Australian Bureau of Statistics

CATALOGUE NO. 8731.2

EMBARGOED UNTIL 11.30 AM 19 APRIL 1996

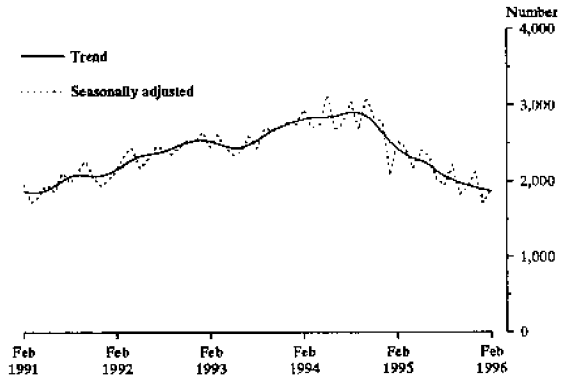
BUILDING APPROVALS, VICTORIA, FEBRUARY 1996

MAIN FEATURES

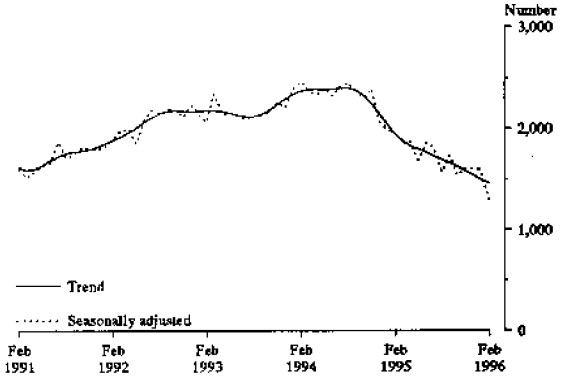
NUMBER OF DWELLING UNITS APPROVED

	February 1995	*January 1996*	*February 1996*	*February 1995 to February 1996 change*	*January 1996 to February 1996 change*
Original series	2,413	1,519	1,931	-20.0%	27.1%
Seasonally adjusted	2,516	1,712	1,899	-24.5%	10.9%
Trend estimate	2,421	1,894	1,868	-22.8%	-1.4%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



Residential Building

- The trend estimate for the total number of dwelling units approved in February was 1,868, a decrease on last month of 1.4%. For this series to change direction there would need to be an increase of 8.6% in the seasonally adjusted estimate in March.
- The trend for the number of private sector houses approved was 1,463, a drop of 2.5% from the January figure. This follows falls of 2.9% in January 1996 and 2.6% in December 1995.
- In original (unadjusted) terms the total number of dwelling units approved was 1,931. Of the total, 1,298 were private house approvals.
- The trend estimate for the value of new residential building approved fell 1.2% from $187.5 million in January 1996 to $185.3 million this month.

Non-residential Building

- The value of non-residential projects approved in February was $200.1 million. The miscellaneous category accounted for $68.5 million of the total, including two correctional centres with a combined value of $65.6 million. There were five projects valued at $5 million or more and twenty eight between $1 million and $5 million.

The restructure of local government in Victoria and the associated geographic boundary changes have resulted in major changes to Victoria's statistical geography effective from 1 July 1995.

Full details of the changes made are available in the ABS information paper *Victorian Local Government Amalgamations 1994–95: Changes to the Australian Standard Geographic Classification* (1257.0).

In many cases, it has not been possible to maintain time series of data due to the nature of the changes made.

INQUIRIES

- *for more information about statistics in this publication and the availability of related unpublished statistics,* contact Damian Sparkes on Adelaide (08) 237 7590 or any ABS State Office.
- *for information about other ABS statistics and services* please contact Information Services on Adelaide (08) 237 7100, call at 55 Currie Street, Adelaide, or write to Information Services, ABS, GPO Box 2272, Adelaide SA 5001.

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months September 1995 to February 1996.

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 will tend to be larger with greater 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 1996) 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% in March 1996, the trend estimate for that month would be 1,378, a movement of –4.1%. The monthly movements in the trend estimates for December 1995 and January and February 1996, which are currently estimated to be –2.6%, –2.9% and –2.5% respectively, would be revised to –2.9%, –3.4% and –3.6%. On the other hand, a 5% seasonally adjusted decline in the number of private houses approved in March 1996 would produce a trend estimate for that month of 1,322, a movement of –5.5%, with the movements in the trend estimates for December 1995 and January and February 1996, being revised to –3.4%, –4.3% and –4.9% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED, RELIABILITY OF TREND ESTIMATES

			Revised trend estimate if March 1996 seasonally adjusted estimate			
	Trend estimate		*is up 5% on February 1996*		*is down 5% on February 1996*	
	No.	*% change on previous month*	*No.*	*% change on previous month*	*No.*	*% change on previous month*
1995—						
September	1,662	–1.9	1,663	–1.9	1,666	–1.7
October	1,627	–2.1	1,629	–2.1	1,634	–1.9
November	1,587	–2.4	1,589	–2.5	1,591	–2.6
December	1,545	–2.6	1,543	–2.9	1,537	–3.4
1996—						
January	1,501	–2.9	1,491	–3.4	1,471	–4.3
February	1,463	–2.5	1,437	–3.6	1,400	–4.9
March	n.y.a.	n.y.a.	1,378	–4.1	1,322	–5.5

TOTAL NUMBER OF DWELLING UNITS APPROVED, RELIABILITY OF TREND ESTIMATES

			Revised trend estimate if March 1996 seasonally adjusted estimate			
	Trend estimate		*is up 7% on February 1996*		*is down 7% on February 1996*	
	No.	*% change on previous month*	*No.*	*% change on previous month*	*No.*	*% change on previous month*
1995—						
September	2,021	–2.5	2,016	–2.7	2,021	–2.5
October	1,979	–2.1	1,970	–2.2	1,980	–2.0
November	1,948	–1.5	1,944	–1.4	1,948	–1.6
December	1,920	–1.4	1,930	–0.7	1,918	–1.6
1996—						
January	1,894	–1.4	1,920	–0.5	1,879	–2.0
February	1,868	–1.4	1,917	–0.2	1,841	–2.1
March	n.y.a.	n.y.a.	1,913	–0.2	1,798	–2.3

TABLE 1. DWELLING UNITS APPROVED

Period	*New houses*			*New other residential buildings*				*Total (a)*		
	Private sector	*Public sector*	*Total*	*Private sector*	*Public sector*	*Total*	*Conversions, etc.*	*Private sector*	*Public sector*	*Total*
MELBOURNE STATISTICAL DIVISION (b)										
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
1994-95	17,816	307	18,123	3,100	581	3,681	1,330	22,240	894	23,134
1994-95										
July-February	12,695	204	12,899	1,912	367	2,279	870	15,477	571	16,048
1995-96										
July-February	8,951	261	9,212	1,555	551	2,106	198	10,703	813	11,516
1994—										
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
March	1,321	32	1,353	152	45	197	309	1,776	83	1,859
April	1,158	6	1,164	228	4	232	8	1,394	10	1,404
May	1,325	25	1,350	610	96	706	111	2,046	121	2,167
June	1,317	40	1,357	198	69	267	32	1,547	109	1,656
July	1,353	21	1,374	48	71	119	11	1,412	92	1,504
August	1,296	82	1,378	125	69	194	3	1,424	151	1,575
September	1,292	19	1,311	377	—	377	4	1,673	19	1,692
October	1,149	21	1,170	179	67	246	—	1,328	88	1,416
November	1,201	72	1,273	59	165	224	1	1,261	237	1,498
December	968	34	1,002	266	62	328	68	1,302	96	1,398
1996—										
January	859	5	864	64	83	147	23	946	88	1,034
February	833	7	840	437	34	471	88	1,357	42	1,399
VICTORIA										
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
1994-95	25,284	601	25,885	3,225	808	4,033	1,347	29,849	1,416	31,265
1994-95										
July-February	17,937	384	18,321	2,011	521	2,532	883	20,831	905	21,736
1995-96										
July-February	12,771	324	13,095	1,647	698	2,345	216	14,633	1,023	15,656
1994—										
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
March	1,954	43	1,997	158	71	229	312	2,417	121	2,538
April	1,585	37	1,622	240	13	253	8	1,833	50	1,883
May	1,902	58	1,960	614	96	710	112	2,628	154	2,782
June	1,906	79	1,985	202	107	309	32	2,140	186	2,326
July	1,827	32	1,859	50	130	180	11	1,888	162	2,050
August	1,802	94	1,896	133	69	202	7	1,942	163	2,105
September	1,723	23	1,746	377	8	385	8	2,108	31	2,139
October	1,694	23	1,717	183	101	284	1	1,878	124	2,002
November	1,731	80	1,811	84	188	272	3	1,818	268	2,086
December	1,380	46	1,426	267	62	329	69	1,716	108	1,824
1996—										
January	1,316	14	1,330	64	102	166	23	1,403	116	1,519
February	1,298	12	1,310	489	38	527	94	1,880	51	1,931

(a) Includes Conversions, etc. See paragraphs 11-13 of the Explanatory Notes. (b) As a result of minor changes to the Melbourne Statistical Division boundary, data for the periods prior to July 1995 are not strictly comparable to data for periods from July 1995 onwards.

