



19

HOUSING AND CONSTRUCTION

REFERENCES

Data sources

Statistics in this chapter are, in general, derived from the Agricultural Census conducted at 31 March each year throughout Australia, which collects data from establishments with agricultural activity.

The ABS excludes from the Census establishments with an Estimated Value of Agricultural Operations (EVAO) less than a certain cut-off level. This cut-off level is reviewed from time to time. From the 1986-87 Census, the cut-off value was raised to \$20,000, in 1991-92 to \$22,500, and in 1993-94 it was lowered to \$5,000. This change in the scope of the census means that care should be taken when comparing 1993-94 results with those of previous censuses.

EVAO is an aggregation of derived values for all crop and livestock activity for each unit. It should be noted that EVAO is applicable only for Industry Coding and Size Valuation purposes. It is NOT an indicator of receipts obtained by units, nor of the actual value of agricultural commodities produced by these units.

ABS publications

Australian National Accounts: State Accounts (5220.0)

Livestock Products, Australia (7215.0)

Livestock and Livestock Products, Victoria (7221.2)

Crops, Pastures and Fruit, Victoria (7330.2)

Agricultural Land Use and Selected Inputs, Victoria (7411.2)

Value of Agricultural Commodities Produced, Australia (7503.0)

Value of Agricultural Commodities Produced, Victoria (7503.2)

Non-ABS sources

Australian Wheat Board

Australian Dairy Corporation

Introduction

This chapter presents information on the Victorian Construction Industry; value of building, non-residential and residential data, dwelling commencements, and housing loans.

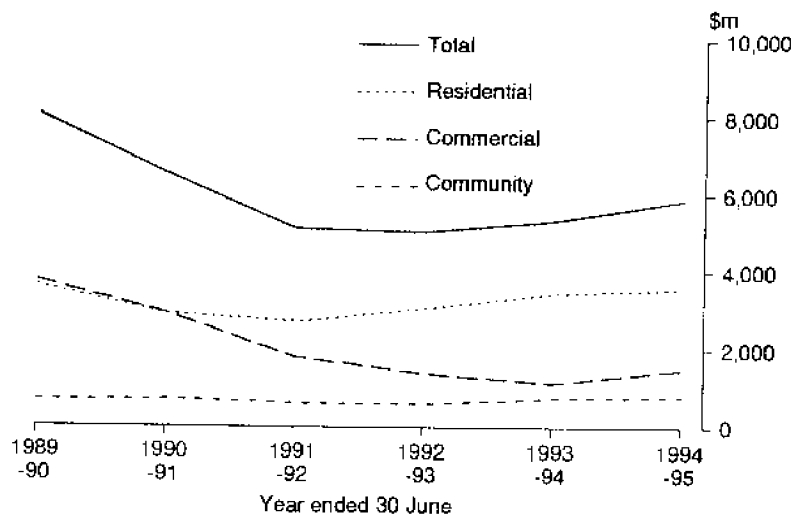
OVERVIEW

In 1993-94 the Construction industry sector contributed 5.6% of the Victorian Gross State Product (GSP) at factor cost. Victoria's percentage share of the national GDP at factor cost for the Construction industry sector was 21.6%, the lowest proportion over the past decade.

Building construction

At current prices the value of building work done in Victoria during 1994-95 was \$5,886 million. The value of building work done represented a 10% increase over the previous year, and constituted 21% of the total value of building work done in Australia.

VALUE OF BUILDING WORK DONE, VICTORIA



Source: *Dwelling Units Commencements Reported by Approving Authorities (8741.2)*

