

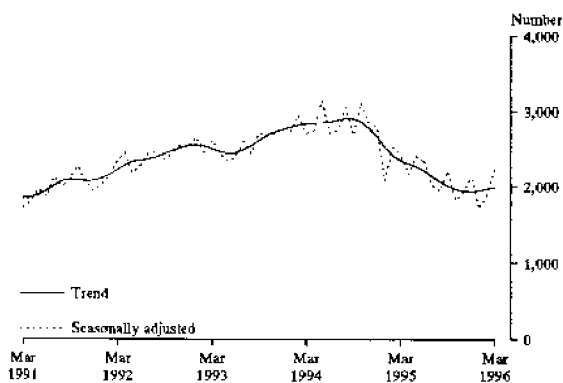
BUILDING APPROVALS, VICTORIA, MARCH 1996

MAIN FEATURES

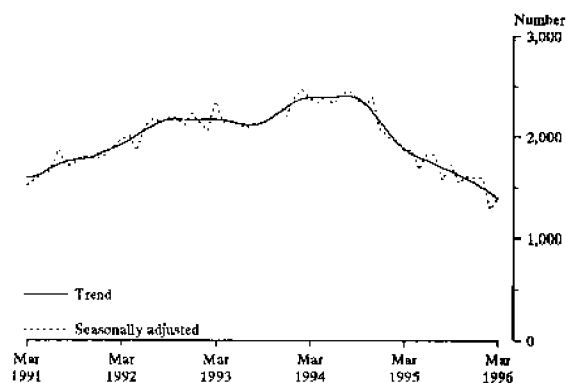
NUMBER OF DWELLING UNITS APPROVED

	March 1995	February 1996	March 1996	March 1995 to March 1996 change	February 1996 to March 1996 change
Original series	2,538	1,931	2,119	-16.5%	9.7%
Seasonally adjusted	2,442	1,899	2,233	-8.6%	17.6%
Trend estimate	2,352	1,972	1,996	-15.1%	1.2%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



Residential building

- The trend estimate of total dwelling units approved in March was 1,996, an increase of 1.2% on last month. The seasonally adjusted value will need to decrease by more than 24% in April for the trend not to continue its rise next month.
- However, the trend estimate of private sector houses continued to decline in March, to 1,394, a decrease of 3.7% on February. This follows falls of 3.3% in February and 3.2% in January.
- In original (unadjusted) terms the total number of dwelling units approved was 2,119. Of the total, 1,356 were new private sector dwellings, 425 were from the public sector and 338 dwellings were recorded as conversions.

- The trend estimate of the value of new residential building approved continued to move downwards, registering \$181.1 million in March, down 1.6% from the previous month.

Non residential building

- The value of non residential projects approved in March was \$185.6 million. Of this total the category of other business premises dominated, with \$69.3 million, followed by offices with \$33.7 million and educational with \$21.3 million. There were 2 projects valued at more than \$5 million each, the major one being an airport terminal building.
- For the 9 months to March 1996, \$1,856.2 million of non residential building work was approved compared with \$1,444.2 million for the corresponding period last year.

NOTE: In this issue the dual occupancy tables (tables 12 and 13) contain revisions to the February data released in the last issue of this publication.

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 Curric 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 October 1995 to March 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 (April 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 April 1996, the trend estimate for that month would be 1,400, a movement of -1.4%. The monthly movements in the trend estimates for January, February and March 1996, which are currently estimated to be -3.1%, -3.3% and -3.7% respectively, would be revised to -2.8%, -2.9% and -2.6%. On the other hand, a 5% seasonally adjusted decline in the number of private houses approved in April 1996 would produce a trend estimate for that month of 1,339, a movement of -2.9%, with the movements in the trend estimates for January, February and March 1996, being revised to -3.3%, -3.9% and -4.0% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED, RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if April 1996 seasonally adjusted estimate			
			is up 5% on March 1996		is down 5% on March 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
October	1,628	-2.1	1,626	-2.2	1,629	-2.0
November	1,588	-2.5	1,585	-2.5	1,590	-2.4
December	1,545	-2.7	1,543	-2.7	1,545	-2.8
1996—						
January	1,496	-3.1	1,501	-2.8	1,494	-3.3
February	1,447	-3.3	1,458	-2.9	1,436	-3.9
March	1,394	-3.7	1,420	-2.6	1,379	-4.0
April	n.y.a.	n.y.a.	1,400	-1.4	1,339	-2.9

TOTAL NUMBER OF DWELLING UNITS APPROVED, RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if April 1996 seasonally adjusted estimate			
			is up 7% on March 1996		is down 7% on March 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995—						
October	1,964	-2.4	1,954	-2.9	1,960	-2.6
November	1,940	-1.2	1,923	-1.6	1,934	-1.3
December	1,939	-0.1	1,931	0.4	1,937	0.1
1996—						
January	1,949	0.5	1,967	1.9	1,953	0.8
February	1,972	1.2	2,031	3.2	1,983	1.5
March	1,996	1.2	2,110	3.9	2,019	1.8
April	n.y.a.	n.y.a.	2,211	4.8	2,074	2.7

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)										
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-March	14,016	236	14,252	2,064	412	2,476	1,179	17,253	654	17,907
1995-96										
July-March	9,760	271	10,031	1,880	601	2,481	534	12,164	882	13,046
<i>1995</i>										
January	1,338	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
<i>1996-</i>										
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
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-March	19,891	427	20,318	2,169	592	2,761	1,195	23,248	1,026	24,274
1995-96										
July-March	14,102	349	14,451	2,007	763	2,770	554	16,653	1,122	17,775
<i>1995-</i>										
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
<i>1996</i>										
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

(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									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
MELBOURNE STATISTICAL DIVISION (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-March	1,350.6	18.3	1,369.0	253.2	31.4	284.6	1,603.8	49.8	1,653.6	449.1	810.2	1,219.7	2,861.2	3,322.4
1995-96														
July-March	990.4	26.3	1,016.7	224.4	43.5	267.9	1,214.8	69.8	1,284.6	347.6	1,032.6	1,473.1	2,579.4	3,105.3
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
March	88.6	0.8	89.4	27.1	3.8	31.0	115.8	4.6	120.4	49.8	66.6	152.9	230.2	323.0
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	5,334.3
1994-95														
July-March	1,859.4	30.0	1,889.3	259.4	41.7	301.0	2,118.7	71.6	2,190.4	531.1	940.2	1,444.2	3,587.4	4,165.6
1995-96														
July-March	1,388.0	32.9	1,420.9	233.7	53.4	287.1	1,621.7	86.3	1,708.0	436.9	1,311.1	1,856.2	3,345.7	4,001.0
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
March	138.1	2.1	140.2	29.2	4.9	34.1	167.4	6.9	174.3	63.1	89.2	185.6	315.8	423.0