TABLE 2. VALUE OF BUILDING APPROVED
($ million)

Period	New residential building: Houses: Private sector	Houses: Public sector	Houses: Total	Other residential buildings: Private sector	Other residential buildings: Public sector	Other residential buildings: Total	Total: Private sector	Total: Public sector	Total: Total	Alterations and additions to residential buildings	Non-residential building: Private sector	Non-residential building: Total	Total building: Private sector	Total building: Total
MELBOURNE STATISTICAL DIVISION (a)														
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
1994-95	1,732.4	23.5	1,755.9	380.7	46.4	427.0	2,113.1	69.8	2,182.9	571.9	1,072.3	1,655.8	3,749.0	4,410.6
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
1995-96 July-February	901.8	25.5	927.3	197.3	39.7	236.9	1,099.0	65.1	1,164.2	297.9	965.9	1,320.3	2,349.2	2,782.3
1994— 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
March	123.8	3.3	127.1	11.6	4.4	16.1	135.4	7.7	143.1	70.1	85.0	106.0	289.2	319.2
April	114.1	0.6	114.7	20.9	0.2	21.1	135.0	0.8	135.8	30.2	59.7	91.2	223.9	257.2
May	135.0	1.6	136.6	91.4	10.8	102.2	226.4	12.3	238.8	51.5	118.1	188.8	392.0	479.1
June	132.6	3.0	135.6	15.2	3.9	19.1	147.8	6.9	154.7	41.1	84.4	156.1	271.9	351.9
July	130.4	1.3	131.7	5.7	4.8	10.5	136.1	6.1	142.2	32.8	80.9	94.7	248.9	269.6
August	130.3	8.3	138.6	9.9	4.8	14.7	140.2	13.1	153.3	37.5	87.9	144.7	265.2	335.4
September	131.2	3.0	134.1	40.5	—	40.5	171.7	3.0	174.7	38.2	125.4	188.5	332.8	401.4
October	116.0	2.1	118.1	29.4	3.9	33.3	145.4	6.0	151.4	41.7	286.9	343.8	472.9	536.9
November	123.8	7.5	131.3	5.5	12.3	17.8	129.3	19.8	149.1	41.9	110.0	159.1	279.0	350.0
December	95.7	2.2	97.9	42.7	4.0	46.6	138.4	6.2	144.5	32.0	95.7	137.5	264.0	314.0
1996— January	86.6	0.3	86.9	4.8	5.4	10.2	91.4	5.7	97.1	33.0	64.1	125.5	185.3	255.5
February	87.8	0.8	88.6	58.8	4.6	63.3	146.6	5.4	151.9	40.9	114.8	126.5	301.2	319.3
VICTORIA														
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
1994-95	2,383.4	41.9	2,425.3	388.8	59.9	448.7	2,772.2	101.8	2,874.0	685.1	1,274.7	1,975.2	4,717.5	5,534.3
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
1995-96 July-February	1,249.8	30.8	1,280.7	204.5	48.5	253.0	1,454.4	79.4	1,533.7	373.8	1,221.9	1,670.6	3,029.9	3,578.1
1994— 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
March	179.0	4.1	183.1	11.9	6.0	17.9	191.0	10.0	201.0	80.8	105.4	132.1	375.9	413.9
April	151.1	2.4	153.6	22.5	0.8	23.3	173.6	3.2	176.8	40.4	76.6	118.6	286.6	335.9
May	188.4	3.5	191.9	91.6	10.8	102.3	280.0	14.3	294.2	62.7	153.9	231.0	491.1	587.9
June	184.6	6.0	190.5	15.4	6.7	22.1	200.0	12.6	212.6	50.8	104.0	181.4	352.4	444.8
July	173.7	2.3	176.0	5.7	7.4	13.2	179.5	9.7	189.2	41.0	111.7	131.4	330.7	361.7
August	175.4	9.0	184.4	10.4	4.8	15.2	185.9	13.8	199.7	46.9	117.1	180.5	348.8	427.1
September	171.2	3.3	174.5	40.5	0.4	41.0	211.7	3.7	215.4	47.5	154.6	227.5	410.6	490.4
October	165.7	2.1	167.8	29.6	6.0	35.7	195.3	8.2	203.5	53.8	307.9	382.1	554.4	639.4
November	172.5	8.3	180.8	7.7	14.5	22.2	180.2	22.8	203.1	52.7	137.6	212.9	367.0	468.7
December	131.6	3.7	135.3	43.0	4.0	47.0	174.6	7.6	182.3	41.1	114.9	172.4	327.2	395.8
1996— January	129.2	1.0	130.2	4.8	6.6	11.4	134.0	7.6	141.6	40.9	95.4	163.5	266.8	346.1
February	130.5	1.1	131.6	62.6	4.8	67.4	193.1	5.9	199.0	49.8	182.7	200.1	424.4	448.9

(a) As a result of minor changes to the Melbourne Statistical Division boundary, data for the periods prior to July 1995 are not strictly comparable to data for periods from July 1995 onwards.

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

Period	Number of dwelling units (b)				Value ($m)	
	Houses		Total			
	Private sector	Total	Private sector	Total	New residential building	Alterations and additions to residential buildings
SEASONALLY ADJUSTED						
1994—						
December	2,064	2,132	2,548	2,787	328.9	37.4
1995—						
January	1,992	1,943	2,080	2,088	188.4	41.3
February	1,955	1,954	2,374	2,516	219.4	57.5
March	1,863	1,888	2,364	2,442	191.0	76.3
April	1,871	1,929	2,117	2,169	210.9	46.9
May	1,683	1,780	2,274	2,401	258.3	55.3
June	1,860	1,940	2,179	2,336	216.2	51.1
July	1,812	1,876	1,817	2,031	186.0	44.8
August	1,574	1,736	1,735	1,942	182.3	44.2
September	1,732	1,707	2,150	2,215	221.3	47.4
October	1,539	1,558	1,723	1,827	183.6	45.2
November	1,608	1,688	1,684	1,932	188.6	47.7
December	1,600	1,625	1,917	2,122	211.5	46.5
1996—						
January	1,597	1,572	1,665	1,712	154.8	49.2
February	1,289	1,300	1,891	1,899	199.1	50.0
TREND ESTIMATES						
1994—						
December	2,146	2,160	2,522	2,649	249.0	48.9
1995—						
January	2,039	2,048	2,409	2,520	237.1	51.2
February	1,948	1,961	2,324	2,421	226.5	54.0
March	1,878	1,907	2,258	2,352	218.4	56.1
April	1,831	1,882	2,202	2,307	214.0	56.4
May	1,798	1,871	2,148	2,272	212.6	54.5
June	1,767	1,851	2,072	2,215	211.1	51.1
July	1,729	1,813	1,987	2,144	207.9	47.7
August	1,695	1,768	1,906	2,072	201.5	45.7
September	1,662	1,720	1,852	2,021	196.1	45.6
October	1,627	1,669	1,818	1,979	192.7	46.1
November	1,587	1,617	1,802	1,948	191.4	46.8
December	1,545	1,564	1,793	1,920	189.5	47.7
1996—						
January	1,501	1,510	1,792	1,894	187.5	48.5
February	1,463	1,461	1,790	1,868	185.3	49.2

(a) See paragraphs 17-24 of the Explanatory Notes. (b) Includes Conversions, etc. See paragraphs 11-13 of the Explanatory Notes.

TABLE 4. VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES (a)
($ 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*							
1992-93	2,208.9	2,278.6	200.2	2,478.7	520.4	1,344.8	1,775.1	4,307.5	4,774.3
1993-94	2,354.9	2,411.2	367.3	2,778.5	595.4	2,330.2	3,148.6	5,672.0	6,522.5
1994-95	2,220.1	2,259.0	543.9	2,802.9	637.9	1,564.3	2,423.5	4,960.2	5,864.3
1994—									
Sept. qtr.	666.1	673.6	70.5	744.1	161.6	309.9	386.6	1,215.6	1,292.3
Dec. qtr.	602.9	614.4	219.6	834.0	177.1	393.2	751.5	1,399.9	1,762.6
1995—									
Mar. qtr.	465.4	474.2	76.5	550.7	156.5	454.2	639.4	1,146.2	1,346.6
June qtr.	485.7	496.8	177.3	674.1	142.7	406.9	646.0	1,198.5	1,462.8
Sept. qtr.	480.1	493.4	82.9	576.4	124.9	464.2	653.1	1,148.7	1,354.4
Dec. qtr.	429.8	442.7	124.7	567.5	135.1	675.2	924.7	1,349.8	1,627.3

(a) 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 1989-90 PRICES

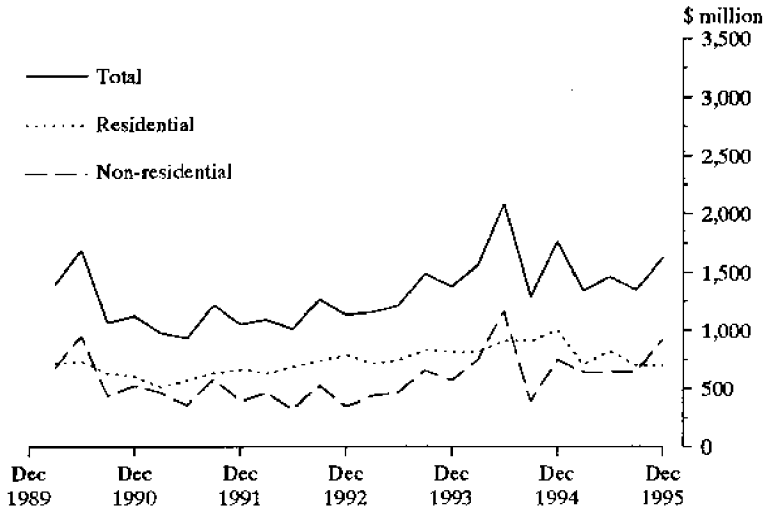


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
($ million)