TABLE 19.1 VALUE OF BUILDINGS COMPLETED, CLASSIFIED BY TYPE, VICTORIA

	\$m					
Residential -						
Houses	2 758.2	2 394.2	2 026.8	2 233.4	2 475.3	2 571.4
Other residential buildings	179.6	206.4	215.7	179.1	249.9	261.4
Alterations and additions to residential buildings	612.6	601.2	543.1	583.5	601.3	694.2
Non residential -						
Commercial -						
Hotels, guest houses, etc.	165.2	210.8	165.8	42.0	35.2	30.1
Shops	530.7	560.2	195.5	289.7	182.5	311.6
Factories	548.4	380.7	390.1	380.5	424.0	250.6
Offices	1 174.7	1 655.7	1 383.3	1 395.5	1 056.7	288.3
Other business premises	426.1	456.9	140.0	169.6	222.3	212.4
Community -						
Education	176.4	266.8	210.8	222.2	201.0	227.2
Religious	15.3	23.5	21.7	19.3	19.8	12.1
Health	261.6	195.2	166.3	107.4	113.3	385.7
Entertainment and recreation	100.6	181.4	211.4	91.0	140.4	124.2
Miscellaneous	116.3	66.6	120.0	85.3	100.1	139.7
Total	7 065.7	7 199.5	5 790.5	5 798.5	5 821.7	5 508.8

Source: *Building Activity, Victoria* (8752.2)

Non-residential building

The commercial sector of non-residential building (i.e. hotels, shops, factories, offices, and other business premises) accounted for 20% of the value of all building work completed in Victoria during 1994-95, with shop construction being the largest component. Building for community purposes accounted for 16% of the value of building construction, with the largest component being building for health purposes.

In the commercial sector, the value of shops completed increased by 71% between 1993-94 and 1994-95. There was a significant decrease (73%) in the value of office completions, which were a low \$288 million, having been in excess of \$1 billion in each of the five preceding years. Hotel completions have decreased in each of the last four years.

In the community sector, the 1994-95 value of buildings completed for health purposes increased by 240% over the previous year. The value of buildings completed for educational purposes increased by 13%.

These changes in value of work done reflect not only changes in building activity but also increases in the cost of building due to inflation. It should also be noted that in any period where there are appreciable increases or decreases in the value of buildings completed for industrial, commercial, business, health, etc. purposes, this movement can be attributed, to some extent, to the completion of large-scale projects.

Residential building

Residential building (including alterations and additions) accounted for 64% of the value of all building completions during 1994-95. New house completions accounted for 73% of this while new other residential building completions and alterations and additions accounted for 7% and 20% respectively.

TABLE 19.2 NUMBER OF NEW RESIDENTIAL BUILDINGS COMPLETED BY OWNERSHIP, VICTORIA

	Private sector (a)			Public sector			Total number (a)	Private sector as a percentage of total
	Houses	Other	Total	Houses	Other	Total		
1989-90	30 740	2 059	32 800	1 003	570	1 573	34 380	95.4
1990-91	24 010	2 318	26 330	1 206	580	1 786	28 110	93.7
1991-92	21 710	1 998	23 708	691	867	1 558	25 141	94.3
1992-93	24 481	1 898	26 379	618	668	1 286	27 665	95.4
1993-94	25 955	2 713	28 668	1 163	496	1 659	30 327	94.5
1994-95	26 152	2 338	28 490	686	473	1 159	29 649	96.1

(a) Prior to 1991-92 Houses and Total Residential Buildings for the Private Sector were rounded to the nearest 10 units.

Source: *Building Activity, Victoria* (8752.2)

The number of new residential buildings completed during 1994-95 decreased by 2.2% from the previous year. Of the 29,649 completions, just over 90% were houses. Private sector activity accounted for about 95% of the number of new residential buildings completed in recent years.

House commencements

During 1994-95 there were 24,547 houses commenced in Victoria, which represented a decrease of 9% over the previous year.

TABLE 19.3 NUMBER OF COMMENCEMENTS OF NEW RESIDENTIAL BUILDINGS BY TYPE OF BUILDING, VICTORIA

	Melbourne Statistical Division (MSD)	Victoria	MSD percentage of Victoria	
HOUSES				
1989-90	16 830	27 500	61.2	27.4
1990-91	12 641	20 539	61.5	22.8
1991-92	14 474	22 267	65.0	21.4
1992-93	17 261	26 226	65.8	22.4
1993-94	17 678	27 002	65.5	21.3
1994-95	17 141	24 547	69.8	21.4
OTHER RESIDENTIAL BUILDING				
1989-90	1 843	2 494	73.9	6.6
1990-91	1 758	2 433	72.3	7.9
1991-92	1 987	2 695	73.7	7.4
1992-93	2 090	2 536	82.4	5.7
1993-94	3 177	3 511	90.5	6.8
1994-95	2 898	3 171	91.4	5.8
TOTAL				
1989-90	18 673	29 994	62.3	21.8
1990-91	14 399	22 972	62.7	19.0
1991-92	16 461	24 963	65.9	17.8
1992-93	19 351	28 762	67.3	17.8
1993-94	20 855	30 513	68.3	17.1
1994-95	20 039	27 718	72.3	16.7

