

# BUILDING APPROVALS

VICTORIA

EMBARGO: 11:30AM (CANBERRA TIME) FRI 7 NOV 2003

## SEPTEMBER KEY FIGURES

	Jul 2003	Aug 2003	Sep 2003
Dwelling units approved			
Original	3 912	3 671	4 388
Seasonally adjusted	3 940	3 463	4 278
Trend	3 972	3 995	4 012
.....			
	% change Jun 2003 to Jul 2003	% change Jul 2003 to Aug 2003	% change Aug 2003 to Sep 2003
Dwelling units approved			
Original	-2.7	-6.2	19.5
Seasonally adjusted	-6.8	-12.1	23.5
Trend	1.0	0.6	0.4

## SEPTEMBER KEY POINTS

### TREND ESTIMATES

- The trend estimate for the number of dwelling units approved has increased for the past eight months. The estimate for September 2003 was 5.9% less than the estimate for September 2002.
- The trend estimate for the number of private sector houses approved has increased for the past seven months following six months of decreases, with rises of 2.8% in July 2003, 1.6% in August 2003, and 1.1% in September 2003.

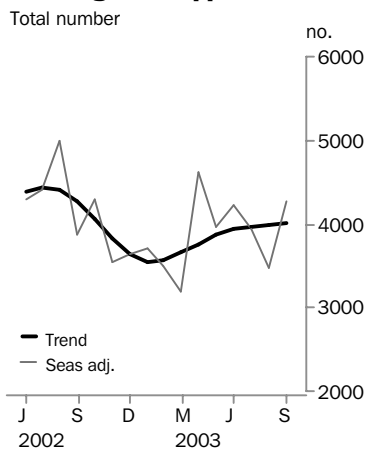
### SEASONALLY ADJUSTED ESTIMATES

- The seasonally adjusted estimate for total dwelling units approved rose 23.5% in September 2003 to 4,278. The estimate for September 2002 was 10.3% greater than the estimate for September 2002.
- The seasonally adjusted estimate for private sector houses approved fell 1.6% in September 2003 to 2,950. The estimate for September 2003 was 1.2% higher than the estimate for September 2002, while the estimates for July 2003 and August 2003 were 2.6% lower and 11.0% higher than for July 2002 and August 2002.

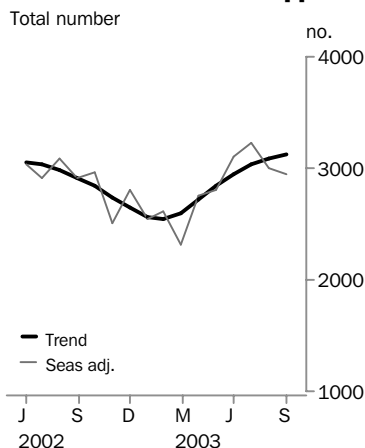
### ORIGINAL ESTIMATES

- The total number of dwelling units approved in the September 2003 quarter was 11,971 which was a fall of 5.2% from the June 2003 quarter.
- The total value of building work approved in the September 2003 quarter was \$3,564.2m, 8.9% lower than the June 2003 quarter. The value of residential building also fell by 8.9% in the quarter and non residential building fell by 8.7%.

### Dwelling units approved



### Private sector houses approved



## INQUIRIES

- For further information about these and related statistics, contact Darryl Rowe on Adelaide (08) 8237 7596 or the National Information and Referral Service on 1300 135 070.

# NOTES

## ABOUT THIS ISSUE

**This September quarter 2003 issue is the final issue of this publication.**

In future, all data in this publication will be available in other ABS products, viz:

- From the October 2003 issue, Building Approvals Australia (cat. no. 8731.0) will be expanded to include the state and territory data series of interest to most users. A copy of the proposed publication is available on the ABS website. (see [www.abs.gov.au](http://www.abs.gov.au) and press the Publications icon, then go to 8731.0)
- A Building Approvals data cube—contains most of the variables in this publication.
- The on-line AusStats service—under Building Approvals Australia (cat. no. 8731.0).
- The ABS web site—in the Main Features for Building Approvals Australia (cat. no. 8731.0).

For further information on these alternative sources and how to access them, please refer to the letter enclosed.



## CHANGES IN THIS ISSUE

Quarterly chain volume data incorporate a new base year, 2001-02, which has resulted in revisions to growth rates, small in most cases, for subsequent periods. In addition, the reference year has been advanced to 2001-02, thereby preserving additivity in the quarters after the reference year. Re-referencing resulted in revisions to levels, but not growth rates, for all periods (see paragraphs 25-26 of the Explanatory Notes).

Area statistics are now classified to the Australian Standard Geographical Classification, 2003 Edition (see paragraphs 27-28 of the Explanatory Notes).



## DATA NOTES

A special article 'Functional Classification of Buildings', containing data for 2001-02 and 2002-03 was included in the September 2003 issue of Building Approvals Australia (cat. no. 8731.0). This and other articles are available from the ABS website at [www.abs.gov.au](http://www.abs.gov.au). Go to the 'Feature Articles' link on the home page, then select 'Industry/Construction'.



## REVISIONS THIS QUARTER

There have been revisions made to total dwelling units since the last issue of this publication, resulting in an additional 144 dwellings in 2002-03.

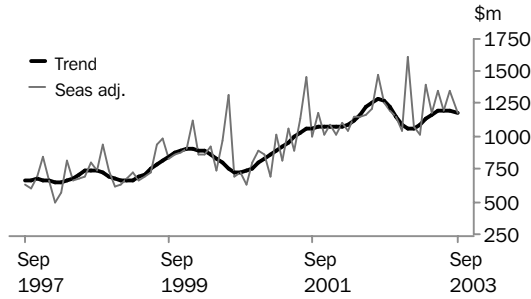


Vince Lazzaro  
Regional Director, Victoria

# VALUE OF BUILDING APPROVED

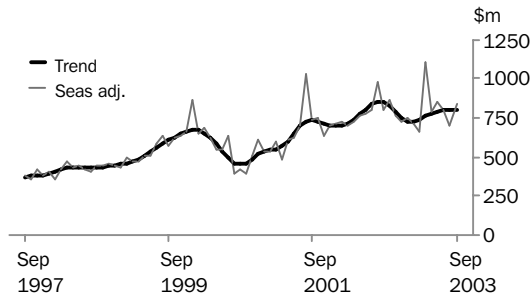
## VALUE OF TOTAL BUILDING

The trend estimate for the value of total building approved has fallen for the past two months following six months of increases.



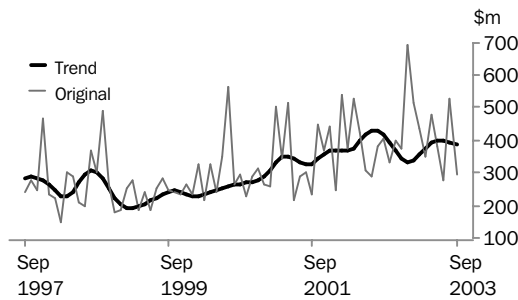
## VALUE OF RESIDENTIAL BUILDING

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



## VALUE OF NON-RESIDENTIAL BUILDING

The trend estimate for the value of non residential building has fallen for the past three months following five months of rises.



# DWELLINGS APPROVED : 2002 – 03

## DWELLING UNITS APPROVED

The number of dwelling units approved in Victoria during 2002–03 is shown in the table below, for each type of dwelling category, together with the distribution of each dwelling category as a percentage of total dwelling units approved for 2001–02 and 2002–03.

Type of dwelling	DWELLING UNITS BY TYPE		
	Number of units	2001–02 % of total dwellings	2002–03 % of total dwellings
<b>New residential</b>			
Houses	33 483	74.7	69.6
Other residential building			
Semi-detached, row or terrace houses, townhouses etc of:			
1 storey	2 293	5.2	4.8
2 or more storeys	2 379	6.6	4.9
Total	4 672	11.9	9.7
Flats, units, apartments in a building of:			
1 or 2 storeys	503	1.1	1.0
3 storeys	737	1.2	1.5
4 or more storeys	7 687	8.7	16.0
Total	8 927	11.0	18.6
Total other residential building	13 599	22.8	28.3
<b>Other</b>			
Alterations and additions to residential building	417	0.3	0.9
Conversions	368	2.0	0.8
Non-residential building	247	0.1	0.5
<b>Total building</b>	<b>48 114</b>	<b>100.0</b>	<b>100.0</b>

## SUMMARY COMMENT

The number of dwelling units approved in 2002-03 decreased by 2.9% from the previous financial year to 48,114. The relative percentage of houses fell from 74.7% to 69.6% while the percentage of other residential dwellings rose from 22.8% to 28.3%.

# WHAT IF...? REVISIONS TO TREND ESTIMATES

## EFFECT OF NEW SEASONALLY ADJUSTED ESTIMATES ON TREND ESTIMATES

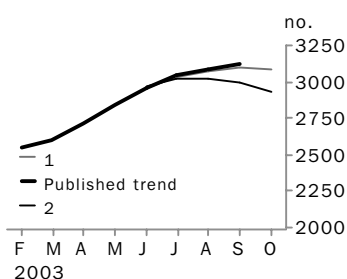
Recent seasonally adjusted and trend estimates are likely to be revised when original estimates for subsequent months become available. The approximate effect of possible scenarios on trend estimates are presented below.