(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		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
<i>1995—</i>						
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
<i>1996</i>						
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
March	1,394	1,365	2,158	2,233	181.4	64.3
TREND ESTIMATES						
<i>1995—</i>						
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	1,663	1,722	1,842	2,012	196.1	45.1
October	1,628	1,671	1,802	1,964	192.6	45.5
November	1,588	1,618	1,794	1,940	191.3	46.5
December	1,545	1,562	1,812	1,939	189.4	48.4
<i>1996—</i>						
January	1,496	1,502	1,845	1,949	186.5	50.7
February	1,447	1,441	1,893	1,972	184.1	53.3
March	1,394	1,385	1,935	1,996	181.1	55.9

(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)
(S 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**

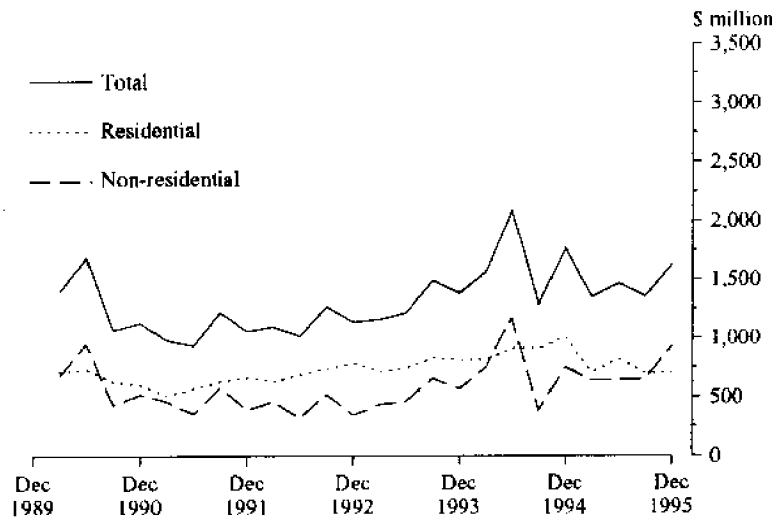


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
(*\$ million*)

Class of building	1993-94	1994-95	July-March		1996		
			1994-95	1995-96	January	February	March
PRIVATE SECTOR							
New houses	2,465.2	2,383.4	1,859.4	1,388.0	129.2	130.5	138.1
New other residential buildings	252.8	388.8	259.4	233.7	4.8	62.6	29.2
<i>Total new residential building</i>	<i>2,718.0</i>	<i>2,772.2</i>	<i>2,118.7</i>	<i>1,621.7</i>	<i>134.0</i>	<i>193.1</i>	<i>167.4</i>
Alterations and additions to residential buildings	614.4	670.6	528.5	412.9	37.3	48.6	59.3
Hotels, etc.	187.1	47.0	30.6	122.4	3.0	1.5	5.4
Shops	483.6	351.0	281.0	254.0	18.0	31.1	11.6
Factories	161.2	206.8	159.7	165.4	33.5	17.7	12.0
Offices	178.1	238.1	159.6	230.4	13.5	24.7	17.7
Other business premises	225.1	165.0	119.2	208.3	15.1	15.9	21.2
Educational	88.1	77.4	50.6	56.6	2.8	12.8	4.4
Religious	13.9	15.4	13.8	5.6	0.5	1.1	0.2
Health	119.8	49.2	38.6	39.5	3.3	6.0	4.4
Entertainment and recreational	308.7	81.9	58.7	111.8	2.5	3.8	3.5
Miscellaneous	87.9	42.9	28.4	117.0	3.3	68.0	8.8
<i>Total non-residential building</i>	<i>1,853.6</i>	<i>1,274.7</i>	<i>940.2</i>	<i>1,311.1</i>	<i>95.4</i>	<i>182.7</i>	<i>89.2</i>
Total	5,186.0	4,717.5	3,587.4	3,345.7	266.8	424.4	315.8
PUBLIC SECTOR							
New houses	58.8	41.9	30.0	32.9	1.0	1.1	2.1
New other residential buildings	40.9	59.9	41.7	53.4	6.6	4.8	4.9
<i>Total new residential building</i>	<i>99.7</i>	<i>101.8</i>	<i>71.6</i>	<i>86.3</i>	<i>7.6</i>	<i>5.9</i>	<i>6.9</i>
Alterations and additions to residential buildings	9.1	14.4	2.6	24.0	3.6	1.2	3.8
Hotels, etc.	1.3	1.1	0.9	1.2	0.6	-	-
Shops	3.4	7.7	6.6	25.0	0.4	0.4	-
Factories	45.0	12.4	12.2	2.7	-	0.1	0.1
Offices	56.2	123.1	71.0	83.8	4.8	6.5	15.9
Other business premises	141.7	53.3	50.7	67.7	0.5	-	48.1
Educational	119.6	226.3	171.3	192.5	8.7	7.2	17.0
Religious	-	-	-	-	-	-	-
Health	182.9	71.8	43.1	42.6	2.8	0.2	1.5
Entertainment and recreational	69.5	148.6	137.6	104.5	48.8	2.5	6.3
Miscellaneous	29.5	56.2	10.7	25.2	1.5	0.5	7.5
<i>Total non-residential building</i>	<i>649.1</i>	<i>700.5</i>	<i>504.0</i>	<i>545.0</i>	<i>68.1</i>	<i>17.4</i>	<i>96.4</i>
Total	757.9	816.7	578.3	655.3	79.3	24.5	107.1
TOTAL							
New houses	2,524.0	2,425.3	1,889.3	1,420.9	130.2	131.6	140.2
New other residential buildings	293.7	448.7	301.0	287.1	11.4	67.4	34.1
<i>Total new residential building</i>	<i>2,817.7</i>	<i>2,874.0</i>	<i>2,190.4</i>	<i>1,708.0</i>	<i>141.6</i>	<i>199.0</i>	<i>174.3</i>
Alterations and additions to residential buildings	623.5	685.1	531.1	436.9	40.9	49.8	63.1
Hotels, etc.	188.4	48.1	31.5	123.6	3.6	1.5	5.4
Shops	487.1	358.8	287.6	279.0	18.4	31.5	11.6
Factories	206.2	219.2	171.8	168.0	33.5	17.8	12.1
Offices	234.3	361.2	230.6	314.2	18.2	31.2	33.7
Other business premises	366.8	218.3	169.9	276.0	15.6	15.9	69.3
Educational	207.7	303.7	221.9	249.1	11.5	20.1	21.3
Religious	13.9	15.4	13.8	5.6	0.5	1.1	0.2
Health	302.7	121.0	81.7	82.1	6.2	6.2	5.9
Entertainment and recreational	378.2	230.4	196.3	216.4	51.3	6.3	9.8
Miscellaneous	117.4	99.0	39.1	142.2	4.8	68.5	16.3
<i>Total non-residential building</i>	<i>2,502.7</i>	<i>1,975.2</i>	<i>1,444.2</i>	<i>1,856.2</i>	<i>163.5</i>	<i>200.1</i>	<i>185.6</i>
Total	5,943.9	5,534.3	4,165.6	4,001.0	346.1	448.9	423.0