Class of building	*1993-94*	*1994-95*	*July-February*		*1995*	*1996*	
			1994-95	*1995-96*	*December*	*January*	*February*
PRIVATE SECTOR							
New houses	2,465.2	2,383.4	1,680.3	1,249.8	131.6	129.2	130.5
New other residential buildings	252.8	388.8	247.4	204.5	43.0	4.8	62.6
Total new residential building	*2,718.0*	*2,772.2*	*1,927.8*	*1,454.4*	*174.6*	*134.0*	*193.1*
Alterations and additions to residential buildings	614.4	670.6	449.0	353.6	37.6	37.3	48.6
Hotels, etc.	187.1	47.0	25.9	117.1	2.4	3.0	1.5
Shops	483.6	351.0	245.0	242.4	45.0	18.0	31.1
Factories	161.2	206.8	144.4	153.4	11.0	33.5	17.7
Offices	178.1	238.1	136.9	212.7	13.7	13.5	24.7
Other business premises	225.1	165.0	109.5	187.2	19.3	15.1	15.9
Educational	88.1	77.4	46.0	52.2	5.4	2.8	12.8
Religious	13.9	15.4	12.6	5.5	1.2	0.5	1.1
Health	119.8	49.2	36.3	35.1	0.5	3.3	6.0
Entertainment and recreational	308.7	81.9	53.9	108.3	1.5	2.5	3.8
Miscellaneous	87.9	42.9	24.2	108.2	15.0	3.3	68.0
Total non-residential building	*1,853.6*	*1,274.7*	*834.8*	*1,221.9*	*114.9*	*95.4*	*182.7*
Total	**5,186.0**	**4,717.5**	**3,211.5**	**3,029.9**	**327.2**	**266.8**	**424.4**
PUBLIC SECTOR							
New houses	58.8	41.9	25.9	30.8	3.7	1.0	1.1
New other residential buildings	40.9	59.9	35.7	48.5	4.0	6.6	4.8
Total new residential building	*99.7*	*101.8*	*61.6*	*79.4*	*7.6*	*7.6*	*5.9*
Alterations and additions to residential buildings	9.1	14.4	1.3	20.2	3.5	3.6	1.2
Hotels, etc.	1.3	1.1	0.5	1.2	—	0.6	—
Shops	3.4	7.7	6.6	25.0	2.2	0.4	0.4
Factories	45.0	12.4	11.9	2.6	—	—	0.1
Offices	56.2	123.1	68.4	67.8	0.8	4.8	6.5
Other business premises	141.7	53.3	46.5	19.5	7.5	0.5	—
Educational	119.6	226.3	162.3	175.5	32.6	8.7	7.2
Religious	—	—	—	—	—	—	—
Health	182.9	71.8	37.5	41.1	3.6	2.8	0.2
Entertainment and recreational	69.5	148.6	134.3	98.3	2.8	48.8	2.5
Miscellaneous	29.5	56.2	9.4	17.7	8.1	1.5	0.5
Total non-residential building	*649.1*	*700.5*	*477.3*	*448.6*	*57.5*	*68.1*	*17.4*
Total	**757.9**	**816.7**	**540.2**	**548.2**	**68.6**	**79.3**	**24.5**
TOTAL							
New houses	2,524.0	2,425.3	1,706.2	1,280.7	135.3	130.2	131.6
New other residential buildings	293.7	448.7	283.2	253.0	47.0	11.4	67.4
Total new residential building	*2,817.7*	*2,874.0*	*1,989.4*	*1,533.7*	*182.3*	*141.6*	*199.0*
Alterations and additions to residential buildings	623.5	685.1	450.3	373.8	41.1	40.9	49.8
Hotels, etc.	188.4	48.1	26.4	118.2	2.4	3.6	1.5
Shops	487.1	358.8	251.6	267.3	47.2	18.4	31.5
Factories	206.2	219.2	156.3	156.0	11.0	33.5	17.8
Offices	234.3	361.2	205.3	280.5	14.5	18.2	31.2
Other business premises	366.8	218.3	156.0	206.7	26.8	15.6	15.9
Educational	207.7	303.7	208.3	227.7	37.9	11.5	20.1
Religious	13.9	15.4	12.6	5.5	1.2	0.5	1.1
Health	302.7	121.0	73.8	76.2	4.1	6.2	6.2
Entertainment and recreational	378.2	230.4	188.2	206.6	4.2	51.3	6.3
Miscellaneous	117.4	99.0	33.6	125.9	23.1	4.8	68.5
Total non-residential building	*2,502.7*	*1,975.2*	*1,312.1*	*1,670.6*	*172.4*	*163.5*	*200.1*
Total	**5,943.9**	**5,534.3**	**3,751.7**	**3,578.1**	**395.8**	**346.1**	**448.9**

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

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.												
1995 December	6	0.7	1	0.2	—	—	1	1.5	—	—	8	2.4
1996 January	5	0.6	1	0.3	2	1.1	1	1.6	—	—	9	3.6
February	6	0.6	3	0.9	—	—	—	—	—	—	9	1.5
SHOPS												
1995 December	36	3.1	10	3.0	3	1.8	6	15.9	2	23.5	57	47.2
1996 January	47	4.3	14	4.5	3	1.5	1	1.4	1	6.7	66	18.4
February	46	4.2	3	0.8	5	3.0	5	9.6	2	14.0	61	31.5
FACTORIES												
1995 December	35	3.3	10	2.9	4	2.9	1	1.9	—	—	50	11.0
1996 January	20	2.0	19	6.0	4	2.6	6	11.0	1	12.0	50	33.5
February	31	3.0	7	1.9	6	3.7	1	1.2	1	8.0	46	17.8
OFFICES												
1995 December	37	3.8	22	6.2	3	2.3	2	2.2	—	—	64	14.5
1996 January	35	3.6	19	6.2	5	3.2	3	5.3	—	—	62	18.2
February	34	3.5	25	7.4	6	3.9	7	16.4	—	—	72	31.2
OTHER BUSINESS PREMISES												
1995 December	21	2.1	8	2.7	3	1.9	8	14.1	1	6.0	41	26.8
1996 January	20	2.0	13	3.8	5	3.5	4	6.3	—	—	42	15.6
February	19	1.8	10	3.7	3	2.2	5	8.2	—	—	37	15.9
EDUCATIONAL												
1995 December	37	3.7	19	6.4	4	3.1	3	6.4	2	18.3	65	37.9
1996 January	24	2.6	7	2.2	3	2.1	3	4.6	—	—	37	11.5
February	12	1.2	4	1.0	4	2.5	5	15.3	—	—	25	20.1
RELIGIOUS												
1995 December	—	—	1	0.2	1	0.9	—	—	—	—	2	1.2
1996 January	1	0.1	1	0.5	—	—	—	—	—	—	2	0.5
February	1	0.1	2	0.5	1	0.5	—	—	—	—	4	1.1
HEALTH												
1995 December	5	0.5	1	0.4	1	0.6	1	2.7	—	—	8	4.1
1996 January	2	0.2	2	0.6	3	1.9	2	3.6	—	—	9	6.2
February	8	0.8	2	0.4	1	0.5	2	4.4	—	—	13	6.2
ENTERTAINMENT AND RECREATIONAL												
1995 December	10	0.9	4	1.3	—	—	1	2.0	—	—	15	4.2
1996 January	6	0.6	4	1.0	2	1.3	—	—	1	48.3	13	51.3
February	9	0.9	4	1.0	1	0.5	3	3.9	—	—	17	6.3
MISCELLANEOUS												
1995 December	18	1.6	8	2.3	2	1.1	4	10.1	1	7.9	33	23.1
1996 January	19	1.8	4	1.2	3	1.8	—	—	—	—	26	4.8
February	10	0.9	5	1.5	1	0.5	—	—	2	65.6	18	68.5
TOTAL NON-RESIDENTIAL BUILDING												
1995 December	205	19.8	84	25.5	21	14.6	27	56.8	6	55.7	343	172.4
1996 January	179	17.8	84	26.2	30	18.8	20	33.7	3	67.1	316	163.5
February	176	17.0	65	19.0	28	17.3	28	59.1	5	87.7	302	200.1

TABLE 7. NUMBER AND VALUE OF NEW DWELLING UNITS (a) APPROVED BY MATERIAL OF OUTER WALLS, FEBRUARY 1996

Particulars	Private sector		Public sector		Total	
	Number	Value ($'000)	Number	Value ($'000)	Number	Value ($'000)
MELBOURNE STATISTICAL DIVISION (b)						
Houses —						
Brick, stone or concrete	29	3,440	—	—	29	3,440
Brick-veneer	513	53,430	6	742	519	54,172
Timber	18	1,447	—	—	18	1,447
Fibre cement	12	820	—	—	12	820
Steel, aluminium or other materials	—	—	—	—	—	—
Not stated	261	28,700	1	60	262	28,760
Total houses	*833*	*87,837*	*7*	*802*	*840*	*88,639*
Other residential buildings	*437*	*58,755*	*34*	*4,555*	*471*	*63,310*
Total residential buildings	**1,270**	**146,592**	**41**	**5,357**	**1,311**	**151,948**
REST OF VICTORIA (b)						
Houses —						
Brick, stone or concrete	40	4,486	—	—	40	4,486
Brick-veneer	177	17,362	1	67	178	17,429
Timber	18	1,124	—	—	18	1,124
Fibre cement	26	1,429	—	—	26	1,429
Steel, aluminium or other materials	5	386	—	—	5	386
Not stated	199	17,881	4	227	203	18,108
Total houses	*465*	*42,667*	*5*	*294*	*470*	*42,961*
Other residential buildings	*52*	*3,853*	*4*	*228*	*56*	*4,080*
Total residential buildings	**517**	**46,519**	**9**	**522**	**526**	**47,041**
TOTAL VICTORIA						
Houses —						
Brick, stone or concrete	69	7,925	—	—	69	7,925
Brick-veneer	690	70,792	7	809	697	71,600
Timber	36	2,571	—	—	36	2,571
Fibre cement	38	2,249	—	—	38	2,249
Steel, aluminium or other materials	5	386	—	—	5	386
Not stated	460	46,581	5	287	465	46,868
Total houses	*1,298*	*130,503*	*12*	*1,096*	*1,310*	*131,599*
Other residential buildings	*489*	*62,608*	*38*	*4,783*	*527*	*67,390*
Total residential buildings	**1,787**	**193,111**	**50**	**5,878**	**1,837**	**198,989**

(a) Excludes Conversions, etc. (b) For details of changes to Statistical Divisions, please refer to paragraphs 28-30 of the Explanatory Notes.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), FEBRUARY 1996

