

CATALOGUE NUMBER 8731.2
3 APRIL 1995

**BUILDING APPROVALS, VICTORIA,
FEBRUARY 1995**

PLEASE NOTE - Three major changes have taken place in the collection and presentation of Building Approval statistics commencing with the reference month of July 1994.

(1) From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to existing buildings (including conversions of non-residential buildings to dwelling units) and as part of the construction of non-residential buildings is shown separately and has been included in the seasonally adjusted and trend estimates for the number of dwelling units approved - refer to paragraphs 9, 10 and 11 of the explanatory notes.

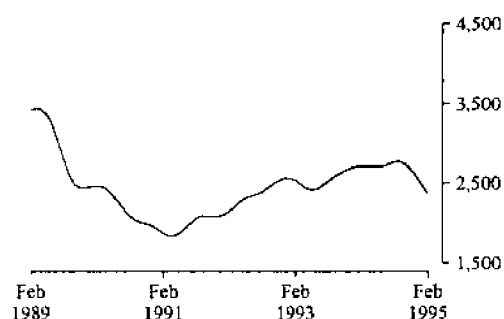
(2) From July 1994, presentation in Tables 8, 9, 12 and 13 in this publication, of Statistical Local Area and Statistical Sub-division information reflect boundary changes implemented by the State Government as part of its ongoing review of local government boundaries - refer to paragraphs 29 and 30 of the explanatory notes, and the lists of boundary changes enclosed with the July 1994, October 1994, and February 1995 issues of this publication. Copies of these lists are also available from ABS Victoria on request.

(3) From July 1994, building approval statistics include approvals issued by Registered Private Surveyors following implementation by the Victorian Government of the Building Act 1993 on 1 July 1994 - refer to paragraph 1 of the explanatory notes.

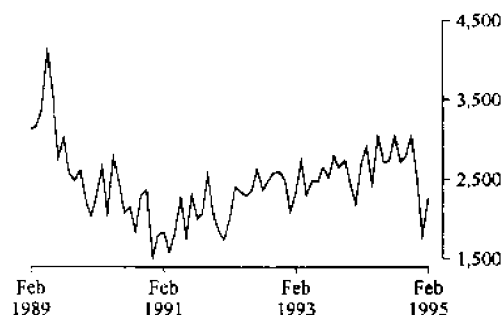
MAIN FEATURES

- Trend estimates of the number of dwelling units approved in February 1995 (2,440) show a 5 per cent decrease from the figure recorded for January 1995 (2,559) and a 13 per cent decrease when compared with the figure for February 1994 (2,810).
- In original terms the number of dwelling units approved in February 1995 (2,413) was 35 per cent higher than in January 1995 (1,787) and 15 per cent lower than in February 1994 (2,824).
- The value of non-residential buildings approved, at current prices, for the eight months ending 28 February 1995 was \$1,312m, a decrease of 6 per cent when compared with the corresponding figure for the eight months ending 28 February 1994 (\$1,399m).

**NUMBER OF DWELLING UNITS APPROVED
TREND ESTIMATES**



**NUMBER OF DWELLING UNITS APPROVED
ORIGINAL**



INQUIRIES

For further information about statistics in this publication and the availability of related unpublished statistics, contact Denis Ward or Leon Kinnerly on Melbourne (03) 615 7000; or any ABS State office.

For information about other ABS statistics and services contact Information Services on Melbourne (03) 615 7000; or any ABS State office.

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months September 1994 to February 1995.

Analysis of building approvals series has shown that the original series can be volatile and that the initial estimates of a month's trend value can be revised substantially. In particular, some months can elapse before a turning point in the trend series is identified reliably. Generally, the size of revisions to the trend estimates tends to be larger, the greater the volatility of the original series. Revisions to trend estimates will also occur with revisions to original data and re-estimation of seasonal adjustment factors. See paragraphs 19 and 20 of the Explanatory Notes for a more detailed explanation.

To illustrate the possible impact of future months' observations on the trend estimates for the latest months, the tables show the revisions to the trend estimates that would result if the movements in the seasonally adjusted estimates for next month (March 1995) were to equal the average monthly percentage change (regardless of sign) in the series over the last ten years.

For example, if the seasonally adjusted estimate for the number of private houses approved (the first table) were to increase by 5 per cent in March 1995, the trend estimate for that month would be 1,973, a movement of -2.0 per cent. The monthly movements in the trend estimates for December 1994, and January and February 1995, which are currently estimated to be -4.3, -4.3 and -3.9 per cent respectively, would be revised to -4.1, -3.6 and -2.9 per cent. On the other hand, a 5 per cent seasonally adjusted decline in the number of private houses approved in March 1995 would produce a trend estimate for that month of 1,892, a movement of -3.4 per cent, with the movements in the trend estimates for December 1994, and January and February 1995, being revised to -4.7, -4.6 and -4.2 per cent respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	<i>Trend estimate</i>		<i>Revised trend estimate if March 1995 seasonally adjusted estimate</i>			
			<i>is up 5% on February 1995</i>		<i>is down 5% on February 1995</i>	
	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>
<i>1994-95</i>						
September	2,400	-1.0	2,400	-0.9	2,404	-0.8
October	2,335	-2.7	2,334	-2.7	2,341	-2.6
November	2,244	-3.9	2,244	-3.9	2,247	-4.0
December	2,147	-4.3	2,151	-4.1	2,142	-4.7
January	2,055	-4.3	2,073	-3.6	2,044	-4.6
February	1,976	-3.9	2,012	-2.9	1,958	-4.2
March	n.y.a.	n.y.a.	1,973	-2.0	1,892	-3.4

TOTAL NUMBER OF HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	<i>Trend estimate</i>		<i>Revised trend estimate if March 1995 seasonally adjusted estimate</i>			
			<i>is up 5% on February 1995</i>		<i>is down 5% on February 1995</i>	
	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>
<i>1994-95</i>						
September	2,478	-1.3	2,478	-1.3	2,483	-1.1
October	2,397	-3.2	2,398	-3.3	2,405	-3.1
November	2,286	-4.6	2,286	-4.7	2,289	-4.8
December	2,166	-5.3	2,170	-5.1	2,160	-5.6
January	2,050	-5.4	2,066	-4.8	2,035	-5.8
February	1,945	-5.1	1,982	-4.1	1,923	-5.5
March	n.y.a.	n.y.a.	1,925	-2.8	1,837	-4.5

**TOTAL NUMBER OF DWELLING UNITS APPROVED
RELIABILITY OF TREND ESTIMATES**

<i>Revised trend estimate if March 1995 seasonally adjusted estimate</i>						
<i>Trend estimate</i>		<i>is up 7% on February 1995</i>		<i>is down 7% on February 1995</i>		
<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>	
<i>1994-95</i>						
September	2,914	0.1	2,912	0.1	2,919	0.3
October	2,870	-1.5	2,866	-1.6	2,877	-1.4
November	2,790	-2.8	2,787	-2.7	2,793	-2.9
December	2,679	-4.0	2,687	-3.6	2,671	-4.4
January	2,559	-4.5	2,591	-3.6	2,541	-4.9
February	2,440	-4.6	2,516	-2.9	2,422	-4.7
March	n.y.a.	n.y.a.	2,481	-1.4	2,338	-3.4

**VALUE OF NEW RESIDENTIAL BUILDING APPROVED
RELIABILITY OF TREND ESTIMATES**

<i>Revised trend estimate if March 1995 seasonally adjusted estimate</i>						
<i>Trend estimate</i>		<i>is up 6% on February 1995</i>		<i>is down 6% on February 1995</i>		
<i>\$m</i>	<i>% change on previous month</i>	<i>\$m</i>	<i>% change on previous month</i>	<i>\$m</i>	<i>% change on previous month</i>	
<i>1994-95</i>						
September	258.2	1.9	258.6	2.0	259.0	2.2
October	260.9	1.0	261.3	1.0	262.2	1.2
November	259.7	-0.5	259.9	-0.6	260.3	-0.7
December	254.1	-2.1	253.6	-2.4	252.5	-3.0
January	245.6	-3.3	244.3	-3.7	240.7	-4.7
February	235.4	-4.2	234.1	-4.2	227.4	-5.6
March	n.y.a.	n.y.a.	225.0	-3.9	214.8	-5.5

**VALUE OF ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING APPROVED
RELIABILITY OF TREND ESTIMATES**

<i>Revised trend estimate if March 1995 seasonally adjusted estimate</i>						
<i>Trend estimate</i>		<i>is up 8% on February 1995</i>		<i>is down 8% on February 1995</i>		
<i>\$m</i>	<i>% change on previous month</i>	<i>\$m</i>	<i>% change on previous month</i>	<i>\$m</i>	<i>% change on previous month</i>	
<i>1994-95</i>						
September	61.9	2.8	61.7	1.7	61.9	2.0
October	60.2	-2.8	59.9	-3.0	60.2	-2.8
November	56.5	-6.1	56.3	-5.9	56.5	-6.1
December	52.8	-7.1	53.0	-5.9	52.6	-7.0
January	49.1	-6.3	51.2	-3.3	49.8	-5.2
February	45.8	-6.7	50.9	-0.6	48.3	-3.1
March	n.y.a.	n.y.a.	52.9	3.8	48.8	1.2

TABLE 1. NUMBER OF DWELLING UNITS APPROVED

TABLE 1. NUMBER OF DWELLING UNITS APPROVED										
Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
MELBOURNE STATISTICAL DIVISION										
1991-92	14,424	491	14,915	1,477	710	2,187	17	15,918	1,201	17,119
1992-93	17,104	723	17,827	1,845	163	2,008	6	18,955	886	19,841
1993-94	17,878	585	18,463	2,920	414	3,334	1,152	21,844	1,105	22,949
1993-94 July-February	11,562	445	12,007	1,995	210	2,205	593	14,150	655	14,805
1994-95 July-February	12,695	204	12,899	1,912	367	2,279	870	15,477	571	16,048
1993— December	1,384	52	1,436	264	—	264	202	1,850	52	1,902
1994— January	1,225	13	1,238	256	94	350	1	1,482	107	1,589
February	1,581	36	1,617	169	51	220	105	1,855	87	1,942
March	1,641	18	1,659	153	125	278	12	1,806	143	1,949
April	1,339	52	1,391	311	11	322	22	1,670	65	1,735
May	1,756	22	1,778	312	25	337	497	2,461	151	2,612
June	1,580	48	1,628	149	43	192	28	1,757	91	1,848
July	1,706	20	1,726	199	—	199	9	1,914	20	1,934
August	1,843	11	1,854	228	10	238	205	2,276	21	2,297
September	1,760	25	1,785	106	29	135	9	1,875	54	1,929
October	1,726	39	1,765	315	20	335	411	2,452	59	2,511
November	1,834	48	1,882	239	86	325	68	2,141	134	2,275
December	1,336	18	1,354	524	44	568	12	1,872	62	1,934
1995— January	1,138	8	1,146	93	80	173	4	1,235	88	1,323
February	1,352	35	1,387	208	98	306	152	1,712	133	1,845
VICTORIA										
1991-92	22,358	707	23,065	1,932	1,016	2,948	33	24,323	1,723	26,046
1992-93	25,969	1,189	27,158	2,186	227	2,413	12	28,167	1,416	29,583
1993-94	27,227	830	28,057	3,109	584	3,693	1,167	31,396	1,521	32,917
1993-94 July-February	17,596	633	18,229	2,132	328	2,460	603	20,330	962	21,292
1994-95 July-February	17,937	384	18,321	2,011	521	2,532	883	20,831	905	21,736
1993— December	2,102	68	2,170	266	—	266	202	2,570	68	2,638
1994— January	1,785	17	1,802	266	115	381	2	2,052	133	2,185
February	2,340	48	2,388	186	142	328	108	2,634	190	2,824
March	2,558	36	2,594	167	144	311	13	2,738	180	2,918
April	2,021	70	2,091	317	14	331	24	2,360	86	2,446
May	2,610	39	2,649	331	49	380	498	3,335	192	3,527
June	2,442	52	2,494	162	49	211	29	2,633	101	2,734
July	2,465	48	2,513	219	—	219	11	2,695	48	2,743
August	2,716	37	2,753	243	45	288	205	3,164	82	3,246
September	2,477	49	2,526	120	73	193	13	2,610	122	2,732
October	2,393	46	2,439	315	22	337	413	3,121	68	3,189
November	2,591	81	2,672	273	86	359	70	2,934	167	3,101
December	1,861	63	1,924	528	59	587	14	2,403	122	2,525
1995— January	1,573	23	1,596	97	90	187	4	1,674	113	1,787
February	1,861	37	1,898	216	146	362	153	2,230	183	2,413

(a) Includes Conversions, etc. See paragraphs 9-11 of the Explanatory Notes.