### 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 October seasonally adjusted estimate is higher than the September estimate by 7% for the number of private sector houses approved and 10% for total dwelling units approved; and that the October seasonally adjusted estimate is lower than the September 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

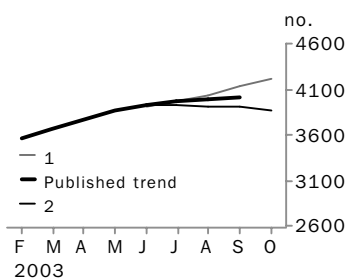


	TREND AS PUBLISHED	
	no.	% change
May 2003	2 840	4.7
June 2003	2 956	4.1
July 2003	3 040	2.8
August 2003	3 089	1.6
September 2003	3 122	1.1
October 2003		

#### WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:

		<b>1</b>		<b>2</b>	
		<i>rises by 7% on Sep 2003</i>		<i>falls by 7% on Sep 2003</i>	
		no.	% change	no.	% change
May 2003		2 856	4.5	2 868	4.7
June 2003		2 963	3.8	2 969	3.5
July 2003		3 036	2.5	3 020	1.7
August 2003		3 073	1.2	3 021	0.0
September 2003		3 091	0.6	2 992	-0.9
October 2003		3 080	-0.3	2 932	-2.0

### TOTAL DWELLING UNITS



	TREND AS PUBLISHED	
	no.	% change
May 2003	3 867	2.7
June 2003	3 934	1.7
July 2003	3 972	1.0
August 2003	3 995	0.6
September 2003	4 012	0.4
October 2003		

#### WHAT IF NEXT QUARTER'S SEASONALLY ADJUSTED ESTIMATE:

		<b>1</b>		<b>2</b>	
		<i>rises by 10% on Sep 2003</i>		<i>falls by 10% on Sep 2003</i>	
		no.	% change	no.	% change
May 2003		3 861	2.0	3 889	2.3
June 2003		3 911	1.3	3 925	0.9
July 2003		3 964	1.3	3 927	0.0
August 2003		4 031	1.7	3 910	-0.4
September 2003		4 125	2.3	3 897	-0.3
October 2003		4 205	1.9	3 860	-0.9

## 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						
<b>2002</b>						
July	2 975	2 998	1 140	1 181	4 115	4 179
August	3 144	3 177	2 600	2 605	5 744	5 782
September	2 898	2 911	881	940	3 779	3 851
October	3 146	3 178	1 514	1 561	4 660	4 739
November	2 405	2 428	883	883	3 288	3 311
December	2 685	2 712	811	815	3 496	3 527
<b>2003</b>						
January	2 059	2 071	1 144	1 155	3 203	3 226
February	2 762	2 789	603	686	3 365	3 475
March	2 467	2 481	887	918	3 354	3 399
April	2 701	2 709	1 798	1 852	4 499	4 561
May	2 929	2 945	947	1 097	3 876	4 042
June	3 119	3 129	879	893	3 998	4 022
July	3 372	3 385	515	527	3 887	3 912
August	2 900	2 902	729	769	3 629	3 671
September	2 999	3 010	1 366	1 378	4 365	4 388
SEASONALLY ADJUSTED						
<b>2002</b>						
July	2 914	2 934	n.a.	n.a.	4 342	4 403
August	3 079	3 113	n.a.	n.a.	4 958	4 997
September	2 916	2 927	n.a.	n.a.	3 810	3 880
October	2 959	2 981	n.a.	n.a.	4 213	4 282
November	2 510	2 531	n.a.	n.a.	3 517	3 538
December	2 815	2 838	n.a.	n.a.	3 608	3 635
<b>2003</b>						
January	2 544	2 561	n.a.	n.a.	3 681	3 709
February	2 621	2 647	n.a.	n.a.	3 390	3 499
March	2 320	2 342	n.a.	n.a.	3 146	3 199
April	2 748	2 757	n.a.	n.a.	4 548	4 611
May	2 812	2 833	n.a.	n.a.	3 803	3 974
June	3 098	3 109	n.a.	n.a.	4 201	4 226
July	3 234	3 246	n.a.	n.a.	3 916	3 940
August	2 999	3 001	n.a.	n.a.	3 421	3 463
September	2 950	2 958	n.a.	n.a.	4 258	4 278
TREND ESTIMATES						
<b>2002</b>						
July	3 029	3 051	1 353	1 393	4 382	4 444
August	2 978	3 000	1 366	1 400	4 344	4 400
September	2 914	2 935	1 301	1 329	4 215	4 264
October	2 836	2 857	1 176	1 200	4 012	4 057
November	2 742	2 763	1 044	1 065	3 786	3 828
December	2 646	2 667	949	971	3 595	3 638
<b>2003</b>						
January	2 570	2 591	916	947	3 486	3 538
February	2 551	2 572	943	987	3 494	3 559
March	2 605	2 625	970	1 028	3 575	3 653
April	2 713	2 730	970	1 035	3 683	3 765
May	2 840	2 855	949	1 012	3 789	3 867
June	2 956	2 968	914	966	3 870	3 934
July	3 040	3 050	882	922	3 922	3 972
August	3 089	3 096	871	899	3 960	3 995
September	3 122	3 128	864	884	3 986	4 012

## 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)						
<b>2002</b>						
July	1.6	1.7	11.7	12.9	4.2	4.7
August	5.7	6.0	128.1	120.6	39.6	38.4
September	-7.8	-8.4	-66.1	-63.9	-34.2	-33.4
October	8.6	9.2	71.9	66.1	23.3	23.1
November	-23.6	-23.6	-41.7	-43.4	-29.4	-30.1
December	11.6	11.7	-8.2	-7.7	6.3	6.5
<b>2003</b>						
January	-23.3	-23.6	41.1	41.7	-8.4	-8.5
February	34.1	34.7	-47.3	-40.6	5.1	7.7
March	-10.7	-11.0	47.1	33.8	-0.3	-2.2
April	9.5	9.2	102.7	101.7	34.1	34.2
May	8.4	8.7	-47.3	-40.8	-13.8	-11.4
June	6.5	6.2	-7.2	-18.6	3.1	-0.5
July	8.1	8.2	-41.4	-41.0	-2.8	-2.7
August	-14.0	-14.3	41.6	45.9	-6.6	-6.2
September	3.4	3.7	87.4	79.2	20.3	19.5
SEASONALLY ADJUSTED (% change from preceding month)						
<b>2002</b>						
July	-4.0	-4.1	n.a.	n.a.	2.6	2.8
August	5.7	6.1	n.a.	n.a.	14.2	13.5
September	-5.3	-6.0	n.a.	n.a.	-23.2	-22.4
October	1.5	1.8	n.a.	n.a.	10.6	10.4
November	-15.2	-15.1	n.a.	n.a.	-16.5	-17.4
December	12.2	12.1	n.a.	n.a.	2.6	2.7
<b>2003</b>						
January	-9.6	-9.8	n.a.	n.a.	2.0	2.0
February	3.0	3.4	n.a.	n.a.	-7.9	-5.7
March	-11.5	-11.5	n.a.	n.a.	-7.2	-8.6
April	18.5	17.7	n.a.	n.a.	44.6	44.1
May	2.4	2.8	n.a.	n.a.	-16.4	-13.8
June	10.1	9.7	n.a.	n.a.	10.5	6.3
July	4.4	4.4	n.a.	n.a.	-6.8	-6.8
August	-7.3	-7.5	n.a.	n.a.	-12.6	-12.1
September	-1.6	-1.4	n.a.	n.a.	24.5	23.5
TREND ESTIMATES (% change from preceding month)						
<b>2002</b>						
July	-0.8	-0.8	7.6	7.2	1.6	1.5
August	-1.7	-1.7	1.0	0.5	-0.9	-1.0
September	-2.1	-2.2	-4.8	-5.1	-3.0	-3.1
October	-2.7	-2.7	-9.6	-9.7	-4.8	-4.9
November	-3.3	-3.3	-11.2	-11.3	-5.6	-5.6
December	-3.5	-3.5	-9.1	-8.8	-5.0	-5.0
<b>2003</b>						
January	-2.9	-2.8	-3.5	-2.5	-3.0	-2.8
February	-0.8	-0.7	2.9	4.2	0.2	0.6
March	2.1	2.1	2.9	4.2	2.3	2.6
April	4.1	4.0	0.0	0.7	3.0	3.1
May	4.7	4.6	-2.2	-2.2	2.9	2.7
June	4.1	4.0	-3.7	-4.5	2.1	1.7
July	2.8	2.8	-3.5	-4.6	1.3	1.0
August	1.6	1.5	-1.2	-2.5	1.0	0.6
September	1.1	1.0	-0.8	-1.7	0.7	0.4

## VALUE OF BUILDING APPROVED

Month	<i>New residential building</i> \$m	<i>Alterations and additions to residential buildings(a)</i> \$m	<i>Total residential building</i> \$m	<i>Non-residential building</i> \$m	<i>Total building</i> \$m
ORIGINAL					
<b>2002</b>					
July	655.3	127.3	782.7	291.9	1 074.6
August	1 000.0	141.5	1 141.5	382.7	1 524.2
September	672.7	129.7	802.4	405.2	1 207.6
October	828.8	121.0	949.8	333.5	1 283.3
November	619.0	114.2	733.2	402.4	1 135.6
December	587.8	103.2	690.9	373.4	1 064.4
<b>2003</b>					
January	570.2	90.9	661.1	692.5	1 353.6
February	574.4	135.0	709.4	514.6	1 224.0
March	567.0	116.1	683.1	435.4	1 118.5
April	952.8	135.9	1 088.7	353.2	1 441.8
May	661.3	136.0	797.4	476.7	1 274.1
June	682.7	131.6	814.3	380.4	1 194.7
July	672.1	149.8	821.9	275.9	1 097.9
August	620.1	134.2	754.3	531.5	1 285.8
September	724.3	158.4	882.7	297.8	1 180.5
SEASONALLY ADJUSTED					
<b>2002</b>					
July	676.7	128.7	805.4	n.a.	1 216.8
August	853.0	125.9	978.9	n.a.	1 476.7
September	674.9	124.4	799.3	n.a.	1 262.5
October	764.7	102.5	867.3	n.a.	1 191.6
November	646.8	116.3	763.1	n.a.	1 157.3
December	602.5	119.0	721.5	n.a.	1 050.9
<b>2003</b>					
January	636.5	114.4	750.9	n.a.	1 614.8
February	585.0	134.4	719.4	n.a.	1 073.6
March	549.2	118.0	667.2	n.a.	1 014.0
April	976.7	138.7	1 115.3	n.a.	1 404.4
May	657.8	127.8	785.7	n.a.	1 176.8
June	719.8	134.0	853.8	n.a.	1 349.4
July	659.6	147.8	807.3	n.a.	1 205.9
August	579.3	127.6	706.8	n.a.	1 358.8
September	692.9	143.3	836.2	n.a.	1 190.8
TREND ESTIMATES					
<b>2002</b>					
July	718.9	119.1	838.0	428.9	1 266.9
August	734.0	119.7	853.7	429.6	1 283.3
September	731.5	118.6	850.1	418.3	1 268.4
October	708.9	116.9	825.7	396.9	1 222.6
November	673.1	115.9	789.0	371.5	1 160.5
December	634.5	117.0	751.6	346.5	1 098.1
<b>2003</b>					
January	607.7	119.5	727.2	333.3	1 060.5
February	602.3	123.5	725.9	337.5	1 063.4
March	613.8	127.5	741.4	355.6	1 096.9
April	631.7	130.7	762.4	376.5	1 138.8
May	648.9	133.1	782.0	393.3	1 175.3
June	658.7	135.2	793.8	402.0	1 195.8
July	662.5	137.0	799.4	401.8	1 201.3
August	663.2	138.3	801.6	395.5	1 197.1
September	662.1	140.1	802.2	386.8	1 189.1