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings ($'000)	Non-residential building (c)		Total building ($'000)
	Houses			Other residential buildings						
	Private sector (number)	Public sector (number)	Total value ($'000)	Private sector (number)	Public sector (number)	Total value ($'000)		Private sector ($'000)	Total ($'000)	
MELBOURNE STATISTICAL DIVISION										
Banyule (C)										
Heidelberg	8	—	956	—	—	—	566	200	200	1,722
North	14	..	1,110	..	..	—	559	310	310	1,979
Total	*22*	..	*2,066*	..	—	—	*1,125*	*510*	*510*	*3,701*
Bayside (C)										
Brighton	10	—	1,850	—	—	—	893	50	50	2,793
South	8		1,004	2	..	120	1,650	185	185	2,959
Total	*18*		*2,854*	*2*	.	*120*	*2,543*	*235*	*235*	*5,752*
Boroondara (C)										
Camberwell North	8	—	1,560	2	—	260	1,288	1,091	1,091	4,198
Camberwell South	10	—	1,766	—	—	—	2,747	185	185	4,697
Hawthorn	5	—	640	3	—	330	1,079	120	120	2,169
Kew	3	—	834	2	—	200	560	272	973	2,568
Total	*26*	—	*4,799*	*7*	—	*790*	*5,674*	*1,668*	*2,369*	*13,633*
Brimbank (C)										
Keilor	49	..	5,357	2	—	80	173	1,086	1,086	6,696
Sunshine	18	—	1,572	7	—	397	387	18,115	18,115	20,471
Total	*67*	—	*6,929*	*9*	—	*477*	*560*	*19,201*	*19,201*	*27,167*
Cardinia (S)										
Pakenham	23	..	1,889	—	—	—	186	298	298	2,373
South	1	—	84	—	—	—	24	50	50	158
Total	*24*	—	*1,973*	—	—	..	*209*	*348*	*348*	*2,530*
Casey (C)										
Berwick	77	.	7,568	12	—	690	310	1,510	1,810	10,378
South	25	—	1,708	—	—	—	489	645	645	2,842
Total	*102*	—	*9,276*	*12*	—	*690*	*799*	*2,155*	*2,455*	*13,219*
Darebin (C)										
Northcote	13	..	1,499	2	—	127	635	220	220	2,480
Preston	12	1	1,397	2	—	167	795	1,305	4,654	7,013
Total	*25*	*1*	*2,895*	*4*	—	*294*	*1,430*	*1,525*	*4,874*	*9,493*
Frankston (C)										
East	24	—	2,113	—	—	—	299	175	175	2,588
West	9	—	910	3	..	143	566	5,010	5,546	7,165
Total	*33*	—	*3,024*	*3*	—	*143*	*865*	*5,185*	*5,721*	*9,753*
Glen Eira (C)										
Caulfield	4	—	651	17	—	1,261	1,263	1,220	1,720	4,896
South	11	—	1,513	5	—	317	781	1,400	1,400	4,010
Total	*15*	—	*2,164*	*22*	—	*1,578*	*2,044*	*2,620*	*3,120*	*8,906*
Greater Dandenong (C)										
Dandenong	..	—	—	—	—	—	—	55	55	55
Balance	4	—	334	4	—	260	103	210	210	907
Total	*4*	—	*334*	*4*	—	*260*	*103*	*265*	*265*	*962*
Hobsons Bay (C)										
Altona	24	6	2,566	3	—	180	302	3,338	3,338	6,385
Williamstown	17	.	1,770	6	25	4,765	950	443	443	7,927
Total	*41*	*6*	*4,336*	*9*	*25*	*4,945*	*1,251*	*3,780*	*3,780*	*14,313*
Hume (C)										
Broadmeadows	7	.	597	2	—	110	134	1,360	1,360	2,200
Craigieburn	29	—	2,835	—	—		65	8,220	8,220	11,120
Sunbury	14	—	1,315	—	—		84	—	—	1,399
Total	*50*	..	*4,747*	*2*	—	*110*	*282*	*9,580*	*9,580*	*14,719*
Kingston (C)										
North	22	..	2,547	12	—	745	669	2,350	2,742	6,703
South	15	—	1,385	—	—	..	188	60	60	1,633
Total	*37*	.	*3,932*	*12*	—	*745*	*857*	*2,410*	*2,802*	*8,336*
Knox (C)	20	—	1,902	8	..	560	502	192	192	3,156
Manningham (C)	27	..	4,400	9	—	895	837	3,010	3,144	9,275
Maribyrnong (C)	6	—	463	4	—	199	464	6,946	7,306	8,432

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), FEBRUARY 1996—*continued*

Statistical Local Area	*New residential buildings (b)*						*Alterations and additions to residential buildings ($'000)*	*Non-residential building (c)*		*Total building ($'000)*
	Houses			*Other residential buildings*						
	Private sector (number)	*Public sector (number)*	*Total value ($'000)*	*Private sector (number)*	*Public sector (number)*	*Total value ($'000)*		*Private sector ($'000)*	*Total ($'000)*	
BARWON STATISTICAL DIVISION										
Colac-Otway (S)										
Colac	.	—	—	—	—	. .	20	—	—	20
North	1	—	138	—	—	—	32	.	—	170
South	2	—	135	—	—	—	168	--		303
Total	*3*	—	*273*	—	—	—	*220*	—	—	*494*
Golden Plains (S)										
North-West	—	—	—	—	—	—	—	—	—	—
South-East	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Greater Geelong (C)										
Part A										
Bellarine Inner	6	—	606	3	—	150	150	—	—	906
Corio — Inner	15	—	1,513	—	—	—	261	1,746	1,746	3,520
Geelong	—	—	—	—	—	—	157	347	3,546	3,704
Geelong West	—	—	—	—	—	—	—	—		
Newtown	.	—	—	—	—	—	135	581	2,081	2,216
South Barwon - - Inner	13	—	1,572	2	—	150	287	3,432	3,432	5,442
Part B	24	. .	2,077	3	—	236	248	75	75	2,636
Part C	--	—	—	—	—	—	—	—	—	—
Total	*58*	—	*5,769*	*8*	—	*536*	*1,238*	*6,181*	*10,880*	*18,423*
Queenscliffe (B)	. .	—	—	—	.....	—	—	—	.	—
Surf Coast (S)										
East	25	—	2,105	--	—	—	415	—	—	2,520
West	2	—	150	—	—	—	150	—	—	300
Total	*27*	—	*2,255*	—	—	—	*565*		—	*2,820*
Barwon (SD)	**88**	**—**	**8,297**	**8**	**—**	**536**	**2,023**	**6,181**	**10,880**	**21,737**
WESTERN DISTRICT STATISTICAL DIVISION										
Corangamite (S)										
North	—	—	—	—	—	—	40	125	345	385
South	—	—	—	—	—	—	69	112	112	181
Total	—	—	—	—	—	—	*109*	*237*	*457*	*566*
Glenelg (S)										
Heywood	2	—	120	—	—	—	50	70	70	240
North	1	—	75	3	—	200	68	—	—	343
Portland	1	—	90	—	—	—	140	480	480	710
Total	*4*	—	*285*	*3*	—	*200*	*258*	*550*	*550*	*1,293*
Moyne (S)										
North-East	—	—	.	—	—	.	—	—		—
South-West	—	—	—	—	—	—	—	—		—
Balance	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Southern Grampians (S)										
Hamilton	—	—	—	—	—	—	—	—		—
Wannon	—	—	—	—	—	—	—	—	-	—
Balance	1	—	47	—	—	. .	129	—	—	176
Total	*1*	—	*47*	—	—	—	*129*	—	-	*176*
Warrnambool (C)	11	. .	1,223	10	—	600	267	—	65	2,156
Lady Julia Percy Island	—	—	—	—	—	—	—	—	—	—
Western District (SD)	**16**	**—**	**1,555**	**13**	**—**	**800**	**764**	**787**	**1,072**	**4,191**

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), FEBRUARY 1996—*continued*

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings ($'000)	Non-residential building (c)		Total building ($'000)
	Houses			Other residential buildings						
	Private sector (number)	Public sector (number)	Total value ($'000)	Private sector (number)	Public sector (number)	Total value ($'000)		Private sector ($'000)	Total ($'000)	
MELBOURNE STATISTICAL DIVISION — continued										
Maroondah (C)										
Croydon	12	—	1,144	7	—	420	544	200	200	2,308
Ringwood	5	—	564	3	—	140	520	1,865	1,865	3,089
Total	*17*	—	*1,708*	*10*	—	*560*	*1,064*	*2,065*	*2,065*	*5,396*
Melbourne (C)										
Inner	—	—	—	4	—	400	6,982	9,579	9,869	17,251
Remainder	1	—	100	113	5	30,490	622	14,830	19,254	50,466
Total	*1*	—	*100*	*117*	*5*	*30,890*	*7,604*	*24,410*	*29,123*	*67,718*
Melton (S)										
East	6	—	684	—	—	—	—	—	—	684
Balance	17	—	1,502	—	—	—	130	—	—	1,632
Total	*23*	—	*2,186*	—	—	—	*130*	—	—	*2,316*
Monash (C)										
South-West	8	—	744	10	—	575	275	444	444	2,038
Waverley East	4	—	480	4	—	358	304	3,650	3,650	4,792
Waverley West	6	—	649	6	—	559	319	2,513	2,513	4,039
Total	*18*	—	*1,873*	*20*	—	*1,493*	*897*	*6,607*	*6,607*	*10,869*
Moonee Valley (C)										
Essendon	2	—	340	12	—	570	1,047	8,689	8,689	10,646
West	4	—	531	6	—	360	44	—	—	935
Total	*6*	—	*871*	*18*	—	*930*	*1,091*	*8,689*	*8,689*	*11,581*
Moreland (C)										
Brunswick	1	—	110	—	—	—	1,244	150	150	1,504
Coburg	5	—	625	—	—	—	284	70	70	979
North	2	—	175	—	—	—	405	—	-	580
Total	*8*	—	*910*	—	—	—	*1,933*	*220*	*220*	*3,064*
Mornington Peninsula (S)										
East	11	—	1,008	—	—	—	405	—	—	1,413
South	33	—	2,610	—	—	—	625	200	200	3,436
West	20	—	1,946	—	—	—	569	354	354	2,869
Total	*64*	—	*5,564*	—	—	—	*1,600*	*554*	*554*	*7,718*
Nillumbik (S)										
South-West	—	—	—	—	—	—	352	—	—	352
Balance	2	—	293	—	—	—	173	88	88	554
Total	*2*	—	*293*	—	—	—	*525*	*88*	*88*	*906*
Port Phillip (C)										
St Kilda	2	—	245	—	—	—	361	970	970	1,576
West	22	—	3,149	—	—	—	1,138	—	—	4,287
Total	*24*	—	*3,394*	—	—	—	*1,499*	*970*	*970*	*5,863*
Stonnington (C)										
Prahan	5	—	576	138	—	15,040	555	342	673	16,844
Malvern	3	—	420	12	—	1,540	1,460	110	310	3,730
Total	*8*	—	*996*	*150*	—	*16,580*	*2,014*	*452*	*983*	*20,574*
Whitehorse (C)										
Box Hill	3	—	371	4	—	250	219	—	139	979
Nunawading East	1	—	80	—	—	—	54	—	—	134
Nunawading West	3	—	280	—	—	—	160	—	—	440
Total	*7*	—	*731*	*4*	—	*250*	*433*	—	*139*	*1,553*
Whittlesea (C)	44	—	4,709	5	4	500	746	3,970	3,970	9,925
Wyndham (C)	49	—	5,191	—	—	—	342	5,320	5,320	10,854
Yarra (C)										
North	2	—	360	—	—	—	182	1,165	1,165	1,707
Richmond	—	—	—	—	—	—	31	—	—	31
Total	*2*	—	*360*	—	—	—	*213*	*1,165*	*1,165*	*1,738*
Yarra Ranges (S) — Pt A (d)										
Central	4	—	245	-	—	—	131	—	—	376
North	5	—	408	2	—	122	36	55	55	620
South-West	34	—	3,006	4	—	180	1,111	603	603	4,900
Total	*43*	—	*3,659*	*6*	—	*302*	*1,277*	*658*	*658*	*5,896*
Melbourne (SD)	**833**	**7**	**88,639**	**437**	**34**	**63,310**	**40,914**	**114,798**	**126,454**	**319,317**