TABLE 2. VALUE OF BUILDING APPROVED
(\$ million)

(3 million)														
New residential building										Alterations and additions to residential buildings	Non-residential building		Total building	
Period	Houses		Other residential buildings				Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
MELBOURNE STATISTICAL DIVISION														
1991-92	1,280.1	28.8	1,309.0	101.6	47.4	149.0	1,381.7	76.3	1,458.0	413.3	978.6	1,242.4	2,773.2	3,113.7
1992-93	1,538.4	42.4	1,580.8	125.3	10.5	135.9	1,663.7	52.9	1,716.7	429.7	858.2	1,138.2	2,951.4	3,284.6
1993-94	1,683.9	40.5	1,724.4	241.8	31.1	272.9	1,925.7	71.6	1,997.3	509.2	1,619.8	2,138.6	4,046.0	4,645.1
1993-94														
July-February	1,074.9	28.9	1,103.8	165.3	16.1	181.4	1,240.2	45.0	1,285.2	309.3	778.3	1,208.6	2,327.6	2,803.1
1994-95														
July-February	1,226.9	15.1	1,241.9	241.6	27.0	268.5	1,468.4	42.0	1,510.4	379.0	725.2	1,113.7	2,572.0	3,003.2
1993														
December	130.1	3.0	133.0	20.3		20.3	150.3	3.0	153.3	45.4	89.2	105.9	284.9	304.6
1994 -														
January	112.3	0.8	113.2	31.4	8.3	39.7	143.7	9.1	152.8	29.0	34.7	48.4	207.3	230.2
February	147.3	3.1	150.3	15.1	3.2	18.3	162.4	6.3	168.7	34.9	190.0	332.3	387.2	535.8
March	154.9	1.5	156.4	11.6	10.1	21.8	166.6	11.6	178.2	41.2	90.2	112.7	298.0	332.1
April	126.1	4.0	130.2	30.9	0.9	31.8	157.0	5.0	162.0	33.3	102.0	130.0	291.9	325.3
May	175.8	1.6	177.4	23.1	1.5	24.6	198.8	3.2	202.0	85.9	92.7	111.9	369.4	399.8
June	152.1	4.5	156.6	10.9	2.4	13.3	163.0	6.8	169.9	39.4	556.7	575.5	759.2	784.8
July	161.2	1.3	162.6	19.3		19.3	180.6	1.3	181.9	36.4	45.7	59.8	262.6	278.1
August	181.6	0.7	182.3	15.4	0.4	15.8	196.9	1.2	198.1	66.3	67.0	91.7	330.2	356.0
September	172.4	1.5	173.9	13.5	1.8	15.4	185.9	3.4	189.3	41.4	89.9	101.0	317.2	331.7
October	166.4	2.3	168.7	32.8	1.4	34.2	199.2	3.7	202.9	86.0	117.5	296.8	402.7	585.6
November	177.2	3.3	180.5	21.7	6.3	28.0	198.8	9.6	208.5	48.9	107.6	149.1	355.0	406.4
December	129.6	1.6	131.2	110.2	4.4	114.6	239.9	5.9	245.8	27.6	54.7	72.3	322.1	345.6
1995														
January	108.7	0.6	109.3	8.9	7.2	16.1	117.6	7.8	125.4	26.7	93.1	124.9	237.0	277.0
February	129.8	3.7	133.5	19.7	5.4	25.1	149.5	9.1	158.6	45.9	149.8	218.2	345.1	422.7
VICTORIA														
1991-92	1,933.9	42.0	1,975.9	129.3	65.7	195.0	2,063.2	107.8	2,170.9	514.1	1,114.9	1,473.7	3,691.5	4,158.8
1992-93	2,262.5	71.4	2,333.8	145.7	14.6	160.3	2,408.2	86.0	2,494.1	533.0	1,066.2	1,406.3	4,006.9	4,433.4
1993-94	2,465.2	58.8	2,524.0	252.8	40.9	293.7	2,718.0	99.7	2,817.7	623.5	1,853.6	2,502.7	5,186.0	5,943.9
1993-94														
July-February	1,570.1	43.1	1,613.2	173.5	22.9	196.4	1,743.6	66.0	1,809.6	381.5	924.8	1,398.6	3,049.5	3,589.7
1994-95														
July-February	1,680.3	25.9	1,706.2	247.4	35.7	283.2	1,927.8	61.6	1,989.4	450.3	834.8	1,312.1	3,211.5	3,751.7
1993--														
December	189.5	4.0	193.5	20.4	—	20.4	209.9	4.0	213.9	53.6	99.4	120.4	363.0	388.0
1994—														
January	160.3	1.1	161.5	32.2	9.5	41.7	192.5	10.6	203.2	36.5	43.6	65.3	272.5	304.9
February	209.4	3.8	213.2	16.3	8.1	24.4	225.7	11.9	237.6	44.1	209.5	363.4	479.3	645.1
March	231.7	2.6	234.3	12.2	11.3	23.5	243.9	13.9	257.8	53.7	104.2	165.3	401.9	476.8
April	185.6	5.4	191.0	31.2	1.1	32.3	216.8	6.5	223.3	42.1	121.5	178.9	379.9	444.4
May	250.3	2.9	253.2	24.3	2.8	27.1	274.6	5.7	280.3	96.7	118.8	151.1	482.1	528.1
June	227.6	4.8	232.3	11.6	2.8	14.4	239.1	7.6	246.7	49.5	584.2	608.7	872.6	904.9
July	227.2	2.9	230.1	20.3	—	20.3	247.5	2.9	250.5	44.7	64.8	80.6	356.9	375.7
August	252.5	2.2	254.7	16.5	2.4	18.9	269.0	4.7	273.7	77.1	79.6	111.5	425.7	462.2
September	232.9	3.0	235.9	14.2	4.1	18.3	247.1	7.1	254.2	51.2	105.4	119.5	403.7	424.9
October	223.6	2.7	226.3	32.8	1.6	34.4	256.4	4.2	260.6	94.9	134.0	347.3	485.3	702.8
November	243.3	5.3	248.6	23.8	6.3	30.1	267.1	11.6	278.7	60.0	121.2	173.8	447.6	512.4
December	178.2	4.3	182.5	110.5	5.3	115.8	288.7	9.6	298.3	34.6	64.1	89.2	387.3	422.0
1995														
January	147.1	1.6	148.7	9.0	7.7	16.7	156.2	9.3	165.4	33.4	105.7	152.7	294.7	351.5
February	175.5	3.9	179.3	20.3	8.3	28.6	195.8	12.2	208.0	54.5	160.0	237.6	410.3	500.1

**TABLE 3. NUMBER AND VALUE OF BUILDING APPROVED
SEASONALLY ADJUSTED AND TREND ESTIMATES (a), VICTORIA**

SEASONALLY ADJUSTED AND TREND ESTIMATES (a), VICTORIA						
Period	Number of dwelling units (b)				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
1993—						
December	2,178	2,302	2,692	2,828	228.2	55.3
1994—						
January	2,375	2,287	2,675	2,743	250.7	48.8
February	2,491	2,439	2,793	2,957	248.5	47.2
March	2,361	2,378	2,507	2,652	236.7	49.8
April	2,321	2,396	2,605	2,707	253.5	46.2
May	2,338	2,387	3,006	3,136	254.5	88.1
June	2,328	2,465	2,632	2,689	247.7	49.5
July	2,447	2,510	2,607	2,756	243.6	46.7
August	2,490	2,602	2,929	3,069	255.8	75.4
September	2,392	2,417	2,534	2,648	248.8	48.0
October	2,315	2,387	3,028	3,139	254.8	87.7
November	2,410	2,475	2,763	2,901	255.3	53.1
December	2,034	2,120	2,611	2,830	332.8	36.8
1995—						
January	1,977	1,893	2,055	2,094	189.5	41.1
February	1,978	1,933	2,364	2,519	217.5	58.5
TREND ESTIMATES						
1993—						
December	2,292	2,333	2,658	2,783	233.6	50.1
1994—						
January	2,335	2,346	2,681	2,803	238.7	50.1
February	2,360	2,359	2,688	2,810	243.5	49.0
March	2,370	2,380	2,695	2,815	247.3	48.0
April	2,373	2,410	2,700	2,819	249.4	47.3
May	2,376	2,441	2,708	2,825	249.7	48.4
June	2,390	2,474	2,726	2,840	248.1	52.0
July	2,410	2,502	2,761	2,876	249.1	56.9
August	2,423	2,511	2,790	2,911	253.5	60.7
September	2,400	2,478	2,785	2,914	258.2	61.9
October	2,335	2,397	2,736	2,870	260.9	60.2
November	2,244	2,286	2,655	2,790	259.7	56.5
December	2,147	2,166	2,545	2,679	254.1	52.5
1995—						
January	2,055	2,050	2,427	2,559	245.6	49.1
February	1,976	1,945	2,309	2,440	235.4	45.8

(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average - see Explanatory Notes for a more detailed explanation. (b) Includes Conversions, etc. See paragraphs 9-11 of the Explanatory Notes.

TABLE 4. VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES (a), VICTORIA
(\$ million)

(\$ million)									
Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1991-92	1,859.7	1,900.1	230.8	2,131.0	494.3	1,328.5	1,756.4	3,880.7	4,381.7
1992-93	2,208.9	2,278.6	200.2	2,478.8	520.4	1,344.7	1,775.2	4,307.4	4,774.4
1993-94	2,354.9	2,411.2	367.3	2,778.5	595.3	2,330.2	3,148.6	5,672.1	6,522.4
1993—									
Sept. qtr.	590.6	610.4	86.6	696.9	135.0	431.3	660.1	1,254.0	1,492.1
Dec. qtr.	563.5	580.5	77.7	658.3	153.9	420.6	570.2	1,235.6	1,382.4
1994—									
Mar. qtr.	569.0	576.1	111.7	687.8	127.1	448.8	746.2	1,237.8	1,561.0
June qtr.	631.8	644.2	91.3	735.5	179.3	1,029.4	1,172.0	1,944.7	2,086.9
Sept. qtr.	666.0	673.6	70.5	744.1	161.6	310.3	387.1	1,215.5	1,292.9
Dec. qtr.	602.9	614.3	219.8	834.2	177.1	395.1	755.2	1,402.9	1,766.4

(a) See paragraphs 21-26 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

VALUE OF BUILDING APPROVED AT AVERAGE 1989-1990 PRICES
VICTORIA

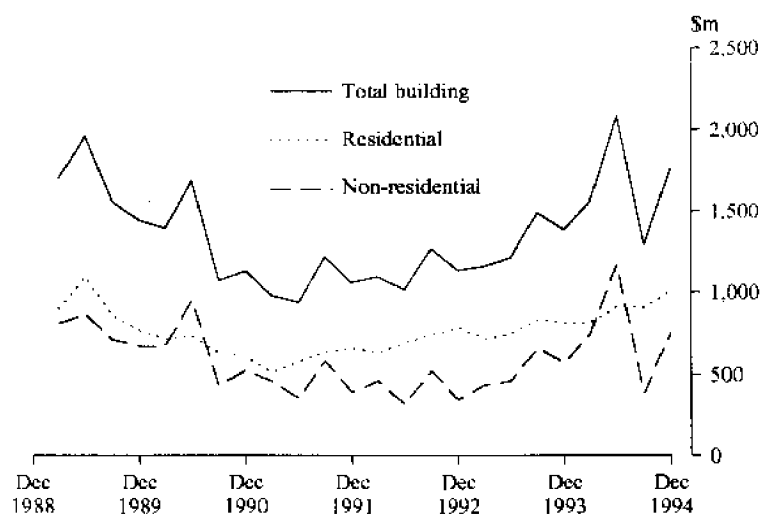


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP, VICTORIA
(\$ million)