(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)					
<b>2002</b>					
July	2.8	29.1	6.4	-5.1	3.0
August	52.6	11.2	45.8	31.1	41.8
September	-32.7	-8.3	-29.7	5.9	-20.8
October	23.2	-6.7	18.4	-17.7	6.3
November	-25.3	-5.6	-22.8	20.7	-11.5
December	-5.0	-9.6	-5.8	-7.2	-6.3
<b>2003</b>					
January	-3.0	-11.9	-4.3	85.5	27.2
February	0.7	48.5	7.3	-25.7	-9.6
March	-1.3	-14.0	-3.7	-15.4	-8.6
April	68.0	17.1	59.4	-18.9	28.9
May	-30.6	0.1	-26.8	35.0	-11.6
June	3.2	-3.2	2.1	-20.2	-6.2
July	-1.6	13.8	0.9	-27.5	-8.1
August	-7.7	-10.4	-8.2	92.6	17.1
September	16.8	18.0	17.0	-44.0	-8.2
SEASONALLY ADJUSTED (% change from preceding month)					
<b>2002</b>					
July	-0.1	23.9	3.1	n.a.	4.0
August	26.1	-2.2	21.5	n.a.	21.4
September	-20.9	-1.2	-18.3	n.a.	-14.5
October	13.3	-17.6	8.5	n.a.	-5.6
November	-15.4	13.5	-12.0	n.a.	-2.9
December	-6.8	2.3	-5.5	n.a.	-9.2
<b>2003</b>					
January	5.6	-3.9	4.1	n.a.	53.7
February	-8.1	17.5	-4.2	n.a.	-33.5
March	-6.1	-12.2	-7.3	n.a.	-5.6
April	77.8	17.5	67.2	n.a.	38.5
May	-32.7	-7.9	-29.6	n.a.	-16.2
June	9.4	4.9	8.7	n.a.	14.7
July	-8.4	10.3	-5.4	n.a.	-10.6
August	-12.2	-13.7	-12.4	n.a.	12.7
September	19.6	12.3	18.3	n.a.	-12.4
TREND ESTIMATES (% change from preceding month)					
<b>2002</b>					
July	4.1	2.1	3.8	3.0	3.5
August	2.1	0.5	1.9	0.2	1.3
September	-0.3	-0.9	-0.4	-2.6	-1.2
October	-3.1	-1.4	-2.9	-5.1	-3.6
November	-5.1	-0.9	-4.4	-6.4	-5.1
December	-5.7	0.9	-4.7	-6.7	-5.4
<b>2003</b>					
January	-4.2	2.1	-3.2	-3.8	-3.4
February	-0.9	3.3	-0.2	1.3	0.3
March	1.9	3.2	2.1	5.4	3.2
April	2.9	2.5	2.8	5.9	3.8
May	2.7	1.8	2.6	4.5	3.2
June	1.5	1.6	1.5	2.2	1.7
July	0.6	1.3	0.7	0.0	0.5
August	0.1	0.9	0.3	-1.6	-0.3
September	-0.2	1.3	0.1	-2.2	-0.7

(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)						
<b>2000-01</b>	24 233	9 583	328	934	53	35 131
<b>2001-02</b>	36 562	10 867	172	970	71	48 642
<b>2002-03</b>	33 245	13 112	405	368	247	47 377
<b>2002</b>						
September	2 893	810	39	16	21	3 779
October	3 141	1 478	21	15	5	4 660
November	2 401	820	49	16	2	3 288
December	2 676	735	20	6	59	3 496
<b>2003</b>						
January	2 057	1 121	11	7	7	3 203
February	2 760	525	5	63	12	3 365
March	2 462	826	14	49	3	3 354
April	2 700	1 652	66	41	40	4 499
May	2 926	780	83	26	61	3 876
June	3 117	786	20	64	11	3 998
July	3 366	494	9	5	13	3 887
August	2 896	672	24	28	9	3 629
September	2 997	1 169	63	104	32	4 365
PUBLIC SECTOR (Number)						
<b>2000-01</b>	275	170	0	0	2	447
<b>2001-02</b>	458	438	0	0	1	897
<b>2002-03</b>	238	487	12	0	0	737
<b>2002</b>						
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
<b>2003</b>						
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
July	13	10	0	2	0	25
August	2	40	0	0	0	42
September	11	12	0	0	0	23
TOTAL (Number)						
<b>2000-01</b>	24 508	9 753	328	934	55	35 578
<b>2001-02</b>	37 020	11 305	172	970	72	49 539
<b>2002-03</b>	33 483	13 599	417	368	247	48 114
<b>2002</b>						
September	2 906	869	39	16	21	3 851
October	3 173	1 525	21	15	5	4 739
November	2 424	820	49	16	2	3 311
December	2 703	739	20	6	59	3 527
<b>2003</b>						
January	2 069	1 132	11	7	7	3 226
February	2 787	608	5	63	12	3 475
March	2 476	857	14	49	3	3 399
April	2 708	1 706	66	41	40	4 561
May	2 942	918	95	26	61	4 042
June	3 127	800	20	64	11	4 022
July	3 379	504	9	7	13	3 912
August	2 898	712	24	28	9	3 671
September	3 008	1 181	63	104	32	4 388

## 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)								
<b>2000-01</b>	3 534.9	1 534.0	27.7	925.2	138.4	6 160.2	3 040.8	9 201.0
<b>2001-02</b>	5 657.0	1 840.2	21.1	1 186.9	103.3	8 808.5	3 371.5	12 180.0
<b>2002-03</b>	5 653.8	2 611.6	57.3	1 266.2	49.8	9 638.7	4 259.3	13 898.0
<b>2002</b>								
September	478.6	184.6	5.4	113.8	2.1	784.5	358.6	1 143.1
October	522.8	295.4	2.3	108.0	1.4	929.9	269.8	1 199.7
November	398.7	217.1	6.1	89.8	3.0	714.7	342.3	1 057.0
December	457.1	126.1	1.5	87.3	1.3	673.4	313.0	986.4
<b>2003</b>								
January	350.3	216.1	0.6	84.0	1.2	652.1	628.3	1 280.5
February	466.7	85.4	0.5	114.2	9.9	676.6	428.3	1 104.9
March	433.5	128.3	2.8	102.1	3.7	670.3	353.0	1 023.3
April	461.5	484.1	10.3	114.4	4.9	1 075.2	271.5	1 346.7
May	519.9	123.3	14.8	110.5	2.9	771.3	421.2	1 192.5
June	552.7	126.9	1.0	117.1	9.2	806.8	317.3	1 124.1
July	585.9	82.3	1.9	138.8	1.1	809.9	201.8	1 011.8
August	514.5	101.2	6.2	118.1	4.0	743.9	473.5	1 217.5
September	544.2	177.3	5.1	132.8	17.7	877.1	208.9	1 086.0
PUBLIC SECTOR (\$ million)								
<b>2000-01</b>	33.6	12.4	0.0	99.7	0.0	145.7	1 022.0	1 167.7
<b>2001-02</b>	60.9	49.5	0.0	80.8	0.0	191.2	1 147.4	1 338.6
<b>2002-03</b>	36.6	70.1	1.8	107.3	0.0	215.8	782.6	998.4
<b>2002</b>								
September	2.2	7.3	0.0	8.4	0.0	17.9	46.7	64.5
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	60.1	78.6
December	4.0	0.5	0.0	13.1	0.0	17.6	60.4	78.0
<b>2003</b>								
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	86.3	119.1
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	55.6	81.6
June	1.5	1.6	0.0	4.4	0.0	7.5	63.1	70.6
July	2.2	1.8	0.0	7.7	0.4	12.0	74.1	86.1
August	0.3	4.1	0.0	5.9	0.0	10.3	58.0	68.3
September	1.6	1.2	0.0	2.8	0.0	5.6	88.9	94.5
TOTAL (\$ million)								
<b>2000-01</b>	3 568.4	1 546.4	27.7	1 025.0	138.4	6 305.8	4 062.8	10 368.7
<b>2001-02</b>	5 717.9	1 889.7	21.1	1 267.6	103.3	8 999.7	4 518.8	13 518.5
<b>2002-03</b>	5 690.4	2 681.6	59.1	1 373.5	49.8	9 854.4	5 042.0	14 896.4
<b>2002</b>								
September	480.8	191.9	5.4	122.1	2.1	802.4	405.2	1 207.6
October	527.6	301.2	2.3	117.3	1.4	949.8	333.5	1 283.3
November	401.9	217.1	6.1	105.1	3.0	733.2	402.4	1 135.6
December	461.2	126.6	1.5	100.4	1.3	690.9	373.4	1 064.4
<b>2003</b>								
January	352.5	217.7	0.6	89.2	1.2	661.1	692.5	1 353.6
February	470.4	104.0	0.5	124.6	9.9	709.4	514.6	1 224.0
March	435.1	131.9	2.8	109.7	3.7	683.1	435.4	1 118.5
April	462.9	489.9	10.3	120.6	4.9	1 088.7	353.2	1 441.8
May	522.4	139.0	16.6	116.6	2.9	797.4	476.7	1 274.1
June	554.2	128.5	1.0	121.5	9.2	814.3	380.4	1 194.7
July	588.1	84.0	1.9	146.6	1.4	821.9	275.9	1 097.9
August	514.8	105.3	6.2	124.0	4.0	754.3	531.5	1 285.8
September	545.8	178.6	5.1	135.6	17.7	882.7	297.8	1 180.5

