557	313 310	478 086	112 516	903 911	267 851	1 171 762
May	1 957	743	2 880	354 329	114 868	111 580	580 777	415 561	996 338
June	2 101	732	2 924	386 177	120 640	105 357	612 174	330 067	942 241

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

(b) Refer to the Explanatory Notes paragraph 16.

BUILDING APPROVED IN STATISTICAL AREAS—Jun Qtr 2003

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	8 724	3 390	12 537	1 530 897	751 840	401 540	2 684 277	1 196 471	3 880 748
Melbourne (SD)	5 839	3 107	9 361	1 053 815	713 595	329 452	2 096 862	1 013 479	3 110 341
Inner Melbourne (SSD)	46	1 596	1 957	13 959	482 811	81 115	577 885	451 054	1 028 938
Melbourne (C)—Inner	0	120	236	0	28 500	9 959	38 459	305 182	343 641
Melbourne (C)—S'bank—D'lands	0	540	540	0	280 000	0	280 000	4 497	284 497
Melbourne (C)—Remainder	6	189	287	1 205	26 920	16 588	44 713	66 918	111 630
Port Phillip (C)—St Kilda	5	27	91	917	3 995	13 007	17 919	7 636	25 555
Port Phillip (C)—West	9	395	416	2 456	80 405	12 027	94 888	6 739	101 626
Stonnington (C)—Prahran	14	102	130	5 931	26 266	14 902	47 099	50 917	98 016
Yarra (C)—North	10	123	152	3 150	21 120	10 426	34 696	4 312	39 008
Yarra (C)—Richmond	2	100	105	300	15 605	4 207	20 112	4 852	24 964
Western Melbourne (SSD)	442	221	704	81 662	40 099	32 544	154 305	58 142	212 447
Brimbank (C)—Keilor	78	54	134	14 490	6 868	2 470	23 828	4 593	28 421
Brimbank (C)—Sunshine	171	14	185	29 682	1 407	1 763	32 852	18 710	51 561
Hobsons Bay (C)—Altona	49	8	57	7 706	1 469	1 515	10 690	10 459	21 150
Hobsons Bay (C)—Williamstown	30	13	44	6 192	1 821	4 089	12 103	4 660	16 763
Maribymong (C)	50	28	114	9 179	3 809	9 529	22 518	10 029	32 547
Moonee Valley (C)—Essendon	35	93	130	8 944	23 526	11 369	43 839	5 478	49 317
Moonee Valley (C)—West	29	11	40	5 468	1 200	1 808	8 476	4 213	12 689
Melton—Wyndham (SSD)	1 133	174	1 308	185 816	18 121	2 866	206 803	44 385	251 187
Melton (S)—East	294	107	401	48 726	12 290	363	61 380	1 406	62 786
Melton (S) Bal	117	2	119	19 508	185	619	20 312	5 892	26 203
Wyndham (C)—North	377	59	437	54 800	5 196	1 171	61 166	33 384	94 550
Wyndham (C)—South	288	2	290	53 562	140	198	53 900	703	54 603
Wyndham (C)—West	57	4	61	9 220	310	515	10 044	3 000	13 044
Moreland City (SSD)	106	63	182	16 228	6 662	10 400	33 290	5 637	38 927
Moreland (C)—Brunswick	9	9	31	1 466	1 274	5 589	8 329	1 224	9 553
Moreland (C)—Coburg	50	19	69	8 196	1 940	3 519	13 654	2 227	15 881
Moreland (C)—North	47	35	82	6 566	3 448	1 293	11 307	2 186	13 493
Northern Middle Melbourne (SSD)	189	163	365	37 231	19 562	18 382	75 175	15 947	91 122
Banyule (C)—Heidelberg	54	13	67	14 699	1 244	4 849	20 792	3 995	24 787
Banyule (C)—North	62	12	74	12 081	1 530	2 734	16 345	200	16 545
Darebin (C)—Northcote	10	41	62	1 157	6 470	6 649	14 276	4 807	19 083
Darebin (C)—Preston	63	97	162	9 294	10 318	4 151	23 762	6 945	30 707
Hume City (SSD)	437	10	447	74 995	1 136	2 595	78 726	38 882	117 609
Hume (C)—Broadmeadows	18	2	20	2 564	200	510	3 273	20 912	24 186
Hume (C)—Craigieburn	302	2	304	51 260	250	1 315	52 825	16 970	69 795
Hume (C)—Sunbury	117	6	123	21 171	686	770	22 628	1 000	23 628
Northern Outer Melbourne (SSD)	392	44	436	65 189	5 288	7 043	77 520	12 917	90 438
Nillumbik (S)—South	16	0	16	2 426	0	2 158	4 584	100	4 684
Nillumbik (S)—South-West	38	0	38	9 017	0	1 686	10 703	532	11 235
Nillumbik (S) Bal	13	0	13	1 990	0	528	2 518	0	2 518
Whittlesea (C)—North	237	34	271	36 595	4 612	550	41 757	1 840	43 597
Whittlesea (C)—South	88	10	98	15 162	676	2 121	17 958	10 445	28 403
Boroondara City (SSD)	92	120	212	36 324	18 697	30 993	86 014	22 961	108 975
Boroondara (C)—Camberwell N.	42	18	60	13 389	3 326	6 106	22 821	4 714	27 535
Boroondara (C)—Camberwell S.	23	13	36	7 111	2 830	10 773	20 713	4 231	24 944
Boroondara (C)—Hawthorn	9	67	76	9 209	9 482	9 161	27 852	12 057	39 909
Boroondara (C)—Kew	18	22	40	6 615	3 060	4 953	14 628	1 959	16 586

