

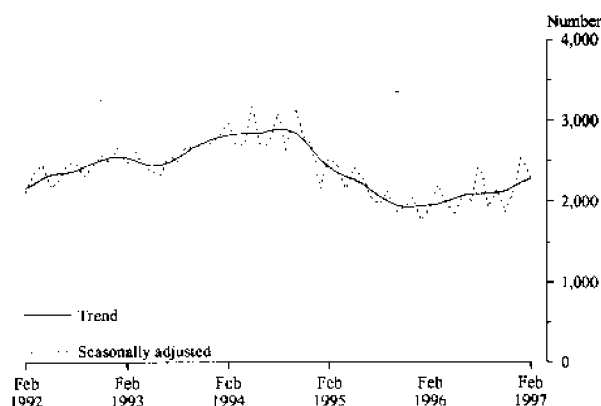
**BUILDING APPROVALS, VICTORIA, FEBRUARY 1997**

**MAIN FEATURES**

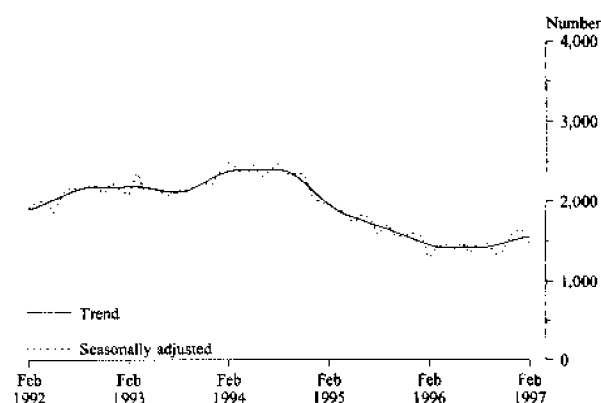
**NUMBER OF DWELLING UNITS APPROVED**

	February 1996	January 1997	February 1997	February 1996 to February 1997 change	January 1997 to February 1997 change
Original series	1,931	2,144	2,194	13.6	2.3
Seasonally adjusted	1,924	2,535	2,298	19.4	-9.3
Trend estimate	1,952	2,239	2,288	17.2	2.2

**TOTAL DWELLING UNITS APPROVED**



**PRIVATE SECTOR HOUSES APPROVED**



**Residential building**

- The trend for total dwelling units approved increased by 2.2% in February and 17.2% over the last year.
- The trend for the number of private sector house approvals increased by 1.1% in February and has risen by 9.8% in the last six months.
- In original terms there were 2,194 dwelling units approved in February. Of the total, 1,400 were new private sector houses and 602 were new private other residential dwelling units.
- The value of new residential building approvals in February was \$212.2 million. The value of alterations and additions to residential buildings was \$68.9 million.

**Non-residential building**

- The value of non-residential projects approved in February was \$334.9 million. Of the total, the miscellaneous category accounted for \$124.0 million, followed by factories (\$49.2 million), education (\$40.8 million), shops (\$34.5 million) and offices (\$32.9 million). The three main projects in the miscellaneous category were, the new Commonwealth law courts (\$100 million), part of a new artillery centre (\$8.1 million) and a redevelopment of a youth training centre (\$8.4 million).
- There were 7 projects valued at \$5 million or more and 53 between \$1 million and \$5 million.

**INQUIRIES**

- for more information about statistics in this publication and the availability of related unpublished statistics, contact John Radimissis on Adelaide (08) 8237 7590 or any ABS State Office.
- for information about other ABS statistics and services please contact Information Services on Adelaide (08) 8237 7100, call at 55 Currie Street, Adelaide, or write to Information Services, ABS, GPO Box 2272, Adelaide SA 5001.



TABLE 1. 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 (b)										
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
1995-96	12,690	345	13,035	2,986	723	3,709	617	16,275	1,086	17,361
1995-96										
July-February	8,951	261	9,212	1,555	551	2,106	198	10,703	813	11,516
1996-97										
July-February	8,019	103	8,122	4,059	248	4,307	658	12,735	352	13,087
1995—										
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	38	1,357	42	1,399
March	809	10	819	325	50	375	336	1,461	69	1,530
April	910	33	943	267	100	367	66	1,235	141	1,376
May	1,056	33	1,089	400	11	411	5	1,461	44	1,505
June	964	8	972	439	11	450	12	1,415	19	1,434
July	1,033	22	1,055	507	106	613	19	1,558	129	1,687
August	1,135	18	1,153	773	34	807	47	1,955	52	2,007
September	1,012	5	1,017	263	52	315	30	1,305	57	1,362
October	1,037	9	1,046	646	22	668	116	1,799	31	1,830
November	907	4	911	390	17	407	40	1,337	21	1,358
December	999	9	1,008	271	8	279	208	1,478	17	1,495
1997—										
January	939	33	972	642	4	646	24	1,605	37	1,642
February	957	3	960	567	5	572	174	1,698	8	1,706
VICTORIA										
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
1995-96	18,425	464	18,889	3,218	937	4,155	663	22,277	1,430	23,707
1995-96										
July-February	12,771	324	13,095	1,647	698	2,345	216	14,633	1,023	15,656
1996-97										
July-February	11,772	153	11,925	4,393	306	4,699	698	16,859	463	17,322
1995—										
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
March	1,331	25	1,356	360	65	425	338	2,020	99	2,119
April	1,348	40	1,388	286	113	399	83	1,698	172	1,870
May	1,540	53	1,593	448	42	490	12	2,000	95	2,095
June	1,435	22	1,457	477	19	496	14	1,926	41	1,967
July	1,511	34	1,545	533	109	642	22	2,065	144	2,209
August	1,578	24	1,602	825	42	867	53	2,456	66	2,522
September	1,476	8	1,484	304	63	367	43	1,823	71	1,894
October	1,560	19	1,579	712	22	734	120	2,392	41	2,433
November	1,406	7	1,413	426	39	465	43	1,875	46	1,921
December	1,446	18	1,464	317	8	325	216	1,976	29	2,005
1997—										
January	1,395	34	1,429	674	16	690	25	2,094	50	2,144
February	1,400	9	1,409	602	7	609	176	2,178	16	2,194

(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.

- (d) The following SLA splits (and boundary changes) have occurred:
- (i) Cardinia (S) – Pakenham has been split into two SLAs, Cardinia (S) – Pakenham (which also includes a part from Cardinia (S) – South) and Cardinia (S) – North
  - (ii) Casey (C) – Berwick lost part to Casey (C) – South; remainder has been split into two SLAs, Casey (C) – Berwick and Casey (C) – Hallam
  - (iii) Casey (C) – South has been split into two SLAs, Casey (C) – South (which also includes a part from Casey (C) – Berwick) and Casey (C) – Cranbourne
  - (iv) Knox (C) has been split into two SLAs, Knox (C) – North and Knox (C) – South
  - (v) Manningham (C) has been split into two SLAs, Manningham (C) – East and Manningham (C) – West
  - (vi) Moira (S) has been split into two SLAs, Moira (S) – East and Moira (S) – West
  - (vii) Nillumbik (S) Bal has been split into two SLAs, Nillumbik (S) – South (which also includes a part from Nillumbik (S) – South-West) and Nillumbik (S) Bal
  - (viii) Pyrenees (S) has been split into two SLAs, Pyrenees (S) – North and Pyrenees (S) – South
  - (ix) Swan Hill (RC) Bal has been split into two SLAs, Swan Hill (RC) – Robinvale and Swan Hill (RC) Bal
  - (x) Whittlesea (C) has been split into two SLAs, Whittlesea (C) – North and Whittlesea (C) – South
  - (xi) Wyndham (C) has been split into three SLAs, Wyndham (C) – North-West, Wyndham (C) – Werribee and Wyndham (C) Bal

(e) There have been changes between the following boundaries:

- (i) Ballarat (C) – Central and Ballarat (C) – Inner North
- (ii) Ballarat (C) – Inner North and Ballarat (C) – South
- (iii) Banyule (C) – Heidelberg and Banyule (C) – North
- (iv) Colac–Otway (S) – Colac, and Colac–Otway (S) – North
- (v) East Gippsland (S) – Orbost and East Gippsland (S) Bal
- (vi) Geelong and Geelong West
- (vii) Glenelg (S) – Heywood and Glenelg (S) – North
- (viii) Glenelg (S) – Heywood and Glenelg (S) – Portland
- (ix) Loddon (S) – North and Loddon (S) – South
- (x) Macedon Ranges (S) – Kyneton and Macedon Ranges (S) Bal
- (xi) Maroondah (C) – Croydon and Maroondah (C) – Ringwood
- (xii) Moonee Valley (C) – Essendon and Moonee Valley (C) – West
- (xiii) Moyne (S) Bal abolished: split between Moyne (S) – South (renamed to Moyne (S) – South-West) and new SLA Moyne (S) – North-West
- (xiv) Moyne (S) – South created from Moyne (S) – South-West and the southern part of Moyne (S) Bal
- (xv) Nillumbik (S) – South-West, and Nillumbik (S) – South
- (xvi) Surf Coast (S) – East and Surf Coast (S) – West
- (xvii) Wangaratta (RC) – North (previously Milawa (S) – North) and Wangaratta (RC) – South (previously Milawa (S) – South)
- (xviii) Wangaratta (RC) – Central renamed from Milawa (S) – Wangaratta
- (xix) Wellington (S) – Avon and Wellington (S) – Maffra

30. Tables 8, 9 and 13 show approvals statistics according to the new SLA structure for July 1996. 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.)