## 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										
<b>2000-01</b>	24 508	2 215	2 114	4 329	337	648	4 439	5 424	9 753	<b>34 261</b>
<b>2001-02</b>	37 020	2 591	3 285	5 876	546	596	4 287	5 429	11 305	<b>48 325</b>
<b>2002-03</b>	33 483	2 293	2 379	4 672	503	737	7 687	8 927	13 599	<b>47 082</b>
<b>2002</b>										
July	2 994	371	280	651	51	101	296	448	1 099	<b>4 093</b>
August	3 174	168	229	397	6	48	2 075	2 129	2 526	<b>5 700</b>
September	2 906	212	186	398	24	34	413	471	869	<b>3 775</b>
October	3 173	207	176	383	116	84	942	1 142	1 525	<b>4 698</b>
November	2 424	117	173	290	45	17	468	530	820	<b>3 244</b>
December	2 703	144	142	286	24	52	377	453	739	<b>3 442</b>
<b>2003</b>										
January	2 069	119	164	283	89	36	724	849	1 132	<b>3 201</b>
February	2 787	192	202	394	21	80	113	214	608	<b>3 395</b>
March	2 476	146	124	270	11	58	518	587	857	<b>3 333</b>
April	2 708	162	249	411	25	78	1 192	1 295	1 706	<b>4 414</b>
May	2 942	272	221	493	45	67	313	425	918	<b>3 860</b>
June	3 127	183	233	416	46	82	256	384	800	<b>3 927</b>
July	3 379	211	174	385	18	88	13	119	504	<b>3 883</b>
August	2 898	155	306	461	18	20	213	251	712	<b>3 610</b>
September	3 008	205	184	389	86	43	663	792	1 181	<b>4 189</b>
VALUE (\$ million)										
<b>2000-01</b>	3 568.3	194.7	281.4	476.3	40.2	109.2	920.7	1 070.2	1 546.4	<b>5 114.8</b>
<b>2001-02</b>	5 717.9	256.4	444.4	700.7	66.7	116.4	1 005.9	1 188.9	1 889.7	<b>7 607.6</b>
<b>2002-03</b>	5 690.5	246.9	378.0	625.0	67.4	128.6	1 860.9	2 056.5	2 681.7	<b>8 372.0</b>
<b>2002</b>										
July	499.8	36.3	41.3	77.6	7.8	13.3	56.9	78.0	155.6	<b>655.3</b>
August	521.7	18.1	34.0	52.1	0.9	10.5	414.8	426.2	478.3	<b>1 000.0</b>
September	480.8	24.3	28.6	52.9	4.4	6.0	128.7	139.0	191.9	<b>672.7</b>
October	527.6	26.0	28.2	54.2	4.7	19.0	223.3	247.0	301.2	<b>828.8</b>
November	401.9	12.9	27.8	40.7	7.6	3.3	165.5	176.4	217.1	<b>619.0</b>
December	461.2	13.8	24.5	38.3	4.2	6.5	77.6	88.3	126.6	<b>587.8</b>
<b>2003</b>										
January	352.5	14.4	23.3	37.7	10.1	8.8	161.0	179.9	217.7	<b>570.2</b>
February	470.4	20.1	32.0	52.1	3.8	18.2	30.0	51.9	104.0	<b>574.4</b>
March	435.1	15.6	19.8	35.5	1.4	6.2	88.9	96.4	131.9	<b>567.0</b>
April	462.9	17.8	41.6	59.4	3.5	14.5	412.4	430.5	489.9	<b>952.8</b>
May	522.4	29.2	36.8	66.0	10.5	11.4	51.1	72.9	139.0	<b>661.3</b>
June	554.2	18.4	40.1	58.5	8.5	10.9	50.7	70.0	128.5	<b>682.7</b>
July	588.1	27.1	27.9	55.0	4.5	22.6	1.9	29.0	84.0	<b>672.1</b>
August	514.8	16.3	43.9	60.1	3.4	3.6	38.1	45.1	105.3	<b>620.1</b>
September	545.8	23.1	31.4	54.5	13.1	5.0	106.1	124.1	178.6	<b>724.3</b>

(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)							
<b>2000-01</b>	3 702.7	1 582.6	5 289.2	1 235.4	6 531.6	4 145.4	<b>10 677.3</b>
<b>2001-02</b>	5 717.9	1 889.7	7 607.6	1 392.1	8 999.7	4 518.9	<b>13 518.6</b>
<b>2002-03</b>	5 494.7	2 581.4	8 076.0	1 431.1	9 507.1	4 837.5	<b>14 344.6</b>
<b>2002</b>							
March	1 300.3	387.1	1 687.5	318.9	2 006.0	1 164.3	<b>3 172.2</b>
June	1 515.1	437.1	1 952.3	329.9	2 281.5	1 254.7	<b>3 537.9</b>
September	1 483.3	813.1	2 296.3	393.5	2 689.8	1 059.0	<b>3 748.9</b>
December	1 364.0	625.1	1 989.1	331.9	2 321.0	1 073.3	<b>3 394.2</b>
<b>2003</b>							
March	1 206.7	432.1	1 638.9	328.1	1 966.9	1 565.9	<b>3 532.9</b>
June	1 440.7	711.1	2 151.7	377.6	2 529.4	1 139.3	<b>3 668.6</b>
ORIGINAL (% change from preceding quarter)							
<b>2002</b>							
March	-6.2	12.1	-2.5	-11.0	-4.0	-8.2	<b>-5.6</b>
June	16.5	12.9	15.7	3.4	13.7	7.8	<b>11.5</b>
September	-2.1	86.0	17.6	19.3	17.9	-15.6	<b>6.0</b>
December	-8.0	-23.1	-13.4	-15.7	-13.7	1.4	<b>-9.5</b>
<b>2003</b>							
March	-11.5	-30.9	-17.6	-1.1	-15.3	45.9	<b>4.1</b>
June	19.4	64.6	31.3	15.1	28.6	-27.2	<b>3.8</b>

(a) Reference year for chain volume measures is 2001-02.  
Refer to Explanatory Notes paragraphs 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>		<i>Shops.....</i>		<i>Factories.....</i>		<i>Offices.....</i>		<i>Other business premises.....</i>		<i>Educational.....</i>	
	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m	no.	\$m
Value—\$50,000–\$199,999												
<b>2003</b>												
July	8	0.7	121	10.9	24	2.5	70	7.0	29	2.7	24	2.4
August	10	0.7	107	10.3	21	2.2	55	5.2	55	4.9	16	1.5
September	9	0.9	137	13.4	14	1.2	62	6.3	34	3.4	29	3.1
Value—\$200,000–\$499,999												
<b>2003</b>												
July	1	0.2	23	6.5	15	4.6	32	10.4	27	8.4	11	3.0
August	3	0.8	25	7.5	24	7.4	24	7.0	18	5.5	11	3.5
September	1	0.4	32	10.2	20	6.9	30	9.1	14	4.4	13	4.2
Value—\$500,000–\$999,999												
<b>2003</b>												
July	2	1.3	14	9.7	8	6.2	7	4.8	12	7.8	10	7.5
August	0	0	11	7.8	7	4.3	7	4.7	8	5.2	9	6.7
September	0	0	10	6.4	13	8.2	13	8.2	12	7.7	8	5.5
Value—\$1,000,000–\$4,999,999												
<b>2003</b>												
July	0	0	10	22.8	0	0	10	21.6	5	7.7	12	30.2
August	1	2.2	4	5.5	2	5.2	11	22.6	11	23.7	11	23.9
September	0	0	10	20.9	6	10.6	4	9.5	11	16.4	6	9.3
Value—\$5,000,000 and over												
<b>2003</b>												
July	1	12.1	0	0	0	0	1	5.4	1	7.3	0	0
August	0	0	0	0	0	0	3	294.8	1	8.8	0	0
September	0	0	1	6.4	0	0	0	0	1	7.5	2	64.0
Value—Total												
<b>2000-01</b>	130	96.8	1 470	774.3	611	236.5	1 241	666.8	780	457.0	748	832.5
<b>2001-02</b>	143	117.6	1 424	549.5	546	247.2	1 159	1 237.3	822	723.7	754	567.1
<b>2002-03</b>	126	121.7	1 739	835.5	587	238.8	1 245	1 338.4	847	623.9	803	636.5
<b>2003</b>												
July	12	14.3	168	49.9	47	13.3	120	49.3	74	33.9	57	43.1
August	14	3.7	147	31.1	54	19.2	100	334.3	93	48.2	47	35.6
September	10	1.3	190	57.3	53	27.0	109	33.2	72	39.4	58	86.1

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										
<b>2003</b>										
July	3	0.3	11	1.5	18	1.6	18	1.6	326	31.2
August	5	0.6	9	0.9	17	1.9	10	1.3	305	29.5
September	1	0.2	14	1.4	21	2.2	20	2.2	341	34.3
Value—\$200,000—\$499,999										
<b>2003</b>										
July	1	0.2	10	3.2	6	1.5	5	1.7	131	39.7
August	1	0.4	3	0.7	5	1.6	8	2.7	122	36.9
September	3	1.0	6	2.1	12	3.9	5	1.4	136	43.6
Value—\$500,000—\$999,999										
<b>2003</b>										
July	0	0	2	1.0	2	1.2	4	2.5	61	42.0
August	0	0	5	3.7	2	1.3	1	0.9	50	34.7
September	1	0.5	0	0	5	3.2	10	6.6	72	46.5
Value—\$1,000,000—\$4,999,999										
<b>2003</b>										
July	2	2.4	6	16.9	5	10.2	6	11.2	56	123.0
August	1	1.0	2	7.7	4	5.2	6	9.6	53	106.7
September	0	0	2	3.4	2	4.1	6	16.3	47	90.5
Value—\$5,000,000 and over										
<b>2003</b>										
July	1	5.9	1	9.3	0	0	0	0	5	40.0
August	0	0	1	11.5	0	0	1	8.5	6	323.7
September	0	0	1	5.1	0	0	0	0	5	83.0
Value—Total										
<b>2000-01</b>	66	22.2	256	448.2	285	236.3	330	291.7	5 917	4 062.6
<b>2001-02</b>	56	29.4	294	584.7	310	173.6	431	288.3	5 939	4 518.8
<b>2002-03</b>	46	25.5	268	354.1	299	596.1	387	271.2	6 347	5 041.9
<b>2003</b>										
July	7	8.7	30	31.9	31	14.5	33	17.0	579	275.9
August	7	1.9	20	24.5	28	10.0	26	23.0	536	531.5
September	5	1.7	23	12.0	40	13.4	41	26.5	601	297.8