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)	295	317	616	60 860	47 326	31 850	140 035	140 021	280 056
Manningham (C)–East	20	0	20	6 534	0	2 262	8 796	1 140	9 935
Manningham (C)–West	58	76	136	13 834	13 968	7 072	34 874	16 282	51 157
Monash (C)–South-West	47	63	112	7 250	8 813	3 366	19 429	8 635	28 065
Monash (C)–Waverley East	28	7	35	6 015	900	2 297	9 211	10 302	19 514
Monash (C)–Waverley West	39	111	150	8 541	16 891	3 498	28 931	20 412	49 343
Whitehorse (C)–Box Hill	49	28	77	8 417	3 095	5 290	16 803	77 727	94 529
Whitehorse (C)–Nunawading E.	28	24	52	5 116	2 500	4 419	12 036	243	12 279
Whitehorse (C)–Nunawading W.	26	8	34	5 152	1 159	3 644	9 955	5 279	15 234
Eastern Outer Melbourne (SSD)	210	40	250	34 800	4 754	12 150	51 705	23 039	74 744
Knox (C)–North	63	23	86	7 833	2 313	3 857	14 003	6 313	20 316
Knox (C)–South	52	0	52	11 447	0	2 317	13 764	7 057	20 821
Maroondah (C)–Croydon	54	6	60	8 976	810	3 188	12 974	8 343	21 317
Maroondah (C)–Ringwood	41	11	52	6 544	1 631	2 788	10 963	1 327	12 290
Yarra Ranges Shire Part A (SSD)	146	25	172	25 708	3 660	9 586	38 954	8 090	47 043
Yarra Ranges (S)–Central	14	0	14	1 557	0	1 183	2 740	470	3 209
Yarra Ranges (S)–North	30	0	30	4 995	0	809	5 804	1 002	6 807
Yarra Ranges (S)–South-West	102	25	128	19 156	3 660	7 594	30 410	6 617	37 027
Southern Melbourne (SSD)	342	213	566	86 128	49 519	54 039	189 685	57 289	246 975
Bayside (C)–Brighton	33	34	67	16 517	9 791	9 858	36 166	7 231	43 397
Bayside (C)–South	43	41	88	13 643	8 063	8 162	29 867	3 100	32 967
Glen Eira (C)–Caulfield	29	48	81	9 211	8 305	10 587	28 103	3 122	31 225
Glen Eira (C)–South	40	17	57	7 868	2 824	4 545	15 236	10 536	25 772
Kingston (C)–North	130	19	149	25 216	3 273	5 758	34 247	15 251	49 498
Kingston (C)–South	43	29	72	6 645	4 976	2 268	13 889	2 838	16 727
Stonnington (C)–Malvern	24	25	52	7 028	12 288	12 860	32 177	15 212	47 388
Greater Dandenong City (SSD)	111	17	128	16 028	1 610	2 670	20 308	52 330	72 637
Gr. Dandenong (C)–Dandenong	28	5	33	3 978	370	869	5 217	15 051	20 268
Gr. Dandenong (C) Bal	83	12	95	12 050	1 240	1 800	15 091	37 279	52 370
Southern Eastern Outer Melbourne (SSD)	1 224	46	1 283	188 555	5 079	9 927	203 561	39 582	243 142
Cardinia (S)–North	22	0	22	4 807	0	1 038	5 846	3 055	8 901
Cardinia (S)–Pakenham	269	6	275	41 323	480	850	42 653	6 980	49 633
Cardinia (S)–South	9	0	9	1 259	0	283	1 542	51	1 593
Casey (C)–Berwick	474	15	502	77 552	2 015	3 597	83 164	17 377	100 541
Casey (C)–Cranbourne	381	17	398	50 820	1 404	1 493	53 717	7 118	60 836
Casey (C)–Hallam	45	6	51	9 016	830	1 680	11 526	3 555	15 081
Casey (C)–South	24	2	26	3 778	350	985	5 113	1 445	6 558
Frankston City (SSD)	293	21	314	43 684	2 800	4 759	51 244	25 044	76 288
Frankston (C)–East	228	2	230	33 629	200	1 321	35 150	15 405	50 555
Frankston (C)–West	65	19	84	10 055	2 600	3 438	16 093	9 639	25 733
Mornington Peninsula Shire (SSD)	381	37	421	86 649	6 471	18 533	111 653	18 160	129 814
Mornington P'sula (S)–East	85	2	87	14 861	292	3 420	18 572	4 523	23 096
Mornington P'sula (S)–South	160	22	183	43 446	4 236	9 523	57 206	9 224	66 429
Mornington P'sula (S)–West	136	13	151	28 342	1 942	5 591	35 875	4 413	40 289