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

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		
<b>SEASONALLY ADJUSTED</b>						
<i>1995—</i>						
December	1,606	1,623	1,880	2,040	202.3	47.3
<i>1996—</i>						
January	1,580	1,573	1,722	1,768	157.3	49.1
February	1,293	1,304	1,870	1,924	194.5	50.0
March	1,423	1,408	2,153	2,212	190.2	61.8
April	1,478	1,509	1,819	1,970	186.2	55.7
May	1,398	1,479	1,765	1,859	185.5	47.2
June	1,485	1,506	2,011	2,078	203.4	49.4
July	1,341	1,399	1,854	2,000	207.6	52.0
August	1,498	1,557	2,329	2,513	267.4	56.1
September	1,472	1,479	1,860	1,916	190.8	55.1
October	1,344	1,404	2,075	2,148	198.5	53.4
November	1,380	1,328	1,880	1,861	197.0	48.3
December	1,614	1,599	2,048	2,127	196.0	54.0
<i>1997—</i>						
January	1,665	1,713	2,607	2,535	248.6	61.5
February	1,475	1,458	2,288	2,298	218.4	72.8
<b>TREND ESTIMATES</b>						
<i>1995</i>						
December	1,535	1,553	1,819	1,932	187.1	48.8
<i>1996—</i>						
January	1,496	1,506	1,843	1,945	184.5	50.9
February	1,458	1,469	1,862	1,952	182.3	52.4
March	1,430	1,446	1,885	1,969	183.8	53.2
April	1,419	1,445	1,909	1,997	189.7	53.2
May	1,421	1,460	1,931	2,035	198.3	52.9
June	1,427	1,476	1,956	2,075	207.3	52.6
July	1,425	1,475	1,972	2,094	212.7	52.3
August	1,422	1,463	1,983	2,095	213.7	52.0
September	1,427	1,455	2,007	2,098	212.2	52.3
October	1,449	1,465	2,042	2,106	209.6	53.3
November	1,479	1,487	2,092	2,129	208.6	54.8
December	1,512	1,513	2,165	2,176	210.7	57.3
<i>1997—</i>						
January	1,544	1,540	2,248	2,239	214.7	60.4
February	1,561	1,556	2,312	2,288	217.9	63.6

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

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.

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.

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.

## BUILDING CLASSIFICATION

## SEASONAL ADJUSTMENT

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

Class of building	1994-95		July-February		1996		1997	
	1994-95	1995-96	1995-96	1996-97	December	January	February	
<b>PRIVATE SECTOR</b>								
New houses	2,383.4	1,845.2	1,249.8	1,276.9	159.2	152.1	157.6	
New other residential buildings	388.8	325.9	204.5	424.0	27.7	61.3	53.6	
<i>Total new residential building</i>	<i>2,772.2</i>	<i>2,171.1</i>	<i>1,454.4</i>	<i>1,700.9</i>	<i>186.9</i>	<i>213.3</i>	<i>211.2</i>	
Alterations and additions to residential buildings	670.6	555.8	353.6	422.8	44.9	47.4	65.1	
Hotels, etc.	47.0	135.2	117.1	126.6	47.4	17.4	4.1	
Shops	351.0	365.0	242.4	221.7	18.1	31.7	33.7	
Factories	206.8	227.6	153.4	237.0	40.8	28.9	49.2	
Offices	238.1	301.0	212.7	174.3	25.6	12.8	18.1	
Other business premises	165.0	265.1	187.2	210.3	19.2	33.8	25.9	
Educational	77.4	80.6	52.2	47.4	6.0	4.4	4.8	
Religious	15.4	7.5	5.5	10.3	0.9	4.1	0.7	
Health	49.2	68.6	35.1	59.5	7.5	9.9	5.0	
Entertainment and recreational	81.9	136.2	108.3	37.1	1.8	3.0	4.8	
Miscellaneous	42.9	134.7	108.2	94.2	10.5	43.9	3.4	
<i>Total non-residential building</i>	<i>1,274.7</i>	<i>1,721.6</i>	<i>1,221.9</i>	<i>1,218.4</i>	<i>177.7</i>	<i>189.9</i>	<i>149.6</i>	
<b>Total</b>	<b>4,717.5</b>	<b>4,448.5</b>	<b>3,029.9</b>	<b>3,342.1</b>	<b>409.5</b>	<b>450.6</b>	<b>425.9</b>	
<b>PUBLIC SECTOR</b>								
New houses	41.9	42.2	30.8	16.6	2.3	5.9	0.7	
New other residential buildings	59.9	66.4	48.5	18.7	0.5	1.0	0.3	
<i>Total new residential building</i>	<i>101.8</i>	<i>108.7</i>	<i>79.4</i>	<i>35.3</i>	<i>2.8</i>	<i>6.9</i>	<i>1.0</i>	
Alterations and additions to residential buildings	14.4	34.3	20.2	24.9	4.6	3.5	3.8	
Hotels, etc.	1.1	1.2	1.2	1.2	—	—	0.7	
Shops	7.7	25.5	25.0	15.5	6.3	5.6	0.8	
Factories	12.4	3.0	2.6	20.5	—	0.4	—	
Offices	123.1	118.0	67.8	100.4	5.6	11.4	14.8	
Other business premises	53.3	75.7	19.5	6.6	0.5	0.1	2.5	
Educational	226.3	284.3	175.5	132.1	18.1	17.2	36.0	
Religious	—	—	—	—	—	—	—	
Health	71.8	68.0	41.1	110.0	6.0	0.1	4.6	
Entertainment and recreational	148.6	115.3	98.3	28.7	3.0	1.5	5.3	
Miscellaneous	56.2	39.9	17.7	160.8	4.3	1.8	120.6	
<i>Total non-residential building</i>	<i>700.5</i>	<i>730.8</i>	<i>448.6</i>	<i>575.8</i>	<i>43.9</i>	<i>38.2</i>	<i>185.3</i>	
<b>Total</b>	<b>816.7</b>	<b>873.8</b>	<b>548.2</b>	<b>636.0</b>	<b>51.2</b>	<b>48.6</b>	<b>190.0</b>	
<b>TOTAL</b>								
New houses	2,425.3	1,887.4	1,280.7	1,293.5	161.5	158.0	158.3	
New other residential buildings	448.7	392.3	253.0	442.7	28.2	62.2	53.9	
<i>Total new residential building</i>	<i>2,874.0</i>	<i>2,279.7</i>	<i>1,533.7</i>	<i>1,736.2</i>	<i>189.7</i>	<i>220.2</i>	<i>212.2</i>	
Alterations and additions to residential buildings	685.1	590.1	373.8	447.7	49.4	50.9	68.9	
Hotels, etc.	48.1	136.4	118.2	127.8	47.4	17.4	4.7	
Shops	358.8	390.4	267.3	237.2	24.4	37.3	34.5	
Factories	219.2	230.6	156.0	257.5	40.8	29.3	49.2	
Offices	361.2	419.0	280.5	274.7	31.1	24.2	32.9	
Other business premises	218.3	340.8	206.7	216.9	19.7	33.9	28.4	
Educational	303.7	364.9	227.7	179.5	24.2	21.7	40.8	
Religious	15.4	7.5	5.5	10.3	0.9	4.1	0.7	
Health	121.0	136.6	76.2	169.5	13.5	10.0	9.6	
Entertainment and recreational	230.4	251.5	206.6	65.8	4.8	4.5	10.1	
Miscellaneous	99.0	174.6	125.9	255.0	14.8	45.8	124.0	
<i>Total non-residential building</i>	<i>1,975.2</i>	<i>2,452.4</i>	<i>1,670.6</i>	<i>1,794.2</i>	<i>221.6</i>	<i>228.1</i>	<i>334.9</i>	
<b>Total</b>	<b>5,534.3</b>	<b>5,322.3</b>	<b>3,578.1</b>	<b>3,978.1</b>	<b>460.8</b>	<b>499.3</b>	<b>615.9</b>	

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

Statistical local area (b) (c)	1994-95	1995-96	July - Feb. 1996-97	Feb. 1997
Moonee Valley (C)				
Essendon	55	49	—	—
West	n.a.	n.a.	—	—
Total	n.a.	n.a.	—	—
Moreland (C)				
Brunswick	6	10	4	—
Coburg	n.a.	n.a.	—	—
North	n.a.	n.a.	13	—
Total	n.a.	n.a.	17	—
Mornington Peninsula (S)				
East	n.a.	n.a.	—	—
South	14	14	—	—
West	n.a.	n.a.	8	—
Total	n.a.	n.a.	8	—
Nillumbik (S)				
South-West	n.a.	n.a.	—	—
Balance	n.a.	n.a.	—	—
Total	n.a.	n.a.	—	—
Port Phillip (C)				
St Kilda	n.a.	n.a.	—	—
West	n.a.	9	1	—
Total	n.a.	n.a.	1	—
Stonnington (C)				
Prahran	n.a.	n.a.	7	3
Malvern	59	33	7	4
Total	n.a.	n.a.	14	7
Whitehorse (C)				
Box Hill	69	39	21	4
Nunawading East	n.a.	n.a.	9	—
Nunawading West	n.a.	n.a.	27	6
Total	190	116	57	10
Whittlesea (C)	n.a.	n.a.	—	—
Wyndham (C)	n.a.	n.a.	—	—
Yarra (C)				
North	n.a.	n.a.	2	—
Richmond	29	25	7	—
Total	n.a.	n.a.	9	—
Yarra Ranges (S) (d)				
Central	2	3	4	—
North	n.a.	n.a.	—	—
South-West	n.a.	n.a.	7	—
Total	n.a.	n.a.	11	—
<b>Melbourne Statistical Division</b>	<b>2,672</b>	<b>1,919</b>	<b>711</b>	<b>65</b>
<b>Rest of Victoria</b>	<b>710</b>	<b>373</b>	<b>133</b>	<b>14</b>
<b>Total Victoria</b>	<b>3,382</b>	<b>2,292</b>	<b>844</b>	<b>79</b>

(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.