## 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)											
<b>2000-01</b>	86.8	766.3	234.0	607.1	433.9	220.2	22.2	292.0	131.4	247.1	<b>3 040.8</b>
<b>2001-02</b>	104.0	542.4	246.5	1 159.9	676.5	158.4	28.9	200.3	109.2	145.3	<b>3 371.5</b>
<b>2002-03</b>	120.0	818.4	238.0	1 235.8	600.2	291.6	25.4	247.0	525.6	157.2	<b>4 259.3</b>
<b>2002</b>											
September	19.4	72.4	24.8	137.9	38.2	24.5	2.1	12.9	10.4	15.9	<b>358.6</b>
October	2.9	71.1	27.2	61.9	33.1	22.9	0.4	16.8	13.0	20.5	<b>269.8</b>
November	8.2	185.6	17.4	23.7	51.5	15.6	6.3	22.9	4.5	6.5	<b>342.3</b>
December	3.4	22.3	18.1	30.4	103.8	49.0	0.1	61.5	5.7	18.6	<b>313.0</b>
<b>2003</b>											
January	1.5	30.7	16.5	59.3	35.3	33.0	2.0	10.2	434.0	5.7	<b>628.3</b>
February	2.0	35.6	21.2	258.3	57.0	26.0	1.0	12.4	11.5	3.3	<b>428.3</b>
March	2.6	46.3	26.4	187.7	34.9	21.9	0.3	12.5	5.9	14.6	<b>353.0</b>
April	39.4	61.5	19.9	29.8	39.1	5.3	3.4	50.3	4.3	18.3	<b>271.5</b>
May	6.0	77.1	18.4	184.1	37.5	49.7	2.9	8.1	7.7	29.6	<b>421.2</b>
June	6.1	66.4	16.7	125.1	49.2	20.7	3.5	11.2	10.5	7.8	<b>317.3</b>
July	14.3	49.1	13.3	48.3	26.0	14.9	8.7	12.1	6.9	8.2	<b>201.8</b>
August	3.4	31.0	19.2	317.8	47.1	20.5	1.9	11.4	5.6	15.7	<b>473.5</b>
September	1.3	56.6	27.0	29.0	37.2	22.8	1.7	7.3	10.1	15.8	<b>208.9</b>
PUBLIC SECTOR (\$ million)											
<b>2000-01</b>	10.1	8.1	2.6	59.7	23.3	612.4	0.0	156.3	105.0	44.5	<b>1 022.0</b>
<b>2001-02</b>	13.7	7.1	0.8	77.5	47.2	408.8	0.5	384.5	64.5	142.9	<b>1 147.4</b>
<b>2002-03</b>	1.7	17.0	0.8	102.6	23.8	345.0	0.0	107.1	70.4	114.2	<b>782.6</b>
<b>2002</b>											
September	0.0	0.2	0.3	12.0	0.3	19.3	0.0	0.8	8.3	5.6	<b>46.7</b>
October	0.0	0.4	0.0	9.0	6.1	20.3	0.0	2.9	18.7	6.5	<b>63.7</b>
November	0.1	0.3	0.0	4.9	0.0	36.1	0.0	8.1	1.5	9.2	<b>60.1</b>
December	0.0	0.1	0.1	5.2	0.4	32.3	0.0	11.3	3.3	7.7	<b>60.4</b>
<b>2003</b>											
January	0.0	0.2	0.0	6.8	0.0	29.9	0.0	11.8	2.0	13.4	<b>64.2</b>
February	0.0	14.5	0.0	1.5	9.2	40.0	0.0	10.1	5.3	5.7	<b>86.3</b>
March	0.0	0.2	0.0	2.3	0.5	30.4	0.0	31.4	1.3	16.3	<b>82.3</b>
April	0.0	0.1	0.0	23.4	0.6	29.7	0.0	13.0	1.2	13.8	<b>81.7</b>
May	0.0	0.0	0.0	3.7	1.2	35.3	0.0	1.3	5.8	8.2	<b>55.6</b>
June	0.0	0.2	0.3	7.0	2.6	36.3	0.0	9.4	2.1	5.3	<b>63.1</b>
July	0.0	0.8	0.0	1.0	7.9	28.2	0.0	19.7	7.7	8.7	<b>74.1</b>
August	0.3	0.1	0.0	16.6	1.1	15.1	0.0	13.1	4.4	7.3	<b>58.0</b>
September	0.0	0.6	0.0	4.1	2.2	63.3	0.0	4.7	3.4	10.7	<b>88.9</b>
TOTAL (\$ million)											
<b>2000-01</b>	96.9	774.3	236.6	666.8	457.2	832.6	22.2	448.2	236.4	291.7	<b>4 062.8</b>
<b>2001-02</b>	117.7	549.5	247.3	1 237.4	723.7	567.2	29.4	584.8	173.7	288.2	<b>4 518.8</b>
<b>2002-03</b>	121.8	835.4	238.8	1 338.5	623.9	636.6	25.4	354.1	596.0	271.4	<b>5 042.0</b>
<b>2002</b>											
September	19.4	72.5	25.1	149.9	38.5	43.9	2.1	13.6	18.7	21.5	<b>405.2</b>
October	2.9	71.4	27.2	70.9	39.2	43.2	0.4	19.7	31.6	27.0	<b>333.5</b>
November	8.3	185.8	17.4	28.6	51.5	51.6	6.3	31.0	6.0	15.7	<b>402.4</b>
December	3.4	22.5	18.2	35.5	104.2	81.4	0.1	72.9	9.0	26.3	<b>373.4</b>
<b>2003</b>											
January	1.5	30.9	16.5	66.2	35.3	62.8	2.0	22.0	436.1	19.1	<b>692.5</b>
February	2.0	50.0	21.2	259.8	66.2	66.0	1.0	22.5	16.9	9.0	<b>514.6</b>
March	2.6	46.5	26.4	189.9	35.4	52.3	0.3	43.9	7.2	30.9	<b>435.4</b>
April	39.4	61.6	19.9	53.2	39.7	35.0	3.4	63.3	5.5	32.1	<b>353.2</b>
May	6.0	77.1	18.4	187.8	38.7	85.1	2.9	9.4	13.6	37.8	<b>476.7</b>
June	6.1	66.6	17.0	132.1	51.8	57.0	3.5	20.6	12.6	13.1	<b>380.4</b>
July	14.3	49.9	13.3	49.3	33.9	43.1	8.7	31.9	14.5	17.0	<b>275.9</b>
August	3.7	31.1	19.2	334.3	48.2	35.6	1.9	24.5	10.0	23.0	<b>531.5</b>
September	1.3	57.3	27.0	33.2	39.4	86.1	1.7	12.0	13.4	26.5	<b>297.8</b>



## 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
<b>PRIVATE SECTOR</b>									
<b>2001-02</b>	25 307	10 298	36 730	4 070 868	1 770 115	1 089 601	6 930 583	2 981 400	9 911 983
<b>2002-03</b>	22 475	12 396	35 768	3 935 716	2 520 143	1 128 737	7 584 596	3 743 564	11 328 160
<b>2002</b>									
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	81 443	566 537	285 957	852 494
December	1 852	717	2 589	327 734	122 717	69 546	519 997	264 182	784 179
<b>2003</b>									
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	1 632	790	2 487	301 073	122 797	87 747	511 617	315 389	827 006
April	1 778	1 600	3 522	312 747	475 130	106 612	894 488	210 648	1 105 136
May	1 943	635	2 747	352 597	104 233	105 720	562 550	378 591	941 141
June	2 142	731	2 964	392 320	120 449	102 713	615 482	284 502	899 984
July	2 188	441	2 651	397 664	73 029	113 173	583 866	154 108	737 974
August	1 976	612	2 647	365 252	94 094	105 579	564 925	431 646	996 571
September	1 909	1 106	3 203	364 762	169 857	130 275	664 895	170 981	835 875
<b>PUBLIC SECTOR</b>									
<b>2001-02</b>	309	326	635	39 017	38 644	64 174	141 835	861 884	1 003 719
<b>2002-03</b>	155	417	584	21 309	61 283	86 371	168 963	508 187	677 150
<b>2002</b>									
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	29 135	41 638
December	13	0	13	1 915	0	11 621	13 535	33 330	46 865
<b>2003</b>									
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
July	1	0	1	152	0	6 739	6 892	32 767	39 658
August	2	36	38	338	3 417	5 809	9 564	23 848	33 411
September	6	12	18	776	1 237	1 737	3 750	80 897	84 647
<b>TOTAL</b>									
<b>2001-02</b>	25 616	10 624	37 365	4 109 885	1 808 758	1 153 775	7 072 418	3 843 283	10 915 702
<b>2002-03</b>	22 630	12 813	36 352	3 957 025	2 581 426	1 215 108	7 753 559	4 251 750	12 005 310
<b>2002</b>									
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	91 718	579 040	315 092	894 132
December	1 865	717	2 602	329 649	122 717	81 166	533 532	297 512	831 044
<b>2003</b>									
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	1 643	813	2 521	302 264	125 489	93 489	521 242	362 151	883 393
April	1 781	1 632	3 557	313 310	478 086	112 516	903 911	271 736	1 175 647
May	1 950	770	2 901	353 559	119 638	111 699	584 896	415 891	1 000 786
June	2 148	739	2 978	393 241	121 410	105 775	620 426	332 402	952 828
July	2 189	441	2 652	397 817	73 029	119 912	590 758	186 874	777 632
August	1 978	648	2 685	365 590	97 511	111 389	574 489	455 493	1 029 982
September	1 915	1 118	3 221	365 538	171 094	132 012	668 644	251 877	920 522

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

(b) Refer to the Explanatory Notes paragraph 16.