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
Barwon (SD)	659	31	693	116 746	6 001	19 626	142 373	46 227	188 600
Greater Geelong City Part A (SSD)	332	14	349	55 344	1 540	9 708	66 593	32 978	99 571
Bellarine-Inner	68	0	68	9 902	0	1 769	11 671	5 538	17 209
Corio-Inner	69	12	82	11 409	1 290	1 509	14 209	2 545	16 754
Geelong	33	2	37	5 321	250	2 128	7 698	5 208	12 906
Geelong West	9	0	9	1 391	0	1 310	2 701	678	3 379
Newton	15	0	15	4 086	0	1 224	5 310	1 606	6 916
South Barwon-Inner	138	0	138	23 235	0	1 768	25 004	17 404	42 408
East Barwon (SSD)	246	15	261	49 150	3 661	8 238	61 049	10 806	71 855
Greater Geelong (C) -Pt B	148	6	154	27 250	1 057	2 442	30 749	1 114	31 864
Queenscliffe (B)	10	2	12	2 238	506	210	2 954	0	2 954
Surf Coast (S)-East	40	3	43	9 923	747	2 048	12 718	1 051	13 769
Surf Coast (S)-West	48	4	52	9 738	1 350	3 539	14 627	8 641	23 268
West Barwon (SSD)	81	2	83	12 252	800	1 679	14 731	2 443	17 174
Colac-Otway (S)-Colac	8	0	8	1 042	0	575	1 617	413	2 030
Colac-Otway (S)-North	4	0	4	550	0	55	605	350	955
Colac-Otway (S)-South	25	2	27	3 676	800	520	4 997	1 681	6 677
Golden Plains (S)-North-West	7	0	7	835	0	32	867	0	867
Golden Plains (S)-South-East	35	0	35	5 801	0	138	5 939	0	5 939
Greater Geelong (C)-Pt C	2	0	2	348	0	359	707	0	707
Western District (SD)	154	57	211	30 246	9 406	6 082	45 733	11 435	57 168
Warrnambool City (SSD)	54	52	106	10 047	8 828	1 542	20 417	4 733	25 151
Warrnambool (C)	54	52	106	10 047	8 828	1 542	20 417	4 733	25 151
Hopkins (SSD)	45	2	47	8 795	425	1 592	10 812	1 542	12 354
Corangamite (S)-North	11	0	11	1 716	0	122	1 838	240	2 078
Corangamite (S)-South	9	0	9	1 850	0	355	2 205	882	3 088
Moyne (S)-North-East	0	0	0	0	0	90	90	140	230
Moyne (S)-North-West	1	0	1	180	0	187	367	280	647
Moyne (S)-South	24	2	26	5 048	425	838	6 312	0	6 312
Lady Julia Percy Island	0	0	0	0	0	0	0	0	0
Glenelg (SSD)	55	3	58	11 405	152	2 948	14 504	5 160	19 664
Glenelg (S)-Heywood	10	0	10	1 556	0	604	2 161	142	2 303
Glenelg (S)-North	2	0	2	291	0	246	537	220	757
Glenelg (S)-Portland	22	3	25	4 391	152	819	5 362	2 437	7 799
S. Grampians (S)-Hamilton	15	0	15	3 607	0	787	4 394	610	5 004
S. Grampians (S)-Wannon	0	0	0	0	0	87	87	1 751	1 838
S. Grampians (S) Bal	6	0	6	1 559	0	404	1 963	0	1 963
Central Highlands (SD)	311	17	330	51 596	1 730	8 452	61 778	24 610	86 387
Ballarat City (SSD)	197	15	214	32 115	1 570	5 464	39 150	15 847	54 996
Ballarat (C)-Central	33	9	44	4 763	985	2 660	8 408	7 431	15 839
Ballarat (C)-Inner North	89	0	89	16 383	0	1 847	18 230	3 400	21 630
Ballarat (C)-North	1	0	1	130	0	378	508	0	508
Ballarat (C)-South	74	6	80	10 839	585	579	12 003	5 015	17 018
East Central Highlands (SSD)	92	2	94	16 137	160	2 393	18 689	1 188	19 877
Hepburn (S)-East	27	0	27	4 034	0	658	4 692	121	4 813
Hepburn (S)-West	10	0	10	2 019	0	296	2 314	0	2 314
Moorabool (S)-Bacchus Marsh	39	2	41	7 204	160	875	8 239	856	9 095
Moorabool (S)-Ballan	14	0	14	2 698	0	420	3 118	210	3 328
Moorabool (S)-West	2	0	2	182	0	144	326	0	326