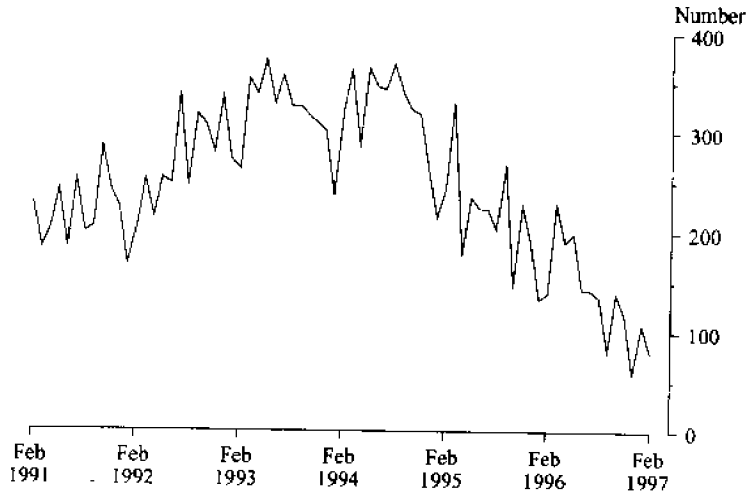


**TABLE 7. NUMBER AND VALUE OF NEW DWELLING UNITS (a) APPROVED  
BY MATERIAL OF OUTER WALLS, FEBRUARY 1997**

<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>
<b>MELBOURNE STATISTICAL DIVISION (b)</b>						
Houses —						
Brick, stone or concrete	66	7,251	—	—	66	7,251
Brick-veneer	520	61,801	2	133	522	61,934
Timber	27	2,762	—	—	27	2,762
Fibre cement	—	—	—	—	—	—
Steel, aluminium or other materials	1	60	—	—	1	60
Not stated	343	42,332	1	97	344	42,429
<b>Total houses</b>	<b>957</b>	<b>114,207</b>	<b>3</b>	<b>230</b>	<b>960</b>	<b>114,437</b>
<i>Other residential buildings</i>	<i>567</i>	<i>51,091</i>	<i>5</i>	<i>200</i>	<i>572</i>	<i>51,291</i>
<b>Total residential buildings</b>	<b>1,524</b>	<b>165,299</b>	<b>8</b>	<b>430</b>	<b>1,532</b>	<b>165,728</b>
<b>REST OF VICTORIA (b)</b>						
Houses —						
Brick, stone or concrete	28	2,663	—	—	28	2,663
Brick-veneer	190	20,470	3	325	193	20,795
Timber	36	2,592	1	20	37	2,612
Fibre cement	17	979	—	—	17	979
Steel, aluminium or other materials	2	102	—	—	2	102
Not stated	170	16,587	2	133	172	16,720
<b>Total houses</b>	<b>443</b>	<b>43,393</b>	<b>6</b>	<b>478</b>	<b>449</b>	<b>43,871</b>
<i>Other residential buildings</i>	<i>35</i>	<i>2,492</i>	<i>2</i>	<i>96</i>	<i>37</i>	<i>2,588</i>
<b>Total residential buildings</b>	<b>478</b>	<b>45,885</b>	<b>8</b>	<b>574</b>	<b>486</b>	<b>46,459</b>
<b>TOTAL VICTORIA</b>						
Houses —						
Brick, stone or concrete	94	9,915	—	—	94	9,915
Brick-veneer	710	82,271	5	457	715	82,729
Timber	63	5,354	1	20	64	5,374
Fibre cement	17	979	—	—	17	979
Steel, aluminium or other materials	3	162	—	—	3	162
Not stated	513	58,920	3	230	516	59,149
<b>Total houses</b>	<b>1,400</b>	<b>157,600</b>	<b>9</b>	<b>707</b>	<b>1,409</b>	<b>158,308</b>
<i>Other residential buildings</i>	<i>602</i>	<i>53,583</i>	<i>7</i>	<i>296</i>	<i>609</i>	<i>53,879</i>
<b>Total residential buildings</b>	<b>2,002</b>	<b>211,184</b>	<b>16</b>	<b>1,003</b>	<b>2,018</b>	<b>212,187</b>

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

**DUAL OCCUPANCY DWELLING UNITS APPROVED,  
VICTORIA**



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

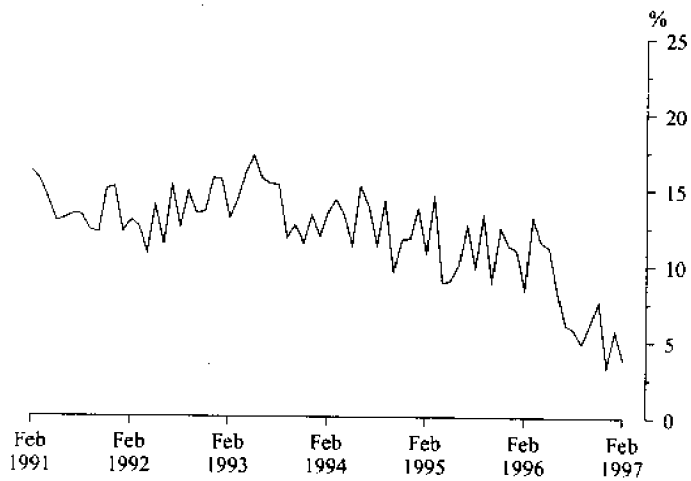


TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), FEBRUARY 1997 *continued*

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)				
MELBOURNE STATISTICAL DIVISION — continued										
Knox (C)										
North	16	—	1,550	—	—	—	938	450	1,000	3,488
South	16	—	2,319	6	—	520	239	172	237	3,315
Total	32	—	3,869	6	—	520	1,176	622	1,237	6,803
Manningham (C)										
East	13	—	2,182	—	—	—	384	—	—	2,566
West	35	—	5,269	10	—	657	770	353	943	7,638
Total	48	—	7,451	10	—	657	1,154	353	943	10,204
Maribyrnong (C)	2	2	373	—	3	120	980	255	255	1,728
Maroondah (C)										
Croydon	18	1	2,361	12	—	660	469	2,009	2,009	5,499
Ringwood	6	—	788	18	—	1,150	409	1,650	1,650	3,997
Total	24	1	3,148	30	—	1,810	878	3,659	3,659	9,496
Melbourne (C)										
Inner	—	—	—	—	—	—	9,650	4,876	106,602	116,252
Remainder	16	—	1,565	14	—	1,574	2,242	4,323	19,690	25,072
Total	16	—	1,565	14	—	1,574	11,893	9,200	126,292	141,324
Melton (S)										
East	18	—	2,261	—	—	—	35	—	—	2,296
Balance	8	—	919	—	—	—	54	607	607	1,580
Total	26	—	3,180	—	—	—	89	607	607	3,876
Monash (C)										
South-West	12	—	1,573	12	—	812	311	1,084	1,190	3,886
Waverley East	4	—	736	3	—	230	380	1,735	1,735	3,081
Waverley West	7	—	1,102	4	—	359	779	11,281	11,281	13,521
Total	23	—	3,411	19	—	1,401	1,469	14,100	14,206	20,488
Moonsee Valley (C)										
Essendon	18	—	3,003	23	—	1,752	4,827	3,126	3,126	12,707
West	39	—	5,435	31	—	2,148	986	160	160	8,729
Total	57	—	8,437	54	—	3,900	5,813	3,286	3,286	21,436
Moreland (C)										
Brunswick	4	—	269	—	—	—	488	—	—	757
Coburg	19	—	1,995	5	—	426	466	—	—	2,887
North	9	—	980	2	—	75	770	—	—	1,824
Total	32	—	3,244	7	—	501	1,723	—	—	5,468
Mornington Peninsula (S)										
East	10	—	856	—	—	—	460	—	—	1,316
South	23	—	4,094	—	—	—	548	240	240	4,882
West	41	—	4,926	—	—	—	582	—	—	5,508
Total	74	—	9,876	—	—	—	1,589	240	240	11,705
Nilumbik (S)										
South	5	—	650	—	—	—	110	—	—	760
South-West	2	—	200	—	—	—	76	—	—	276
Balance	—	—	—	—	—	—	50	—	—	50
Total	7	—	850	—	—	—	236	—	—	1,086
Port Phillip (C)										
St Kilda	—	—	—	18	—	1,600	1,906	966	966	4,472
West	4	—	355	99	—	13,750	489	4,143	4,143	18,737
Total	4	—	355	117	—	15,350	2,395	5,109	5,109	23,209
Stonnington (C)										
Prahan	1	—	750	46	—	6,830	2,072	3,093	3,763	13,415
Malvern	1	—	130	61	—	3,460	1,310	129	129	5,029
Total	2	—	880	107	—	10,290	3,382	3,222	3,892	18,445
Whitehorse (C)										
Box Hill	14	—	1,076	26	—	2,120	1,283	65	65	4,544
Nunawading East	9	—	1,162	—	—	—	260	2,546	2,546	3,968
Nunawading West	19	—	2,114	25	—	1,814	237	620	620	4,786
Total	42	—	4,353	51	—	3,935	1,779	3,231	3,231	13,298

See footnotes at end of table.

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total
<b>OVENS MURRAY STATISTICAL DIVISION</b>											
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.
1995-96	749	5,574	2,536	4,338	17,402	5,550	153	3,496	1,372	987	42,157
1995 December	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1996 January	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
February	467	500	295	240	—	188	103	—	329	—	2,122
December	176	—	—	100	—	110	—	—	—	935	1,321
1997 January	75	690	1,321	—	—	—	—	—	—	595	2,681
February	—	525	500	—	—	280	—	—	—	890	2,195
<b>EAST GIPPSLAND STATISTICAL DIVISION</b>											
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.
1995-96	1,036	2,535	2,351	3,126	692	1,733	—	3,642	895	51,449	67,457
1995 December	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1996 January	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
February	—	120	—	—	80	99	—	—	—	48,564	48,863
December	—	—	80	—	—	200	—	1,800	—	66	2,146
1997 January	—	—	80	—	69	—	—	—	—	60	209
February	—	100	65	200	1,550	2,000	—	162	75	—	4,152
<b>GIPPSLAND STATISTICAL DIVISION</b>											
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
1995-96	1,050	7,931	22,345	1,883	4,728	7,258	90	530	4,389	1,900	52,104
1995 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
December	—	142	19,661	—	254	4,080	—	692	—	150	24,980
1997 January	—	530	727	90	50	110	165	—	—	1,190	2,861
February	50	184	50	650	90	3,200	—	—	—	65	4,289
<b>TOTAL VICTORIA</b>											
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
1995-96	136,388	390,446	230,616	419,038	340,836	364,917	7,476	136,564	251,475	174,633	2,452,389
1995 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
December	47,354	24,432	40,753	31,131	19,695	24,160	877	13,535	4,844	14,846	221,628
1997 January	17,417	37,316	29,342	24,171	33,887	21,664	4,072	10,015	4,489	45,776	228,148
February	4,740	34,520	49,178	32,915	28,358	40,780	663	9,589	10,094	124,020	334,858