## BUILDING APPROVED IN STATISTICAL AREAS—Sep 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									
<b>VICTORIA</b>	<b>9 285</b>	<b>2 397</b>	<b>11 971</b>	<b>1 648 640</b>	<b>367 874</b>	<b>442 389</b>	<b>2 458 902</b>	<b>1 105 221</b>	<b>3 564 123</b>
<b>Melbourne (SD)</b>	<b>6 082</b>	<b>2 207</b>	<b>8 558</b>	<b>1 128 944</b>	<b>341 634</b>	<b>363 313</b>	<b>1 833 890</b>	<b>894 245</b>	<b>2 728 136</b>
Inner Melbourne (SSD)	52	899	1 056	15 085	151 846	64 707	231 639	432 967	664 606
Melbourne (C)—Inner	0	376	403	0	38 890	2 232	41 122	341 945	383 068
Melbourne (C)—S'bank—D'lands	0	189	189	0	55 990	276	56 266	6 806	63 072
Melbourne (C)—Remainder	5	129	164	955	17 193	19 816	37 963	36 312	74 275
Port Phillip (C)—St Kilda	4	20	24	1 120	3 370	8 642	13 132	6 077	19 208
Port Phillip (C)—West	6	91	115	1 270	20 160	6 813	28 242	11 433	39 676
Stonnington (C)—Prahran	13	23	52	7 304	5 120	14 327	26 752	7 281	34 033
Yarra (C)—North	13	54	72	2 767	7 298	8 192	18 258	17 238	35 495
Yarra (C)—Richmond	11	17	37	1 670	3 825	4 409	9 904	5 876	15 780
Western Melbourne (SSD)	473	308	801	92 355	46 054	34 940	173 348	56 525	229 874
Brimbank (C)—Keilor	88	42	131	18 905	4 485	2 258	25 648	4 808	30 456
Brimbank (C)—Sunshine	175	23	200	31 731	2 511	1 348	35 591	20 850	56 441
Hobsons Bay (C)—Altona	43	27	70	7 729	2 808	1 417	11 954	7 963	19 917
Hobsons Bay (C)—Williamstown	34	31	66	7 636	4 699	4 306	16 640	2 541	19 181
Maribymong (C)	71	118	189	13 878	20 183	3 982	38 044	15 337	53 381
Moonee Valley (C)—Essendon	38	41	95	7 800	8 171	19 657	35 627	2 203	37 831
Moonee Valley (C)—West	24	26	50	4 676	3 197	1 971	9 845	2 823	12 667
Melton—Wyndham (SSD)	1 204	70	1 276	201 455	6 609	3 793	211 857	25 698	237 555
Melton (S)—East	353	33	386	60 761	2 984	465	64 210	6 274	70 484
Melton (S) Bal	142	8	150	24 398	695	649	25 742	910	26 651
Wyndham (C)—North	298	25	325	47 045	2 410	2 351	51 806	18 264	70 070
Wyndham (C)—South	327	4	331	57 822	520	175	58 516	250	58 766
Wyndham (C)—West	84	0	84	11 429	0	154	11 584	0	11 584
Moreland City (SSD)	115	83	289	18 783	10 718	26 305	55 805	3 436	59 241
Moreland (C)—Brunswick	11	9	111	1 626	1 081	18 955	21 662	1 244	22 906
Moreland (C)—Coburg	50	36	86	8 382	5 312	5 997	19 691	1 200	20 891
Moreland (C)—North	54	38	92	8 774	4 324	1 353	14 452	992	15 444
Northern Middle Melbourne (SSD)	168	151	321	33 006	19 542	23 615	76 164	15 548	91 711
Banyule (C)—Heidelberg	50	21	71	12 971	2 950	6 902	22 822	3 441	26 263
Banyule (C)—North	52	24	78	9 963	3 019	3 907	16 889	4 022	20 911
Darebin (C)—Northcote	21	33	54	3 740	6 770	8 125	18 635	2 296	20 931
Darebin (C)—Preston	45	73	118	6 333	6 803	4 682	17 818	5 789	23 607
Hume City (SSD)	587	27	617	102 715	2 876	4 844	110 435	39 628	150 063
Hume (C)—Broadmeadows	17	9	27	2 412	715	2 105	5 232	22 907	28 140
Hume (C)—Craigieburn	388	5	394	66 525	601	1 322	68 448	16 424	84 873
Hume (C)—Sunbury	182	13	196	33 778	1 560	1 417	36 754	296	37 050
Northern Outer Melbourne (SSD)	266	16	282	50 650	2 030	6 968	59 648	15 207	74 855
Nillumbik (S)—South	17	2	19	4 004	340	2 177	6 520	2 804	9 324
Nillumbik (S)—South-West	34	0	34	8 371	0	1 838	10 209	0	10 209
Nillumbik (S) Bal	10	0	10	1 824	0	728	2 552	1 330	3 881
Whittlesea (C)—North	131	2	133	24 110	190	523	24 823	2 750	27 573
Whittlesea (C)—South	74	12	86	12 341	1 500	1 702	15 543	8 323	23 866
Boroondara City (SSD)	99	51	151	31 776	10 756	36 085	78 617	7 590	86 207
Boroondara (C)—Camberwell N.	30	11	41	10 228	2 166	9 124	21 518	443	21 962
Boroondara (C)—Camberwell S.	33	7	40	8 902	1 390	11 486	21 777	1 864	23 641
Boroondara (C)—Hawthorn	14	28	42	6 173	6 300	7 731	20 204	3 661	23 865
Boroondara (C)—Kew	22	5	28	6 473	900	7 744	15 117	1 623	16 739

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

	DWELLINGS (no.)			VALUE (\$'000)					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
STATISTICAL AREA									
Eastern Middle Melbourne (SSD)	344	177	530	69 537	28 561	33 151	131 249	51 488	182 737
Manningham (C)—East	18	0	18	4 619	0	2 644	7 263	157	7 420
Manningham (C)—West	58	96	158	12 853	15 850	5 880	34 583	1 461	36 044
Monash (C)—South-West	36	15	52	5 688	2 030	2 586	10 303	9 304	19 607
Monash (C)—Waverley East	89	11	100	18 504	1 834	2 200	22 539	13 410	35 948
Monash (C)—Waverley West	67	43	112	14 147	6 950	3 931	25 028	8 342	33 370
Whitehorse (C)—Box Hill	41	5	46	7 147	950	7 438	15 535	9 193	24 727
Whitehorse (C)—Nunawading E.	14	5	19	2 481	602	3 254	6 337	6 471	12 808
Whitehorse (C)—Nunawading W.	21	2	25	4 098	345	5 218	9 662	3 150	12 812
Eastern Outer Melbourne (SSD)	216	67	287	42 730	8 017	15 913	66 660	43 121	109 781
Knox (C)—North	89	52	145	15 030	6 294	6 844	28 168	25 343	53 512
Knox (C)—South	43	2	45	11 194	250	2 300	13 744	5 726	19 469
Maroondah (C)—Croydon	67	13	80	13 453	1 473	3 603	18 529	6 393	24 921
Maroondah (C)—Ringwood	17	0	17	3 053	0	3 167	6 219	5 659	11 878
Yarra Ranges Shire Part A (SSD)	137	0	137	22 364	0	10 353	32 718	6 305	39 022
Yarra Ranges (S)—Central	23	0	23	3 090	0	863	3 953	1 212	5 165
Yarra Ranges (S)—North	29	0	29	4 905	0	648	5 553	200	5 753
Yarra Ranges (S)—South-West	85	0	85	14 369	0	8 842	23 211	4 893	28 103
Southern Melbourne (SSD)	435	191	657	101 156	35 355	63 052	199 563	90 242	289 805
Bayside (C)—Brighton	34	46	91	13 987	8 305	13 315	35 607	5 711	41 318
Bayside (C)—South	62	47	118	15 944	7 135	10 722	33 801	5 440	39 241
Glen Eira (C)—Caulfield	49	39	96	13 162	7 463	11 956	32 581	5 595	38 176
Glen Eira (C)—South	36	18	55	6 792	2 786	7 901	17 478	2 178	19 656
Kingston (C)—North	184	26	210	35 570	4 486	5 074	45 131	9 856	54 987
Kingston (C)—South	48	4	54	10 539	780	3 427	14 746	4 614	19 360
Stonnington (C)—Malvern	22	11	33	5 161	4 400	10 657	20 219	56 847	77 066
Greater Dandenong City (SSD)	88	42	130	16 321	4 513	3 446	24 279	41 903	66 182
Gr. Dandenong (C)—Dandenong	24	4	28	3 654	458	1 156	5 269	25 072	30 341
Gr. Dandenong (C) Bal	64	38	102	12 666	4 055	2 290	19 011	16 831	35 841
Southern Eastern Outer Melbourne (SSD)	1 183	47	1 230	198 374	4 515	10 856	213 744	42 330	256 074
Cardinia (S)—North	46	2	48	9 193	353	1 711	11 257	1 110	12 368
Cardinia (S)—Pakenham	295	5	300	48 538	402	906	49 847	7 111	56 958
Cardinia (S)—South	7	0	7	1 386	0	798	2 183	1 825	4 008
Casey (C)—Berwick	451	26	477	83 456	2 587	2 843	88 886	16 696	105 582
Casey (C)—Cranbourne	335	11	346	46 075	900	1 639	48 613	3 556	52 169
Casey (C)—Hallam	31	3	34	6 706	273	2 326	9 304	11 908	21 212
Casey (C)—South	18	0	18	3 020	0	633	3 653	124	3 777
Frankston City (SSD)	342	56	398	51 804	6 571	4 067	62 441	8 512	70 954
Frankston (C)—East	234	22	256	38 463	2 379	1 131	41 973	2 744	44 717
Frankston (C)—West	108	34	142	13 341	4 191	2 936	20 468	5 768	26 236
Mornington Peninsula Shire (SSD)	373	22	396	80 832	3 672	21 218	105 723	13 746	119 469
Mornington P'sula (S)—East	67	0	67	11 755	0	2 440	14 195	1 038	15 233
Mornington P'sula (S)—South	161	16	178	37 925	2 888	11 948	52 761	3 121	55 882
Mornington P'sula (S)—West	145	6	151	31 152	784	6 830	38 766	9 587	48 353