	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)	22	0	22	3 344	0	595	3 939	7 575	11 514
Ararat (RC)	15	0	15	2 498	0	93	2 591	4 932	7 523
Pyrenees (S)–North	3	0	3	235	0	156	391	2 643	3 034
Pyrenees (S)–South	4	0	4	611	0	346	957	0	957
Wimmera (SD)	56	0	56	8 548	0	1 347	9 895	3 632	13 527
South Wimmera (SSD)	53	0	53	8 009	0	1 121	9 130	2 472	11 602
Horsham (RC)–Central	31	0	31	4 805	0	618	5 422	669	6 092
Horsham (RC) Bal	4	0	4	671	0	32	702	0	702
N. Grampians (S)–St Arnaud	4	0	4	412	0	15	427	429	856
N. Grampians (S)–Stawell	13	0	13	1 905	0	319	2 224	1 373	3 597
West Wimmera (S)	1	0	1	217	0	137	354	0	354
North Wimmera (SSD)	3	0	3	539	0	226	765	1 160	1 925
Hindmarsh (S)	0	0	0	0	0	123	123	1 160	1 283
Yarriambiack (S)–North	0	0	0	0	0	0	0	0	0
Yarriambiack (S)–South	3	0	3	539	0	103	641	0	641
Mallee (SD)	127	5	132	22 370	845	2 584	25 800	18 123	43 923
Mildura Rural City Part A (SSD)	96	3	99	16 729	620	1 408	18 757	16 949	35 706
Mildura (RC)–Pt A	96	3	99	16 729	620	1 408	18 757	16 949	35 706
West Mallee (SSD)	3	0	3	679	0	335	1 014	159	1 173
Buloke (S)–North	2	0	2	490	0	99	589	0	589
Buloke (S)–South	1	0	1	189	0	153	342	159	501
Mildura (RC)–Pt B	0	0	0	0	0	83	83	0	83
East Mallee (SSD)	28	2	30	4 962	225	841	6 029	1 015	7 044
Gannawarra (S)	10	0	10	2 282	0	151	2 433	156	2 589
Swan Hill (RC)–Central	11	2	13	1 715	225	551	2 490	259	2 749
Swan Hill (RC)–Robinvale	2	0	2	341	0	90	431	550	981
Swan Hill (RC) Bal	5	0	5	624	0	50	674	50	724
Loddon (SD)	354	33	387	55 997	3 731	7 342	67 070	21 214	88 284
Greater Bendigo City Part A (SSD)	192	15	207	30 537	1 692	2 768	34 996	14 226	49 222
Greater Bendigo (C)–Central	11	4	15	1 819	627	522	2 969	4 538	7 507
Greater Bendigo (C)–Eaglehawk	20	0	20	2 401	0	495	2 897	497	3 393
Greater Bendigo (C)–Inner East	41	11	52	6 951	1 065	714	8 730	4 428	13 158
Greater Bendigo (C)–Inner North	16	0	16	2 452	0	234	2 686	1 205	3 891
Greater Bendigo (C)–Inner West	55	0	55	8 519	0	491	9 009	3 420	12 429
Greater Bendigo (C)–S'saye	49	0	49	8 395	0	311	8 706	138	8 844
North Loddon (SSD)	80	8	88	10 487	539	1 734	12 760	5 974	18 734
C. Goldfields (S)–M'borough	6	4	10	686	200	192	1 078	230	1 308
C. Goldfields (S) Bal	2	0	2	156	0	27	183	80	263
Gr Bendigo (C)–Pt B	26	0	26	3 200	0	383	3 582	0	3 582
Loddon (S)–North	3	0	3	540	0	0	540	1 880	2 420
Loddon (S)–South	5	0	5	749	0	279	1 029	0	1 029
Mount Alexander (S)–C'maine	13	2	15	1 752	130	259	2 141	3 684	5 825
Mount Alexander (S) Bal	25	2	27	3 404	209	594	4 207	100	4 307
South Loddon (SSD)	82	10	92	14 973	1 500	2 841	19 314	1 014	20 328
Macedon Ranges (S)–Kyneton	13	0	13	1 811	0	598	2 409	0	2 409
Macedon Ranges (S)–Romsey	28	0	28	5 058	0	463	5 522	495	6 017
Macedon Ranges (S) Bal	41	10	51	8 104	1 500	1 780	11 384	519	11 903