(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 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), FEBRUARY 1997—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)				
<b>WESTERN DISTRICT STATISTICAL DIVISION</b>										
Corangamite (S)										
North	1	—	150	—	—	—	80	—	383	613
South	2	—	234	—	—	—	117	247	247	598
Total	3	—	384	—	—	—	197	247	630	1,211
Glenelg (S)										
Heywood	3	—	343	—	—	—	—	—	—	343
North	—	—	—	—	—	—	70	—	—	70
Portland	2	—	265	—	—	—	337	100	100	702
Total	5	—	608	—	—	—	407	100	100	1,114
Moyne (S)										
North-East	—	—	—	—	—	—	44	—	—	44
North-West	2	—	340	—	—	—	62	—	—	402
South	—	—	—	—	—	—	674	—	—	674
Total	2	—	340	—	—	—	780	—	—	1,120
Southern Grampians (S)										
Hamilton	—	—	—	—	—	—	15	280	280	295
Wannon	—	—	—	—	—	—	—	—	—	—
Balance	1	—	90	—	—	—	43	—	—	133
Total	1	—	90	—	—	—	58	280	280	428
Warrnambool (C)	9	—	1,078	—	—	—	287	200	200	1,565
Lady Julia Percy Island	—	—	—	—	—	—	—	—	—	—
<b>Western District (SD)</b>	<b>20</b>	<b>—</b>	<b>2,500</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>1,728</b>	<b>827</b>	<b>1,210</b>	<b>5,438</b>
<b>CENTRAL HIGHLANDS STATISTICAL DIVISION</b>										
Ararat (RC)	1	—	70	—	—	—	10	—	107	187
Ballarat (C)										
Central	4	—	310	4	—	300	145	1,989	2,995	3,750
Inner North	9	—	1,150	—	—	—	306	—	—	1,456
North	—	—	—	—	—	—	30	—	—	30
South	13	—	864	4	—	198	138	—	100	1,301
Total	26	—	2,324	8	—	498	619	1,989	3,095	6,536
Hepburn (S)										
East	1	1	160	—	—	—	42	75	75	277
West	2	—	50	—	—	—	15	—	—	65
Total	3	1	210	—	—	—	57	75	75	342
Moorabool (S)										
Bacchus Marsh	8	—	770	—	—	—	155	—	—	925
Ballan	2	—	143	—	—	—	130	—	—	274
West	1	—	125	—	—	—	84	—	—	209
Total	11	—	1,038	—	—	—	369	—	—	1,407
Pyrenees (S)										
North	—	—	—	—	—	—	—	—	—	—
South	1	—	50	—	—	—	10	—	—	60
Total	1	—	50	—	—	—	10	—	—	60
<b>Central Highlands (SD)</b>	<b>42</b>	<b>1</b>	<b>3,692</b>	<b>8</b>	<b>—</b>	<b>498</b>	<b>1,065</b>	<b>2,064</b>	<b>3,277</b>	<b>8,531</b>

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
<b>MELBOURNE STATISTICAL DIVISION</b>											
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
1995-96	119,585	286,401	150,986	379,055	282,968	308,468	6,152	77,392	222,735	100,765	1,934,508
1995 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
December	47,108	17,956	18,479	26,752	15,935	11,918	800	8,044	3,487	11,645	162,124
1997 January	16,445	34,372	18,932	21,919	31,818	19,406	3,907	9,895	4,409	42,560	203,662
February	4,620	31,330	45,437	25,961	21,674	15,311	543	6,178	7,015	102,005	260,074
<b>BARWON STATISTICAL DIVISION</b>											
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
1995-96	1,550	20,026	23,299	6,910	12,502	13,382	179	9,806	5,190	2,627	95,471
1995 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
December	—	1,929	979	55	378	1,125	—	1,925	698	1,216	8,306
1997 January	330	250	220	1,390	277	698	—	120	80	—	3,365
February	—	351	2,320	3,730	1,355	—	—	2,866	1,360	—	11,983
<b>WESTERN DISTRICT STATISTICAL DIVISION</b>											
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
1995-96	3,842	3,389	7,189	2,440	913	5,471	159	10,786	984	2,802	37,975
1995 December	70	—	257	—	—	—	—	—	53	102	482
1996 January	—	—	130	120	—	795	—	100	80	300	1,525
February	400	80	307	—	—	—	—	220	—	65	1,072
December	—	112	50	620	428	—	—	—	135	245	1,590
1997 January	—	139	7,250	300	160	—	—	—	—	130	7,979
February	—	300	200	193	—	—	—	383	—	134	1,210
<b>CENTRAL HIGHLANDS STATISTICAL DIVISION</b>											
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
1995-96	2,013	11,551	2,796	5,284	4,524	3,441	—	8,433	3,802	2,885	44,730
1995 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
December	—	3,262	221	3,247	234	—	—	—	242	—	7,206
1997 January	250	—	342	57	300	1,100	—	—	—	—	2,049
February	70	756	119	—	75	650	—	—	1,500	107	3,277

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), FEBRUARY 1997—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)				
<b>LODDON STATISTICAL DIVISION</b>										
Central Goldfields (S)										
Maryborough	2	—	157	—	—	—	—	80	80	237
Balance	1	—	90	—	—	—	—	—	—	90
Total	3	—	247	—	—	—	—	80	80	327
Greater Bendigo (C)										
Part A										
Central	6	—	468	—	—	—	107	188	3,638	4,213
Eaglehawk	3	—	276	—	—	—	152	—	—	427
Inner East	13	—	1,503	—	—	—	194	357	3,257	4,955
Inner North	1	—	71	—	—	—	—	704	704	775
Inner West	11	—	1,071	—	—	—	363	—	—	1,435
Strathfieldsaye	2	—	292	—	—	—	24	—	—	316
Part B	2	—	161	—	—	—	35	—	—	196
Total	38	—	3,842	—	—	—	876	1,249	7,599	12,317
Loddon (S)										
North	—	—	—	—	—	—	25	300	300	325
South	1	—	50	—	—	—	—	—	—	50
Total	1	—	50	—	—	—	25	300	300	375
Macedon Ranges (S)										
Kyneton	2	—	157	—	—	—	25	—	8,400	8,581
Romsey	8	—	778	—	—	—	80	145	145	1,003
Balance	15	—	1,441	—	—	—	261	—	—	1,702
Total	25	—	2,375	—	—	—	366	145	8,545	11,286
Mount Alexander (S)										
Castlemaine	—	—	—	—	—	—	106	—	65	171
Balance	1	—	60	—	—	—	10	—	—	70
Total	1	—	60	—	—	—	116	—	65	241
<b>Loddon-Campaspe (SD)</b>	<b>68</b>	<b>—</b>	<b>6,574</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>1,383</b>	<b>1,774</b>	<b>16,589</b>	<b>24,546</b>

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), FEBRUARY 1997—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)				
<b>EAST GIPPSLAND STATISTICAL DIVISION</b>										
East Gippsland (S)										
Bairnsdale	17	—	1,533	2	—	90	298	150	2,312	4,234
Orbost	2	—	127	—	—	—	30	—	—	157
South-West	3	—	225	—	—	—	103	—	75	403
Balance	1	—	15	—	—	—	—	—	—	15
Total	23	—	1,900	2	—	90	431	150	2,387	4,808
Wellington (S)										
Alberton	1	—	86	—	—	—	60	—	—	146
Avon	1	—	58	—	—	—	—	—	—	58
Maffra	4	—	515	—	—	—	75	1,565	1,565	2,155
Rosedale	4	—	280	—	—	—	109	—	—	389
Sale	7	3	986	—	—	—	55	200	200	1,241
Total	17	3	1,925	—	—	—	299	1,765	1,765	3,990
East Gippsland (SD)	40	3	3,825	2	—	90	730	1,915	4,152	8,797
<b>GIPPSLAND STATISTICAL DIVISION</b>										
Bass Coast (S)										
Phillip Island	14	—	900	—	—	—	165	380	380	1,445
Balance	15	—	1,235	—	—	—	309	—	—	1,544
Total	29	—	2,135	—	—	—	474	380	380	2,989
Baw Baw (S)										
Part A	1	—	80	—	—	—	10	—	—	90
Part B										
East	1	—	126	—	—	—	87	—	—	213
West	15	—	1,501	—	—	—	231	465	465	2,197
Total	17	—	1,707	—	—	—	328	465	465	2,500
La Trobe (S)										
Moe	—	—	—	—	—	—	331	50	2,950	3,281
Morwell	6	—	658	—	—	—	166	50	50	875
Traralgon	6	—	668	—	—	—	314	—	—	982
Balance	—	—	—	—	—	—	—	—	—	—
Total	12	—	1,326	—	—	—	812	100	3,000	5,138
South Gippsland (S)										
Central	9	—	660	—	—	—	81	354	354	1,095
East	4	—	215	—	—	—	50	—	—	265
West	—	—	—	—	—	—	42	90	90	132
Total	13	—	875	—	—	—	173	444	444	1,492
Yarra Ranges (S)— Pt B (d)	—	—	—	—	—	—	27	—	—	27
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—
French Island	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
Gippsland (SD)	71	—	6,044	—	—	—	1,813	1,389	4,289	12,145
<b>VICTORIA</b>										
Victoria	1,400	9	158,308	602	7	53,879	68,880	149,569	334,858	615,925