Class of building	(\$ million)						
	1992-93	1993-94	July-February 1993-94	1994-95	1994 December	1995 January	February
PRIVATE SECTOR							
New houses	2,262.5	2,465.2	1,570.1	1,680.3	178.2	147.1	175.5
New other residential buildings	145.7	252.8	173.5	247.4	110.5	9.0	20.3
Total new residential building	2,408.2	2,718.0	1,743.6	1,927.8	288.7	156.2	195.8
Alterations and additions to residential buildings	532.5	614.4	381.1	449.0	34.5	32.9	54.5
Hotels, etc.	42.7	187.1	12.1	25.9	3.6	12.0	0.6
Shops	146.7	483.6	350.8	245.0	7.8	40.3	76.5
Factories	269.9	161.2	102.0	144.4	10.1	18.9	19.4
Offices	210.7	178.1	57.9	136.9	16.8	15.6	24.7
Other business premises	155.3	225.1	93.8	109.5	9.9	7.4	14.9
Educational	58.5	88.1	67.7	46.0	6.7	3.2	4.2
Religious	16.1	13.9	9.8	12.6	2.7	2.2	0.4
Health	80.3	119.8	110.6	36.3	4.1	0.5	1.3
Entertainment and recreational	36.5	308.7	55.0	53.9	1.3	1.0	17.3
Miscellaneous	49.7	87.9	65.0	24.2	1.1	4.6	0.9
Total non-residential building	1,066.2	1,853.6	924.8	834.8	64.1	105.7	160.0
Total	4,006.9	5,186.0	3,049.5	3,211.5	387.3	294.7	410.3
PUBLIC SECTOR							
New houses	71.4	58.8	43.1	25.9	4.3	1.6	3.9
New other residential buildings	14.6	40.9	22.9	35.7	5.3	7.7	8.3
Total new residential building	86.0	99.7	66.0	61.6	9.6	9.3	12.2
Alterations and additions to residential buildings	0.5	9.1	0.4	1.3	0.1	0.4	—
Hotels, etc.	4.3	1.3	1.3	0.5	—	—	0.3
Shops	8.4	3.4	2.7	6.6	0.4	0.1	1.5
Factories	2.2	45.0	8.7	11.9	—	—	0.1
Offices	48.8	56.2	28.2	68.4	1.6	3.5	32.0
Other business premises	13.8	141.7	127.5	46.5	0.6	12.8	28.1
Educational	97.0	119.6	87.6	162.3	18.1	10.7	13.7
Religious	—	—	—	—	—	—	—
Health	40.9	182.9	147.1	37.5	2.3	18.4	0.1
Entertainment and recreational	61.8	69.5	48.5	134.3	2.0	1.0	1.0
Miscellaneous	62.7	29.5	22.2	9.4	0.2	0.5	1.0
Total non-residential building	340.0	649.1	473.8	477.3	25.0	47.0	77.6
Total	426.5	757.9	540.2	540.2	34.8	56.7	89.8
TOTAL							
New houses	2,333.8	2,524.0	1,613.2	1,706.2	182.5	148.7	179.3
New other residential buildings	160.3	293.7	196.4	283.2	115.8	16.7	28.6
Total new residential building	2,494.1	2,817.7	1,809.6	1,989.4	298.3	165.4	208.0
Alterations and additions to residential buildings	533.0	623.5	381.5	450.3	34.6	33.4	54.5
Hotels, etc.	47.0	188.4	13.4	26.4	3.6	12.0	0.9
Shops	155.1	487.1	353.5	251.6	8.1	40.4	78.0
Factories	272.1	206.2	110.7	156.3	10.1	18.9	19.5
Offices	259.5	234.3	86.1	205.3	18.4	19.1	56.6
Other business premises	169.1	366.8	221.3	156.0	10.4	20.2	43.0
Educational	155.5	207.7	155.3	208.3	24.8	13.8	17.8
Religious	16.1	13.9	9.8	12.6	2.7	2.2	0.4
Health	121.2	302.7	257.7	73.8	6.5	18.9	1.3
Entertainment and recreational	98.3	378.2	103.6	188.2	3.2	2.0	38.3
Miscellaneous	112.4	117.4	87.2	33.6	1.3	5.1	1.9
Total non-residential building	1,406.3	2,502.7	1,398.6	1,312.1	89.2	152.7	237.6
Total	4,433.4	5,943.9	3,589.7	3,751.7	422.0	351.5	500.1

**TABLE 6. NON-RESIDENTIAL BUILDING JOBS APPROVED, BY CLASS OF BUILDING
AND VALUE SIZE GROUPS, VICTORIA**

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1994 December	4	0.4	5	1.6	—	—	1	1.6	—	—	10	3.6
1995 January	7	0.7	—	—	—	—	1	1.3	1	10.0	9	12.0
February	2	0.3	2	0.6	—	—	—	—	—	—	4	0.9
SHOPS												
1994 December	26	2.5	7	2.1	4	2.5	1	1.0	—	—	38	8.1
1995 January	24	2.4	3	1.0	3	2.1	3	4.4	3	30.5	36	40.4
February	44	4.2	10	2.6	1	0.5	3	5.4	2	65.3	60	78.0
FACTORIES												
1994 December	40	3.7	18	5.3	2	1.1	—	—	—	—	60	10.1
1995 January	28	3.3	10	2.9	8	5.5	5	7.2	—	—	51	18.9
February	39	3.8	8	2.6	3	1.9	3	6.2	1	5.0	54	19.5
OFFICES												
1994 December	35	3.3	13	4.0	8	5.2	2	5.9	—	—	58	18.4
1995 January	26	2.3	7	2.4	6	3.5	7	10.9	—	—	46	19.1
February	37	3.4	23	6.7	8	5.7	5	11.6	2	29.2	75	56.6
OTHER BUSINESS PREMISES												
1994 December	22	2.3	11	3.4	1	0.9	2	3.9	—	—	36	10.4
1995 January	11	0.9	6	1.8	3	1.9	4	7.3	1	8.3	25	20.2
February	22	2.0	6	2.1	—	—	3	6.3	4	32.6	35	43.0
EDUCATIONAL												
1994 December	14	1.2	6	1.8	4	3.0	4	9.9	1	8.9	29	24.8
1995 January	12	1.2	4	1.2	4	2.6	—	—	1	8.8	21	13.8
February	7	0.8	1	0.4	2	1.5	6	9.9	1	5.2	17	17.8
RELIGIOUS												
1994 December	4	0.4	3	0.8	2	1.5	—	—	—	—	9	2.7
1995 January	2	0.2	2	0.5	—	—	1	1.5	—	—	5	2.2
February	2	0.2	1	0.2	—	—	—	—	—	—	3	0.4
HEALTH												
1994 December	9	1.0	2	0.5	1	0.5	3	4.5	—	—	15	6.5
1995 January	5	0.6	1	0.3	2	1.1	1	4.5	1	12.5	10	18.9
February	5	0.6	1	0.3	1	0.5	—	—	—	—	7	1.3
ENTERTAINMENT AND RECREATIONAL												
1994 December	5	0.4	5	1.3	—	—	1	1.6	—	—	11	3.2
1995 January	11	1.0	1	0.5	1	0.5	—	—	—	—	13	2.0
February	18	1.9	4	1.4	2	1.9	4	7.1	1	6.0	29	18.3
MISCELLANEOUS												
1994 December	11	1.1	1	0.2	—	—	—	—	—	—	12	1.3
1995 January	4	0.4	2	0.6	—	—	2	4.2	—	—	8	5.1
February	6	0.6	1	0.3	1	1.0	—	—	—	—	8	1.9
TOTAL NON-RESIDENTIAL BUILDING												
1994 December	170	16.3	71	21.0	22	14.7	14	28.3	1	8.9	278	89.2
1995 January	130	13.0	36	11.1	27	17.2	24	41.3	7	70.1	224	152.7
February	182	17.7	57	17.1	18	13.0	24	46.5	11	143.3	292	237.6

**TABLE 7. NUMBER AND VALUE OF NEW DWELLING UNITS (a) APPROVED
BY MATERIAL OF OUTER WALLS, FEBRUARY 1995**

<i>Particulars</i>	<i>Private sector</i>		<i>Public sector</i>		<i>Total</i>	
	<i>Number</i>	<i>Value (\$ '000)</i>	<i>Number</i>	<i>Value (\$ '000)</i>	<i>Number</i>	<i>Value (\$ '000)</i>
MELBOURNE STATISTICAL DIVISION						
Houses —						
Brick, stone or concrete	1	130	—	—	1	130
Brick-veneer	846	80,375	2	130	848	80,505
Timber	31	2,320	—	—	31	2,320
Fibre cement	4	558	—	—	4	558
Steel, aluminium or other materials	28	2,850	1	70	29	2,920
Not stated	442	43,551	32	3,507	474	47,059
Total houses	1,352	129,784	35	3,707	1,387	133,491
Other residential buildings	208	19,705	98	5,411	306	25,116
Total residential buildings	1,560	149,489	133	9,118	1,693	158,607
REST OF VICTORIA						
Houses —						
Brick, stone or concrete	15	1,616	—	—	15	1,616
Brick-veneer	276	25,332	1	120	277	25,452
Timber	62	4,432	—	—	62	4,432
Fibre cement	13	735	—	—	13	735
Steel, aluminium or other materials	20	1,951	—	—	20	1,951
Not stated	123	11,615	1	55	124	11,670
Total houses	509	45,681	2	175	511	45,856
Other residential buildings	8	606	48	2,918	56	3,524
Total residential buildings	517	46,287	50	3,093	567	49,380
TOTAL VICTORIA						
Houses —						
Brick, stone or concrete	16	1,746	—	—	16	1,746
Brick-veneer	1,122	105,707	3	250	1,125	105,957
Timber	93	6,752	—	—	93	6,752
Fibre cement	17	1,293	—	—	17	1,293
Steel, aluminium or other materials	48	4,801	1	70	49	4,871
Not stated	565	55,167	33	3,562	598	58,729
Total houses	1,861	175,465	37	3,882	1,898	179,347
Other residential buildings	216	20,311	146	8,329	362	28,640
Total residential buildings	2,077	195,776	183	12,211	2,260	207,987

(a) Excludes Conversions, etc.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), FEBRUARY 1995