**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.												
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
March	4	0.3	—	—	1	0.7	2	4.3	—	—	7	5.4
SHOPS												
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
March	66	5.5	10	3.1	5	3.0	—	—	—	—	81	11.6
FACTORIES												
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
March	34	2.9	16	4.5	5	3.4	1	1.2	—	—	56	12.1
OFFICES												
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
March	49	4.5	23	7.4	6	3.8	9	18.0	—	—	87	33.7
OTHER BUSINESS PREMISES												
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
March	17	1.7	12	3.7	8	5.7	5	10.7	1	47.5	43	69.3
EDUCATIONAL												
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
March	9	1.0	2	0.5	2	1.4	6	9.4	1	9.0	20	21.3
RELIGIOUS												
1996 January	1	0.1	1	0.5	—	—	—	—	—	—	2	0.5
February	1	0.1	2	0.5	1	0.5	—	—	—	—	4	1.1
March	1	0.2	—	—	—	—	—	—	—	—	1	0.2
HEALTH												
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
March	2	0.3	5	1.6	1	0.8	2	3.3	—	—	10	5.9
ENTERTAINMENT AND RECREATIONAL												
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
March	7	0.6	1	0.2	4	2.3	3	6.6	—	—	15	9.8
MISCELLANEOUS												
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
March	12	1.2	3	0.7	4	3.1	4	11.3	—	—	23	16.3
TOTAL NON-RESIDENTIAL BUILDING												
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
March	201	18.3	72	21.9	36	24.2	32	64.7	2	56.5	343	185.6

TABLE 7. NUMBER AND VALUE OF NEW DWELLING UNITS (a) APPROVED
BY MATERIAL OF OUTER WALLS, MARCH 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	77	10,582	—	—	77	10,582
Brick-veneer	476	50,499	1	83	477	50,582
Timber	19	2,541	—	—	19	2,541
Fibre cement	10	442	—	—	10	442
Steel, aluminium or other materials	—	—	—	—	—	—
Not stated	227	24,556	9	704	236	25,261
Total houses	809	88,621	10	787	819	89,409
<i>Other residential buildings</i>	325	27,136	50	3,829	375	30,965
Total residential buildings	1,134	115,757	60	4,616	1,194	120,374
REST OF VICTORIA (b)						
Houses —						
Brick, stone or concrete	69	7,471	1	230	70	7,701
Brick-veneer	200	20,563	4	309	204	20,872
Timber	38	2,811	—	—	38	2,811
Fibre cement	18	1,319	—	—	18	1,319
Steel, aluminium or other materials	5	128	—	—	5	128
Not stated	192	17,221	10	729	202	17,950
Total houses	522	49,514	15	1,268	537	50,782
<i>Other residential buildings</i>	35	2,082	15	1,034	50	3,116
Total residential buildings	557	51,596	30	2,302	587	53,898
TOTAL VICTORIA						
Houses —						
Brick, stone or concrete	146	18,054	1	230	147	18,284
Brick-veneer	676	71,063	5	392	681	71,455
Timber	57	5,352	—	—	57	5,352
Fibre cement	28	1,761	—	—	28	1,761
Steel, aluminium or other materials	5	128	—	—	5	128
Not stated	419	41,778	19	1,433	438	43,211
Total houses	1,331	138,135	25	2,055	1,356	140,190
<i>Other residential buildings</i>	360	29,218	65	4,863	425	34,081
Total residential buildings	1,691	167,353	90	6,918	1,781	174,271

(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), MARCH 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 (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MELBOURNE STATISTICAL DIVISION										
Banyule (C)										
Heidelberg	13	1	1,644	—	—	—	968	119	119	2,731
North	6	—	449	—	—	—	218	—	—	667
Total	19	1	2,093	—	—	—	1,186	119	119	3,398
Bayside (C)										
Brighton	11	—	1,915	4	—	900	1,127	1,670	1,670	5,612
South	13	1	1,996	2	—	300	981	60	60	3,337
Total	24	1	3,911	6	—	1,200	2,108	1,730	1,730	8,949
Boroondara (C)										
Camberwell North	12	—	2,050	2	—	150	1,602	—	—	3,801
Camberwell South	9	—	805	6	—	555	2,257	591	1,861	5,478
Hawthorn	2	—	421	—	—	—	730	60	11,766	12,917
Kew	4	—	862	2	—	185	792	—	96	1,934
Total	27	—	4,138	10	—	890	5,380	651	13,723	24,130
Brimbank (C)										
Keilor	33	—	3,177	5	—	390	452	61	61	4,079
Sunshine	4	—	400	8	—	427	147	1,091	1,091	2,065
Total	37	—	3,576	13	—	817	599	1,152	1,152	6,144
Cardinia (S)										
Pakenham	16	—	1,237	—	—	—	316	1,302	1,302	2,855
South	1	—	64	—	—	—	13	140	140	217
Total	17	—	1,301	—	—	—	329	1,442	1,442	3,072
Casey (C)										
Berwick	51	—	5,021	—	—	—	1,028	275	275	6,324
South	21	—	1,403	—	—	—	198	—	700	2,302
Total	72	—	6,425	—	—	—	1,226	275	975	8,626
Darebin (C)										
Northcote	8	—	726	—	—	—	857	1,455	1,455	3,038
Preston	12	6	1,829	4	—	220	289	973	973	3,310
Total	20	6	2,555	4	—	220	1,146	2,428	2,428	6,348
Frankston (C)										
East	20	—	1,454	—	—	—	139	—	—	1,593
West	18	1	1,610	4	—	250	555	705	705	3,120
Total	38	1	3,064	4	—	250	694	705	705	4,713
Glen Eira (C)										
Caulfield	14	—	2,328	12	—	1,060	1,116	80	169	4,672
South	10	—	956	11	—	850	541	350	1,600	3,947
Total	24	—	3,284	23	—	1,910	1,656	430	1,769	8,619
Greater Dandenong (C)										
Dandenong	5	—	528	—	—	—	139	170	170	838
Balance	9	—	778	—	—	—	237	1,764	1,764	2,778
Total	14	—	1,306	—	—	—	376	1,934	1,934	3,616
Hobsons Bay (C)										
Altona	30	—	2,696	3	—	140	338	320	320	3,493
Williamstown	14	—	1,492	2	—	148	893	350	476	3,009
Total	44	—	4,188	5	—	287	1,231	670	796	6,502
Hume (C)										
Broadmeadows	5	—	573	—	—	—	254	5,204	5,204	6,031
Craigieburn	44	—	4,392	—	—	—	219	300	49,193	53,805
Sunbury	14	—	1,430	—	—	—	212	200	200	1,843
Total	63	—	6,396	—	—	—	685	5,704	54,597	61,678
Kingston (C)										
North	19	1	2,415	13	2	858	1,363	2,660	2,660	7,297
South	10	—	1,025	19	10	1,575	288	1,565	1,565	4,453
Total	29	1	3,441	32	12	2,433	1,651	4,225	4,225	11,749
Knox (C)	18	—	1,989	4	—	250	729	—	—	2,968
Manningham (C)	36	—	4,701	10	—	830	809	700	700	7,039
Maribyrnong (C)	1	—	100	—	6	422	940	80	80	1,542