	DWELLINGS (no.).....			VALUE (\$'000).....					
	<i>New houses</i>	<i>New other residential building</i>	<i>Total dwellings(a)</i>	<i>New houses</i>	<i>New other residential buildings</i>	<i>Alterations and additions to residential buildings(b)</i>	<i>Total residential building</i>	<i>Non-residential building</i>	<i>Total building</i>
STATISTICAL AREA									
Goulburn (SD)	432	13	446	71 304	1 362	8 683	81 349	17 601	98 950
Greater Shepparton City Part A (SSD)	91	0	91	16 066	0	2 206	18 271	3 910	22 181
Gr. Shepparton (C)—Pt A	91	0	91	16 066	0	2 206	18 271	3 910	22 181
North Goulburn (SSD)	122	2	125	20 547	233	2 519	23 298	8 882	32 180
Campaspe (S)—Echuca	39	0	40	6 603	0	595	7 199	5 050	12 249
Campaspe (S)—Kyabram	5	2	7	689	233	311	1 233	220	1 453
Campaspe (S)—Rochester	9	0	9	1 367	0	206	1 572	150	1 722
Campaspe (S)—South	0	0	0	0	0	190	190	0	190
Gr. Shepparton (C)—Pt B East	2	0	2	225	0	92	317	695	1 012
Gr. Shepparton (C)—Pt B West	8	0	8	1 378	0	317	1 695	50	1 745
Moira (S)—East	37	0	37	6 662	0	547	7 209	1 249	8 458
Moira (S)—West	22	0	22	3 623	0	260	3 884	1 467	5 351
South Goulburn (SSD)	69	2	71	9 939	160	1 988	12 088	1 734	13 822
Delatite (S)—Benalla	11	2	13	1 608	160	471	2 239	993	3 231
Delatite (S)—North	4	0	4	398	0	416	814	0	814
Delatite (S)—South	34	0	34	5 309	0	770	6 080	441	6 520
Strathbogie (S)	20	0	20	2 623	0	331	2 955	301	3 256
South West Goulburn (SSD)	150	9	159	24 753	969	1 970	27 692	3 076	30 767
Mitchell (S)—North	13	0	13	2 179	0	515	2 694	1 491	4 185
Mitchell (S)—South	102	9	111	17 090	969	781	18 840	200	19 040
Murrindindi (S)—East	12	0	12	1 418	0	437	1 855	105	1 960
Murrindindi (S)—West	23	0	23	4 065	0	237	4 303	1 280	5 583
Ovens-Murray (SD)	236	12	249	37 701	1 907	4 402	44 011	6 030	50 040
Wodonga (SSD)	151	4	156	23 965	400	1 910	26 275	2 806	29 081
Indigo (S)—Pt A	21	0	22	2 865	0	781	3 646	431	4 077
Towong (S)—Pt A	9	0	9	1 468	0	113	1 580	0	1 580
Wodonga (RC)	121	4	125	19 633	400	1 016	21 048	2 375	23 423
West Ovens-Murray (SSD)	56	4	60	8 836	527	1 305	10 668	2 064	12 732
Indigo (S)—Pt B	6	0	6	948	0	244	1 192	1 320	2 512
Wangaratta (RC)—Central	35	4	39	5 831	527	458	6 817	556	7 373
Wangaratta (RC)—North	6	0	6	722	0	138	860	0	860
Wangaratta (RC)—South	9	0	9	1 335	0	465	1 799	188	1 987
East Ovens-Murray (SSD)	29	4	33	4 900	980	1 188	7 068	1 160	8 228
Alpine (S)—East	19	4	23	3 226	980	728	4 934	610	5 544
Alpine (S)—West	6	0	6	1 153	0	327	1 480	260	1 740
Towong (S)—Pt B	4	0	4	521	0	133	654	290	944
East Gippsland (SD)	178	95	273	25 891	10 992	4 315	41 198	17 975	59 173
East Gippsland Shire (SSD)	113	95	208	16 977	10 992	2 087	30 056	8 966	39 021
E. Gippsland (S)—Bairnsdale	82	95	177	12 704	10 992	1 165	24 861	7 426	32 287
E. Gippsland (S)—Orbost	21	0	21	2 913	0	471	3 383	1 539	4 923
E. Gippsland (S)—South-West	5	0	5	816	0	406	1 222	0	1 222
E. Gippsland (S) Bal	5	0	5	544	0	45	589	0	589
Wellington Shire (SSD)	65	0	65	8 914	0	2 228	11 142	9 009	20 152
Wellington (S)—Alberton	7	0	7	911	0	374	1 285	279	1 564
Wellington (S)—Avon	5	0	5	1 002	0	231	1 233	670	1 903
Wellington (S)—Maffra	20	0	20	2 707	0	668	3 375	730	4 105
Wellington (S)—Rosedale	22	0	22	2 591	0	320	2 911	135	3 046
Wellington (S)—Sale	11	0	11	1 703	0	636	2 339	7 195	9 533