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), FEBRUARY 1996—*continued*

Statistical Local Area	*New residential buildings (b)*						*Alterations and additions to residential buildings ($'000)*	*Non-residential building (c)*		*Total building ($'000)*
	Houses			*Other residential buildings*						
	Private sector (number)	*Public sector (number)*	*Total value ($'000)*	*Private sector (number)*	*Public sector (number)*	*Total value ($'000)*		*Private sector ($'000)*	*Total ($'000)*	
CENTRAL HIGHLANDS STATISTICAL DIVISION										
Ararat (RC)	2	—	175	—	—	—	25	—	—	200
Ballarat (C)										
Central	9	—	887	—	—	—	348	270	270	1,505
Inner North	9	—	949	—	—	—	346	499	499	1,793
North	1	—	10	—	—	—	—	60	60	70
South	16	—	1,553	—	—	—	149	60	60	1,762
Total	*35*	—	*3,398*	—	—	—	*843*	*889*	*889*	*5,130*
Hepburn (S)										
East	8	—	604	—	—	—	56	353	353	1,013
West	1	—	65	—	—	—	26	—	—	90
Total	*9*	—	*669*	—	—	—	*82*	*353*	*353*	*1,104*
Moorabool (S)										
Bacchus Marsh	7	—	669	—	—	—	140	132	132	940
Ballan	3	—	216	—	—	—	86	—	—	302
West	1	—	64	—	—	—	—	—	—	64
Total	*11*	—	*949*	—	—	—	*226*	*132*	*132*	*1,307*
Pyrenees (S)	1	—	100	—	—	—	23	—	—	123
Central Highlands (SD)	**58**	—	**5,291**	—	—	—	**1,200**	**1,373**	**1,373**	**7,864**
WIMMERA STATISTICAL DIVISION										
Hindmarsh (S)	2	—	228	—	—	—	31	220	220	479
Horsham (RC)										
Central	—	—	—	3	—	190	38	—	—	228
Balance	1	—	121	—	—	—	52	—	—	173
Total	*1*	—	*121*	*3*	—	*190*	*90*	—	—	*401*
Northern Grampians (S)										
St Arnaud	2	—	163	—	—	—	—	150	150	313
Stawell	2	—	160	—	—	—	51	—	—	211
Total	*4*	—	*323*	—	—	—	*51*	*150*	*150*	*524*
West Wimmera (S)	—	—	—	—	—	—	18	—	—	18
Yarriambiack (S)										
North	—	—	—	—	—	—	—	—	—	—
South	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Wimmera (SD)	**7**	—	**672**	**3**	—	**190**	**190**	**370**	**370**	**1,422**
MALLEE STATISTICAL DIVISION										
Buloke (S)										
North	—	—	—	—	—	—	12	—	—	12
South	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	*12*	—	—	*12*
Gannawarra (S)	1	—	57	—	—	—	65	—	—	122
Mildura (RC)										
Pt A	15	—	1,553	2	—	240	120	920	1,120	3,033
Pt B	1	—	87	—	—	—	—	—	—	87
Total	*16*	—	*1,640*	*2*	—	*240*	*120*	*920*	*1,120*	*3,120*
Swan Hill (RC)										
Central	1	—	113	—	—	—	—	2,670	2,670	2,783
Balance	—	—	—	—	—	—	—	—	—	—
Total	*1*	—	*113*	—	—	—	—	*2,670*	*2,670*	*2,783*
Mallee (SD)	**18**	—	**1,810**	**2**	—	**240**	**197**	**3,590**	**3,790**	**6,037**

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), FEBRUARY 1996—*continued*

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings ($'000)	Non-residential building (c)		Total building ($'000)
	Houses			Other residential buildings						
	Private sector (number)	Public sector (number)	Total value ($'000)	Private sector (number)	Public sector (number)	Total value ($'000)		Private sector ($'000)	Total ($'000)	
LODDON STATISTICAL DIVISION										
Central Goldfields (S)										
Maryborough	—	—			—	—	12	52	52	64
Balance	1	—	60	—	—		—	—	—	60
Total	*1*	—	*60*	—	—	—	*12*	*52*	*52*	*124*
Greater Bendigo (C)										
Part A										
Eaglehawk	2	—	151	—			20	—	—	171
Central	4	—	334	11	—	950	170	210	210	1,664
Huntly — Inner	4	—	634	—	—		32	—	—	667
Marong - Inner	8	—	621	—	—	—	63	—	—	684
Strathfieldsaye — Inner	9	—	771		—	—	107	—		877
Part B	10	—	932	—	—	—	—	50	50	982
Total	*37*	—	*3,443*	*11*	—	*950*	*392*	*260*	*260*	*5,044*
Loddon (S)										
North	—		—	—	—		—	—	129	129
South	3	—	222	—	—		103	—	—	325	
Total	*3*		*222*	—	—		*103*	—	*129*	*454*
Macedon Ranges (S)										
Kyneton	2	—	163	—	—	—	45	—	—	208
Romsey	8	—	908	—	—	—	124	—	—	1,031
Balance	7	—	894	—	—		112	—	—	1,006
Total	*17*	—	*1,965*	—	—	—	*281*	—	—	*2,245*
Mount Alexander (S)										
Castlemaine	1	—	67	—	—	—	20	—	—	87
Balance	5		420	—	—		57	—		477
Total	*6*	—	*486*	—		—	*77*		—	*563*
Loddon-Campaspe (SD)	**64**	**—**	**6,176**	**11**	**—**	**950**	**864**	**312**	**441**	**8,431**
GOULBURN STATISTICAL DIVISION										
Campaspe (S)										
Echuca	2		160	—	—	—	108	—	—	268
Kyabram	3	—	238	—	—	—	43	—	—	281
Rochester	3	—	257	—	—	—	170	—	—	427
South	—	—	—	—	—	—	—	—	—	—
Total	*8*	—	*655*	—	—	—	*320*	—	—	*975*
Delatite (S)										
Benalla	2	—	199	—	—	—	16	405	405	619
North	2	—	160	—	—	—	—	—	—	160
South	5	—	330	8	—	700		—	—	1,030
Total	*9*	—	*689*	*8*	—	*700*	*16*	*405*	*405*	*1,809*
Greater Shepparton (C)										
Part A	17	4	1,663	—	4	228	195	710	710	2,795
Part B										
East	1	—	54	—	—	—	—	—	—	54
West	3	—	246	—	—	—	57	—	—	303
Total	*21*	*4*	*1,962*	—	*4*	*228*	*252*	*710*	*710*	*3,152*
Mitchell (S)										
North	1	—	15	—	—	—	39	90	90	144
South	4	—	317	—	—	—	49	450	450	816
Total	*5*	—	*332*	—	—	—	*88*	*540*	*540*	*960*
Moira (S)	6	1	665	—	—	—	35	—	—	700
Murrindindi (S)										
East	3	—	275	—	—	—	34	—	—	309
West	6		562	—	—	—	37	—		599
Total	*9*	—	*837*		—	—	*71*	—	—	*908*
Strathbogie (S)	4	—	427	—	—	—	124	—	—	551
Goulburn (SD)	**62**	**5**	**5,568**	**8**	**4**	**928**	**905**	**1,655**	**1,655**	**9,055**

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), FEBRUARY 1996—*continued*

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings ($'000)	Non-residential building (c)		Total building ($'000)
	Houses			Other residential buildings						
	Private sector (number)	Public sector (number)	Total value ($'000)	Private sector (number)	Public sector (number)	Total value ($'000)		Private sector ($'000)	Total ($'000)	
OVENS-MURRAY STATISTICAL DIVISION										
Alpine (S)										
East	3	—	482	—	—	—	13	379	379	874
West	1	—	116	—	—	—	—	80	80	196
Total	*4*	—	*598*	—	—	—	*13*	*459*	*459*	*1,070*
Indigo (S)										
Part A	6	—	593	—	—	—	61	104	104	757
Part B	—	—	—	—	—	—	—	—	—	—
Total	*6*	—	*593*	—	—	—	*61*	*104*	*104*	*757*
Milawa (S)										
North	—	—	—	—	—	—	—	—	—	—
South	1	—	110	—	—	—	20	—	—	130
Wangaratta	2	—	232	—	—	—	125	318	318	675
Total	*3*	—	*342*	—	—	—	*145*	*318*	*318*	*805*
Towong (S)										
Part A	—	—	—	—	—	—	90	—	—	90
Part B	1	—	53	—	—	—	—	—	—	53
Total	*1*	—	*53*	—	—	—	*90*	—	—	*143*
Wodonga (RC)	18	—	1,766	—	—	—	360	1,157	1,242	3,368
Ovens-Murray (SD)	**32**	**—**	**3,351**	**—**	**—**	**—**	**669**	**2,038**	**2,123**	**6,143**
EAST GIPPSLAND STATISTICAL DIVISION										
East Gippsland (S)										
Bairnsdale	31	—	2,811	—	—	—	203	—	—	3,014
Orbost	2	—	139	—	—	—	41	—	—	180
South-West	6	—	517	—	—	—	—	—	—	517
Balance	3	—	193	—	—	—	163	212	212	568
Total	*42*	—	*3,661*	—	—	—	*407*	*212*	*212*	*4,279*
Wellington (S)										
Alberton	2	—	105	—	—	—	—	—	—	105
Avon	—	—	—	—	—	—	12		99	111
Maffra	2	—	182	—	—	—	59	—	—	241
Rosedale	1	—	30	—	—	—	13	120	120	163
Sale	5	—	375	—	—	—	171	48,432	48,432	48,978
Total	*10*	—	*693*	—	—	—	*255*	*48,552*	*48,651*	*49,599*
East Gippsland (SD)	**52**	**—**	**4,353**	**—**	**—**	**—**	**662**	**48,764**	**48,863**	**53,878**