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MARCH 1996—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										
Maroondah (C)										
Croydon	12	—	1,492	24	—	2,540	416	5,684	5,684	10,132
Ringwood	6	—	678	—	—	—	183	3,050	3,650	4,511
Total	18	—	2,170	24	—	2,540	599	8,734	9,334	14,644
Melbourne (C)										
Inner	—	—	—	—	—	—	733	5,537	19,744	20,477
Remainder	—	—	—	84	—	7,878	9,845	5,817	8,921	26,644
Total	—	—	—	84	—	7,878	10,578	11,355	28,665	47,121
Melton (S)										
East	20	—	2,206	—	—	—	70	527	527	2,803
Balance	9	—	1,012	—	—	—	131	250	250	1,392
Total	29	—	3,218	—	—	—	200	777	777	4,195
Monash (C)										
South-West	9	—	908	—	2	124	308	700	770	2,111
Waverley East	3	—	458	2	2	248	306	123	123	1,135
Waverley West	8	—	1,114	5	—	360	278	2,423	2,423	4,175
Total	20	—	2,480	7	4	732	892	3,246	3,317	7,421
Moonee Valley (C)										
Essendon	8	—	597	9	—	627	1,855	205	205	3,284
West	20	—	1,784	5	—	420	353	150	150	2,707
Total	28	—	2,381	14	—	1,047	2,207	355	355	5,991
Moreland (C)										
Brunswick	1	—	90	—	—	—	288	—	—	378
Coburg	3	—	264	5	—	300	241	—	—	805
North	4	—	280	4	—	240	110	—	—	630
Total	8	—	634	9	—	540	639	—	—	1,813
Mornington Peninsula (S)										
East	15	—	1,545	—	—	—	302	520	2,128	3,975
South	27	—	3,290	—	—	—	610	300	300	4,201
West	15	—	1,571	—	—	—	796	50	50	2,416
Total	57	—	6,406	—	—	—	1,708	870	2,478	10,593
Nillumbik (S)										
South-West	1	—	130	—	—	—	75	—	—	205
Balance	3	—	390	—	—	—	123	—	—	513
Total	4	—	520	—	—	—	198	—	—	718
Port Phillip (C)										
St Kilda	4	—	790	—	—	—	420	210	210	1,420
West	4	—	1,285	—	—	—	884	344	344	2,513
Total	8	—	2,075	—	—	—	1,304	554	554	3,933
Stonnington (C)										
Prahan	5	—	1,565	41	—	3,649	1,994	550	630	7,838
Malvern	9	—	1,571	5	—	485	1,463	150	150	3,669
Total	14	—	3,136	46	—	4,134	3,456	700	780	11,507
Whitehorse (C)										
Box Hill	2	—	210	—	—	—	348	70	70	628
Nunawading East	2	—	232	—	—	—	110	—	—	342
Nunawading West	6	—	571	4	28	2,670	40	53	53	3,333
Total	10	—	1,013	4	28	2,670	498	123	123	4,304
Whittlesea (C)	36	—	3,693	8	—	420	1,169	1,427	2,527	7,809
Wyndham (C)	43	—	4,361	—	—	—	318	10,697	10,827	15,506
Yarra (C)										
North	2	—	317	—	—	—	1,553	3,453	3,453	5,323
Richmond	4	—	384	18	—	1,495	2,398	1,650	1,650	5,927
Total	6	—	701	18	—	1,495	3,951	5,103	5,103	11,250
Yarra Ranges (S) — Pt A (d)										
Central	1	—	110	—	—	—	25	—	—	135
North	6	—	424	—	—	—	91	—	—	515
South-West	38	—	3,618	—	—	—	1,176	450	1,650	6,445
Total	45	—	4,152	—	—	—	1,292	450	1,650	7,095
Melbourne (SD)	809	10	89,409	325	50	30,965	49,755	66,635	152,863	322,992

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MARCH 1996—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)				
BARWON STATISTICAL DIVISION										
Colac-Otway (S)										
Colac	—	—	—	—	—	—	70	109	109	179
North	1	—	140	—	—	—	—	159	159	299
South	—	—	—	—	—	—	—	—	—	—
Total	1	—	140	—	—	—	70	268	268	478
Golden Plains (S)										
North-West	3	—	222	—	—	—	11	—	—	233
South-East	1	—	80	—	—	—	215	—	—	295
Total	4	—	302	—	—	—	226	—	—	528
Greater Geelong (C)										
Part A										
Bellarine — Inner	16	—	1,417	—	—	—	91	776	776	2,283
Corio — Inner	17	—	1,551	8	—	415	306	430	430	2,702
Geelong	—	—	—	2	—	113	211	480	480	804
Geelong West	1	—	100	—	—	—	296	210	210	606
Newtown	2	—	385	—	—	—	535	400	400	1,320
South Barwon — Inner	21	—	1,963	3	—	180	250	—	—	2,393
Part B	18	—	1,876	3	—	170	881	50	50	2,977
Part C	—	—	—	—	—	—	—	—	—	—
Total	75	—	7,292	16	—	878	2,569	2,346	2,346	13,085
Queenscliffe (B)	—	—	—	—	—	—	—	—	—	—
Surf Coast (S)										
East	12	—	1,273	—	—	—	222	100	100	1,596
West	5	—	392	—	—	—	321	55	55	768
Total	17	—	1,665	—	—	—	544	155	155	2,364
Barwon (SD)	97	—	9,399	16	—	878	3,409	2,769	2,769	16,456
WESTERN DISTRICT STATISTICAL DIVISION										
Corangamite (S)										
North	1	—	124	—	—	—	174	—	—	298
South	—	—	—	—	—	—	81	—	—	81
Total	1	—	124	—	—	—	255	—	—	378
Glenelg (S)										
Heywood	2	—	210	—	—	—	20	—	—	230
North	—	—	—	—	—	—	—	—	—	—
Portland	1	—	75	—	—	—	180	550	550	805
Total	3	—	285	—	—	—	200	550	550	1,035
Moyne (S)										
North-East	1	—	138	—	—	—	41	—	—	179
South-West	3	—	578	—	—	—	263	207	997	1,838
Balance	2	—	250	—	—	—	124	345	345	719
Total	6	—	966	—	—	—	428	552	1,342	2,735
Southern Grampians (S)										
Hamilton	—	—	—	—	—	—	10	50	50	60
Warnon	1	—	67	—	—	—	—	220	220	287
Balance	1	—	68	—	—	—	14	2,746	2,746	2,828
Total	2	—	135	—	—	—	24	3,016	3,016	3,175
Warrnambool (C)	12	—	1,233	—	—	—	545	2,859	2,859	4,637
Lady Julia Percy Island	—	—	—	—	—	—	—	—	—	—
Western District (SD)	24	—	2,743	—	—	—	1,451	6,977	7,767	11,961