Statistical local area	New residential buildings (b)						Alterations and additions to residential buildings (\$ '000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$ '000)	Total (\$ '000)	Total building (\$ '000)
	Private sector (number)	Public sector (number)	Total value (\$ '000)	Private sector (number)	Public sector (number)	Total value (\$ '000)				
MELBOURNE STATISTICAL DIVISION										
Banyule (C)										
— Heidelberg (C)	4		301		35	2,153	434	—	—	2,888
Bayside (C) —										
— Brighton (C)	21		2,745	2	—	180	1,192	365	365	4,482
— Sandringham (C)	33		4,396	16	—	1,590	842	—	—	6,828
Boroondara (C)										
— Camberwell (C)	33	—	4,532	3	—	240	2,283	105	105	7,160
— Hawthorn (C)	10		2,066	35	—	1,700	1,793	2,760	4,110	9,668
— Kew (C)	9		1,609	15	—	1,500	528	500	500	4,137
Brimbank (C) -										
— Keilor (C)	89		7,919	3	—	150	449	550	3,050	11,568
— Sunshine (C)	12	2	1,709	—	—	—	132	19,735	19,735	21,576
Cardinia (S)										
— Pakenham (S)	16		1,430		—	—	424	60	60	1,914
Casey (C) —										
— Berwick (C)	102		8,796		—	—	413	1,223	1,223	10,432
— Cranbourne (C)	76		5,522	3	—	250	457	—	—	6,228
Darebin (C)										
— Northcote (C)	35	—	2,383	—	—	—	449	975	975	3,807
— Preston (C)	34	30	5,607		52	2,723	468	835	835	9,633
Frankston (C) —										
— Frankston (C)	25		1,937		—	—	763	1,445	1,445	4,145
Glen Eira (C) —										
— Caulfield (C)	23		2,513	12		690	1,088		983	5,274
Greater Dandenong (C) —										
— Dandenong (C)	4		590	—	—	—	70	6,260	14,260	14,920
— Springvale (C)	20		1,941		—	—	466	1,900	1,900	4,307
Hobsons Bay (C) —										
— Altona (C)	18	—	1,449	—	—	—	100	306	306	1,855
— Williamstown (C)	11		1,253		—	—	479	250	250	1,981
Hume (C) —										
— Broadmeadows (C)	20		1,572		—	—	574	6,455	6,455	8,601
— Bulla (C)	77		7,532		—	—	233	356	16,486	24,251
Kingston (C) —										
— Chelsea (C)	15		1,352		6	276	152	250	250	2,030
— Moorabbin (C)	31	—	2,451	—	—	—	1,271	5,756	5,816	9,538
— Mordialloc (C)	12	—	895	—	—	—	389	90	90	1,373
Knox (C) —										
— Knox (C)	46		4,847		—	—	668	311	311	5,826
Manningham (C) —										
— Doncaster and Templestowe (C)	57		7,907	—	—	—	925	—	—	8,832
Maribyrnong (C) —										
— Footscray (C)	8	—	670	4	—	180	401	948	948	2,200
Maroondah (C) —										
— Croydon (C)	24	—	2,379	—	—	—	460	—	—	2,839
— Ringwood (C)	23	—	1,679		—	—	89	1,248	1,248	3,016
Melbourne (C)	3	—	225		—	—	1,081	12,081	45,086	46,392
Melton (S) —										
— Melton (S)	30		2,880	—	—	—	249	149	149	3,278
Monash (C)										
— Oakleigh (C)	7	—	572	—	—	—	166	2,308	7,403	8,140
— Waverley (C)	10	—	1,017	—	—	—	713	1,660	1,660	3,390
Moonee Valley (C) —										
— Essendon (C)	16	—	1,334	10	—	470	1,259	1,500	1,500	4,562
Moreland (C)										
— Brunswick (C)	2	—	292	19	—	900	366	50	50	1,608
— Coburg (C)	6	—	590	—	—	—	558	—	—	1,148
Mornington Peninsula (S) —										
— Flinders (S)	21	—	1,949	—	—	—	1,357	180	180	3,487
— Hastings (S)	14	—	1,356	—	—	—	499	350	440	2,296
— Mornington (S)	25	—	2,051	—	—	—	425	375	375	2,851

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), FEBRUARY 1995

Statistical local area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MELBOURNE STATISTICAL DIVISION continued										
Nillumbik (S) —										
Diamond Valley (S)	10	—	1,046	—	—	—	202	165	165	1,413
— Eltham (S)	23	—	2,296	—	—	—	484	420	420	3,201
Port Phillip (C) —										
— Port Melbourne (C)	4	—	370	23	—	5,169	2,996	5,000	5,000	13,535
— St Kilda (C)	4	—	450	10	—	650	9,259	572	572	10,931
— South Melbourne (C)	7	—	880	7	—	580	1,553	1,368	1,368	4,382
Stonnington (C) —										
— Malvern (C)	17	—	1,762	6	—	400	1,343	5,440	5,440	8,944
— Prahran (C)	—	—	—	2	—	600	739	6,589	6,589	7,928
Whitehorse (C) —										
— Box Hill (C)	11	2	1,101	—	—	—	464	110	110	1,675
— Nunawading (C)	48	1	5,049	—	—	—	862	1,750	1,750	7,661
Whittlesea (C) —										
— Whittlesea (C)	51	—	5,189	—	—	—	349	46,959	46,959	52,497
Wyndham (C) —										
— Werribee (C)	77	—	6,507	—	—	—	468	2,676	3,386	10,361
Yarra (C) —										
— Collingwood (C)	—	—	—	38	—	4,456	163	—	—	4,619
— Fitzroy (C)	3	—	300	—	—	—	614	—	—	914
— Richmond (C)	2	—	250	—	—	—	442	6,632	6,632	7,324
Yarra Ranges (S) —										
— Healesville (S)	1	—	78	—	—	—	75	50	50	203
— Lillydale (S)	62	—	5,039	—	5	259	797	450	510	6,605
— Sherbrooke (S)	6	—	620	—	—	—	312	199	199	1,131
— Upper Yarra (S) Pt A	4	—	308	—	—	—	82	55	505	895
Melbourne (SD)	1,352	35	133,491	208	98	25,116	45,869	149,770	218,203	422,679
BARWON STATISTICAL DIVISION										
Colac — Orway (S) —										
— Colac (C)	—	—	—	—	—	—	50	—	—	50
— Colac (S)	3	—	309	—	—	—	234	106	106	649
— Orway (S)	2	—	170	—	—	—	16	—	—	186
Golden Plains (S)										
— Central	1	—	45	—	—	—	—	—	—	45
— East	—	—	—	—	—	—	—	—	—	—
Greater Geelong (C) —										
— Part A										
Bellarine — Inner	11	—	980	—	—	—	26	2,758	2,758	3,764
Corio — Inner	19	—	1,549	—	—	—	237	100	180	1,967
Geelong	2	—	129	—	—	—	68	360	563	760
Geelong West	—	—	—	—	—	—	300	—	—	300
Newtown	3	—	286	—	—	—	25	70	193	504
South Barwon — Inner	24	—	2,648	—	—	—	166	170	470	3,284
— Part B	24	—	2,096	6	—	466	452	—	—	3,014
— Part C	1	—	100	—	—	—	—	—	—	100
Queenscliffe (B)	5	—	520	—	—	—	47	—	—	567
Surf Coast (S)										
— Part A	10	—	990	—	—	—	142	—	350	1,482
— Part B	6	—	558	—	—	—	53	—	—	611
Barwon (SD)	111	—	10,381	6	—	466	1,816	3,564	4,620	17,283

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), FEBRUARY 1995—continued

Statistical local area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
WESTERN DISTRICT STATISTICAL DIVISION										
Corangamite (S)										
Camperdown (T)			---		---	---	79	---	---	79
Hampden (S)	1	---	226	---		---	73	---	---	299
Heytesbury (S)	4		549		---	---	14	---	---	563
Glenelg (S) —										
Glenelg (S)		---	---	---		---	---	---	185	185
Heywood (S)		---	---			---	---	---	---	---
Portland (C)	5		541	---	---	---	63	---	---	604
Moyne (S) —										
Belfast (S)	---	---	---			---	---	---	---	---
Minhamite (S)	---		---		---	---	---	---	---	---
Mortlake (S)	---		---	---	---	---	---	55	55	55
Port Fairy (B)	---	---	---	---	---	---	13	---	---	13
Warrnambool (S)	4	---	344	---	---	---	40	60	60	444
Southern Grampians (S) —										
Dundas (S)	1	---	90			---	20	---	---	110
Hamilton (S)	2	---	219			---	108	---	57	384
Mount Rouse (S)		---	---	---	---	---	---	---	---	---
Wannon (S)	---		---		---	---	---	---	---	---
Warrnambool (C) —										
Warrnambool (C)	15	---	1,477			---	116	435	435	2,028
Lady Julia Percy & Towerhill			---	---	---	---	---	---	---	---
Western District (SD)	32	---	3,446	---	---	---	524	550	792	4,762
CENTRAL HIGHLANDS STATISTICAL DIVISION										
Ararat (RC) —										
Ararat (C)	2		148		---	---	125	---	---	273
Ararat (S)	1		143			---	77	---	---	220
Ballarat (C) —										
Central	7		522			---	535	73	1,393	2,450
Inner North	5		499			---	147	70	70	717
North			---	---	---	---	36		---	36
South	15	1	1,371			---	---	160	6,160	7,531
Central Goldfields (S) —										
Talbot and Clunes (S)	1		52		---	---	---	---	---	52
Golden Plains (S) —										
West	7		560	---	---	---	27	140	140	727
Hepburn (S) —										
Creswick (S)	4		286		---	---	64	316	316	666
Daylesford and Glenlyon (S)	9	---	682	---		---	125	---	---	807
Moorabool (S) —										
Bacchus Marsh (S)	10	---	911	---	---	---	114	835	835	1,860
East		---	---	---	---	---	28	---	---	28
West	5		415	---	---	---	---	---	---	415
Pyrenees (S)										
Avoca (S)	1	---	46		---	---	14	---	---	60
Lexton (S)	---	---	---	---	---	---	---	---	---	---
Ripon (S)	---	---	---	---	---	---	---	---	---	---
Central Highlands (SD)	67	1	5,637	---	---	---	1,291	1,594	8,914	15,841

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), FEBRUARY 1995—continued

Statistical local area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
WIMMERA STATISTICAL DIVISION										
Buloke (S)	—	—	—	—	—	—	—	—	—	—
— Donald (S)	—	—	—	—	—	—	—	—	—	—
Hindmarsh (S) —	—	—	—	—	—	—	—	—	—	—
— Dimboola (S)	—	—	—	—	—	—	—	—	—	—
— Lowan (S)	—	—	—	—	—	—	—	—	—	—
Horsham (RC)	—	—	—	—	—	—	—	—	—	—
— Arapiles (S)	1	—	105	—	—	—	—	—	—	105
— Horsham (C)	1	—	76	—	—	—	280	192	192	548
— Wimmera (S)	4	—	431	—	—	—	—	—	—	431
Northern Grampians (S) —	—	—	—	—	—	—	—	—	—	—
— Kara Kara (S)	—	—	—	—	—	—	—	—	—	—
— St Arnaud (T)	—	—	—	—	—	—	—	—	—	—
— Stawell (C)	3	—	314	—	—	—	65	—	—	379
— Stawell (S)	2	—	195	—	—	—	—	—	—	195
West Wimmera (S) —	—	—	—	—	—	—	—	—	—	—
— Kaniva (S)	1	—	125	—	—	—	—	—	—	125
— Kowree (S)	1	—	110	—	—	—	—	—	—	110
Yarriambiack (S) —	—	—	—	—	—	—	—	—	—	—
— Dunmunkle (S)	—	—	—	—	—	—	27	—	—	27
— Warracknabeal (S)	1	—	115	—	—	—	—	70	70	185
Wimmera (SD)	14	—	1,471	—	—	—	372	262	262	2,104
MALLEE STATISTICAL DIVISION										
Buloke (S)	—	—	—	—	—	—	10	—	—	10
— Birchip (S)	—	—	—	—	—	—	—	55	55	55
— Wycheproof (S)	—	—	—	—	—	—	—	—	—	—
Gannawarra (S)	—	—	—	—	—	—	37	—	—	37
— Kerang (B)	—	—	—	—	—	—	98	—	—	98
— Kerang (S)	—	—	—	—	—	—	—	—	—	—
Mildura (RC) —	—	—	—	—	—	—	—	—	—	—
— Mildura (C)	5	—	386	—	16	890	116	—	210	1,602
— Mildura (S) Pt A & B	8	—	657	—	—	—	15	—	—	672
— Walpeup (S)	—	—	—	—	—	—	—	—	—	—
Swan Hill (RC) —	—	—	—	—	—	—	—	—	—	—
— Swan Hill (C)	8	—	709	—	—	—	15	—	—	724
— Swan Hill (S)	1	—	40	—	—	—	36	—	—	76
Yarriambiack (S)	—	—	—	—	—	—	—	—	—	—
— Karkaroo (S)	—	—	—	—	—	—	—	—	—	—
Mallee (SD)	22	—	1,792	—	16	890	327	55	265	3,274