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), FEBRUARY 1996 *-continued*

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings ($'000)	Non-residential building (c)		Total building ($'000)
	Houses			Other residential buildings						
	Private sector (number)	Public sector (number)	Total value ($'000)	Private sector (number)	Public sector (number)	Total value ($'000)		Private sector ($'000)	Total ($'000)	
GIPPSLAND STATISTICAL DIVISION										
Bass Coast (S)										
Phillip Island	13	—	1,013	2	—	90	147	—	—	1,250
Balance	13	—	995	2	—	127	203	680	680	2,005
Total	*26*	—	*2,008*	*4*	—	*217*	*350*	*680*	*680*	*3,255*
Baw Baw (S)										
Part A	3	—	193	—	—	—	90	—	—	283
Part B										
East	2	—	189	—	—	—	39	—	—	228
West	11	—	1,005	—	—	—	195	700	700	1,901
Total	*16*	—	*1,388*	—	—	—	*324*	*700*	*700*	*2,412*
La Trobe (S)										
Moe	3	—	240	—	—	—	105	60	60	405
Morwell	—	—	—	—	—	—	109	150	150	259
Traralgon	6	—	771	3	—	220	53	1,220	1,399	2,443
Balance	1	—	105	—	—	—	104	—	—	209
Total	*10*	—	*1,116*	*3*	—	*220*	*370*	*1,430*	*1,609*	*3,316*
South Gippsland (S)										
Central	9	—	742	—	—	—	194	—	—	936
East	3	—	216	—	—	—	111	—	73	400
West	4	—	418	—	—	—	73	—	—	491
Total	*16*	—	*1,376*	—	—	—	*377*	—	*73*	*1,826*
Yarra Ranges (S) — Pt B (d)	—	—	—	—	—	—	10	—	—	10
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—
French Island	—	—	—	—	—	—	—	—	—	
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
Gippsland (SD)	**68**	—	**5,887**	**7**	—	**437**	**1,432**	**2,810**	**3,063**	**10,819**
VICTORIA										
Victoria	**1,298**	**12**	**131,599**	**489**	**38**	**67,390**	**49,820**	**182,677**	**200,083**	**448,893**

(a) For details of changes to Statistical Local Areas, please refer to paragraphs 28-30 of the Explanatory Notes. (b) Excludes Conversions, etc. (c) Details relating to individual classes of building are available on request. (d) The Shire of Yarra Ranges comprises four Statistical Local Areas (SLA). Three of these are included in the Melbourne Statistical Division and one is included in the Gippsland Statistical Division. Approvals data for these SLAs are shown in Table 8 under the relevant Statistical Divisions.

TABLE 9. BUILDING APPROVALS BY SELECTED STATISTICAL SUBDIVISIONS (a), FEBRUARY 1996

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings ($'000)	Non-residential building (c)		
	Houses			Other residential buildings						
	Private sector (number)	Public sector (number)	Total value ($'000)	Private sector (number)	Public sector (number)	Total value ($'000)		Private sector ($'000)	Total ($'000)	Total building ($'000)
GREATER GEELONG CITY PART A STATISTICAL SUBDIVISION										
Greater Geelong (C) —										
— Bellarine — Inner	6	—	606	3	—	150	150	—	—	906
— Corio — Inner	15	—	1,513	—	—	—	261	1,746	1,746	3,520
— Geelong	—	—	—	—	—	—	157	347	3,546	3,704
— Geelong West	—	—	—	—	—	—	-	—	—	—
— Newtown	—	—	—	—	—	—	135	581	2,081	2,216
— South Barwon — Inner	13	—	1,572	2	—	150	287	3,432	3,432	5,442
Greater Geelong City Part A (SSD)	**34**	**—**	**3,692**	**5**	**—**	**300**	**990**	**6,106**	**10,805**	**15,787**
BALLARAT CITY STATISTICAL SUBDIVISION										
Ballarat (C) —										
— Central	9	—	887	—	—	—	348	270	270	1,505
— Inner North	9	—	949	—	—	—	346	499	499	1,793
— North	1	—	10	—	—	—	—	60	60	70
— South	16	—	1,553	—	—	—	149	60	60	1,762
Ballarat City (SSD)	**35**	**—**	**3,398**	**—**	**—**	**—**	**843**	**889**	**889**	**5,130**
MILDURA RURAL CITY PART A STATISTICAL SUBDIVISION										
Mildura (RC) — Pt A	15	—	1,553	2	—	240	120	920	1,120	3,033
Mildura Rural City Part A (SSD)	**15**	**—**	**1,553**	**2**	**—**	**240**	**120**	**920**	**1,120**	**3,033**
GREATER BENDIGO CITY PART A STATISTICAL SUBDIVISION										
Greater Bendigo (C) —										
— Eaglehawk	2	—	151	—	—	—	20	—	—	171
— Central	4	—	334	11	—	950	170	210	210	1,664
— Huntly — Inner	4	—	634	—	—	—	32	—	—	667
— Marong — Inner	8	—	621	—	—	—	63	—	—	684
— Strathfieldsaye — Inner	9	—	771	—	—	—	107	—	—	877
Greater Bendigo City Part A (SSD)	**27**	**—**	**2,511**	**11**	**—**	**950**	**392**	**210**	**210**	**4,063**
GREATER SHEPPARTON CITY PART A STATISTICAL SUBDIVISION										
Greater Shepparton (C) Pt A	17	4	1,663	—	4	228	195	710	710	2,795
Shepparton City Part A (SSD)	**17**	**4**	**1,663**	**—**	**4**	**228**	**195**	**710**	**710**	**2,795**
WODONGA STATISTICAL SUBDIVISION										
Indigo (S) — Pt A	6	—	593	—	—	—	61	104	104	757
Towong (S) — Pt A	—	—	—	—	—	—	90	—	—	90
Wodonga (RC)	18	—	1,766	—	—	—	360	1,157	1,242	3,368
Wodonga (SSD)	**24**	**—**	**2,358**	**—**	**—**	**—**	**511**	**1,261**	**1,346**	**4,215**
LA TROBE VALLEY STATISTICAL SUBDIVISION										
Baw Baw (S) — Pt A	—	—	—	—	—	—	—	—	—	—
La Trobe (S) —										
— Moe	3	—	240	—	—	—	105	60	60	405
— Morwell	—	—	—	—	—	—	109	150	150	259
— Traralgon	6	—	771	3	—	220	53	1,220	1,399	2,443
— Balance	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
La Trobe Valley (SSD)	**13**	**—**	**1,309**	**3**	**—**	**220**	**460**	**1,430**	**1,609**	**3,599**

(a) For details of changes to Statistical Local Areas and Statistical Subdivisions, please refer to paragraphs 28-30 of the Explanatory Notes. (b) Excludes Conversions, etc.
(c) Details relating to individual classes of building are available on request.

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educa-tional	Religious	Health	Enterta-inment and recreati-onal	Miscel-laneous	Total
MELBOURNE STATISTICAL DIVISION											
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
1994-95	27,930	314,547	180,794	326,322	186,075	231,103	10,880	84,398	208,521	85,198	1,655,767
1994 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
December	1,858	41,762	8,668	13,539	15,281	32,006	1,155	975	3,167	19,103	137,515
1996 January	2,190	13,655	17,953	15,741	12,178	6,927	500	3,759	50,493	2,122	125,521
February	100	27,308	14,559	29,213	13,226	15,385	1,020	2,547	4,039	19,057	126,454
BARWON STATISTICAL DIVISION											
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
1994-95	11,770	10,598	10,028	9,922	6,010	28,427	685	1,334	8,698	797	88,270
1994 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
December	—	4,020	492	100	—	252	—	—	150	630	5,644
1996 January	—	52	12,019	880	1,689	1,950	—	—	55	110	16,755
February	—	319	1,896	130	—	3,843	—	3,192	1,500	—	10,880
WESTERN DISTRICT STATISTICAL DIVISION											
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
1994-95	100	2,313	3,908	2,075	1,558	2,609	1,000	2,350	2,632	105	18,651
1994 December	—	—	50	364	—	90	—	—	65	—	569
1995 January	—	50	—	466	50	—	—	—	110	—	676
February	—	235	210	57	50	185	—	—	55	—	792
December	70	—	257	—	—	—	—	—	53	102	482
1996 January	—	—	130	120	—	795	—	100	80	300	1,525
February	400	80	307	—	—	—	—	220	—	65	1,072
CENTRAL HIGHLANDS STATISTICAL DIVISION											
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
1994-95	4,270	4,679	4,417	7,917	2,273	8,054	410	897	1,065	2,658	36,640
1994 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
December	—	163	455	155	170	—	—	—	250	350	1,543
1996 January	600	255	—	200	1,037	60	—	—	—	—	2,152
February	353	134	257	—	470	158	—	—	—	—	1,373

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

Period	*Hotels etc.*	*Shops*	*Factories*	*Offices*	*Other business premises*	*Educational*	*Religious*	*Health*	*Entertainment and recreational*	*Miscellaneous*	*Total*
WIMMERA STATISTICAL DIVISION											
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
1994-95	65	490	1,004	216	610	3,437	283	17,786	305	860	25,057
1994 December	—	120	—	216	—	3,156	—	1,800	—	—	5,292
1995 January	—	—	220	—	—	—	—	12,500	—	—	12,720
February	—	70	65	—	—	—	—	—	127	—	262
December	—	152	—	—	180	120	—	—	500	—	952
1996 January	—	—	230	54	—	—	—	—	—	—	284
February	—	—	..	..	150	..	..	—	120	100	370
MALLEE STATISTICAL DIVISION											
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
1994-95	845	1,365	735	1,245	1,123	6,215	—	774	80	86	12,468
1994 December	—	200	230	—	90	—	—	—	—	—	520
1995 January	—	—	120	—	375	705	—	250	—	—	1,450
February	—	—	—	210	55	—	—	—	—	—	265
December	..	.		..		—	..	—	—	605	605
1996 January	—	224	2,800	530	115	—	—	—	—	528	4,197
February	120	2,500	50	810	—	—	..	—	310	—	3,790
LODDON STATISTICAL DIVISION											
1992-93	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1993-94	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994 December	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995 January	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
February	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
December	150	80	345	345	3,625	570	..	—	60	67	5,242
1996 January	—	1,541	—	92	60	1,192	—	—	—	398	3,283
February	80	60	70	52	—	50	—	—	—	129	441
GOULBURN STATISTICAL DIVISION											
1992-93	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1993-94	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994 December	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995 January	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
February	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
December	360	200	361	150	1,417	552	—	—	62	178	3,280
1996 January	710	720	70	—	—	165	—	2,300	—	946	4,911
February	—	—	350	760	68	100	—	—	—	376	1,655