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MARCH 1996—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)				
CENTRAL HIGHLANDS STATISTICAL DIVISION										
Ararat (RC)	2	—	140	—	—	—	10	118	118	267
Ballarat (C)										
Central	10	—	817	4	—	280	189	750	3,330	4,616
Inner North	10	—	1,198	—	—	—	391	100	100	1,689
North	—	—	—	—	—	—	—	—	—	—
South	20	—	1,642	3	—	169	213	300	300	2,325
Total	40	—	3,657	7	—	449	793	1,150	3,730	8,629
Hepburn (S)										
East	8	—	712	—	—	—	53	—	—	764
West	—	—	—	—	—	—	—	—	—	—
Total	8	—	712	—	—	—	53	—	—	764
Moorabool (S)										
Bacchus Marsh	9	—	896	—	—	—	20	250	250	1,166
Ballan	3	—	154	—	—	—	—	—	—	154
West	4	—	275	—	—	—	140	—	—	415
Total	16	—	1,324	—	—	—	160	250	250	1,734
Pyrenees (S)	—	—	—	—	—	—	—	—	—	—
Central Highlands (SD)	66	—	5,833	7	—	449	1,015	1,518	4,098	11,395
WIMMERA STATISTICAL DIVISION										
Hindmarsh (S)	—	—	—	—	—	—	63	60	60	123
Horsham (RC)										
Central	6	—	521	—	—	—	103	—	—	624
Balance	3	—	99	—	—	—	58	—	—	157
Total	9	—	620	—	—	—	161	—	—	781
Northern Grampians (S)										
St Arnaud	—	—	—	—	—	—	—	—	—	—
Stawell	5	—	347	—	—	—	65	50	50	462
Total	5	—	347	—	—	—	65	50	50	462
West Wimmera (S)	1	—	88	—	—	—	60	—	—	148
Yarrambiack (S)										
North	2	—	246	—	—	—	—	—	—	246
South	—	—	—	—	—	—	38	—	—	38
Total	2	—	246	—	—	—	38	—	—	284
Wimmera (SD)	17	—	1,301	—	—	—	387	110	110	1,798
MALLEE STATISTICAL DIVISION										
Buloke (S)										
North	—	—	—	—	—	—	—	—	—	—
South	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Gannawarra (S)	4	—	373	—	—	—	92	—	—	465
Mildura (RC)										
Pt A	12	6	1,429	2	—	153	313	450	450	2,345
Pt B	—	—	—	—	—	—	—	—	—	—
Total	12	6	1,429	2	—	153	313	450	450	2,345
Swan Hill (RC)										
Central	—	—	—	—	—	—	368	—	—	368
Balance	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	368	—	—	368
Mallee (SD)	16	6	1,801	2	—	153	774	450	450	3,178

See footnotes at end of table.

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

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
LODDON STATISTICAL DIVISION										
Central Goldfields (S)										
Maryborough	—	—	—	—	—	—	—	140	140	140
Balance	2	—	51	—	—	—	—	—	—	51
Total	2	—	51	—	—	—	—	140	140	191
Greater Bendigo (C)										
Part A										
Eaglehawk	4	1	325	—	—	—	92	65	65	481
Central	4	1	500	—	—	—	336	606	606	1,441
Huntly — Inner	1	—	120	—	—	—	—	—	—	120
Marong — Inner	8	—	744	—	—	—	45	699	699	1,488
Strathfieldsaye — Inner	5	—	613	—	—	—	341	—	2,400	3,353
Part B	5	—	425	—	—	—	89	—	—	514
Total	27	2	2,726	—	—	—	902	1,370	3,770	7,398
Loddon (S)										
North	—	—	—	—	—	—	—	—	—	—
South	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Macedon Ranges (S)										
Kyneton	4	—	380	—	—	—	43	54	54	476
Romsey	3	—	342	—	—	—	65	—	—	407
Balance	13	—	1,244	—	—	—	306	735	735	2,285
Total	20	—	1,966	—	—	—	413	789	789	3,168
Mount Alexander (S)										
Castlemaine	1	—	68	—	11	810	45	200	200	1,122
Balance	8	—	575	—	—	—	—	—	—	575
Total	9	—	643	—	11	810	45	200	200	1,698
Loddon-Campaspe (SD)	58	2	5,386	—	11	810	1,363	2,499	4,899	12,455
GOULBURN STATISTICAL DIVISION										
Campaspe (S)										
Echuca	6	—	890	—	—	—	229	250	250	1,369
Kyabram	—	2	139	—	—	—	153	—	—	292
Rochester	7	—	446	—	—	—	87	—	—	532
South	—	—	—	—	—	—	—	—	—	—
Total	13	2	1,474	—	—	—	469	250	250	2,193
Delatite (S)										
Benalla	3	—	341	—	—	—	—	50	50	391
North	2	—	230	—	—	—	—	—	—	230
South	12	—	1,240	—	—	—	155	150	150	1,546
Total	17	—	1,811	—	—	—	155	200	200	2,167
Greater Shepparton (C)										
Part A	15	—	1,502	—	—	—	204	730	730	2,436
Part B										
East	1	—	130	—	—	—	107	—	4,000	4,237
West	4	—	355	—	—	—	—	390	390	745
Total	20	—	1,987	—	—	—	311	1,120	5,120	7,418
Mitchell (S)										
North	2	—	180	—	—	—	115	—	—	295
South	3	—	276	—	—	—	53	731	731	1,060
Total	5	—	456	—	—	—	167	731	731	1,354
Moira (S)	6	—	480	2	—	101	35	60	60	677
Murrindindi (S)										
East	5	—	459	—	—	—	162	1,298	1,398	2,019
West	13	—	998	—	—	—	121	135	135	1,254
Total	18	—	1,457	—	—	—	283	1,433	1,533	3,273
Strathbogrie (S)	2	—	136	—	—	—	—	—	—	136
Goulburn (SD)	81	2	7,802	2	—	101	1,421	3,794	7,894	17,218