	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									
<b>Barwon (SD)</b>	<b>720</b>	<b>47</b>	<b>773</b>	<b>119 548</b>	<b>5 720</b>	<b>21 651</b>	<b>146 920</b>	<b>39 002</b>	<b>185 922</b>
Greater Geelong City Part A (SSD)	397	35	432	64 259	3 466	10 651	78 375	21 594	99 970
Bellarine-Inner	84	14	98	12 400	1 097	1 149	14 645	4 195	18 840
Corio-Inner	111	5	116	16 433	539	1 179	18 151	5 976	24 126
Geelong	20	3	23	3 167	450	1 518	5 135	4 649	9 784
Geelong West	14	6	20	1 791	625	1 686	4 101	1 331	5 432
Newton	7	2	9	1 597	275	2 735	4 607	1 070	5 677
South Barwon-Inner	161	5	166	28 872	480	2 384	31 736	4 374	36 110
East Barwon (SSD)	209	12	225	37 664	2 254	8 887	48 806	5 576	54 382
Greater Geelong (C) -Pt B	129	6	135	21 875	980	2 832	25 687	2 042	27 730
Queenscliffe (B)	15	0	15	2 808	0	658	3 466	450	3 916
Surf Coast (S)-East	41	6	47	7 837	1 274	2 059	11 170	579	11 749
Surf Coast (S)-West	24	0	28	5 143	0	3 338	8 482	2 505	10 987
West Barwon (SSD)	114	0	116	17 625	0	2 113	19 739	11 832	31 570
Colac-Otway (S)-Colac	19	0	19	2 396	0	305	2 701	2 187	4 888
Colac-Otway (S)-North	10	0	10	1 835	0	353	2 189	690	2 879
Colac-Otway (S)-South	22	0	24	3 296	0	425	3 721	1 170	4 891
Golden Plains (S)-North-West	16	0	16	2 336	0	335	2 671	165	2 836
Golden Plains (S)-South-East	46	0	46	7 630	0	524	8 155	70	8 225
Greater Geelong (C)-Pt C	1	0	1	133	0	170	303	7 550	7 852
<b>Western District (SD)</b>	<b>137</b>	<b>19</b>	<b>157</b>	<b>25 183</b>	<b>2 074</b>	<b>5 710</b>	<b>32 966</b>	<b>13 091</b>	<b>46 058</b>
Warrnambool City (SSD)	54	17	71	10 127	1 934	1 943	14 004	8 509	22 513
Warrnambool (C)	54	17	71	10 127	1 934	1 943	14 004	8 509	22 513
Hopkins (SSD)	46	2	49	8 358	140	1 878	10 376	2 829	13 205
Corangamite (S)-North	12	0	13	1 503	0	209	1 711	300	2 011
Corangamite (S)-South	6	2	8	692	140	186	1 017	1 210	2 227
Moyne (S)-North-East	3	0	3	372	0	40	412	100	512
Moyne (S)-North-West	2	0	2	312	0	249	561	100	661
Moyne (S)-South	23	0	23	5 479	0	1 195	6 675	1 119	7 794
Lady Julia Percy Island	0	0	0	0	0	0	0	0	0
Glenelg (SSD)	37	0	37	6 698	0	1 888	8 586	1 753	10 339
Glenelg (S)-Heywood	8	0	8	1 603	0	176	1 779	160	1 939
Glenelg (S)-North	0	0	0	0	0	110	110	80	190
Glenelg (S)-Portland	20	0	20	3 383	0	791	4 174	695	4 869
S. Grampians (S)-Hamilton	9	0	9	1 712	0	540	2 252	818	3 070
S. Grampians (S)-Wannon	0	0	0	0	0	64	64	0	64
S. Grampians (S) Bal	0	0	0	0	0	208	208	0	208
<b>Central Highlands (SD)</b>	<b>321</b>	<b>25</b>	<b>346</b>	<b>50 486</b>	<b>4 745</b>	<b>6 364</b>	<b>61 596</b>	<b>20 804</b>	<b>82 400</b>
Ballarat City (SSD)	189	10	199	31 535	1 124	4 590	37 250	14 074	51 324
Ballarat (C)-Central	45	6	51	7 270	674	2 635	10 579	8 026	18 604
Ballarat (C)-Inner North	88	4	92	17 028	450	1 053	18 531	4 558	23 089
Ballarat (C)-North	2	0	2	300	0	42	342	0	342
Ballarat (C)-South	54	0	54	6 937	0	861	7 798	1 491	9 288
East Central Highlands (SSD)	107	15	122	15 937	3 621	1 571	21 129	5 795	26 924
Hepburn (S)-East	42	11	53	5 835	3 167	507	9 509	325	9 834
Hepburn (S)-West	10	0	10	1 167	0	220	1 387	0	1 387
Moorabool (S)-Bacchus Marsh	30	4	34	5 185	454	439	6 077	5 470	11 547
Moorabool (S)-Ballan	21	0	21	3 235	0	283	3 518	0	3 518
Moorabool (S)-West	4	0	4	515	0	122	637	0	637

	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)	25	0	25	3 014	0	203	3 217	935	4 152
Ararat (RC)	11	0	11	1 569	0	141	1 710	613	2 323
Pyrenees (S)—North	9	0	9	917	0	50	967	60	1 027
Pyrenees (S)—South	5	0	5	528	0	12	540	262	802
<b>Wimmera (SD)</b>	<b>66</b>	<b>0</b>	<b>66</b>	<b>9 776</b>	<b>0</b>	<b>1 904</b>	<b>11 679</b>	<b>8 054</b>	<b>19 733</b>
South Wimmera (SSD)	63	0	63	9 543	0	1 565	11 109	7 409	18 517
Horsham (RC)—Central	43	0	43	6 073	0	294	6 366	2 542	8 908
Horsham (RC) Bal	6	0	6	966	0	166	1 132	597	1 729
N. Grampians (S)—St Arnaud	2	0	2	430	0	525	955	0	955
N. Grampians (S)—Stawell	9	0	9	1 557	0	394	1 950	3 662	5 612
West Wimmera (S)	3	0	3	518	0	187	705	608	1 313
North Wimmera (SSD)	3	0	3	232	0	338	571	645	1 216
Hindmarsh (S)	1	0	1	50	0	127	177	645	822
Yarriambiack (S)—North	0	0	0	0	0	50	50	0	50
Yarriambiack (S)—South	2	0	2	182	0	161	344	0	344
<b>Mallee (SD)</b>	<b>150</b>	<b>11</b>	<b>161</b>	<b>23 408</b>	<b>1 440</b>	<b>4 992</b>	<b>29 840</b>	<b>17 369</b>	<b>47 209</b>
Mildura Rural City Part A (SSD)	81	11	92	12 778	1 440	1 793	16 011	10 262	26 273
Mildura (RC)—Pt A	81	11	92	12 778	1 440	1 793	16 011	10 262	26 273
West Mallee (SSD)	5	0	5	884	0	370	1 254	703	1 957
Buloke (S)—North	1	0	1	91	0	168	259	53	312
Buloke (S)—South	1	0	1	183	0	21	204	0	204
Mildura (RC)—Pt B	3	0	3	610	0	181	791	650	1 441
East Mallee (SSD)	64	0	64	9 746	0	2 829	12 575	6 404	18 979
Gannawarra (S)	16	0	16	3 077	0	866	3 943	549	4 492
Swan Hill (RC)—Central	41	0	41	5 543	0	1 524	7 067	1 260	8 327
Swan Hill (RC)—Robinvale	2	0	2	200	0	106	305	277	582
Swan Hill (RC) Bal	5	0	5	926	0	333	1 260	4 318	5 578
<b>Loddon (SD)</b>	<b>468</b>	<b>34</b>	<b>511</b>	<b>77 356</b>	<b>4 481</b>	<b>9 413</b>	<b>91 250</b>	<b>21 274</b>	<b>112 524</b>
Greater Bendigo City Part A (SSD)	216	20	244	36 249	3 121	4 598	43 968	9 998	53 966
Greater Bendigo (C)—Central	22	16	40	3 399	2 721	1 358	7 477	2 805	10 282
Greater Bendigo (C)—Eaglehawk	21	2	23	2 575	200	510	3 286	241	3 527
Greater Bendigo (C)—Inner East	47	0	52	8 822	0	1 877	10 699	2 160	12 859
Greater Bendigo (C)—Inner North	24	2	26	4 617	200	247	5 064	3 718	8 782
Greater Bendigo (C)—Inner West	49	0	49	7 646	0	423	8 070	813	8 882
Greater Bendigo (C)—S'saye	53	0	54	9 190	0	183	9 372	262	9 634
North Loddon (SSD)	97	2	99	14 059	180	2 385	16 625	5 260	21 885
C. Goldfields (S)—M'borough	17	0	17	2 457	0	171	2 627	3 761	6 388
C. Goldfields (S) Bal	8	0	8	860	0	136	996	0	996
Gr Bendigo (C)—Pt B	40	2	42	6 236	180	663	7 079	100	7 179
Loddon (S)—North	2	0	2	267	0	181	448	270	718
Loddon (S)—South	3	0	3	302	0	193	494	69	563
Mount Alexander (S)—C'maine	8	0	8	1 063	0	731	1 794	502	2 296
Mount Alexander (S) Bal	19	0	19	2 875	0	311	3 186	558	3 745
South Loddon (SSD)	155	12	168	27 048	1 180	2 430	30 657	6 016	36 673
Macedon Ranges (S)—Kyneton	35	0	36	5 769	0	495	6 265	1 741	8 006
Macedon Ranges (S)—Romsey	40	10	50	6 828	900	593	8 321	458	8 780
Macedon Ranges (S) Bal	80	2	82	14 450	280	1 341	16 071	3 816	19 887