(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 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), FEBRUARY 1997—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)				
<b>FAST GIPPSLAND STATISTICAL DIVISION</b>										
East Gippsland (S)										
Bairnsdale	17	—	1,533	2	—	90	298	150	2,312	4,234
Orbost	2	—	127	—	—	—	30	—	—	157
South-West	3	—	225	—	—	—	103	—	75	403
Balance	1	—	15	—	—	—	—	—	—	15
<i>Total</i>	23	—	1,900	2	—	90	431	150	2,387	4,808
Wellington (S)										
Alberton	1	—	86	—	—	—	60	—	—	146
Avon	1	—	58	—	—	—	—	—	—	58
Maffra	4	—	515	—	—	—	75	1,565	1,565	2,155
Rosedale	4	—	280	—	—	—	109	—	—	389
Sale	7	3	986	—	—	—	55	200	200	1,241
<i>Total</i>	17	3	1,925	—	—	—	299	1,765	1,765	3,990
<b>East Gippsland (SD)</b>	<b>40</b>	<b>3</b>	<b>3,825</b>	<b>2</b>	<b>—</b>	<b>90</b>	<b>730</b>	<b>1,915</b>	<b>4,152</b>	<b>8,797</b>
<b>GIPPSLAND STATISTICAL DIVISION</b>										
Bass Coast (S)										
Phillip Island	14	—	900	—	—	—	165	380	380	1,445
Balance	15	—	1,235	—	—	—	309	—	—	1,544
<i>Total</i>	29	—	2,135	—	—	—	474	380	380	2,989
Baw Baw (S)										
Part A	1	—	80	—	—	—	10	—	—	90
Part B										
East	1	—	126	—	—	—	87	—	—	213
West	15	—	1,501	—	—	—	231	465	465	2,197
<i>Total</i>	17	—	1,707	—	—	—	328	465	465	2,500
La Trobe (S)										
Moe	—	—	—	—	—	—	331	50	2,950	3,281
Morwell	6	—	658	—	—	—	166	50	50	875
Traralgon	6	—	668	—	—	—	314	—	—	982
Balance	—	—	—	—	—	—	—	—	—	—
<i>Total</i>	12	—	1,326	—	—	—	812	100	3,000	5,138
South Gippsland (S)										
Central	9	—	660	—	—	—	81	354	354	1,095
East	4	—	215	—	—	—	50	—	—	265
West	—	—	—	—	—	—	42	90	90	132
<i>Total</i>	13	—	875	—	—	—	173	444	444	1,492
Yarra Ranges (S) — Pt B (d)	—	—	—	—	—	—	27	—	—	27
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—
French Island	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
<b>Gippsland (SD)</b>	<b>71</b>	<b>—</b>	<b>6,044</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>1,813</b>	<b>1,389</b>	<b>4,289</b>	<b>12,145</b>
<b>VICTORIA</b>										
<b>Victoria</b>	<b>1,400</b>	<b>9</b>	<b>158,308</b>	<b>602</b>	<b>7</b>	<b>53,879</b>	<b>68,880</b>	<b>149,569</b>	<b>334,858</b>	<b>615,925</b>

(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 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), FEBRUARY 1997- continued

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)				
<b>LODDON STATISTICAL DIVISION</b>										
Central Goldfields (S)										
Maryborough	2	—	157	—	—	—	—	80	80	237
Balance	1	—	90	—	—	—	—	—	—	90
Total	3	—	247	—	—	—	—	80	80	327
Greater Bendigo (C)										
Part A										
Central	6	—	468	—	—	—	107	188	3,638	4,213
Eaglehawk	3	—	276	—	—	—	152	—	—	427
Inner East	13	—	1,503	—	—	—	194	357	3,257	4,955
Inner North	1	—	71	—	—	—	—	704	704	775
Inner West	11	—	1,071	—	—	—	363	—	—	1,435
Strathfieldsaye	2	—	292	—	—	—	24	—	—	316
Part B	2	—	161	—	—	—	35	—	—	196
Total	38	—	3,842	—	—	—	876	1,249	7,599	12,317
Loddon (S)										
North	—	—	—	—	—	—	25	300	300	325
South	1	—	50	—	—	—	—	—	—	50
Total	1	—	50	—	—	—	25	300	300	375
Macedon Ranges (S)										
Kyneton	2	—	157	—	—	—	25	—	8,400	8,581
Romsey	8	—	778	—	—	—	80	145	145	1,003
Balance	15	—	1,441	—	—	—	261	—	—	1,702
Total	25	—	2,375	—	—	—	366	145	8,545	11,286
Mount Alexander (S)										
Castlemaine	—	—	—	—	—	—	106	—	65	171
Balance	1	—	60	—	—	—	10	—	—	70
Total	1	—	60	—	—	—	116	—	65	241
Loddon-Campaspe (SD)	68	—	6,574	—	—	—	1,383	1,774	16,589	24,546

See footnotes at end of table.

TABLE 10. VALUE OF NON-RESIDENTIAL BUILDING JOBS APPROVED BY CLASS OF BUILDING AND STATISTICAL DIVISION (a)  
(S'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											
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
1995-96	119,585	286,401	150,986	379,055	282,968	308,468	6,152	77,392	222,735	100,765	1,934,308
1995 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
December	47,108	17,956	18,479	26,752	15,935	11,918	800	8,044	3,487	11,645	162,124
1997 January	16,445	34,372	18,932	21,919	31,818	19,406	3,907	9,895	4,409	42,560	203,662
February	4,620	31,330	45,437	25,961	21,674	15,311	543	6,178	7,015	102,005	260,074
BARWON STATISTICAL DIVISION											
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
1995-96	1,550	20,026	23,299	6,910	12,502	13,382	179	9,806	5,190	2,627	95,471
1995 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
December	—	1,929	979	55	378	1,125	—	1,925	698	1,216	8,306
1997 January	330	250	220	1,390	277	698	—	120	80	—	3,365
February	—	351	2,320	3,730	1,355	—	—	2,866	1,360	—	11,983
WESTERN DISTRICT STATISTICAL DIVISION											
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
1995-96	3,842	3,389	7,189	2,440	913	5,471	159	10,786	984	2,802	37,975
1995 December	70	—	257	—	—	—	—	—	53	102	482
1996 January	—	—	130	120	—	795	—	100	80	300	1,525
February	400	80	307	—	—	—	—	220	—	65	1,072
December	—	112	50	620	428	—	—	—	135	245	1,590
1997 January	—	139	7,250	300	160	—	—	—	—	130	7,979
February	—	300	200	193	—	—	—	383	—	134	1,210
CENTRAL HIGHLANDS STATISTICAL DIVISION											
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
1995-96	2,013	11,551	2,796	5,284	4,524	3,441	—	8,433	3,802	2,885	44,730
1995 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
December	—	3,262	221	3,247	234	—	—	—	242	—	7,206
1997 January	250	—	342	57	300	1,100	—	—	—	—	2,049
February	70	756	119	—	75	650	—	—	1,500	107	3,277

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), FEBRUARY 1997—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)				
<b>WESTERN DISTRICT STATISTICAL DIVISION</b>										
Corangamite (S)										
North	1	—	150	—	—	—	80	—	383	613
South	2	—	234	—	—	—	117	247	247	598
Total	3	—	384	—	—	—	197	247	630	1,211
Glenelg (S)										
Heywood	3	—	343	—	—	—	—	—	—	343
North	—	—	—	—	—	—	70	—	—	70
Portland	2	—	265	—	—	—	337	100	100	702
Total	5	—	608	—	—	—	407	100	100	1,114
Moyne (S)										
North-East	—	—	—	—	—	—	44	—	—	44
North-West	2	—	340	—	—	—	62	—	—	402
South	—	—	—	—	—	—	674	—	—	674
Total	2	—	340	—	—	—	780	—	—	1,120
Southern Grampians (S)										
Hamilton	—	—	—	—	—	—	15	280	280	295
Wannon	—	—	—	—	—	—	—	—	—	—
Balance	1	—	90	—	—	—	43	—	—	133
Total	1	—	90	—	—	—	58	280	280	428
Warrnambool (C)	9	—	1,078	—	—	—	287	200	200	1,565
Lady Julia Percy Island	—	—	—	—	—	—	—	—	—	—
<b>Western District (SD)</b>	<b>20</b>	<b>—</b>	<b>2,500</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>1,728</b>	<b>827</b>	<b>1,210</b>	<b>5,438</b>
<b>CENTRAL HIGHLANDS STATISTICAL DIVISION</b>										
Ararat (RC)	1	—	70	—	—	—	10	—	107	187
Ballarat (C)										
Central	4	—	310	4	—	300	145	1,989	2,995	3,750
Inner North	9	—	1,150	—	—	—	306	—	—	1,456
North	—	—	—	—	—	—	30	—	—	30
South	13	—	864	4	—	198	138	—	100	1,301
Total	26	—	2,324	8	—	498	619	1,989	3,095	6,536
Hepburn (S)										
East	1	1	160	—	—	—	42	75	75	277
West	2	—	50	—	—	—	15	—	—	65
Total	3	1	210	—	—	—	57	75	75	342
Moorabool (S)										
Bacchus Marsh	8	—	770	—	—	—	155	—	—	925
Ballan	2	—	143	—	—	—	130	—	—	274
West	1	—	125	—	—	—	84	—	—	209
Total	11	—	1,038	—	—	—	369	—	—	1,407
Pyrenees (S)										
North	—	—	—	—	—	—	—	—	—	—
South	1	—	50	—	—	—	10	—	—	60
Total	1	—	50	—	—	—	10	—	—	60
<b>Central Highlands (SD)</b>	<b>42</b>	<b>1</b>	<b>3,692</b>	<b>8</b>	<b>—</b>	<b>498</b>	<b>1,065</b>	<b>2,064</b>	<b>3,277</b>	<b>8,531</b>