Source: *Dwelling Unit Commencements Reported By Approving Authorities, Victoria* (8741.2)

TABLE 19.4 NUMBER OF NEW HOUSES COMMENCED, CLASSIFIED BY MATERIAL OF OUTER WALLS, VICTORIA

	<i>Brick, concrete, and stone</i>	<i>Brick veneer</i>	<i>Timber</i>	<i>Fibro cement</i>	<i>Not stated and other</i>	<i>Total</i>
1989-90	389	17 375	1 761	564	7 411	27 500
1990-91	220	12 568	1 332	359	6 060	20 539
1991-92	258	13 446	1 496	211	6 856	22 267
1992-93	484	14 951	1 323	306	9 164	26 228
1993-94	371	15 044	1 185	344	10 057	27 001
1994-95	320	14 774	1 134	254	8 065	24 547

Source: Unpublished ABS data

NUMBER OF NEW HOUSES COMMENCED, VICTORIASource: *Dwelling Units Commencements Reported by Approving Authorities (8741.2)***Regions**

Commencements of new residential buildings in the Melbourne Statistical Division (MSD) accounted for 72% of Victoria's commencements during 1994-95.

TABLE 19.5 NUMBER OF COMMENCEMENTS OF NEW DWELLING UNITS, BY STATISTICAL DIVISION, VICTORIA

Melbourne	18 673	14 399	16 461	19 351	20 855	20 039
Outer Western Melbourne	3 740	2 942	3 353	3 757	3 559	3 625
North Western Melbourne	1 424	1 214	1 587	1 682	1 594	1 546
Inner Melbourne	480	284	364	1 007	1 569	1 683
North Eastern Melbourne	1 906	1 621	1 496	1 808	2 121	2 151
Inner Eastern Melbourne	1 184	809	986	1 403	1 954	1 820
Southern Melbourne	1 122	718	935	1 057	1 476	1 919
Outer Eastern Melbourne	2 689	2 063	2 388	2 519	2 729	2 285
South Eastern Melbourne	4 214	3 403	3 926	4 565	4 309	3 428
Mornington Peninsula	1 914	1 345	1 426	1 553	1 544	1 582

TABLE 19.5 NUMBER OF COMMENCEMENTS OF NEW DWELLING UNITS, BY STATISTICAL DIVISION, VICTORIA - continued

Barwon	2 339	1 496	1 640	1 769	1 816	1 425
Western District	560	459	460	492	503	444
Central Highlands	1 345	929	885	990	1 075	859
Wimmera	251	195	190	246	262	215
Mallee	519	454	413	497	557	396
Loddon Campaspe	1 724	1 351	1 307	1 464	1 461	1 072
Goulburn	1 482	1 175	1 075	1 262	1 271	1 071
Ovens-Murray	863	692	766	806	770	692
East Gippsland	659	519	592	579	640	501
Gippsland	1 579	1 303	1 174	1 306	1 303	1 004
Total Victoria	29 994	22 972	24 963	28 762	30 513	27 718

Source: *Dwelling Unit Commencements Reported By Approving Authorities, Victoria* (8741.2)

Housing loans

At current prices the value of housing loans approved during 1994-95 was \$9,673 million. This was a 12% decrease over the 1993-94 level but was 90% higher than 1989-90, when the value of loans approved was \$5,079 million.