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MARCH 1996—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)				
OVENS-MURRAY STATISTICAL DIVISION										
Alpine (S)										
East	7		1,005	—	—	—	36	1,390	1,390	2,431
West	2	—	199	—	—	—	12	—	52	263
Total	9	—	1,204	—	—	—	48	1,390	1,442	2,693
Indigo (S)										
Part A	6	—	522	—	—	—	83	—	—	605
Part B	2	—	153	—	—	—	—	—	—	153
Total	8	—	675	—	—	—	83	—	—	758
Milawa (S)										
North	4	—	256	—	—	—	—	—	—	256
South	1	—	95	—	—	—	—	—	—	95
Wangaratta	7	—	796	—	—	—	178	259	259	1,234
Total	12	—	1,147	—	—	—	178	259	259	1,585
Towong (S)										
Part A	1	—	200	—	—	—	25	—	—	225
Part B	—	—	—	—	—	—	—	—	—	—
Total	1	—	200	—	—	—	25	—	—	225
Wodonga (RC)	13	—	1,529	4	—	230	185	83	83	2,027
Ovens-Murray (SD)	43	—	4,754	4	—	230	519	1,732	1,784	7,287
EAST GIPPSLAND STATISTICAL DIVISION										
East Gippsland (S)										
Bairnsdale	28	—	2,465	—	—	—	709	405	405	3,580
Orbost	5	—	549	—	—	—	45	—	—	594
South-West	—	—	—	—	—	—	39	—	—	39
Balance	4	—	323	—	—	—	298	70	70	691
Total	37	—	3,337	—	—	—	1,091	475	475	4,903
Wellington (S)										
Alberton	1	—	121	—	—	—	10	50	50	181
Avon	3	—	367	—	—	—	—	—	—	367
Maffra	7	1	936	—	—	—	34	—	—	971
Rosedale	7	—	592	—	—	—	79	—	—	671
Sale	8	—	717	—	—	—	140	190	190	1,047
Total	26	1	2,733	—	—	—	263	240	240	3,236
East Gippsland (SD)	63	1	6,070	—	—	—	1,354	715	715	8,140

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MARCH 1996—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)				
GIPPSLAND STATISTICAL DIVISION										
Bass Coast (S)										
Phillip Island	3	—	229	—	—	—	277	—	—	506
Balance	10	—	898	—	—	—	166	—	—	1,064
Total	13	—	1,127	—	—	—	443	—	—	1,569
Baw Baw (S)										
Part A	3	—	235	—	—	—	83	—	—	318
Part B										
East	2	—	155	—	—	—	90	—	—	245
West	12	—	1,005	—	—	—	223	480	675	1,903
Total	17	—	1,395	—	—	—	396	480	675	2,466
La Trobe (S)										
Moe	1	2	228	4	4	494	119	400	400	1,241
Morwell	4	2	685	—	—	—	25	100	100	810
Traralgon	7	—	976	—	—	—	376	—	—	1,352
Balance	1	—	85	—	—	—	69	—	—	154
Total	13	4	1,974	4	4	494	589	500	500	3,557
South Gippsland (S)										
Central	6	—	565	—	—	—	143	970	970	1,678
East	5	—	385	—	—	—	59	55	55	499
West	3	—	247	—	—	—	25	—	50	322
Total	14	—	1,197	—	—	—	227	1,025	1,075	2,499
Yarra Ranges (S) - Pt B (d)	—	—	—	—	—	—	—	—	—	—
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—
French Island	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
Gippsland (SD)	57	4	5,693	4	4	494	1,654	2,005	2,250	10,091
VICTORIA										
Victoria	1,331	25	140,190	360	65	34,081	63,101	89,203	185,598	422,971

(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), MARCH 1996

Statistical Local Area	New residential buildings (b)						Non-residential building (c)			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	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	16	—	1,417	—	—	—	91	776	776	2,283
— Corio Inner	17	—	1,551	8	—	415	306	430	430	2,702
— Geelong	—	—	—	2	—	113	211	480	480	804
— Geelong West	1	—	100	—	—	—	296	210	210	606
— Newtown	2	—	385	—	—	—	535	400	400	1,320
— South Barwon — Inner	21	—	1,963	3	—	180	250	—	—	2,393
Greater Geelong City Part A (SSD)	57	—	5,416	13	—	708	1,688	2,296	2,296	10,108
BALLARAT CITY STATISTICAL SUBDIVISION										
Ballarat (C) —										
— Central	10	—	817	4	—	280	189	750	3,330	4,616
— Inner North	10	—	1,198	—	—	—	391	100	100	1,689
— North	—	—	—	—	—	—	—	—	—	—
— South	20	—	1,642	3	—	169	213	300	300	2,325
Ballarat City (SSD)	40	—	3,657	7	—	449	793	1,150	3,730	8,629
MILDURA RURAL CITY PART A STATISTICAL SUBDIVISION										
Mildura (RC) — Pt A	12	6	1,429	2	—	153	313	450	450	2,345
Mildura Rural City Part A (SSD)	12	6	1,429	2	—	153	313	450	450	2,345
GREATER BENDIGO CITY PART A STATISTICAL SUBDIVISION										
Greater Bendigo (C) —										
— Eaglehawk	4	1	325	—	—	—	92	65	65	481
— Central	4	1	500	—	—	—	336	606	606	1,441
— Huntly — Inner	1	—	120	—	—	—	—	—	—	120
— Marong — Inner	8	—	744	—	—	—	45	699	699	1,488
— Strathfieldsaye — Inner	5	—	613	—	—	—	341	—	2,400	3,353
Greater Bendigo City Part A (SSD)	22	2	2,301	—	—	—	814	1,370	3,770	6,885
GREATER SHEPPARTON CITY PART A STATISTICAL SUBDIVISION										
Greater Shepparton (C) Pt A	15	—	1,502	—	—	—	204	730	730	2,436
Shepparton City Part A (SSD)	15	—	1,502	—	—	—	204	730	730	2,436
WODONGA STATISTICAL SUBDIVISION										
Indigo (S) — Pt A	6	—	522	—	—	—	83	—	—	605
Towong (S) — Pt A	1	—	200	—	—	—	25	—	—	225
Wodonga (RC)	13	—	1,529	4	—	230	185	83	83	2,027
Wodonga (SSD)	20	—	2,250	4	—	230	293	83	83	2,856
LA TROBE VALLEY STATISTICAL SUBDIVISION										
Baw Baw (S) — Pt A	—	—	—	—	—	—	—	—	—	—
La Trobe (S) —										
— Moc	1	2	228	4	4	494	119	400	400	1,241
— Morwell	4	2	685	—	—	—	25	100	100	810
— Traralgon	7	—	976	—	—	—	376	—	—	1,352
— Balance	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
La Trobe Valley (SSD)	16	4	2,209	4	4	494	672	500	500	3,875

(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)
(S'000)

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	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
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
March	1,245	33,097	9,859	23,566	10,650	10,936	937	5,965	5,221	4,534	106,011
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
March	1,725	7,054	9,124	28,982	67,052	17,914	—	3,038	4,218	13,756	152,863
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
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
March	—	632	1,500	280	484	170	—	140	206	153	3,565
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
March	—	350	464	240	660	—	—	400	600	55	2,769
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
1995 January	—	50	—	466	50	—	—	—	110	—	676
February	—	235	210	57	50	185	—	—	55	—	792
March	—	50	2,265	—	170	1,256	—	1,700	1,200	—	6,641
1996 January	—	—	130	120	—	795	—	100	80	300	1,525
February	400	80	307	—	—	—	—	220	—	65	1,072
March	2,846	68	804	790	50	—	—	2,134	225	850	7,767
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
1995 January	80	60	—	120	—	—	—	—	195	55	510
February	166	290	70	6,073	—	2,155	—	—	160	—	8,914
March	3,184	610	—	329	75	139	—	—	205	430	4,972
1996 January	600	255	—	200	1,037	60	—	—	—	—	2,152
February	353	134	257	—	470	158	—	—	—	—	1,373
March	—	300	700	1,780	250	100	—	—	50	918	4,098