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
<b>OVENS MURRAY STATISTICAL DIVISION</b>											
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.
1995-96	749	5,574	2,536	4,338	17,402	5,550	153	3,496	1,372	987	42,157
1995 December	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1996 January	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
February	467	500	295	240	—	188	103	—	329	—	2,122
December	176	—	—	100	—	110	—	—	—	935	1,321
1997 January	75	690	1,321	—	—	—	—	—	—	595	2,681
February	—	525	500	—	—	280	—	—	—	890	2,195
<b>EAST GIPPSLAND STATISTICAL DIVISION</b>											
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.
1995-96	1,036	2,535	2,351	3,126	692	1,733	—	3,642	895	51,449	67,457
1995 December	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1996 January	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
February	—	120	—	—	80	99	—	—	—	48,564	48,863
December	—	—	80	—	—	200	—	1,800	—	66	2,146
1997 January	—	—	80	—	69	—	—	—	—	60	209
February	—	100	65	200	1,550	2,000	—	162	75	—	4,152
<b>GIPPSLAND STATISTICAL DIVISION</b>											
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
1995-96	1,050	7,931	22,345	1,883	4,728	7,258	90	530	4,389	1,900	52,104
1995 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
December	—	142	19,661	—	254	4,080	—	692	—	150	24,980
1997 January	—	530	727	90	50	110	165	—	—	1,190	2,861
February	50	184	50	650	90	3,200	—	—	—	65	4,289
<b>TOTAL VICTORIA</b>											
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
1995-96	136,388	390,446	230,616	419,038	340,836	364,917	7,476	136,564	251,475	174,633	2,452,389
1995 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
December	47,354	24,432	40,753	31,131	19,695	24,160	877	13,535	4,844	14,846	221,628
1997 January	17,417	37,316	29,342	24,171	33,887	21,664	4,072	10,015	4,489	45,776	228,148
February	4,740	34,520	49,178	32,915	28,358	40,780	663	9,589	10,094	124,020	334,858

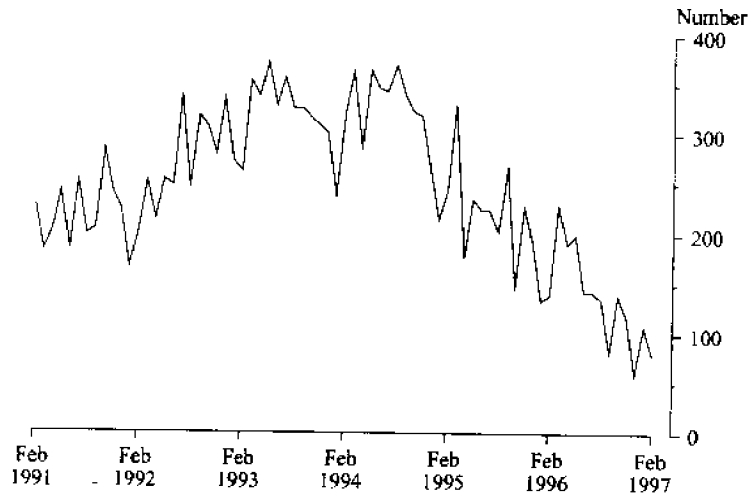
(a) As a result of changes to Statistical Division boundaries, data for the periods prior to July 1995 are not directly comparable to data for the periods from July 1995 onward. The Statistical Divisions of Loddon (formerly Loddon-Campaspe), Goulburn, Ovens-Murray, and East Gippsland were significantly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

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), FEBRUARY 1997—continued

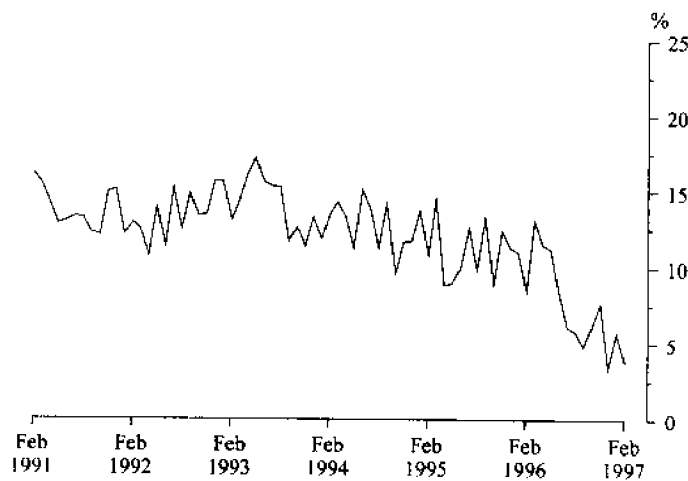
Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MELBOURNE STATISTICAL DIVISION — continued										
Knox (C)										
North	16	—	1,550	—	—	—	938	450	1,000	3,488
South	16	—	2,319	6	—	520	239	172	237	3,315
Total	32	—	3,869	6	—	520	1,176	622	1,237	6,803
Manningham (C)										
East	13	—	2,182	—	—	—	384	—	—	2,566
West	35	—	5,269	10	—	657	770	353	943	7,638
Total	48	—	7,451	10	—	657	1,154	353	943	10,204
Maribyrnong (C)	2	2	373	—	3	120	980	255	255	1,728
Maroondah (C)										
Croydon	18	1	2,361	12	—	660	469	2,009	2,009	5,499
Ringwood	6	—	788	18	—	1,150	409	1,650	1,650	3,997
Total	24	1	3,148	30	—	1,810	878	3,659	3,659	9,496
Melbourne (C)										
Inner	—	—	—	—	—	—	9,650	4,876	106,602	116,252
Remainder	16	—	1,565	14	—	1,574	2,242	4,323	19,690	25,072
Total	16	—	1,565	14	—	1,574	11,893	9,200	126,292	141,324
Melton (S)										
East	18	—	2,261	—	—	—	35	—	—	2,296
Balance	8	—	919	—	—	—	54	607	607	1,580
Total	26	—	3,180	—	—	—	89	607	607	3,876
Monash (C)										
South-West	12	—	1,573	12	—	812	311	1,084	1,190	3,886
Waverley East	4	—	736	3	—	230	380	1,735	1,735	3,081
Waverley West	7	—	1,102	4	—	359	779	11,281	11,281	13,521
Total	23	—	3,411	19	—	1,401	1,469	14,100	14,206	20,488
Moonee Valley (C)										
Essendon	18	—	3,003	23	—	1,752	4,827	3,126	3,126	12,707
West	39	—	5,435	31	—	2,148	986	160	160	8,729
Total	57	—	8,437	54	—	3,900	5,813	3,286	3,286	21,436
Moreland (C)										
Brunswick	4	—	269	—	—	—	488	—	—	757
Coburg	19	—	1,995	5	—	426	466	—	—	2,887
North	9	—	980	2	—	75	770	—	—	1,824
Total	32	—	3,244	7	—	501	1,723	—	—	5,468
Mornington Peninsula (S)										
East	10	—	856	—	—	—	460	—	—	1,316
South	23	—	4,094	—	—	—	548	240	240	4,882
West	41	—	4,926	—	—	—	582	—	—	5,508
Total	74	—	9,876	—	—	—	1,589	240	240	11,705
Nillumbik (S)										
South	5	—	650	—	—	—	110	—	—	760
South-West	2	—	200	—	—	—	76	—	—	276
Balance	—	—	—	—	—	—	50	—	—	50
Total	7	—	850	—	—	—	236	—	—	1,086
Port Phillip (C)										
St Kilda	—	—	—	18	—	1,600	1,906	966	966	4,472
West	4	—	355	99	—	13,750	489	4,143	4,143	18,737
Total	4	—	355	117	—	15,350	2,395	5,109	5,109	23,209
Stonnington (C)										
Prahan	1	—	750	46	—	6,830	2,072	3,093	3,763	13,415
Malvern	1	—	130	61	—	3,460	1,310	129	129	5,029
Total	2	—	880	107	—	10,290	3,382	3,222	3,892	18,445
Whitehorse (C)										
Box Hill	14	—	1,076	26	—	2,120	1,283	65	65	4,544
Nunawading East	9	—	1,162	—	—	—	260	2,546	2,546	3,968
Nunawading West	19	—	2,114	25	—	1,814	237	620	620	4,786
Total	42	—	4,353	51	—	3,935	1,779	3,231	3,231	13,298

See footnotes at end of table.

**DUAL OCCUPANCY DWELLING UNITS APPROVED,  
VICTORIA**



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



**TABLE 7. NUMBER AND VALUE OF NEW DWELLING UNITS (a) APPROVED  
BY MATERIAL OF OUTER WALLS, FEBRUARY 1997**

Particulars	Private sector		Public sector		Total	
	Number	Value (\$ '000)	Number	Value (\$ '000)	Number	Value (\$ '000)
<b>MELBOURNE STATISTICAL DIVISION (b)</b>						
Houses —						
Brick, stone or concrete	66	7,251	—	—	66	7,251
Brick-veneer	520	61,801	2	133	522	61,934
Timber	27	2,762	—	—	27	2,762
Fibre cement	—	—	—	—	—	—
Steel, aluminium or other materials	1	60	—	—	1	60
Not stated	343	42,332	1	97	344	42,429
<b>Total houses</b>	<b>957</b>	<b>114,207</b>	<b>3</b>	<b>230</b>	<b>960</b>	<b>114,437</b>
<i>Other residential buildings</i>	<i>567</i>	<i>51,091</i>	<i>5</i>	<i>200</i>	<i>572</i>	<i>51,291</i>
<b>Total residential buildings</b>	<b>1,524</b>	<b>165,299</b>	<b>8</b>	<b>430</b>	<b>1,532</b>	<b>165,728</b>
<b>REST OF VICTORIA (b)</b>						
Houses —						
Brick, stone or concrete	28	2,663	—	—	28	2,663
Brick-veneer	190	20,470	3	325	193	20,795
Timber	36	2,592	1	20	37	2,612
Fibre cement	17	979	—	—	17	979
Steel, aluminium or other materials	2	102	—	—	2	102
Not stated	170	16,587	2	133	172	16,720
<b>Total houses</b>	<b>443</b>	<b>43,393</b>	<b>6</b>	<b>478</b>	<b>449</b>	<b>43,871</b>
<i>Other residential buildings</i>	<i>35</i>	<i>2,492</i>	<i>2</i>	<i>96</i>	<i>37</i>	<i>2,588</i>
<b>Total residential buildings</b>	<b>478</b>	<b>45,885</b>	<b>8</b>	<b>574</b>	<b>486</b>	<b>46,459</b>
<b>TOTAL VICTORIA</b>						
Houses —						
Brick, stone or concrete	94	9,915	—	—	94	9,915
Brick-veneer	710	82,271	5	457	715	82,729
Timber	63	5,354	1	20	64	5,374
Fibre cement	17	979	—	—	17	979
Steel, aluminium or other materials	3	162	—	—	3	162
Not stated	513	58,920	3	230	516	59,149
<b>Total houses</b>	<b>1,400</b>	<b>157,600</b>	<b>9</b>	<b>707</b>	<b>1,409</b>	<b>158,308</b>
<i>Other residential buildings</i>	<i>602</i>	<i>53,583</i>	<i>7</i>	<i>296</i>	<i>609</i>	<i>53,879</i>
<b>Total residential buildings</b>	<b>2,002</b>	<b>211,184</b>	<b>16</b>	<b>1,003</b>	<b>2,018</b>	<b>212,187</b>