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), FEBRUARY 1995—continued

Statistical local area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
LODDON-CAMPASPE STATISTICAL DIVISION										
Buloke (S) —										
— Charlton (S)		—	—	—	—	—	—	—	—	—
Campaspe (S) —										
— Echuca (C)	4	—	295	—	—	—	72	150	150	517
— Rochester (S)	3	—	270	—	—	—	20	—	—	290
Central Goldfields (S) —										
— Bet Bet (S)	1	—	50	—	—	—	34	—	—	84
— Maryborough (C)	—	—	—	—	—	—	26	—	—	26
— Tullaroop (S)	—	—	—	—	—	—	35	100	100	135
Gannawarra (S)										
— Cohuna (S)	—	—	—	—	—	—	—	—	—	—
Greater Bendigo (C) —										
— Part A										
— Eaglehawk	3	—	169	—	—	—	10	—	—	179
— Central	4	—	278	—	—	—	230	240	300	809
— Huntly Inner	1	—	90	—	—	—	—	—	—	90
— Marong Inner	8	—	769	—	—	—	30	—	—	799
— Strathfieldsaye — Inner	7	—	573	—	—	—	—	—	—	573
— Huntly — Balance	—	—	—	—	—	—	—	—	—	—
— Marong Balance	2	—	113	—	—	—	—	—	—	113
— Strathfieldsaye — Balance	1	—	60	—	—	—	95	—	—	155
Loddon (S) —										
— East Loddon (S)	2	—	100	—	—	—	—	—	—	100
— Gordon (S)	—	—	—	—	—	—	10	—	—	10
— Kerong (S)	1	—	85	—	—	—	—	—	—	85
Macedon Ranges (S) —										
— Gisborne (S)	5	—	473	—	—	—	185	—	—	657
— Kyneton (S)	5	—	471	—	2	135	127	—	190	922
— Newham and Woodend (S)	3	—	259	—	—	—	70	—	—	328
— Romsey (S)	4	1	829	—	—	—	89	155	155	1,073
Mitchell (S) —										
— Melvor (S)	—	—	—	—	—	—	—	—	—	—
— Pyalong (S)	1	—	79	—	—	—	—	—	—	79
Mount Alexander (S) —										
— Castlemaine (C)	1	—	56	—	2	136	—	—	—	192
— Maldon (S)	3	—	100	—	—	—	55	—	—	155
— Metcalfe (S)	1	—	283	—	—	—	138	—	—	421
— Newstead (S)	1	—	169	—	—	—	76	—	—	245
Loddon-Campaspe (SD)	61	1	5,569	—	4	271	1,301	645	895	8,037

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), FEBRUARY 1995—continued

Statistical local area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
GOULBURN STATISTICAL DIVISION										
Campaspe (S)	—	—	—	—	—	—	—	—	—	—
— Deakin (S)	—	—	—	—	—	—	—	—	—	—
— Kyabram (T)	3	—	311	—	—	—	29	180	180	520
— Waranga (S)	—	—	—	—	—	—	22	—	—	22
Delatite (S) —	—	—	—	—	—	—	—	—	—	—
— Benalla (C)	3	—	350	—	—	—	53	—	—	403
— Benalla (S)	2	—	164	—	—	—	107	—	—	270
— Mansfield (S)	8	—	705	—	—	—	300	—	—	1,005
Greater Shepparton (C) —	—	—	—	—	—	—	—	—	—	—
— Rodney (S) Pt A & B	3	—	274	—	—	—	179	—	—	453
— Shepparton (C)	14	—	1,139	—	—	—	194	742	742	2,075
— Shepparton (S) Pt A & B	4	—	354	—	—	—	63	—	—	417
Mitchell (S) —	—	—	—	—	—	—	—	—	—	—
— Broadford (S)	3	—	286	—	—	—	—	295	295	581
— Kilmore (S)	10	—	909	—	—	—	101	378	378	1,388
— Seymour (RC)	—	—	—	—	—	—	67	—	—	67
Moira (S) —	—	—	—	—	—	—	—	—	—	—
— Cobram (S)	2	—	236	—	—	—	20	92	92	349
— Nathalia (S)	4	—	282	—	—	—	—	—	—	282
— Numurkah (S)	—	—	—	—	—	—	45	—	—	45
— Tungamah (S)	2	—	216	—	—	—	—	—	—	216
Murrindindi (S) —	—	—	—	—	—	—	—	—	—	—
— Alexandra (S)	5	—	429	—	—	—	20	—	—	449
— Yea (S)	—	—	—	—	—	—	86	—	—	86
Strathbogrie (S) —	—	—	—	—	—	—	—	—	—	—
— Euroa (S)	3	—	238	—	—	—	65	—	—	303
— Goulburn (S)	2	—	65	—	—	—	—	—	—	65
— Violet Town (S)	—	—	—	—	—	—	40	—	—	40
Goulburn (SD)	68	—	5,959	—	—	—	1,392	1,688	1,688	9,038
OVENS-MURRAY STATISTICAL DIVISION										
Alpine (S) —	—	—	—	—	—	—	—	—	—	—
— Bright (S)	4	—	279	—	—	—	44	—	—	323
— Myrtleford (S)	—	—	—	—	—	—	20	—	—	20
Indigo (S) —	—	—	—	—	—	—	—	—	—	—
— Beechworth (S)	—	—	—	—	—	—	30	—	—	30
— Chiltern (S)	—	—	—	—	—	—	—	—	—	—
— Rutherglen (S)	—	—	—	—	—	—	—	—	—	—
— Yackandandah (S)	—	—	—	—	—	—	—	350	350	350
Milawa (S) —	—	—	—	—	—	—	—	—	—	—
— Oxley (S)	2	—	92	—	—	—	—	—	—	92
— Wangaratta (C)	4	—	328	—	—	—	80	100	100	508
— Wangaratta (S)	3	—	320	—	—	—	72	—	—	392
Moira (S) —	—	—	—	—	—	—	—	—	—	—
— Yarrawonga (S)	6	—	497	—	4	277	82	—	—	856
Towong (S) —	—	—	—	—	—	—	—	—	—	—
— Tallangatta (S) Pt A & B	2	—	285	—	—	—	—	—	—	285
— Upper Murray (S)	—	—	—	—	—	—	—	—	—	—
Wodonga (RC) —	—	—	—	—	—	—	—	—	—	—
— Wodonga (RC)	15	—	1,490	—	—	—	50	268	268	1,808
Ovens-Murray (SD)	36	—	3,292	—	4	277	378	718	718	4,665

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), FEBRUARY 1995—continued

Statistical local area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
EAST GIPPSLAND STATISTICAL DIVISION										
East Gippsland (S)										
--- Bairnsdale (C)	5		459	---	---	---	12	80	80	551
--- Bairnsdale (S) Pt A & B	3	---	262	---	---	---	25	---	---	287
--- Ormeo (S)	2	---	190	---	---	---	72	---	---	262
--- Orbost (S)	5	---	505	2	---	140	43	---	---	688
--- Tambo (S) Pt A & B	8	---	540	---	---	---	28	140	140	708
Wellington (S)										
--- Avon (S)	---	---	---	---	---	---	26	---	---	26
--- Maffra (S)	2	---	172	---	8	428	90	50	50	740
--- Sale (C)	2	---	206	---	---	---	170	---	---	375
East Gippsland (SD)	27	---	2,334	2	8	568	466	270	270	3,638
GIPPSLAND STATISTICAL DIVISION										
Bass Coast (S) ---										
--- Bass (S)	5	---	429	---	---	---	70	---	---	499
--- Phillip Island (S)	18	---	1,497	---	---	---	120	140	140	1,757
--- Wonthaggi (B)	8	---	517	---	---	---	20	90	150	687
Baw Baw (S) ---										
--- Buln Buln (S)	5	---	439	---	---	---	30	---	---	469
--- Narracan (S) Pt A & B	2	---	187	---	---	---	10	---	---	197
--- Warragul (RC)	1	---	167	---	---	---	10	---	---	177
La Trobe (S) ---										
--- Moe (C)	1	---	75	---	---	---	88	---	---	163
--- Morwell (C) Pt A & B	---	---	---	---	---	---	33	---	---	33
--- Traralgon (C)	8	---	773	---	16	1,051	70	200	200	2,094
--- Traralgon (S) Pt A & B	---	---	---	---	---	---	---	---	---	---
South Gippsland (S) ---										
--- Korumburra (S)	---	---	---	---	---	---	---	---	---	---
--- Mirboo (S)	3	---	313	---	---	---	65	---	---	378
--- South Gippsland (S)	6	---	611	---	---	---	12	---	---	623
--- Woorayl (S)	6	---	498	---	---	---	60	488	488	1,047
Wellington (S) ---										
--- Alberton (S)	1	---	59	---	---	---	160	---	---	219
--- Rosedale (S)	7	---	410	---	---	---	58	---	---	468
Yarra Ranges (S) ---										
--- Upper Yarra (S) Pt B	---	---	---	---	---	---	---	---	---	---
Bass Strait Islands	---	---	---	---	---	---	---	---	---	---
French Island	---	---	---	---	---	---	---	---	---	---
Yallourn Works Area	---	---	---	---	---	---	---	---	---	---
Gippsland (SD)	71	---	5,976	---	16	1,051	805	918	978	8,810
VICTORIA										
Victoria	1,861	37	179,347	216	146	28,640	54,539	160,034	237,605	500,131

(a) For details of changes to Statistical local areas and Statistical subdivisions, please refer to paragraphs 29 and 30 of the explanatory notes, and also to the leaflets which were enclosed with the July and October 1994 and February 1995 issues of this publication. Copies of this leaflet are available on request from ABS Victoria.

(b) Excludes Conversions, etc. (c) Details relating to individual classes of building are available on request.