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
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
1995 January	—	—	220	—	—	—	—	12,500	—	—	12,720
February	—	70	65	—	—	—	—	—	127	—	262
March	—	70	70	—	300	—	—	—	—	—	440
1996 January	—	—	230	54	—	—	—	—	—	—	284
February	—	—	—	—	150	—	—	—	120	100	370
March	—	60	50	—	—	—	—	—	—	—	110
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
1995 January	—	—	120	—	375	705	—	250	—	—	1,450
February	—	—	—	210	55	—	—	—	—	—	265
March	—	70	—	193	—	—	—	—	80	—	343
1996 January	—	224	2,800	530	115	—	—	—	—	528	4,197
February	120	2,500	50	810	—	—	—	—	310	—	3,790
March	—	—	—	450	—	—	—	—	—	—	450
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.
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.
March	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1996 January	—	1,541	—	92	60	1,192	—	—	—	398	3,283
February	80	60	70	52	—	50	—	—	—	129	441
March	—	385	65	553	695	3,050	150	—	—	—	4,898
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.
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.
March	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1996 January	710	720	70	—	—	165	—	2,300	—	946	4,911
February	—	—	350	760	68	100	—	—	—	376	1,655
March	700	785	580	315	215	235	—	350	4,614	100	7,894

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.
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.
March	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1996 January	60	1,175	70	350	100	347	---	---	---	120	2,222
February	467	500	295	240	---	188	103	---	329	---	2,122
March	---	1,230	90	342	52	---	---	---	70	---	1,784
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.
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.
March	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1996 January	---	130	150	---	80	58	---	---	---	140	558
February	---	120	---	---	80	99	---	---	---	48,564	48,863
March	85	370	100	90	---	---	---	---	---	70	715
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
1995 January	150	150	---	543	130	---	82	---	100	80	1,235
February	---	210	---	---	538	---	---	---	230	---	978
March	287	1,305	357	798	1,438	94	---	104	275	101	4,759
1996 January	---	650	120	258	348	---	---	---	621	125	2,123
February	---	450	---	---	1,900	253	---	230	---	230	3,063
March	---	1,040	100	140	350	50	---	---	---	569	2,249
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
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
March	5,101	35,961	15,548	25,286	13,925	13,655	1,137	7,909	8,036	5,535	132,093
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
March	5,356	11,642	12,077	33,682	69,324	21,349	150	5,922	9,777	16,318	185,598

(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)
MARCH 1996

Statistical Division	New other residential building									Total new residential building
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total	Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
NUMBER OF DWELLING UNITS										
Melbourne	819	201	96	297	14	—	64	78	375	1,194
Barwon	97	16	—	16	—	—	—	—	16	113
Western District	24	—	—	—	—	—	—	—	—	24
Central Highlands	66	7	—	7	—	—	—	—	7	73
Wimmera	17	—	—	—	—	—	—	—	—	17
Mallee	22	2	—	2	—	—	—	—	2	24
Loddon	60	11	—	11	—	—	—	—	11	71
Goulburn	83	2	—	2	—	—	—	—	2	85
Ovens-Murray	43	4	—	4	—	—	—	—	4	47
East Gippsland	41	—	—	—	—	—	—	—	—	41
Gippsland	61	4	—	4	4	—	—	4	8	69
Victoria	1,356	247	96	343	18	—	64	82	425	1,781
VALUE (\$'000)										
Melbourne	89,409	14,856	9,782	24,638	890	—	5,438	6,328	30,965	120,374
Barwon	9,399	878	—	878	—	—	—	—	878	10,277
Western District	2,743	—	—	—	—	—	—	—	—	2,743
Central Highlands	5,833	449	—	449	—	—	—	—	449	6,282
Wimmera	1,301	—	—	—	—	—	—	—	—	1,301
Mallee	1,801	153	—	153	—	—	—	—	153	1,954
Loddon	5,386	810	—	810	—	—	—	—	810	6,196
Goulburn	7,802	101	—	101	—	—	—	—	101	7,903
Ovens-Murray	4,754	230	—	230	—	—	—	—	230	4,984
East Gippsland	3,825	—	—	—	—	—	—	—	—	3,825
Gippsland	5,693	224	—	224	270	—	—	270	494	6,187
Victoria	140,190	17,702	9,782	27,484	1,160	—	5,438	6,598	34,081	174,271

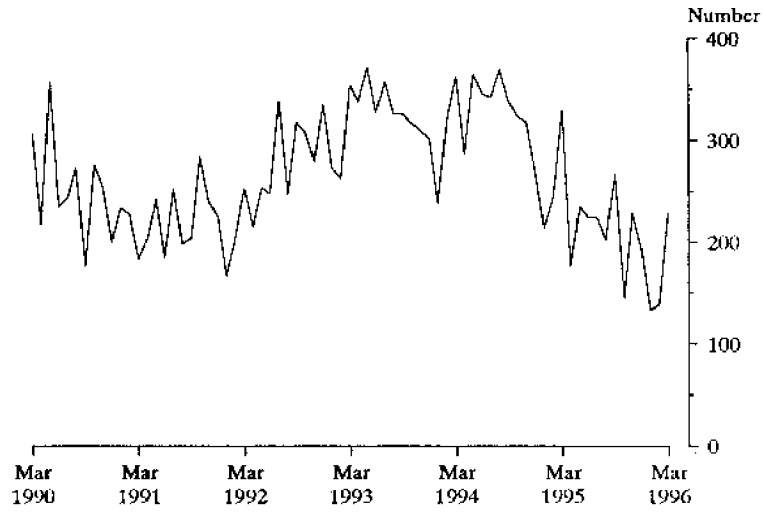
(a) Excludes Conversions, etc. (b) For details of changes to Statistical Divisions, please refer to paragraphs 28-30 of the Explanatory Notes.