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

Period	*Hotels etc.*	*Shops*	*Factories*	*Offices*	*Other business premises*	*Educational*	*Religious*	*Health*	*Entertainment and recreational*	*Miscellaneous*	*Total*
OVENS MURRAY STATISTICAL DIVISION											
1992-93	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1993-94	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994 December	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995 January	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
February	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
December	—	—	60	—	6,000	1,300	—	3,106	—	55	10,521
1996 January	60	1,175	70	350	100	347	—	—	—	120	2,222
February	467	500	295	240	—	188	103	—	329	—	2,122
EAST GIPPSLAND STATISTICAL DIVISION											
1992-93	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1993-94	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994 December	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995 January	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
February	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
December	—	—	—	85	—	350	—	—	—	1,932	2,367
1996 January	—	130	150	—	80	58	—	—	—	140	558
February	—	120	—	—	80	99	—	—	—	48,564	48,863
GIPPSLAND STATISTICAL DIVISION											
1992-93	2,101	5,067	2,996	4,529	2,211	3,583	1,619	682	7,290	580	30,658
1993-94	2,299	4,164	3,248	14,498	3,584	8,213	154	1,713	1,852	912	40,639
1994-95	1,412	9,754	6,871	5,081	4,511	3,630	152	284	2,495	3,146	37,337
1994 December	—	60	400	50	938	163	—	—	260	105	1,976
1995 January	150	150	—	543	130	—	82	—	100	80	1,235
February	—	210	—	—	538	—	—	—	230	—	978
December	—	800	404	100	120	2,789	—	—	—	55	4,269
1996 January	—	650	120	258	348	—	—	—	621	125	2,123
February	—	450	—	—	1,900	253	—	230	—	230	3,063
TOTAL VICTORIA											
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
1994-95	48,126	358,756	219,224	361,187	218,315	303,732	15,351	121,046	230,444	99,015	1,975,197
1994 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
December	2,438	47,177	11,043	14,474	26,793	37,939	1,155	4,081	4,242	23,077	172,420
1996 January	3,560	18,403	33,542	18,225	15,607	11,495	500	6,159	51,250	4,789	163,531
February	1,520	31,471	17,784	31,205	15,894	20,077	1,123	6,189	6,298	68,521	200,083

(a) As a result of changes to Statistical Division boundaries, data for the periods prior to July 1995 are not directly comparable to data for the periods from July 1995 onward. The Statistical Divisions of Loddon (formerly Loddon- Campaspe), Goulburn, Ovens-Murray, and East Gippsland were significantly affected by the changes, but for the remaining Statistical Divisions the changes were relatively minor.

TABLE 11. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION (b) FEBRUARY 1996

Statistical Division	New houses	New other residential building: Semi-detached, row or terrace houses, townhouses, etc. of: 1 storey	2 or more storeys	Total	Flats, units or apartments in a building of: 1-2 storeys	3 storeys	4 or more storeys	Total	Total	Total new residential building
					NUMBER OF DWELLING UNITS					
Melbourne	840	142	92	234	32	—	205	237	471	1,311
Barwon	88	2	—	2	6	—	—	6	8	96
Western District	16	5	—	5	—	—	8	8	13	29
Central Highlands	58	—	—	—	—	—	—	—	—	58
Wimmera	7	3	—	3	—	—	—	—	3	10
Mallee	18	2	—	2	—	—	—	—	2	20
Loddon	64	11	—	11	—	—	—	—	11	75
Goulburn	67	4	—	4	—	—	8	8	12	79
Ovens-Murray	32	—	—	—	—	—	—	—	—	32
East Gippsland	44	—	—	—	—	—	—	—	—	44
Gippsland	68	7	—	7	—	—	—	—	7	75
Victoria	**1,310**	**176**	**92**	**268**	**38**	**—**	**221**	**259**	**527**	**1,837**
					VALUE ($'000)					
Melbourne	88,639	9,860	11,973	21,833	1,877	—	39,600	41,477	63,310	151,948
Barwon	8,297	150	—	150	386	—	—	386	536	8,833
Western District	1,555	300	—	300	—	—	500	500	800	2,355
Central Highlands	5,291	—	—	—	—	—	—	—	—	5,291
Wimmera	672	190	—	190	—	—	—	—	190	862
Mallee	1,810	240	—	240	—	—	—	—	240	2,050
Loddon	6,176	950	—	950	—	—	—	—	950	7,126
Goulburn	5,568	228	—	228	—	—	700	700	928	6,495
Ovens-Murray	3,351	—	—	—	—	—	—	—	—	3,351
East Gippsland	3,766	—	—	—	—	—	—	—	—	3,766
Gippsland	5,887	437	—	437	—	—	—	—	437	6,324
Victoria	**131,599**	**12,355**	**11,973**	**24,328**	**2,263**	**—**	**40,800**	**43,063**	**67,390**	**198,989**

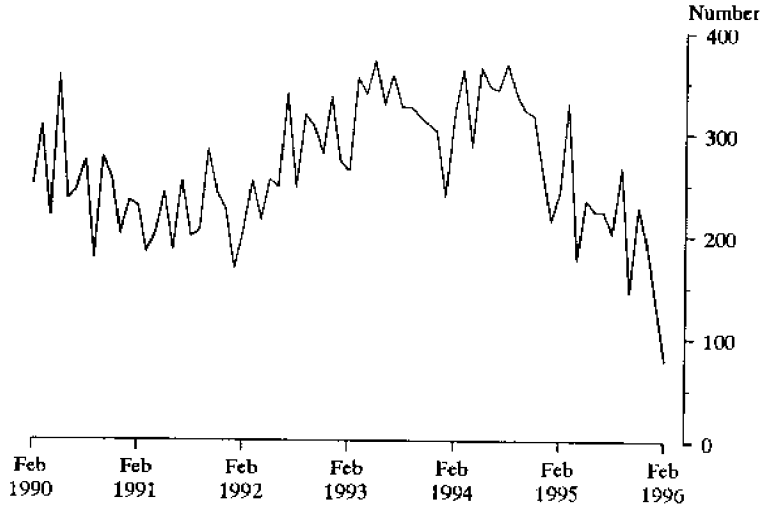
(a) Excludes Conversions, etc. (b) For details of changes to Statistical Divisions, please refer to paragraphs 28-30 of the Explanatory Notes.

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

Statistical division / subdivision (b)	1993-94	1994-95	July - Feb. 1995-96	Feb. 1996
Melbourne (SD)	3,021	2,672	1,222	66
Greater Geelong City Part A (SSD)	193	108	48	4
Barwon (SD)	275	164	55	4
Western District (SD)	43	56	20	—
Ballarat City (SSD) (c)	n.a.	45	22	2
Central Highlands (SD)	43	58	28	2
Wimmera (SD)	17	20	4	—
Mildura Rural City Part A (SSD)	48	27	6	2
Mallee (SD)	75	49	10	2
Greater Bendigo City Part A (SSD)	100	54	35	—
Loddon (SD) (c)	n.a.	n.a.	43	—
Greater Shepparton City Part A (SSD)	27	20	5	—
Goulburn (SD) (c)	n.a.	n.a.	21	—
Wodonga (SSD) (c)	n.a.	n.a.	12	2
Ovens-Murray (SD) (c)	n.a.	n.a.	25	2
East Gippsland (SD) (c)	n.a.	n.a.	8	2
Latrobe Valley (SSD) (c)	n.a.	n.a.	20	—
Gippsland (SD)	86	76	35	1
Victoria	**3,858**	**3,382**	**1,471**	**79**

(a) Refer to paragraph 10 of the explanatory notes. (b) As a result of changes to Statistical Division and Statistical Subdivision boundaries, data for periods prior to July 1995 are not directly comparable to data for periods from July 1995 onward. (c) Data for periods marked "n.a." are not available because boundaries have been significantly altered.