TABLE 9. BUILDING APPROVALS BY SELECTED STATISTICAL SUBDIVISIONS (a), FEBRUARY 1995

Statistical local area	New residential buildings (b)						Non-residential building (c)			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
GREATER GEELONG CITY PART A STATISTICAL SUBDIVISION										
Greater Geelong (C) ---										
--- Bellarine --- Inner	11	--	980	---	---	---	26	2,758	2,758	3,764
--- Corio --- Inner	19	---	1,549	---	---	---	237	100	180	1,966
--- Geelong	2	---	129	---	---	---	68	360	563	760
--- Geelong West	---	---	---	---	---	---	300	---	---	300
--- Newtown	3	---	286	---	---	---	25	70	193	504
--- South Barwon --- Inner	24	---	2,648	---	---	---	166	170	470	3,284
Greater Geelong City Part A (SSD)	59	---	5,592	---	---	---	823	3,458	4,164	10,579
BALLARAT CITY STATISTICAL SUBDIVISION										
Ballarat (C) ---										
--- Central	7	---	522	---	---	---	535	73	1,393	2,450
--- Inner North	5	---	499	---	---	---	147	70	70	717
--- North	---	---	---	---	---	---	36	---	---	36
--- South	15	1	1,371	---	---	---	---	160	6,160	7,531
Ballarat City (SSD)	27	1	2,392	---	---	---	718	303	7,623	10,733
GREATER BENDIGO CITY PART A STATISTICAL SUBDIVISION										
Greater Bendigo (C) ---										
--- Eaglehawk	3	---	169	---	---	---	10	---	---	179
--- Central	4	---	278	---	---	---	230	240	300	809
--- Huntly --- Inner	1	---	90	---	---	---	---	---	---	90
--- Marong --- Inner	8	---	769	---	---	---	30	---	---	799
--- Strathfieldsaye --- Inner	7	---	573	---	---	---	---	---	---	573
Greater Bendigo City Part A (SSD)	23	---	1,879	---	---	---	270	240	300	2,449
SHEPPARTON-MOOROOPOONA STATISTICAL SUBDIVISION										
Greater Shepparton (C) ---										
--- Rodney (S) Pt A	2	---	149	---	---	---	113	---	---	262
--- Shepparton (C)	14	---	1,139	---	---	---	194	742	742	2,075
--- Shepparton (S) Pt A	4	---	354	---	---	---	40	---	---	394
Shepparton-Mooroopna (SSD)	20	---	1,642	---	---	---	347	742	742	2,731
WODONGA STATISTICAL SUBDIVISION										
Indigo (S) ---										
--- Beechworth (S)	---	---	---	---	---	---	30	---	---	30
--- Chiltern (S)	---	---	---	---	---	---	---	---	---	---
--- Yackandandah (S)	---	---	---	---	---	---	---	350	350	350
Towong (S) ---										
--- Tallangatta (S) Pt A	2	---	285	---	---	---	---	---	---	285
Wodonga (RC) ---										
--- Wodonga (RC)	15	---	1,490	---	---	---	50	268	268	1,808
Wodonga (SSD)	17	---	1,775	---	---	---	80	618	618	2,473
LATROBE VALLEY STATISTICAL SUBDIVISION										
Baw Baw (S) ---										
--- Narracan (S) Pt A	2	---	187	---	---	---	10	---	---	197
La Trobe (S) ---										
--- Moe (C)	1	---	75	---	---	---	88	---	---	163
--- Morwell (C) Pt A	---	---	---	---	---	---	33	---	---	33
--- Traralgon (C)	8	---	773	---	16	1,051	70	200	200	2,094
--- Traralgon (S) Pt A	---	---	---	---	---	---	---	---	---	---
Yallourn Works Area	---	---	---	---	---	---	---	---	---	---
Latrobe Valley (SSD)	11	---	1,035	---	16	1,051	200	200	200	2,486
MILDURA STATISTICAL SUBDIVISION										
Mildura (RC) ---										
--- Mildura (C)	5	---	386	---	16	890	116	---	210	1,602
--- Mildura (S) Pt A	8	---	657	---	---	---	15	---	---	672
Mildura (SSD)	13	---	1,043	---	16	890	131	---	210	2,274

(a) For details of cha

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TABLE 10. VALUE OF NON-RESIDENTIAL BUILDING JOBS APPROVED BY CLASS OF BUILDING AND STATISTICAL DIVISION
(\$'000)

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educa- tional</i>	<i>Religious</i>	<i>Health</i>	<i>Enterta- inment and recreati- onal</i>	<i>Miscel- laneous</i>	<i>Total</i>
MELBOURNE STATISTICAL DIVISION											
1991-92	45,513	121,806	212,864	457,680	149,455	102,085	10,903	50,882	44,172	47,042	1,242,404
1992-93	32,139	130,559	189,191	238,190	139,480	131,063	12,591	104,291	65,528	95,208	1,138,241
1993-94	167,762	441,505	120,873	197,917	332,785	171,926	10,818	257,790	359,444	77,796	2,138,618
1993 December	1,303	17,158	8,291	11,675	7,534	14,608	359	3,241	38,550	3,216	105,936
1994 January	205	5,588	7,065	6,932	9,730	6,591	520	6,919	1,770	3,065	48,386
February	200	83,002	11,985	12,641	140,001	9,829	683	61,626	915	11,408	332,290
December	3,537	5,878	8,627	17,394	7,740	18,936	1,800	4,671	2,717	960	72,260
1995 January	10,120	39,973	16,161	14,353	19,419	13,060	1,570	5,890	1,328	3,046	124,920
February	300	73,151	18,736	49,320	42,002	15,414	285	580	16,548	1,868	218,203
BARWON STATISTICAL DIVISION											
1991-92	1,239	3,700	23,258	2,153	8,470	5,757	713	5,362	5,100	1,367	57,120
1992-93	5,524	3,455	24,387	3,263	6,765	5,690	330	2,598	6,907	3,603	62,523
1993-94	1,650	8,390	12,294	3,564	10,105	4,695	559	5,187	1,071	7,182	54,696
1993 December		908	1,895	120	80	144	—		71	110	3,328
1994 January		248	58	340	1,515	163	—	2,800		600	5,724
February		560	328	—	1,120	1,884		565	—	121	4,578
December		448	71	75	390	—	255	—	200	223	1,662
1995 January	1,300	80	883	2,820	—	70	260	190	65	—	5,668
February	420	2,888	250	350	110	53	—	156	393	—	4,620
WESTERN DISTRICT STATISTICAL DIVISION											
1991-92	214	1,820	4,458	454	460	3,187	1,053	3,706	575	1,068	16,995
1992-93	460	324	9,448	563	4,784	1,577	110	65	3,955	2,363	23,648
1993-94	632	1,299	2,161	820	6,609	2,316	632	8,417	506	2,015	25,408
1993 December	—	—	—	—	100	—	—	—	—	—	100
1994 January	—	325	180	100	260	89	—	1,100	—	338	2,392
February	—	77	175	—	160	1,299	—	—	120	—	1,831
December	—	—	50	364	—	90	—	—	65	—	569
1995 January		50		466	50	—		—	110	—	676
February		235	210	57	50	185		—	55	—	792
CENTRAL HIGHLANDS STATISTICAL DIVISION											
1991-92	2,216	1,954	1,915	473	6,223	3,938	390	3,985	928	1,742	23,766
1992-93	277	2,377	1,646	3,219	1,964	2,831	190	3,904	5,072	794	22,274
1993-94	865	3,254	2,977	1,078	1,620	6,418	387	1,270	6,138	2,785	26,793
1993 December	—	414	300	—	429	178	140	—	90	—	1,551
1994 January		—	500	205	—	—	—	438	—	1,125	2,268
February	310	295		50	150	1,115	—	67	5,200	658	7,845
December		750	110	163	50	1,000	—	—	—	—	2,073
1995 January	80	60	—	120	—	—	—	—	195	55	510
February	166	290	70	6,073	—	2,155	—	—	160	—	8,914

TABLE 10. VALUE OF NON-RESIDENTIAL BUILDING JOBS APPROVED BY CLASS OF BUILDING AND STATISTICAL DIVISION - continued
(S'000)

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertainment and recreational</i>	<i>Miscellaneous</i>	<i>Total</i>
WIMMERA STATISTICAL DIVISION											
1991-92	1,058	685	370	659	1,207	1,746	65	883	607	1,170	8,451
1992-93	1,077	332	115	2,085	390	60	—	64	100	673	4,896
1993-94	883	1,605	7,618	210	816	2,035	—	1,006	580	120	14,874
1993 December	—	63	50	70	—	—	—	—	—	—	183
1994 January	—	335	118	—	198	—	—	148	50	—	849
February	—	60	6,100	—	—	—	—	—	—	—	6,160
December	—	120	—	216	—	3,156	—	1,800	—	—	5,292
1995 January	—	—	220	—	—	—	—	12,500	—	—	12,720
February	—	70	65	—	—	—	—	—	127	—	262
MALLEN STATISTICAL DIVISION											
1991-92	838	1,351	868	690	1,137	1,446	92	100	910	472	7,903
1992-93	284	1,406	1,644	495	1,269	354	—	1,934	446	417	8,250
1993-94	83	1,432	280	450	2,343	800	416	1,185	301	1,510	8,801
1993 December	—	122	—	282	134	—	215	—	—	414	1,168
1994 January	—	—	—	—	140	—	—	—	—	—	140
February	—	—	—	—	—	—	—	—	—	—	—
December	—	200	230	—	90	—	—	—	—	—	520
1995 January	—	—	120	—	375	705	—	250	—	—	1,450
February	—	—	—	210	55	—	—	—	—	—	265
LODDON-CAMPASPE STATISTICAL DIVISION											
1991-92	1,456	1,362	3,768	3,961	1,175	4,901	509	5,441	1,420	1,845	25,839
1992-93	1,433	4,901	3,106	3,113	4,861	7,270	180	3,769	3,825	2,772	35,230
1993-94	567	7,922	6,520	7,665	1,708	680	—	14,613	1,820	2,262	43,758
1993 December	—	320	389	—	—	490	—	225	100	—	1,524
1994 January	—	1,660	440	—	—	130	—	350	50	—	2,631
February	60	65	224	—	495	—	—	420	50	237	1,551
December	105	545	431	—	85	1,461	—	—	—	—	2,628
1995 January	100	—	500	—	—	—	260	—	90	—	950
February	—	340	—	150	—	—	—	155	250	—	895
GOULBURN STATISTICAL DIVISION											
1991-92	1,858	3,729	1,588	2,140	4,065	704	110	6,988	1,734	8,063	30,980
1992-93	1,294	2,819	37,691	1,706	6,435	1,416	160	1,231	2,121	4,600	59,473
1993-94	9,323	8,352	47,503	4,042	5,089	6,591	—	300	2,471	7,596	91,267
1993 December	—	55	70	—	445	—	—	—	—	—	570
1994 January	70	125	220	120	60	902	—	—	—	409	1,906
February	—	420	273	—	1,090	1,200	—	—	1,738	2,773	7,493
December	—	—	140	—	295	—	70	—	—	—	505
1995 January	200	114	905	715	—	—	—	—	79	121	2,134
February	—	645	—	378	242	—	—	250	172	—	1,688

**TABLE 10. VALUE OF NON-RESIDENTIAL BUILDING JOBS APPROVED BY CLASS OF BUILDING AND
STATISTICAL DIVISION—continued**
(\$'000)

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educa- tional</i>	<i>Religious</i>	<i>Health</i>	<i>Enterta- inment and recreati- onal</i>	<i>Miscel- laneous</i>	<i>Total</i>
OVENS MURRAY STATISTICAL DIVISION											
1991-92	1,627	1,797	877	802	1,045	5,311	—	1,796	80	1,574	14,910
1992-93	1,817	1,988	825	1,063	703	1,340	440	1,014	1,436	889	11,515
1993-94	2,411	3,145	1,385	2,013	1,184	1,084	217	9,008	470	13,437	34,354
1993 December	750	—	90	90	70	—	—	1,311	60	—	2,371
1994 January	—	110	349	251	55	—	—	—	—	—	764
February	—	90	70	—	215	—	—	194	—	—	569
December	—	106	70	—	850	—	—	—	—	—	1,026
1995 January	—	—	100	—	220	—	—	70	—	1,800	2,190
February	—	—	—	100	—	—	100	168	350	—	718
EAST GIPPSLAND STATISTICAL DIVISION											
1991-92	1,252	2,175	1,726	1,640	1,249	382	103	56	4,737	460	13,781
1992-93	610	1,883	1,021	1,224	250	319	440	1,661	1,630	512	9,550
1993-94	1,914	5,999	1,329	2,035	992	2,926	750	2,179	3,530	1,809	23,463
1993 December	—	—	50	70	400	—	—	—	490	—	1,010
1994 January	—	—	—	—	—	—	—	—	—	—	—
February	100	250	—	—	—	—	—	—	—	—	350
December	—	—	—	120	—	—	530	—	—	—	650
1995 January	87	—	—	70	50	—	—	—	—	—	207
February	—	140	130	—	—	—	—	—	—	—	270
GIPPSLAND STATISTICAL DIVISION											
1991-92	692	2,743	7,101	1,502	—	6,634	877	4,886	3,622	2,380	31,565
1992-93	2,101	5,067	2,996	4,529	—	3,583	1,619	682	7,290	580	30,658
1993-94	2,299	4,164	3,248	14,498	—	8,213	154	1,713	1,852	912	40,639
1993 December	—	1,330	202	359	—	354	—	120	—	144	2,679
1994 January	—	—	—	52	—	—	—	93	55	—	201
February	—	69	178	—	—	—	—	—	175	—	762
December	—	60	400	50	—	163	—	—	260	105	1,976
1995 January	150	150	—	543	—	—	82	—	100	80	1,235
February	—	210	—	—	—	—	—	—	230	—	978
TOTAL VICTORIA											
1991-92	57,964	143,123	258,794	472,155	175,616	136,092	14,815	84,086	63,886	67,184	1,473,715
1992-93	47,017	155,112	272,071	259,451	169,113	155,501	16,059	121,215	98,310	112,411	1,406,261
1993-94	188,389	487,069	206,188	234,292	366,837	207,686	13,934	302,668	378,184	117,425	2,502,670
1993 December	2,053	20,371	11,337	12,666	9,363	15,774	714	4,897	39,361	3,884	120,420
1994 January	275	8,391	8,930	8,000	11,958	7,875	520	11,849	1,925	5,537	65,260
February	670	84,889	19,333	12,691	143,571	15,328	683	62,872	8,198	15,197	363,431
December	3,642	8,107	10,129	18,382	10,438	24,806	2,655	6,471	3,242	1,288	89,161
1995 January	12,037	40,427	18,889	19,087	20,244	13,835	2,172	18,900	1,967	5,102	152,660
February	886	77,969	19,461	56,638	42,998	17,806	385	1,309	18,285	1,868	237,605