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)	378	20	399	56 682	2 272	9 255	68 209	16 145	84 354
La Trobe Valley (SSD)	96	0	96	14 477	0	2 891	17 368	4 677	22 045
Baw Baw (S)—Pt A	5	0	5	801	0	121	922	0	922
Latrobe (C)—Moe	16	0	16	2 373	0	479	2 852	2 117	4 969
Latrobe (C)—Morwell	13	0	13	1 753	0	812	2 565	1 985	4 550
Latrobe (C)—Traralgon	62	0	62	9 549	0	1 382	10 931	575	11 506
Latrobe (C) Bal	0	0	0	0	0	98	98	0	98
West Gippsland (SSD)	82	0	82	14 822	0	1 827	16 648	9 637	26 285
Baw Baw (S)—Pt B East	11	0	11	1 350	0	170	1 521	0	1 521
Baw Baw (S)—Pt B West	71	0	71	13 471	0	1 602	15 073	9 487	24 560
Yarra Ranges (S)—Pt B	0	0	0	0	0	54	54	150	204
South Gippsland (SSD)	200	20	221	27 384	2 272	4 537	34 193	1 832	36 024
Bass Coast (S)—Phillip Is.	55	10	65	7 698	1 403	1 292	10 393	405	10 798
Bass Coast (S) Bal	84	6	91	11 761	420	1 492	13 673	368	14 042
South Gippsland (S)—Central	34	2	36	4 646	230	726	5 602	88	5 691
South Gippsland (S)—East	11	0	11	1 076	0	526	1 602	748	2 350
South Gippsland (S)—West	16	2	18	2 201	219	502	2 922	222	3 144
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	276	9	286	43 831	1 101	5 793	50 725	15 362	66 087
Geelong Vic	332	14	349	55 344	1 540	9 708	66 593	32 978	99 571
Warrnambool Vic	54	52	106	10 047	8 828	1 542	20 417	4 733	25 151
Ballarat Vic	197	15	214	32 115	1 570	5 464	39 150	15 847	54 996
Bendigo Vic	192	15	207	30 537	1 692	2 768	34 996	14 226	49 222
Shepparton Vic	91	0	91	16 066	0	2 206	18 271	3 910	22 181
La Trobe Valley Vic	96	0	96	14 477	0	2 891	17 368	4 677	22 045
Mildura Vic	96	3	99	16 729	620	1 408	18 757	16 949	35 706