DUAL OCCUPANCY DWELLING UNITS APPROVED
VICTORIA



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

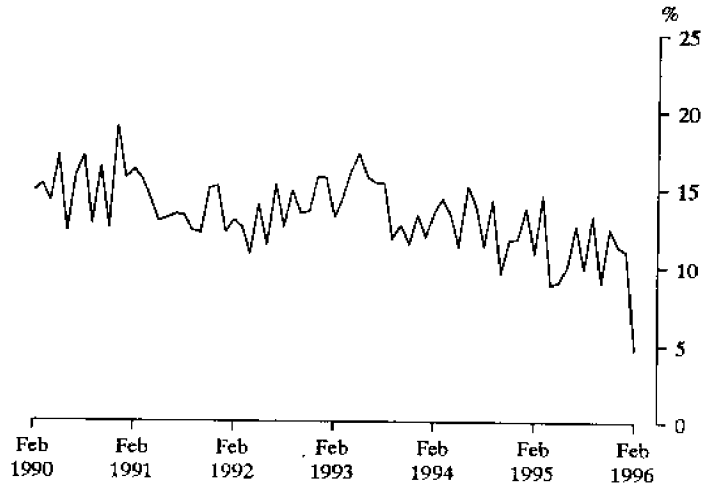


TABLE 13. NUMBER OF DUAL OCCUPANCY (a) DWELLING UNITS APPROVED

Statistical local area (b) (c)	*1993-94*	*1994-95*	*July - Feb. 1995-96*	*Feb. 1996*
Banyule (C)				
Heidelberg	n.a.	n.a.	18	2
North	n.a.	n.a.	16	4
Total	*n.a.*	*n.a.*	*34*	*6*
Bayside (C)				
Brighton	62	87	29	2
South	n.a.	n.a.	38	3
Total	*n.a.*	*n.a.*	*67*	*5*
Boroondara (C)				
Camberwell North	n.a.	n.a.	25	—
Camberwell South	n.a.	n.a.	25	—
Hawthorn	24	23	6	—
Kew	36	35	16	—
Total	*211*	*174*	*72*	—
Brimbank (C)				
Keilor	n.a.	n.a.	43	1
Sunshine	n.a.	n.a.	11	—
Total	*n.a.*	*n.a.*	*54*	*1*
Cardinia (S)				
Pakenham	n.a.	n.a.	13	1
South	n.a.	n.a.	1	—
Total	*n.a.*	*n.a.*	*14*	*1*
Casey (C)				
Berwick	n.a.	n.a.	34	4
South	n.a.	n.a.	12	2
Total	*n.a.*	*n.a.*	*46*	*6*
Darebin (C)				
Northcote	n.a.	n.a.	11	2
Preston	n.a.	n.a.	30	3
Total	*n.a.*	*n.a.*	*41*	*5*
Frankston (C)				
East	n.a.	n.a.	6	1
West	n.a.	n.a.	6	2
Total	*n.a.*	*n.a.*	*12*	*3*
Glen Eira (C)				
Caulfield	86	106	47	—
South	n.a.	n.a.	66	3
Total	*n.a.*	*n.a.*	*113*	*3*
Greater Dandenong (C)				
Dandenong	34	25	6	—
Balance	n.a.	n.a.	20	—
Total	*n.a.*	*n.a.*	*26*	—
Hobsons Bay (C)				
Altona	n.a.	n.a.	37	—
Williamstown	n.a.	n.a.	24	1
Total	*n.a.*	*n.a.*	*61*	*1*
Hume (C)				
Broadmeadows	n.a.	n.a.	12	1
Craigieburn	n.a.	n.a.	3	—
Sunbury	n.a.	n.a.	1	—
Total	*n.a.*	*n.a.*	*16*	*1*
Kingston (C)				
North	n.a.	n.a.	39	—
South	n.a.	n.a.	20	—
Total	*n.a.*	*n.a.*	*59*	—
Knox (C)	n.a.	n.a.	20	6
Manningham (C)	n.a.	n.a.	48	2
Maribyrnong (C)	n.a.	n.a.	24	—
Maroondah (C)				
Croydon	n.a.	n.a.	30	2
Ringwood	n.a.	n.a.	14	—
Total	*n.a.*	*n.a.*	*44*	*2*
Melbourne (C)				
Inner	—	—	—	—
Remainder	n.a.	8	-	—
Total	*n.a.*	*8*	—	—
Melton (S)				
East	n.a.	n.a.	—	—
Balance	n.a.	n.a.	2	—
Total	*n.a.*	*n.a.*	*2*	—
Monash (C)				
South-West	n.a.	n.a.	36	3
Waverley East	n.a.	n.a.	32	4
Waverley West	n.a.	n.a.	88	2
Total	*n.a.*	*n.a.*	*156*	*9*

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

Statistical local area (b) (c)	*1993-94*	*1994-95*	*July - Feb. 1995-96*	*Feb. 1996*
Moonee Valley (C)				
Essendon	64	55	33	
West	n.a.	n.a.	24	—
Total	*n.a.*	*n.a.*	*57*	
Moreland (C)				
Brunswick	27	6	7	..
Coburg	n.a.	n.a.	5	..
North	n.a.	n.a.	6	—
Total	*n.a.*	*n.a.*	*18*	—
Mornington Peninsula (S)				
East	n.a.	n.a.	7	3
South	10	14	6	2
West	n.a.	n.a.	8	2
Total	*n.a.*	*n.a.*	*21*	*7*
Nillumbik (S)				
South-West	n.a.	n.a.	1	—
Balance	n.a.	n.a.	7	—
Total	*n.a.*	*n.a.*	*8*	—
Port Phillip (C)				
St Kilda	n.a.	n.a.	10	—
West	n.a.	10	8	—
Total	*n.a.*	*n.a.*	*18*	—
Stonnington (C)				
Prahran	n.a.	n.a.	14	—
Malvern	28	59	13	—
Total	*n.a.*	*n.a.*	*27*	—
Whitehorse (C)				
Box Hill	96	69	24	—
Nunawading East	n.a.	n.a.	12	—
Nunawading West	n.a.	n.a.	29	—
Total	*213*	*190*	*65*	—
Whittlesea (C)	n.a.	n.a.	44	5
Wyndham (C)	n.a.	n.a.	15	2
Yarra (C)				
North	n.a.	n.a.	4	—
Richmond	22	29	17	—
Total	*n.a.*	*n.a.*	*21*	—
Yarra Ranges (S) (d)				
Central	1	2	3	—
North	n.a.	n.a.	—	—
South-West	n.a.	n.a.	16	1
Total	*n.a.*	*n.a.*	*19*	*1*
Melbourne Statistical Division	**3,021**	**2,672**	**1,222**	**66**
Rest of Victoria	**837**	**710**	**249**	**13**
Total Victoria	**3,858**	**3,382**	**1,471**	**79**

(a) Refer to paragraph 10 of the Explanatory Notes. (b) As a result of changes to Statistical Division and Statistical Subdivision boundaries, data for periods prior to July 1995 are not directly comparable to data for periods from July 1995 onward. (c) Data for periods marked "n.a." are not available because boundaries have been significantly altered. (d) The Shire of Yarra Ranges comprises four Statistical Local Areas (SLA). Approvals data for the three SLAs included in the Melbourne Statistical Division are shown in Table 13. The other SLA is included in the Gippsland Statistical Division.

EXPLANATORY NOTES

INTRODUCTION

1. This publication contains monthly details of building work approved.

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

SCOPE AND COVERAGE

3. Statistics of building work approved are compiled from:

(a) permits issued by local authorities in areas subject to building control by those authorities; and

(b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities.

(c) major building activity which takes place in areas not subject to the normal administrative approval processes (*e.g.* buildings on remote mine sites).

(d) 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.

4. 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 from this publication, but can be found in the ABS publication *Engineering Construction Survey* (8762.0).

5. 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.

6. 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

(c) all approved non-residential building jobs valued at $50,000 or more (previously $30,000 or more).

These changes in coverage do not have a statistically significant effect on broad building approvals aggregate data. However, care should be taken in interpreting data for specific classes of non-residential building.

DEFINITIONS

7. 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.

8. A *dwelling unit* is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for long term residential use. 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 buildings' approved.

9. 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.

(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 caretaker's residences associated with non-residential buildings are defined as houses for the purpose of these statistics.

(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 townhouses, duplexes, apartment buildings etc.).

10. 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.

11. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building 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.

12. 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.

13. The value of new residential building approved continues to exclude the value of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of 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.

14. Value 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 differ significantly from the completed value of the building.

BUILDING CLASSIFICATION

15. Ownership of a building is classified as either Public Sector or Private Sector according to the sector of the intended owner of the completed building as evident at the time of approval. 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.

16. Functional classification of buildings: a building is classified according to its intended major function. Hence 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 the treatment of group accommodation buildings *e.g.* a student accommodation building on a university campus would be classified to Educational.

SEASONAL ADJUSTMENT

17. Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series may be more clearly recognised.

18. Table 3 shows seasonally adjusted estimates for both private and total dwellings. For the four series shown, 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.

19. Seasonal adjustment procedures do not aim to remove the irregular or non-seasonal influences which may be present in any particular month, such as the effect of the approval of large projects or as a consequence of the administrative arrangements of approving authorities. These irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal variation.

20. Most of the component series have been seasonally adjusted independently. Therefore, the adjusted components may not add to the adjusted totals. Further, the difference between independently seasonally adjusted series does not necessarily produce series which are optimum or even adequate adjustments of the similarly derived original series. Thus the figures which can be derived by subtracting seasonally adjusted private sector dwelling units from the seasonally adjusted total should not be used to represent seasonally adjusted public sector dwelling units.

21. As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. For Building Approvals, the results of the latest review are shown in the July issue each year. Further information about seasonal adjustment can be obtained from the Assistant Director of Time Series Analysis, Canberra, on (06) 252 6345.

TREND ESTIMATES

22. Seasonally adjusted series can be smoothed to reduce the impact of the irregular component in the adjusted series. This smoothed seasonally adjusted series is called a trend estimate.

23. Table 3 shows trend estimates for both private and total dwellings. These are obtained by applying a 13-term Henderson-weighted moving average to all months of the respective 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 time series. For further information, see *A Guide to Interpreting Time Series – Monitoring 'Trends': an Overview* (1348.0).

24. While the smoothing technique described in paragraphs 22 and 23 enables trend estimates to be produced for the latest few months, it does result in revisions to the trend estimates as new data become available. Generally, revisions become smaller over time and, after three months, usually have a neglible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

ESTIMATES AT CONSTANT PRICES

25. Estimates of the quarterly value of building approvals at average 1989–90 prices are presented in Table 4. (Note: monthly value data at constant prices are not available.)

26. 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 are derived from the same price data underlying the deflators compiled for the dwelling and non-dwelling construction components of the national accounts aggregate 'Gross fixed capital expenditure'.

27. 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 (ASGC)

28. Area statistics are now being classified to the *Australian Standard Geographical Classification, Edition 2.4* (1216.0) and ASGC terminology has been adopted in the presentation of building statistics.

29. Edition 2.5 of the ASGC includes major changes to Victorian Statistical Local Areas (SLAs). Some changes to Statistical Division (SD) and Statistical Sub-division (SSD) boundaries have also been necessary. These changes are the last required to incorporate the recent local Government boundary re-structures. Complete details of the changes are available in the ABS Information Paper Victorian Local Government Amalgamations 1994–95: Changes to the *Australian Standard Geographical Classification* (1257.0).

30. Tables 8, 9 and 13 show approvals statistics according to the new SLA structure for July 1995. Tables 10, 11, 12 and 13 include data for previous periods relating to those geographic areas for which no boundary changes have been made and for SDs to which only minor boundary changes have been made. (Historical data for SDs subject to significant boundary changes can, in some instances, be provided as a special data service. Charges apply for these services.)

UNPUBLISHED DATA AND RELATED PUBLICATIONS

31. The ABS can also make available certain building approvals data which are not published. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms: microfiche, photocopy, computer printout and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

32. Other ABS publications which may be of interest include:

Building Approvals, Australia (8731.0) – issued monthly
Dwelling Unit Commencements Reported by Approving Authorities, Victoria (8741.2) – issued monthly
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) – issued quarterly
Building Activity, Victoria (8752.2) – issued quarterly

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

ELECTRONIC SERVICES

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

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SYMBOLS AND OTHER USAGES

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

..	not applicable
—	nil or rounded to zero
r	figure or series revised since previous issue
n.a.	not available

35 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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