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



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

<i>Statistical local area (b) (c)</i>	<i>1994-95</i>	<i>1995-96</i>	<i>July - Feb. 1996-97</i>	<i>Feb. 1997</i>
<b>Moonee Valley (C)</b>				
Essendon	55	49	—	—
West	n.a.	n.a.	—	—
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	—	—
<b>Moreland (C)</b>				
Brunswick	6	10	4	—
Coburg	n.a.	n.a.	—	—
North	n.a.	n.a.	13	—
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>17</i>	—
<b>Mornington Peninsula (S)</b>				
East	n.a.	n.a.	—	—
South	14	14	—	—
West	n.a.	n.a.	8	—
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>8</i>	—
<b>Nillumbik (S)</b>				
South-West	n.a.	n.a.	—	—
Balance	n.a.	n.a.	—	—
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	—	—
<b>Port Phillip (C)</b>				
St Kilda	n.a.	n.a.	—	—
West	n.a.	9	1	—
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>1</i>	—
<b>Stonnington (C)</b>				
Prahran	n.a.	n.a.	7	3
Malvern	59	33	7	4
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>14</i>	<i>7</i>
<b>Whitehorse (C)</b>				
Box Hill	69	39	21	4
Nunawading East	n.a.	n.a.	9	—
Nunawading West	n.a.	n.a.	27	6
<i>Total</i>	<i>190</i>	<i>116</i>	<i>57</i>	<i>10</i>
Whittlesea (C)	n.a.	n.a.	—	—
Wyndham (C)	n.a.	n.a.	—	—
<b>Yarra (C)</b>				
North	n.a.	n.a.	2	—
Richmond	29	25	7	—
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>9</i>	—
<b>Yarra Ranges (S) (d)</b>				
Central	2	3	4	—
North	n.a.	n.a.	—	—
South-West	n.a.	n.a.	7	—
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>11</i>	—
<b>Melbourne Statistical Division</b>	<b>2,672</b>	<b>1,919</b>	<b>711</b>	<b>65</b>
<b>Rest of Victoria</b>	<b>710</b>	<b>373</b>	<b>133</b>	<b>14</b>
<b>Total Victoria</b>	<b>3,382</b>	<b>2,292</b>	<b>844</b>	<b>79</b>

(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.

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

Class of building	1994-95	1995-96	July-February		1996	1997	
			1995-96	1996-97	December	January	February
PRIVATE SECTOR							
New houses	2,383.4	1,845.2	1,249.8	1,276.9	159.2	152.1	157.6
New other residential buildings	388.8	325.9	204.5	424.0	27.7	61.3	53.6
<i>Total new residential building</i>	<i>2,772.2</i>	<i>2,171.1</i>	<i>1,454.4</i>	<i>1,700.9</i>	<i>186.9</i>	<i>213.3</i>	<i>211.2</i>
Alterations and additions to residential buildings	670.6	555.8	353.6	422.8	44.9	47.4	65.1
Hotels, etc.	47.0	135.2	117.1	126.6	47.4	17.4	4.1
Shops	351.0	365.0	242.4	221.7	18.1	31.7	33.7
Factories	206.8	227.6	153.4	237.0	40.8	28.9	49.2
Offices	238.1	301.0	212.7	174.3	25.6	12.8	18.1
Other business premises	165.0	265.1	187.2	210.3	19.2	33.8	25.9
Educational	77.4	80.6	52.2	47.4	6.0	4.4	4.8
Religious	15.4	7.5	5.5	10.3	0.9	4.1	0.7
Health	49.2	68.6	35.1	59.5	7.5	9.9	5.0
Entertainment and recreational	81.9	136.2	108.3	37.1	1.8	3.0	4.8
Miscellaneous	42.9	134.7	108.2	94.2	10.5	43.9	3.4
<i>Total non-residential building</i>	<i>1,274.7</i>	<i>1,721.6</i>	<i>1,221.9</i>	<i>1,218.4</i>	<i>177.7</i>	<i>189.9</i>	<i>149.6</i>
<b>Total</b>	<b>4,717.5</b>	<b>4,448.5</b>	<b>3,029.9</b>	<b>3,342.1</b>	<b>409.5</b>	<b>450.6</b>	<b>425.9</b>
PUBLIC SECTOR							
New houses	41.9	42.2	30.8	16.6	2.3	5.9	0.7
New other residential buildings	59.9	66.4	48.5	18.7	0.5	1.0	0.3
<i>Total new residential building</i>	<i>101.8</i>	<i>108.7</i>	<i>79.4</i>	<i>35.3</i>	<i>2.8</i>	<i>6.9</i>	<i>1.0</i>
Alterations and additions to residential buildings	14.4	34.3	20.2	24.9	4.6	3.5	3.8
Hotels, etc.	1.1	1.2	1.2	1.2	—	—	0.7
Shops	7.7	25.5	25.0	15.5	6.3	5.6	0.8
Factories	12.4	3.0	2.6	20.5	—	0.4	—
Offices	123.1	118.0	67.8	100.4	5.6	11.4	14.8
Other business premises	53.3	75.7	19.5	6.6	0.5	0.1	2.5
Educational	226.3	284.3	175.5	132.1	18.1	17.2	36.0
Religious	—	—	—	—	—	—	—
Health	71.8	68.0	41.1	110.0	6.0	0.1	4.6
Entertainment and recreational	148.6	115.3	98.3	28.7	3.0	1.5	5.3
Miscellaneous	56.2	39.9	17.7	160.8	4.3	1.8	120.6
<i>Total non-residential building</i>	<i>700.5</i>	<i>730.8</i>	<i>448.6</i>	<i>575.8</i>	<i>43.9</i>	<i>38.2</i>	<i>185.3</i>
<b>Total</b>	<b>816.7</b>	<b>873.8</b>	<b>548.2</b>	<b>636.0</b>	<b>51.2</b>	<b>48.6</b>	<b>190.0</b>
TOTAL							
New houses	2,425.3	1,887.4	1,280.7	1,293.5	161.5	158.0	158.3
New other residential buildings	448.7	392.3	253.0	442.7	28.2	62.2	53.9
<i>Total new residential building</i>	<i>2,874.0</i>	<i>2,279.7</i>	<i>1,533.7</i>	<i>1,736.2</i>	<i>189.7</i>	<i>220.2</i>	<i>212.2</i>
Alterations and additions to residential buildings	685.1	590.1	373.8	447.7	49.4	50.9	68.9
Hotels, etc.	48.1	136.4	118.2	127.8	47.4	17.4	4.7
Shops	358.8	390.4	267.3	237.2	24.4	37.3	34.5
Factories	219.2	230.6	156.0	257.5	40.8	29.3	49.2
Offices	361.2	419.0	280.5	274.7	31.1	24.2	32.9
Other business premises	218.3	340.8	206.7	216.9	19.7	33.9	28.4
Educational	303.7	364.9	227.7	179.5	24.2	21.7	40.8
Religious	15.4	7.5	5.5	10.3	0.9	4.1	0.7
Health	121.0	136.6	76.2	169.5	13.5	10.0	9.6
Entertainment and recreational	230.4	251.5	206.6	65.8	4.8	4.5	10.1
Miscellaneous	99.0	174.6	125.9	255.0	14.8	45.8	124.0
<i>Total non-residential building</i>	<i>1,975.2</i>	<i>2,452.4</i>	<i>1,670.6</i>	<i>1,794.2</i>	<i>221.6</i>	<i>228.1</i>	<i>334.9</i>
<b>Total</b>	<b>5,534.3</b>	<b>5,322.3</b>	<b>3,578.1</b>	<b>3,978.1</b>	<b>460.8</b>	<b>499.3</b>	<b>615.9</b>

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.

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.

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.

## BUILDING CLASSIFICATION

## SEASONAL ADJUSTMENT

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

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		
<b>SEASONALLY ADJUSTED</b>						
<i>1995</i>						
December	1,606	1,623	1,880	2,040	202.3	47.3
<i>1996—</i>						
January	1,580	1,573	1,722	1,768	157.3	49.1
February	1,293	1,304	1,870	1,924	194.5	50.0
March	1,423	1,408	2,153	2,212	190.2	61.8
April	1,478	1,509	1,819	1,970	186.2	55.7
May	1,398	1,479	1,765	1,859	185.5	47.2
June	1,485	1,506	2,011	2,078	203.4	49.4
July	1,341	1,399	1,854	2,000	207.6	52.0
August	1,498	1,557	2,329	2,513	267.4	56.1
September	1,472	1,479	1,860	1,916	190.8	55.1
October	1,344	1,404	2,075	2,148	198.5	53.4
November	1,380	1,328	1,880	1,861	197.0	48.3
December	1,614	1,599	2,048	2,127	196.0	54.0
<i>1997—</i>						
January	1,665	1,713	2,607	2,535	248.6	61.5
February	1,475	1,458	2,288	2,298	218.4	72.8
<b>TREND ESTIMATES</b>						
<i>1995—</i>						
December	1,535	1,553	1,819	1,932	187.1	48.8
<i>1996—</i>						
January	1,496	1,506	1,843	1,945	184.5	50.9
February	1,458	1,469	1,862	1,952	182.3	52.4
March	1,430	1,446	1,885	1,969	183.8	53.2
April	1,419	1,445	1,909	1,997	189.7	53.2
May	1,421	1,460	1,931	2,035	198.3	52.9
June	1,427	1,476	1,956	2,075	207.3	52.6
July	1,425	1,475	1,972	2,094	212.7	52.3
August	1,422	1,463	1,983	2,095	213.7	52.0
September	1,427	1,455	2,007	2,098	212.2	52.3
October	1,449	1,465	2,042	2,106	209.6	53.3
November	1,479	1,487	2,092	2,129	208.6	54.8
December	1,512	1,513	2,165	2,176	210.7	57.3
<i>1997—</i>						
January	1,544	1,540	2,248	2,239	214.7	60.4
February	1,561	1,556	2,312	2,288	217.9	63.6