(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).

EXPLANATORY NOTES

SEASONAL ADJUSTMENT *continued*

20 From May 2003, the seasonally adjusted estimates are produced by the concurrent seasonal adjustment method which takes account of the latest available original estimates. The concurrent method improves the estimation of seasonal factors, and therefore, the seasonally adjusted and trend estimates for the current and previous months. As a result of this improvement, revisions to the seasonally adjusted and trend estimates will be observed for recent periods. The estimates that will improve the most will be for the current month, previous month and the same month one year ago. In most instances the only noticeable revisions will be to the previous month and the same month one year ago. The concurrent seasonal adjustment methodology replaces the forward factor methodology previously used to adjust Building Approval series, where seasonal factors were only revised following an annual reanalysis.

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

22 A more detailed review of concurrent seasonal factors will be conducted annually, generally prior to the release of data for May. The timing of this review may vary and when appropriate will be notified in the 'Data Notes' section of this publication.

TREND ESTIMATES

23 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.

24 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

25 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.

26 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).

EXPLANATORY NOTES

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)	<p>27 Area statistics are now being classified to the Australian Standard Geographical Classification (ASGC), 2002 Edition (cat. no. 1216.0), effective from July 2002. Building work approved before July 2002 was classified according to the current editions of the ASGC at that time, and is presented in this publication unrevised, in the original geographical area that applied at the time of approval.</p> <p>28 Some Statistical Districts straddle state/territory boundaries. The Albury–Wodonga Statistical District lies partly in Victoria and partly in New South Wales.</p>																
ABS DATA AVAILABLE ON REQUEST	<p>29 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.</p>																
RELATED PUBLICATIONS	<p>30 Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none">▪ <i>Building Activity, Australia</i>, cat. no. 8752.0▪ <i>Building Approvals, Australia</i>, cat. no. 8731.0▪ <i>Building Activity, Australia: Dwelling Unit Commencements</i>, cat. no. 8750.0▪ <i>Building Activity, Victoria</i>, cat. no. 8752.2▪ <i>Construction Work Done, Australia, Preliminary</i>, cat. no. 8755.0▪ <i>Engineering Construction Activity, Australia</i>, cat. no. 8762.0▪ <i>House Price Indexes: Eight Capital Cities</i>, cat. no. 6416.0▪ <i>Housing Finance for Owner Occupation, Australia</i>, cat. no. 5609.0▪ <i>Producer Price Indexes, Australia</i>, cat. no. 6427.0 <p>31 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 <i>Engineering Construction Activity, Australia</i> (cat. no. 8762.0) all values will exclude GST.</p>																
ROUNDING	<p>32 When figures have been rounded, discrepancies may occur between sums of the component items and totals.</p>																
SYMBOLS AND OTHER USAGES	<table><tr><td>n.a.</td><td>not available</td></tr><tr><td>n.y.a.</td><td>not yet available</td></tr><tr><td>B</td><td>Borough</td></tr><tr><td>C</td><td>City</td></tr><tr><td>RC</td><td>Rural City</td></tr><tr><td>SD</td><td>Statistical Division</td></tr><tr><td>SSD</td><td>Statistical Subdivision</td></tr><tr><td>S</td><td>Shire</td></tr></table>	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
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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