**TABLE 11. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION
FEBRUARY 1995**

New other residential building										
Statistical division	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	Total new residential building
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Melbourne	1,387	159	116	275	2	29	—	31	306	1,693
Barwon	111	—	6	6	—	—	—	—	6	117
Western District	32	—	—	—	—	—	—	—	—	32
Central Highlands	68	—	—	—	—	—	—	—	—	68
Wimmera	14	—	—	—	—	—	—	—	—	14
Mallee	22	1	—	1	—	—	—	—	1	23
Loddon-Campaspe	62	4	—	4	—	—	—	—	4	66
Goulburn	68	—	—	—	—	—	—	—	—	68
Ovens-Murray	36	4	—	4	—	—	—	—	4	40
East Gippsland	27	10	—	10	—	—	—	—	10	37
Gippsland	71	16	—	16	—	—	—	—	16	87
Victoria	1,898	194	122	316	2	29	—	31	347	2,245
VALUE (\$'000)										
Melbourne	133,491	9,381	11,435	20,816	600	3,700	—	4,300	25,116	158,607
Barwon	10,381	—	466	466	—	—	—	—	466	10,847
Western District	3,446	—	—	—	—	—	—	—	—	3,446
Central Highlands	5,637	—	—	—	—	—	—	—	—	5,637
Wimmera	1,471	—	—	—	—	—	—	—	—	1,471
Mallee	1,792	890	—	890	—	—	—	—	890	2,682
Loddon-Campaspe	5,569	271	—	271	—	—	—	—	271	5,840
Goulburn	5,959	—	—	—	—	—	—	—	—	5,959
Ovens-Murray	3,292	277	—	277	—	—	—	—	277	3,569
East Gippsland	2,334	568	—	568	—	—	—	—	568	2,902
Gippsland	5,976	1,051	—	1,051	—	—	—	—	1,051	7,027
Victoria	179,347	12,439	11,901	24,340	600	3,700	—	4,300	28,640	207,987

(a) Excludes Conversions, etc.

**TABLE 12. NUMBER OF DUAL OCCUPANCY (a) DWELLING UNITS APPROVED BY
STATISTICAL DIVISIONS (SD) AND SELECTED SUBDIVISIONS (SSD)**

Statistical division / subdivision (b)	1992-93	1993-94	July - Feb. 1994-95	Feb. 1995
Melbourne (SD)	2,918	3,021	1,916	198
Greater Geelong City Part A (SSD)	159	193	89	6
Barwon (SD)	202	275	129	10
Western District (SD)	51	43	39	—
Ballarat City (SSD)	81	33	31	4
Central Highlands (SD)	96	43	38	5
Wimmera (SD)	27	17	14	—
Mildura (SSD)	27	48	15	—
Mallee (SD)	31	75	24	1
Greater Bendigo City Part A (SSD)	114	100	43	3
Loddon-Campaspe (SD)	145	134	76	11
Shepparton-Mooroopna (SSD)	42	27	10	2
Goulburn (SD)	89	76	52	5
Wodonga (SSD)	76	56	19	—
Ovens-Murray (SD)	103	65	44	5
East Gippsland (SD)	34	23	32	3
Latrobe Valley (SSD)	34	42	30	4
Gippsland (SD)	59	86	52	6
Victoria	3,755	3,858	2,416	244

(a) Refer to paragraph 8 of the explanatory notes. (b) For details of changes to Statistical local areas and Statistical subdivisions, please refer to paragraphs 29 and 30 of the explanatory notes, and also to the leaflets which were enclosed with the July and October 1994 and February 1995 issues of this publication.

TABLE 13. NUMBER OF DUAL OCCUPANCY (a) DWELLING UNITS APPROVED

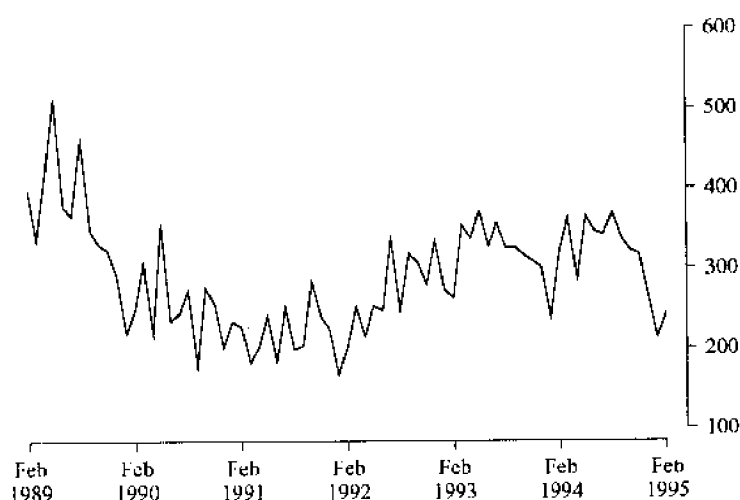
<i>Statistical local area (b)</i>	<i>1992-93</i>	<i>1993-94</i>	<i>July - Feb. 1994-95</i>	<i>Feb. 1995</i>
Banyule (C) —				
— Heidelberg (C)	67	60	27	2
Bayside (C) —				
— Brighton (C)	39	62	61	11
— Sandringham (C)	54	81	73	28
Boroondara (C) —				
— Camberwell (C)	128	151	70	8
— Hawthorn (C)	11	24	19	4
— Kew (C)	28	36	27	2
Brimbank (C) —				
— Keilor (C)	104	132	104	11
— Sunshine (C)	105	26	17	1
Cardinia (S) —				
— Pakenham (S)	16	16	3	—
Casey (C) —				
— Berwick (C)	99	59	59	7
— Cranbourne (C)	25	41	8	4
Darebin (C) —				
— Northcote (C)	26	37	27	2
— Preston (C)	74	74	73	14
Frankston (C) —				
— Frankston (C)	66	53	32	3
Glen Eira (C) —				
— Caulfield (C)	85	86	65	7
Greater Dandenong (C) —				
— Dandenong (C)	44	34	22	2
— Springvale (C)	86	49	41	3
Hobsons Bay (C) —				
— Altona (C)	84	86	44	4
— Williamstown (C)	12	20	11	2
Hume (C) —				
— Broadmeadows (C)	82	87	43	3
— Bulla (S)	34	16	16	—
Kingston (C) —				
— Chelsea (C)	26	48	41	3
— Moorabbin (C)	162	179	136	10
— Mordialloc (C)	59	78	41	—
Knox (C) —				
— Knox (C)	50	53	39	—
Manningham (C) —				
— Doncaster and Templestowe (C)	109	115	47	7
Maribyrnong (C) —				
— Footscray (C)	12	16	34	1
Maroondah (C) —				
— Croydon (C)	50	51	36	1
— Ringwood (C)	81	64	19	2
Melbourne (C)	10	12	6	2
Melton (S) —				
— Melton (S)	16	18	13	2
Monash (C) —				
— Oakleigh (C)	55	81	28	1
— Waverley (C)	137	160	84	3
Moonee Valley (C) —				
— Essendon (C)	66	64	35	3
Moreland (C) —				
— Brunswick (C)	16	27	5	—
— Coburg (C)	14	25	24	1
Mornington Peninsula (S) —				
— Flinders (S)	2	10	6	—
— Hastings (S)	19	13	4	—
— Mornington (S)	31	27	18	—
Nilumbik (S) —				
— Diamond Valley (S)	40	42	19	2
— Eltham (S)	70	61	33	3
Port Phillip (C) —				
— Port Melbourne (C)	6	11	4	—
— St Kilda (C)	10	17	6	—
— South Melbourne (C)	15	10	6	4
Stonnington (C) —				
— Malvern (C)	25	28	47	13
— Prahran (C)	28	29	29	2
Whitehorse (C) —				
— Box Hill (C)	64	96	58	8
— Nunawading (C)	146	117	95	6

TABLE 13. NUMBER OF DUAL OCCUPANCY (a) DWELLING UNITS APPROVED—continued

Statistical local area (b)	1992-93	1993-94	July - Feb. 1994-95	Feb. 1995
Whittlesea (C) —				
— Whittlesea (C)	172	182	70	—
Wyndham (C) —				
— Werribee (C)	113	81	29	1
Yarra (C) —				
— Collingwood (C)	8	8	3	—
— Fitzroy (C)	5	4	10	—
— Richmond (C)	6	22	20	2
Yarra Ranges (S) —				
— Healesville (S)	2	3	1	—
— Lillydale (S)	22	34	25	3
— Sherbrooke (S)	—	4	2	—
— Upper Yarra (S) Pt A	2	1	1	—
Melbourne Statistical Division	2,918	3,021	1,916	198
Rest of Victoria	837	837	500	46
Total Victoria	3,755	3,858	2,416	244

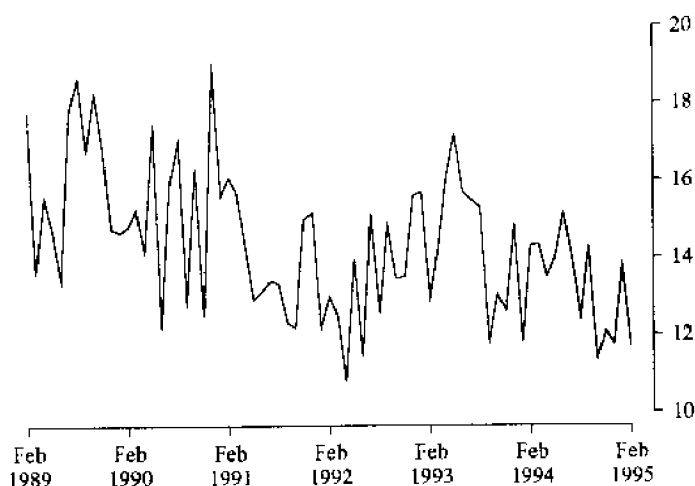
(a) Refer to paragraph 8 of the explanatory notes. (b) For details of changes to Statistical local areas and Statistical subdivisions, please refer to paragraphs 29 and 30 of the explanatory notes, and also to the leaflets which were enclosed with the July and October 1994 and February 1995 issues of this publication.

NUMBER OF DUAL OCCUPANCY DWELLING UNITS APPROVED VICTORIA



Note: Refer to paragraph 8 of Explanatory Notes

DUAL OCCUPANCY DWELLING UNITS APPROVED, EXPRESSED AS A PERCENTAGE OF TOTAL DWELLING UNITS APPROVED MELBOURNE STATISTICAL DIVISION



Note: Refer to paragraph 8 of Explanatory Notes

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved. Statistics of building work approved are compiled from:

- (a) permits issued by licensed municipal building surveyors employed in local government authorities;
- (b) contracts (let or day labour work) authorised by Commonwealth, State, semi-government, and local government authorities, and
- (c) permits issued by licensed private building surveyors;

The last category reflects implementation of the 1993 Building Act by the Victorian Government from 1 July 1994.