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

- (d) The following SLA splits (and boundary changes) have occurred:
- (i) Cardinia (S) – Pakenham has been split into two SLAs, Cardinia (S) – Pakenham (which also includes a part from Cardinia (S) – South) and Cardinia (S) – North
  - (ii) Casey (C) – Berwick lost part to Casey (C) – South; remainder has been split into two SLAs, Casey (C) – Berwick and Casey (C) – Hallam
  - (iii) Casey (C) – South has been split into two SLAs, Casey (C) – South (which also includes a part from Casey (C) – Berwick) and Casey (C) – Cranbourne
  - (iv) Knox (C) has been split into two SLAs, Knox (C) – North and Knox (C) – South
  - (v) Manningham (C) has been split into two SLAs, Manningham (C) – East and Manningham (C) – West
  - (vi) Moira (S) has been split into two SLAs, Moira (S) – East and Moira (S) – West
  - (vii) Nillumbik (S) Bal has been split into two SLAs, Nillumbik (S) – South (which also includes a part from Nillumbik (S) – South-West) and Nillumbik (S) Bal
  - (viii) Pyrenees (S) has been split into two SLAs, Pyrenees (S) – North and Pyrenees (S) – South
  - (ix) Swan Hill (RC) Bal has been split into two SLAs, Swan Hill (RC) – Robinvale and Swan Hill (RC) Bal
  - (x) Whittlesea (C) has been split into two SLAs, Whittlesea (C) – North and Whittlesea (C) – South
  - (xi) Wyndham (C) has been split into three SLAs, Wyndham (C) – North-West, Wyndham (C) – Werribee and Wyndham (C) Bal
- (e) There have been changes between the following boundaries:
- (i) Ballarat (C) – Central and Ballarat (C) – Inner North
  - (ii) Ballarat (C) – Inner North and Ballarat (C) – South
  - (iii) Banyule (C) – Heidelberg and Banyule (C) – North
  - (iv) Colac–Otway (S) – Colac, and Colac–Otway (S) – North
  - (v) East Gippsland (S) – Orbost and East Gippsland (S) Bal
  - (vi) Geelong and Geelong West
  - (vii) Glenelg (S) – Heywood and Glenelg (S) – North
  - (viii) Glenelg (S) – Heywood and Glenelg (S) – Portland
  - (ix) Loddon (S) – North and Loddon (S) – South
  - (x) Macedon Ranges (S) – Kyneton and Macedon Ranges (S) Bal
  - (xi) Maroondah (C) – Croydon and Maroondah (C) – Ringwood
  - (xii) Moonee Valley (C) – Essendon and Moonee Valley (C) – West
  - (xiii) Moyne (S) Bal abolished: split between Moyne (S) – South (renamed to Moyne (S) – South-West) and new SLA Moyne (S) – North-West
  - (xiv) Moyne (S) – South created from Moyne (S) – South-West and the southern part of Moyne (S) Bal
  - (xv) Nillumbik (S) – South-West, and Nillumbik (S) – South
  - (xvi) Surf Coast (S) – East and Surf Coast (S) – West
  - (xvii) Wangaratta (RC) – North (previously Milawa (S) – North) and Wangaratta (RC) – South (previously Milawa (S) – South)
  - (xviii) Wangaratta (RC) – Central renamed from Milawa (S) – Wangaratta
  - (xix) Wellington (S) – Avon and Wellington (S) – Maffra

30. Tables 8, 9 and 13 show approvals statistics according to the new SLA structure for July 1996. 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.)

TABLE 1. 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
<b>MELBOURNE STATISTICAL DIVISION (b)</b>										
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
1995-96	12,690	345	13,035	2,986	723	3,709	617	16,275	1,086	17,361
1995-96 July-February	8,951	261	9,212	1,555	551	2,106	198	10,703	813	11,516
1996-97 July-February	8,019	103	8,122	4,059	248	4,307	658	12,735	352	13,087
1995— 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
March	809	10	819	325	50	375	336	1,461	69	1,530
April	910	33	943	267	100	367	66	1,235	141	1,376
May	1,056	33	1,089	400	11	411	5	1,461	44	1,505
June	964	8	972	439	11	450	12	1,415	19	1,434
July	1,033	22	1,055	507	106	613	19	1,558	129	1,687
August	1,135	18	1,153	773	34	807	47	1,955	52	2,007
September	1,012	5	1,017	263	52	315	30	1,305	57	1,362
October	1,037	9	1,046	646	22	668	116	1,799	31	1,830
November	907	4	911	390	17	407	40	1,337	21	1,358
December	999	9	1,008	271	8	279	208	1,478	17	1,495
1997— January	939	33	972	642	4	646	24	1,605	37	1,642
February	957	3	960	567	5	572	174	1,698	8	1,706
<b>VICTORIA</b>										
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
1995-96	18,425	464	18,889	3,218	937	4,155	663	22,277	1,430	23,707
1995-96 July-February	12,771	324	13,095	1,647	698	2,345	216	14,633	1,023	15,656
1996-97 July-February	11,772	153	11,925	4,393	306	4,699	698	16,859	463	17,322
1995— 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
March	1,331	25	1,356	360	65	425	338	2,020	99	2,119
April	1,348	40	1,388	286	113	399	83	1,698	172	1,870
May	1,540	53	1,593	448	42	490	12	2,000	95	2,095
June	1,435	22	1,457	477	19	496	14	1,926	41	1,967
July	1,511	34	1,545	533	109	642	22	2,065	144	2,209
August	1,578	24	1,602	825	42	867	53	2,456	66	2,522
September	1,476	8	1,484	304	63	367	43	1,823	71	1,894
October	1,560	19	1,579	712	22	734	120	2,392	41	2,433
November	1,406	7	1,413	426	39	465	43	1,875	46	1,921
December	1,446	18	1,464	317	8	325	216	1,976	29	2,005
1997— January	1,395	34	1,429	674	16	690	25	2,094	50	2,144
February	1,400	9	1,409	602	7	609	176	2,178	16	2,194

(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.



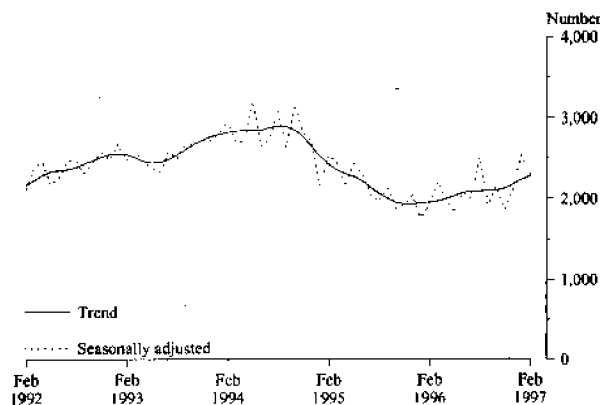
**BUILDING APPROVALS, VICTORIA, FEBRUARY 1997**

**MAIN FEATURES**

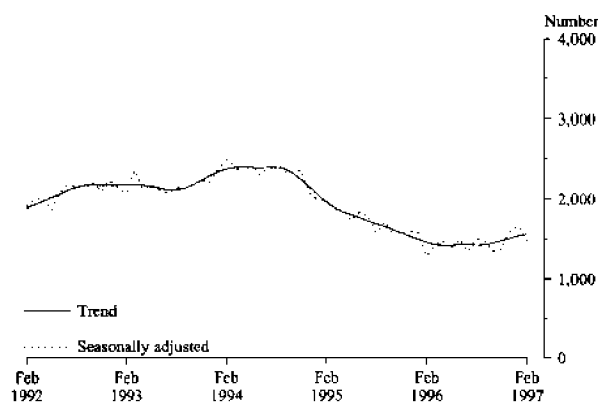
**NUMBER OF DWELLING UNITS APPROVED**

	February 1996	January 1997	February 1997	February 1996 to February 1997 change	January 1997 to February 1997 change
Original series	1,931	2,144	2,194	13.6	2.3
Seasonally adjusted	1,924	2,535	2,298	19.4	-9.3
Trend estimate	1,952	2,239	2,288	17.2	2.2

**TOTAL DWELLING UNITS APPROVED**



**PRIVATE SECTOR HOUSES APPROVED**



**Residential building**

- The trend for total dwelling units approved increased by 2.2% in February and 17.2% over the last year.
- The trend for the number of private sector house approvals increased by 1.1% in February and has risen by 9.8% in the last six months.
- In original terms there were 2,194 dwelling units approved in February. Of the total, 1,400 were new private sector houses and 602 were new private other residential dwelling units.
- The value of new residential building approvals in February was \$212.2 million. The value of alterations and additions to residential buildings was \$68.9 million.

**Non-residential building**

- The value of non-residential projects approved in February was \$334.9 million. Of the total, the miscellaneous category accounted for \$124.0 million, followed by factories (\$49.2 million), education (\$40.8 million), shops (\$34.5 million) and offices (\$32.9 million). The three main projects in the miscellaneous category were, the new Commonwealth law courts (\$100 million), part of a new artillery centre (\$8.1 million) and a redevelopment of a youth training centre (\$8.4 million).
- There were 7 projects valued at \$5 million or more and 53 between \$1 million and \$5 million.

**INQUIRIES**

- for more information about statistics in this publication and the availability of related unpublished statistics, contact John Radimissis on Adelaide (08) 8237 7590 or any ABS State Office.
- for information about other ABS statistics and services please contact Information Services on Adelaide (08) 8237 7100, call at 55 Currie Street, Adelaide, or write to Information Services, ABS, GPO Box 2272, Adelaide SA 5001.