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 - Mar. 1995-96	Feb. 1996	Mar. 1996
Melbourne (SD)	3,021	2,672	1,476	119	201
Greater Geelong City Part A (SSD)	193	108	52	6	2
Barwon (SD)	275	164	61	7	3
Western District (SD)	43	56	22	2	—
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	9	2	3
Mallee (SD)	75	49	13	2	3
Greater Bendigo City Part A (SSD)	100	54	35	—	—
Loddon (SD) (c)	n.a.	n.a.	47	—	4
Greater Shepparton City Part A (SSD)	27	20	7	—	2
Goulburn (SD) (c)	n.a.	n.a.	34	—	13
Wodonga (SSD) (c)	n.a.	n.a.	12	2	—
Ovens-Murray (SD) (c)	n.a.	n.a.	26	2	1
East Gippsland (SD) (c)	n.a.	n.a.	8	2	—
Latrobe Valley (SSD) (c)	n.a.	n.a.	24	—	4
Gippsland (SD)	86	76	41	3	4
Victoria	3,858	3,382	1,760	139	229

(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**

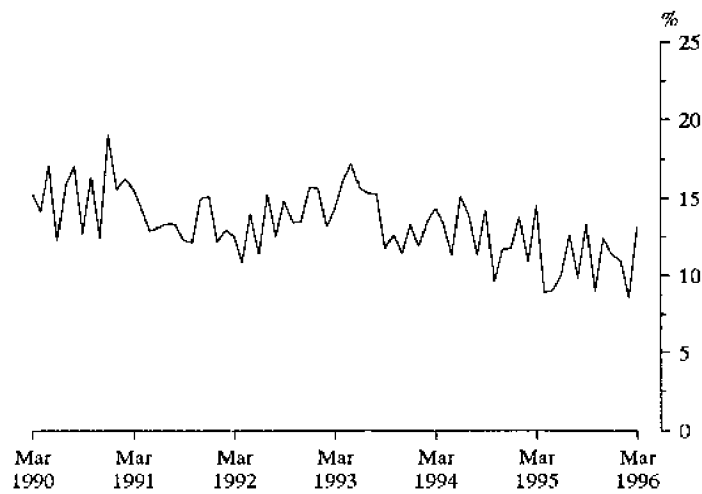


TABLE 13. NUMBER OF DUAL OCCUPANCY (a) DWELLING UNITS APPROVED

Statistical local area (b) (c)	1993-94	1994-95	July - Mar. 1995-96	Feb. 1996	Mar. 1996
Banyule (C)					
Heidelberg	n.a.	n.a.	21	2	3
North	n.a.	n.a.	16	4	—
Total	n.a.	n.a.	37	6	3
Bayside (C)					
Brighton	62	87	40	2	11
South	n.a.	n.a.	44	5	4
Total	n.a.	n.a.	84	7	15
Boroondara (C)					
Camberwell North	n.a.	n.a.	29	2	2
Camberwell South	n.a.	n.a.	29	—	4
Hawthorn	24	23	6	—	—
Kew	36	35	20	2	2
Total	211	174	84	4	8
Brimbank (C)					
Keilor	n.a.	n.a.	49	5	2
Sunshine	n.a.	n.a.	18	3	4
Total	n.a.	n.a.	67	8	6
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.	35	4	1
South	n.a.	n.a.	14	2	2
Total	n.a.	n.a.	49	6	3
Darebin (C)					
Northcote	n.a.	n.a.	13	2	2
Preston	n.a.	n.a.	32	3	2
Total	n.a.	n.a.	45	5	4
Frankston (C)					
East	n.a.	n.a.	6	1	—
West	n.a.	n.a.	16	2	10
Total	n.a.	n.a.	22	3	10
Glen Eira (C)					
Caulfield	86	106	57	2	8
South	n.a.	n.a.	79	5	11
Total	n.a.	n.a.	136	7	19
Greater Dandenong (C)					
Dandenong	34	25	8	—	2
Balance	n.a.	n.a.	22	—	2
Total	n.a.	n.a.	30	—	4
Hobsons Bay (C)					
Altona	n.a.	n.a.	37	—	—
Williamstown	n.a.	n.a.	27	1	3
Total	n.a.	n.a.	64	1	3
Hume (C)					
Broadmeadows	n.a.	n.a.	16	3	2
Craigieburn	n.a.	n.a.	6	—	3
Sunbury	n.a.	n.a.	1	—	—
Total	n.a.	n.a.	23	3	5
Kingston (C)					
North	n.a.	n.a.	47	2	6
South	n.a.	n.a.	23	—	3
Total	n.a.	n.a.	70	2	9
Knox (C)					
Manningham (C)	n.a.	n.a.	27	8	5
Maribyrnong (C)	n.a.	n.a.	55	4	5
Maroondah (C)	n.a.	n.a.	30	—	6
Croydon	n.a.	n.a.	35	6	1
Ringwood	n.a.	n.a.	15	—	1
Total	n.a.	n.a.	50	6	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.	41	3	5
Waverley East	n.a.	n.a.	36	4	4
Waverley West	n.a.	n.a.	98	6	6
Total	n.a.	n.a.	175	13	15

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

Statistical local area (b) (c)	1993-94	1994-95	July - Mar. 1995-96	Feb. 1996	Mar. 1996
Moonee Valley (C)					
Essendon	64	55	79		6
West	n.a.	n.a.	40	—	16
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	79		22
Moreland (C)					
Brunswick	27	6	7	—	—
Coburg	n.a.	n.a.	5	—	—
North	n.a.	n.a.	6	—	—
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	18	—	—
Mornington Peninsula (S)					
East	n.a.	n.a.	11	3	4
South	10	14	13	2	7
West	n.a.	n.a.	17	2	9
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	41	7	20
Nillumbik (S)					
South-West	n.a.	n.a.	1	—	—
Balance	n.a.	n.a.	7	—	—
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	8	—	—
Port Phillip (C)					
St Kilda	n.a.	n.a.	10	—	—
West	n.a.	10	9	—	1
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	19	—	1
Stonnington (C)					
Prahran	n.a.	n.a.	22	8	—
Malvern	28	59	26	8	5
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	48	16	5
Whitehorse (C)					
Box Hill	96	69	25	—	1
Nunawading East	n.a.	n.a.	12	—	—
Nunawading West	n.a.	n.a.	31	—	2
<i>Total</i>	<i>213</i>	<i>190</i>	<i>68</i>	—	<i>3</i>
Whittlesea (C)	n.a.	n.a.	58	7	12
Wyndham (C)	n.a.	n.a.	17	2	2
Yarra (C)					
North	n.a.	n.a.	4	—	—
Richmond	22	29	25	—	8
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	29	—	8
Yarra Ranges (S) (d)					
Central	1	2	3	—	—
North	n.a.	n.a.	2	2	—
South-West	n.a.	n.a.	22	1	6
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	27	3	6
Melbourne Statistical Division	3,021	2,672	1,476	119	201
Rest of Victoria	837	710	284	20	28
Total Victoria	3,858	3,382	1,760	139	229

(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 negligible 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 2.5* (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.

RECORDED MESSAGE SERVICES

0055 26400

Consumer Price Index

National Accounts

Balance of Payments

Labour Force Estimates

Average Weekly Earnings

Estimated Resident Population

SYMBOLS AND OTHER USAGES

In this publication, Cities are marked (C), 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.

IAN CRETTENDEN

Acting Deputy Commonwealth Statistician