Major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites) is also included.

Scope and coverage

2. The statistics relate to building activity which includes construction of new buildings and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.) is excluded.

3. In relation to work carried out on existing buildings, the statistics include details of non-structural renovation and refurbishment work and the installation of integral building fixtures, for which building approval was obtained.

4. From July 1990, the statistics cover:

- (a) all approved new residential building jobs valued at \$10,000 or more (previously \$5,000 or more).
- (b) approved alterations and additions to residential buildings valued at \$10,000 or more (no change in cut-off limit for this category); and
- (c) all approved non-residential building jobs valued at \$50,000 or more (previously \$30,000 or more).

These changes mainly affect non-residential building data. In particular, care should be taken interpreting data for specific classes of non-residential building.

Definitions

5. A *building* is defined as 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, to satisfy its intended use, is the provision for regular access by persons.

6. A *dwelling unit* is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential purposes. Units

(whether self-contained or not) within buildings offering institutional care, such as hospitals, or temporary accommodation such as motels, hostels, and holiday apartments, are not defined as dwelling units. The value of units of this type is included in the appropriate category of non-residential building approved.

7. A *residential building* is defined as a building predominantly consisting of one or more dwelling units. Residential buildings can be either *houses* or *other residential buildings* as follows:

- (a) A *house* is defined as a detached building predominantly used for long-term residential purposes and consisting of only one dwelling unit. Thus, detached 'granny flats' and detached dwelling units (such as caretakers' residences) associated with non-residential buildings are defined as houses for the purpose of these statistics; or
- (b) An *other residential building* is defined as a building which is predominantly used for long-term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes town houses, duplexes, apartment buildings, etc.).

8. Commencing with the March 1989 issue details of *dual occupancy dwelling units* approved are included in Tables 12 and 13 of this publication. The dual occupancy concept applies in each case where two dwelling units occupy a single residential allotment and *new* dwelling units are created as follows:

- (a) when two new dwelling units are to be erected on one allotment both units are counted.
- (b) when one new dwelling unit is to be erected on an allotment already occupied by an existing dwelling unit, the new unit is counted.
- (c) when an existing dwelling unit is to be altered or added to, to create two dwelling units, one new unit is counted.
- (d) when a non-residential building is to be altered and/or added to, to create two dwelling units, both units are counted.

9. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to existing buildings (including conversions of non-residential buildings to dwelling units) and as part of the construction of non-residential buildings is shown separately in Table 1 under the heading of "Conversions, etc.", and is included in the total number of dwelling units shown in the table. Previously, such dwellings were only included as a footnote.

10. In addition, from the January 1995 issue, the seasonally adjusted and trend estimates for the number of dwelling units approved, shown in Table 3, include

these conversions, etc. Previously, only dwelling units approved as part of the construction of new residential buildings were included in these estimates.

11. The value of new residential building approved continues to exclude the value of dwelling units created as conversions of (residential and) non-residential buildings, and the value of dwelling units erected as part of the construction of new non-residential building. Approved building work represented by these conversions, etc. jobs continues to be included in the value of alterations and additions to residential buildings or in the value of non-residential building as appropriate.

12. *Values* data are derived by aggregation of the estimated value (when completed) of building work (excluding value of land and landscaping but including site preparation) as reported on approval documents. For 'houses', these estimates are usually a reliable indicator of the completed value of the building. However, for 'other residential buildings' and 'non residential buildings' these estimates can and often do differ significantly from the completed value of the building.

Building classification

13. *Ownership.* The ownership of a building is classified at the time of approval as either private sector or public sector according to expected ownership of the completed building. Residential buildings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

14. *Functional classification of building - general.* A building is classified according to its intended major function. 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 building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to 'Offices', a detached cafeteria building to 'Shops', while factory buildings would be classified to 'Factories'. An exception to this rule is in the treatment of group accommodation buildings where, for example, a student accommodation building on a university campus would be classified to 'Educational'. Further details of the functional classification may be found in the explanatory notes of the ABS publication *Building Activity, Victoria* (8752.2).

15. *Functional classification of building - Dwelling Structure Classification (DSC).* From July 1992, an expanded functional classification of buildings based on the Dwelling Structure Classification (DSC) has been introduced by the ABS

to provide more detailed information on residential building approvals.

The DSC has been developed by the ABS to provide a standard classification of the different types of dwelling structures (houses, flats, townhouses, etc.). The DSC will be implemented across all major collections of housing data in the ABS. The DSC has the same overall scope as the classification used in previous collections but provides more detail than previously available to reflect the current interest in medium to high density housing.

In particular, for Building Approvals, DSC allows new other residential building to be classified as follows:

- a) semi-detached, row or terrace houses, townhouses, etc. (dwellings having their own private grounds and no other dwellings above or below) with:
 - one storey.
 - two or more storeys.
- b) Flats, units or apartments, etc. (dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell) in a building of:
 - one or two storeys;
 - three storeys;
 - four or more storeys.

More details on the DSC are contained in the ABS Information Paper, *Dwelling Structure Classification (DSC)*(1296.0).

General

16. For purposes of comparison, it should be noted that statistics of building approvals are affected from month to month by large projects (such as blocks of flats and multi storey office buildings) approved in particular months, and also by the administrative arrangements of government authorities.

Seasonal adjustment

17. Seasonally adjusted building statistics are shown in Table 3. In the seasonally adjusted series, account has been taken of normal seasonal factors and 'trading day' effects (arising from the varying numbers of Sundays, Mondays, Tuesdays, etc. in the month) and the effect of movement in the date of Easter which may, in successive years, affect figures for different months. As happens with all seasonally adjusted series the seasonal factors are reviewed annually to take account of each additional year's data. The results of the latest review were used to compile the revised seasonally adjusted and trend estimates contained in this bulletin. Regular subscribers can obtain a complimentary copy of the full revised series on request.

18. Since seasonally adjusted statistics reflect both irregular and trend movements, an upward or

downward movement in a seasonally adjusted series does not necessarily indicate a change of trend. Particular care should therefore be taken in interpreting individual month to month movements.

19. Trend estimate dwelling approval statistics are shown in Table 3. The trend estimates (formerly referred to as smoothed seasonally adjusted series) have been derived by applying a 13-term Henderson-weighted moving average to the series.

20. While this technique enables trend estimate data for the latest period to be produced, it does result in revisions to the trend estimate series for the most recent months as additional observations become available. There may also be revision as a result of changes in the original data, and as a result of the re-estimation of the seasonal factors.

Estimates at constant prices

21. The base year of constant price estimates of building approvals, contained in this issue has been changed from 1984-85 to 1989-90.

22. Periodic rebasing of constant price estimates is necessary to take account of changed price relativities and structural relationships in the economy. The choice of base year influences the movements in the constant price series, and the usefulness of such series is diminished if the relative price weights of the base year differ significantly from the price relationships in other periods included in this series. The more remote a base year is from the current period, the less likely that its relative prices will reflect the current situation.

23. A more detailed discussion of the need for rebasing constant price estimates and factors affecting the choice of base year, are contained in the information paper *Change in Base Year of Constant Price Estimates from 1984-85 to 1989-90* (5227.0).

24. Estimates of the quarterly value of building approvals at average 1989-90 prices are presented for Victoria in Table 4. Monthly value data at constant prices are not available.

25. Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates in this publication are derived from the same price data underlying the deflators compiled for the dwellings and non-dwelling construction components of the national accounts, aggregate 'Gross fixed capital expenditure'.

26. Estimates at constant prices are subject to a number of approximations and assumptions. Further information on the nature and concepts of constant price estimates is contained in Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (5216.0).

Australian Standard Geographical Classification

27. Issues of this publication from July 1991 to June 1994 inclusive contain geographical division and nomenclature based on the *Australian Standard Geographical Classification* (ASGC) Edition 2.3. The 'Off shore areas and migratory' category has been excluded from all tables.

28. Following a review of statistical geographic boundaries undertaken by the ABS, the Shires of Cranbourne, Healesville and Pakenham, each formerly split into two Statistical Local Areas (SLAs), one in the Melbourne Statistical Division and one in the East Central Statistical Division, have each been amalgamated to one SLA, these being located fully in the Melbourne Statistical Division.

From 1 July 1991, the date of effect of these changes emanating from the review for building approval statistics, the only Local Government Area (LGA) which is split into 2 SLAs, and transverses statistical division boundaries, is the Shire of Upper Yarra which is partly in the Melbourne Statistical Division and partly in the Gippsland Statistical Division.

29. As a result of an ongoing review of local government boundaries initiated by the Victorian Government, substantial alterations have been made to Statistical Local Areas and Statistical Subdivisions in Victoria in 1994. Changes resulting from the review of boundaries in the Geelong, Bendigo and Ballarat regions, together with changes resulting from the creation of the Shire of Surf Coast and the redefinition of the boundaries of the City of Melbourne have been effected in Edition 2.4 of the ASGC. New Statistical Local Areas have been included in the Barwon, Central Highlands and Loddon-Campaspe Statistical Divisions. Details of changes are provided in a listing enclosed with the July 1994 issue of this publication. Copies of this list are available from ABS Victoria on request.

These changes have been incorporated in Building Statistics from 1 July 1994. Tables 8 and 13 show the Statistical Local Areas, and Tables 9 and 12 show the Statistical Subdivisions. There have been no changes to Statistical Divisions boundaries as a result of these Local Government Area changes.

30. Further changes resulting from the review of boundaries will not be reflected in SLA changes until the next review of the ASGC, due in July 1995. As an interim measure the affected SLA's are grouped on a 'best fit' basis under the heading of the newly created LGA's.

Changes resulting from the reviews dealing with the Inner Melbourne and South Western Victorian regions have been applied on this basis from the October 1994 issue of this publication and changes resulting from the reviews dealing with the remaining areas have been applied from the February 1995 issue. Details are

provided in listings enclosed with those issues. Copies of these lists are also available on request.

Unpublished data and related publications

31. In some cases, the ABS can also make available information which is not published. This information may be made available in one or more of the following forms: microfiche, photocopy, data tape, computer printout, manually-extracted tabulation. Generally, a charge is made for providing unpublished information.

32. Users may also wish to refer to the following building and construction publications which are available on request:

Building Approvals, Australia (8731.0) (monthly) (\$13.50)

Building Approvals, Victoria - Small Area Summary (8733.2) (annual) (\$8.50)

Dwelling Unit Commencements Reported xby Approving Authorities, Victoria (8741.2) (monthly) (\$11.00)

Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) (quarterly) (\$11.00) *Building Activity, Australia* (8752.0) (quarterly) (\$14.50)

Building Activity, Victoria (8752.2) (quarterly) (\$11.00)

Building, Victoria - (8710.2) (P.O.A.)

33. Current publications produced by the ABS are listed in the *Catalogue of Publications, Australia* (1101.0). The ABS also issues, on Tuesdays and Fridays, a *Publications Advice* (1105.0) which lists publications to be released in the next few days. These are available from any ABS Office.

Electronic services

A large range of data is available via on-line services, diskette, magnetic tape, tape cartridge and CD ROM. For more details about our electronic data services, contact any ABS Office.

Floppy disk service

Selected ABS statistics are available on floppy disk. Further information is available on (06) 252 6684.

Recorded message services

0055 26400

Consumer Price Index

National Accounts

Balance of Payments

Labour Force Estimates

Average Weekly Earnings

Estimated Resident Population

Symbols and other usages

In this publication, Cities are marked (C), Towns (T), Boroughs (B), and Shires (S).

.. not applicable

- nil or rounded down to zero

---- break in continuity of series

(where line is drawn across a column between two consecutive figures)

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

STUART JACKSON

Deputy Commonwealth Statistician



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