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

	D WELLINGS (no.)			VALUE (\$'000)					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
STATISTICAL AREA									
<b>Goulburn (SD)</b>	<b>432</b>	<b>29</b>	<b>462</b>	<b>69 255</b>	<b>3 601</b>	<b>8 306</b>	<b>81 162</b>	<b>31 663</b>	<b>112 825</b>
Greater Shepparton City Part A (SSD)	84	10	94	13 706	1 202	1 110	16 017	7 177	23 194
Gr. Shepparton (C)—Pt A	84	10	94	13 706	1 202	1 110	16 017	7 177	23 194
North Goulburn (SSD)	142	8	150	23 229	1 200	3 648	28 077	8 633	36 710
Campaspe (S)—Echuca	43	0	43	6 556	0	753	7 309	1 914	9 223
Campaspe (S)—Kyabram	12	0	12	2 030	0	365	2 396	2 081	4 476
Campaspe (S)—Rochester	12	0	12	1 910	0	386	2 296	217	2 513
Campaspe (S)—South	4	0	4	357	0	279	636	60	696
Gr. Shepparton (C)—Pt B East	1	0	1	108.0	0	414	522	0	522
Gr. Shepparton (C)—Pt B West	5	0	5	811	0	232	1 044	543	1 587
Moira (S)—East	38	8	46	6 794	1 200	358	8 352	484	8 836
Moira (S)—West	27	0	27	4 664	0	859	5 523	3 334	8 857
South Goulburn (SSD)	76	9	85	10 690	940.0	1 514	13 144	13 343	26 487
Benalla(RC)—Benalla	21	6	27	3 302	640	392	4 333	6 942	11 275
Benalla(RC)—Bal	2	0	2	415	0	92	507	1 600	2 107
Mansfield (S)	36	3	39	4 884	300	428	5 612	890	6 502
Strathbogie (S)	17	0	17	2 089	0	603	2 692	1 711	4 403
Mount Buller Alpine Resort	0	0	0	0	0	0	0	2 200	2 200
Mount Stirling Alpine Resort	0	0	0	0	0	0	0	0	0
South West Goulburn (SSD)	130	2	133	21 630	260.0	2 034	23 925	2 510	26 434
Mitchell (S)—North	9	0	10	1 308	0	477	1 785	930	2 715
Mitchell (S)—South	99	2	101	17 132	260	694	18 085	105	18 190
Murrindindi (S)—East	10	0	10	1 255	0	623	1 878	1 475	3 353
Murrindindi (S)—West	12	0	12	1 936	0	241	2 177	0	2 177
Lake Mountain Alpine resort	0	0	0	0	0	0	0	0	0
<b>Ovens-Murray (SD)</b>	<b>204</b>	<b>2</b>	<b>206</b>	<b>35 903</b>	<b>240</b>	<b>4 650</b>	<b>40 793</b>	<b>20 931</b>	<b>61 724</b>
Wodonga (SSD)	139	2	141	25 506	240	2 301	28 047	17 262	45 309
Indigo (S)—Pt A	13	0	13	2 085	0	1 103	3 187	13 290	16 478
Towong (S)—Pt A	7	0	7	1 111	0	96	1 207	0	1 207
Wodonga (RC)	119	2	121	22 311	240	1 102	23 652	3 971	27 624
West Ovens-Murray (SSD)	36	0	36	6 192	0	1 383	7 574	3 157	10 731
Indigo (S)—Pt B	6	0	6	795	0	177	973	0	973
Wangaratta (RC)—Central	14	0	14	2 639	0	774	3 413	2 725	6 138
Wangaratta (RC)—North	11	0	11	1 817	0	170	1 987	0	1 987
Wangaratta (RC)—South	5	0	5	941	0	261	1 202	432	1 634
East Ovens-Murray (SSD)	29	0	29	4 205	0	967	5 172	513	5 685
Alpine (S)—East	18	0	18	2 842	0	418	3 259	363	3 622
Alpine (S)—West	8	0	8	1 186	0	311	1 497	50	1 547
Towong (S)—Pt B	3	0	3	178	0	238	416	100	516
Falls Creek Alpine Resort	0	0	0	0	0	0	0	0	0
Mount Hotham Alpine Resort	0	0	0	0	0	0	0	0	0
<b>East Gippsland (SD)</b>	<b>246</b>	<b>6</b>	<b>253</b>	<b>38 128</b>	<b>815</b>	<b>3 328</b>	<b>42 271</b>	<b>10 097</b>	<b>52 369</b>
East Gippsland Shire (SSD)	142	0	142	24 351	0	1 376	25 727	8 375	34 102
E. Gippsland (S)—Bairnsdale	104	0	104	18 457	0	768	19 226	7 938	27 164
E. Gippsland (S)—Orbost	22	0	22	3 524	0	254	3 777	437	4 214
E. Gippsland (S)—South-West	11	0	11	1 637	0	134	1 771	0	1 771
E. Gippsland (S) Bal	5	0	5	733	0	220	953	0	953

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

	DWELLINGS (no.)			VALUE (\$'000)					
	New houses	New other residential building	Total dwellings(a)	New houses	New other residential buildings	Alterations and additions to residential buildings(b)	Total residential building	Non-residential building	Total building
STATISTICAL AREA									
Wellington Shire (SSD)	104	6	111	13 777	815	1 952	16 544	1 723	18 267
Wellington (S)–Alberton	7	0	8	1 096	0	520	1 616	221	1 837
Wellington (S)–Avon	5	0	5	851	0	177	1 028	340	1 368
Wellington (S)–Maffra	18	4	22	2 163	499	395	3 058	0	3 058
Wellington (S)–Rosedale	34	0	34	3 231	0	487	3 718	218	3 937
Wellington (S)–Sale	40	2	42	6 435	316	373	7 124	944	8 068
<b>Gippsland (SD)</b>	<b>459</b>	<b>17</b>	<b>478</b>	<b>70 652</b>	<b>3 124</b>	<b>12 758</b>	<b>86 534</b>	<b>28 691</b>	<b>115 225</b>
La Trobe Valley (SSD)	117	0	118	19 101	0	2 827	21 928	17 574	39 502
Baw Baw (S)–Pt A	12	0	12	1 695	0	344	2 038	2 717	4 756
Latrobe (C)–Moe	19	0	19	2 981	0	979	3 960	1 306	5 266
Latrobe (C)–Morwell	14	0	15	2 230	0	419	2 649	12 275	14 924
Latrobe (C)–Traralgon	70	0	70	11 879	0	1 010	12 889	1 276	14 165
Latrobe (C) Bal	2	0	2	317	0	75	392	0	392
West Gippsland (SSD)	89	3	92	16 032	335	1 657	18 023	5 185	23 209
Baw Baw (S)–Pt B East	4	0	4	466	0	78	544	65	610
Baw Baw (S)–Pt B West	84	3	87	15 423	335	1 399	17 156	5 120	22 276
Yarra Ranges (S)–Pt B	1	0	1	143	0	180	323	0	323
Mount Baw Baw Alpine Resort	0	0	0	0	0	0	0	0	0
South Gippsland (SSD)	253	14	268	35 520	2 789	8 275	46 583	5 932	52 514
Bass Coast (S)–Phillip Is.	66	6	72	9 238	960	3 574	13 773	770	14 543
Bass Coast (S) Bal	98	8	106	13 852	1 829	2 206	17 887	3 893	21 779
South Gippsland (S)–Central	53	0	53	7 005	0	1 660	8 665	1 063	9 728
South Gippsland (S)–East	20	0	20	2 922	0	510	3 431	0	3 431
South Gippsland (S)–West	16	0	17	2 502	0	325	2 828	206	3 033
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	234	2	236	42 633	240	5 342	48 215	29 907	78 122
Geelong Vic	397	35	432	64 259	3 466	10 651	78 375	21 594	99 970
Warrnambool Vic	54	17	71	10 127	1 934	1 943	14 004	8 509	22 513
Ballarat Vic	189	10	199	31 535	1 124	4 590	37 250	14 074	51 324
Bendigo Vic	216	20	244	36 249	3 121	4 598	43 968	9 998	53 966
Shepparton Vic	84	10	94	13 705	1 202	1 110	16 017	7 177	23 194
La Trobe Valley Vic	117	0	118	19 101	0	2 827	21 928	17 574	39 502
Mildura Vic	81	11	92	12 778	1 440	1 793	16 011	10 262	26 273

(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><b>27</b> Area statistics are now being classified to the Australian Standard Geographical Classification (ASGC), 2003 Edition (cat. no. 1216.0), effective from July 2003. Building work approved before July 2003 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><b>28</b> 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><b>29</b> 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><b>30</b> Users may also wish to refer to the following publications:</p> <ul style="list-style-type: none"><li>▪ <i>Building Activity, Australia</i>, cat. no. 8752.0</li><li>▪ <i>Building Approvals, Australia</i>, cat. no. 8731.0</li><li>▪ <i>Building Activity, Australia: Dwelling Unit Commencements</i>, cat. no. 8750.0</li><li>▪ <i>Building Activity, Victoria</i>, cat. no. 8752.2</li><li>▪ <i>Construction Work Done, Australia, Preliminary</i>, cat. no. 8755.0</li><li>▪ <i>Engineering Construction Activity, Australia</i>, cat. no. 8762.0</li><li>▪ <i>House Price Indexes: Eight Capital Cities</i>, cat. no. 6416.0</li><li>▪ <i>Housing Finance for Owner Occupation, Australia</i>, cat. no. 5609.0</li><li>▪ <i>Producer Price Indexes, Australia</i>, cat. no. 6427.0</li></ul> <p><b>31</b> 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><b>32</b> 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
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## GLOSSARY

<b>Alterations and additions</b>	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.
<b>Alterations and additions to residential buildings</b>	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.
<b>Building</b>	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.
<b>Conversion</b>	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.
<b>Dwelling unit</b>	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.
<b>Educational</b>	Includes schools, colleges, kindergartens, libraries, museums and universities.
<b>Entertainment and recreational</b>	Includes clubs, cinemas, sport and recreation centres.
<b>Factories</b>	Includes paper mills, oil refinery buildings, brickworks and powerhouses.
<b>Flats, units or apartments</b>	Dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell.
<b>Health</b>	Includes hospitals, nursing homes, surgeries, clinics and medical centres.
<b>Hotels, motels and other short term accommodation</b>	Includes hostels, boarding houses, guest houses, and holiday apartment buildings.
<b>House</b>	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

<b>Miscellaneous</b>	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.
<b>New building work</b>	Building activity which will result in the creation of a building which previously did not exist.
<b>New other residential buildings</b>	Building activity which will result in the creation of a residential building other than a house, which previously did not exist.
<b>New residential</b>	Building activity which will result in the creation of any residential building (house or other residential) which previously did not exist.
<b>Non-residential building</b>	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.
<b>Offices</b>	Includes banks, post offices and council chambers.
<b>Other business premises</b>	Includes warehouses, service stations, transport depots and terminals, electricity substation buildings, telephone exchanges, broadcasting and film studios.
<b>Other dwellings</b>	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.
<b>Other residential building</b>	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.
<b>Religious</b>	Includes convents, churches, temples, mosques, monasteries and noviciates.
<b>Residential building</b>	A residential building is a building consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
<b>Semi-detached, row or terrace houses, townhouses</b>	Dwellings having their own private grounds with no other dwellings above or below.
<b>Shops</b>	Includes retail shops, restaurants, taverns and shopping arcades.





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