TABLE 19.6 HOUSING LOANS APPROVED BY TYPE OF LENDER, VICTORIA

	All banks	Permanent building societies	Other lenders	Total
	\$m			
1989-90r	4 208	232	639	5 079
1990-91r	4 332	207	421	4 960
1991-92r	5 632	440	510	6 582
1992-93r	7 957	263	244	8 464
1993-94	10 382	488	139	11 009
1994-95	9 128	377	168	9 673

Source: Unpublished ABS data

TABLE 19.7 HOUSING LOANS APPROVED BY PURPOSE, VICTORIA

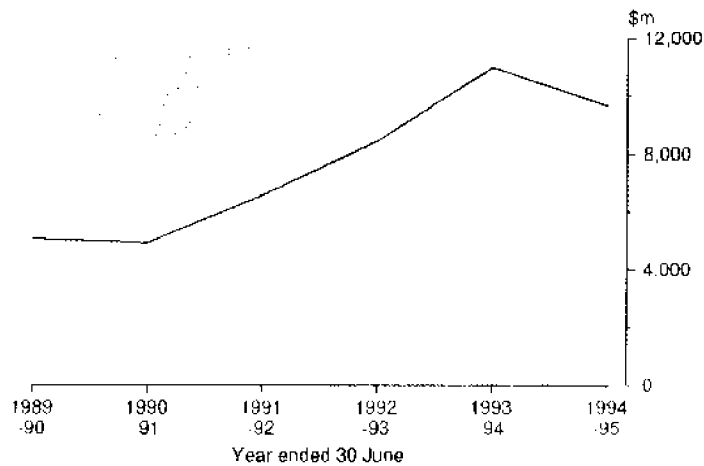
	New dwellings (a)	Established dwellings (b)		Alterations and additions	Total	
		Value	Dwellings			
	no.	\$m	no.	\$m	\$m	
1989-90	18 960	1 239	51 009	3 662	178	5 079
1990-91	18 259	1 190	50 090	3 595	175	4 960
1991-92	17 840	1 231	67 898	5 093	258	6 582
1992-93	21 958	1 586	82 621	6 608	271	8 464
1993-94	24 574	1 932	105 761	8 437	640	11 009
1994-95	21 499	1 846	81 603	6 959	869	9 673

(a) Includes construction of new dwellings and purchase of newly erected dwellings.

(b) Includes purchase of established dwellings and refinancing of existing housing loans.

Source: Unpublished ABS data - Housing Finance Commitments.

VALUE OF HOUSING LOANS APPROVED, VICTORIA



Source: Unpublished ABS data

Engineering construction

During 1994-95, the value (at current prices) of engineering construction work done in Victoria was \$2,415 million, of which 52% was undertaken by the public sector. Construction of roads, highways, and subdivisions accounted for 31% of the value of work done, whilst telecommunications accounted for 21%.

TABLE 19.8 VALUE OF ENGINEERING CONSTRUCTION BY TYPE, VICTORIA, 1994-95

Type of construction	Commenced		Work done		Work yet to be done
	Victoria	Victoria	Australia	Victoria as a percentage of Australia	Victoria
	\$m	\$m	\$m	%	\$m
Roads, highways, and subdivisions	837.6	754.7	4 104.2	18.4	245.0
Bridges	43.2	37.4	274.7	13.6	14.1
Railways	112.1	130.4	960.2	13.6	4.0
Harbours	1.9	0.9	106.4	0.9	1.0
Water storage and supply	78.0	140.7	722.6	19.5	60.7
Sewerage and drainage	80.0	157.3	608.5	25.8	102.3
Electricity generation, transmission, and distribution	225.5	368.1	1 460.5	25.2	45.9
Pipelines	87.0	86.6	300.0	28.9	0.4
Recreation	80.1	74.9	462.6	16.2	8.9
Telecommunications	556.8	514.9	2 274.9	22.6	35.3
Heavy industry	95.3	148.7	1 705.6	8.7	54.7
Other	0.2	0.6	21.6	2.8	-
Total of all construction -					
By private sector	1 022.0	1 158.8	6 814.9	17.0	465.5
By public sector	1 175.8	1 256.5	6 187.0	20.3	106.8
Total	2 197.7	2 415.2	13 001.9	18.6	572.3

Source: Unpublished ABS data