

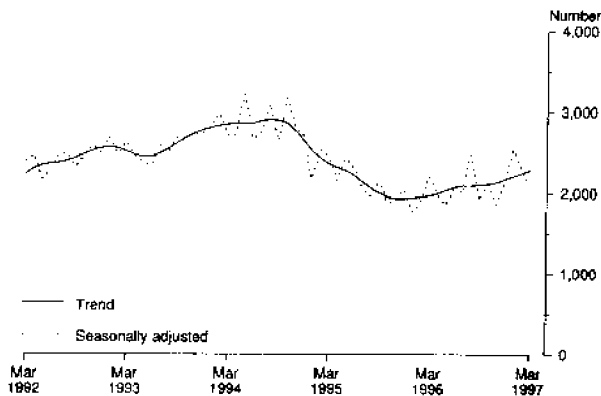
BUILDING APPROVALS, VICTORIA, MARCH 1997

MAIN FEATURES

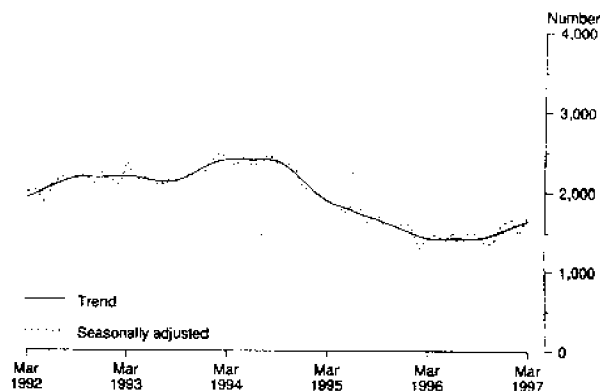
NUMBER OF DWELLING UNITS APPROVED

	March 1996	February 1997	March 1997	March 1996 to March 1997 change	February 1997 to March 1997 change
Original series	2,119	2,194	1,864	-12.0%	-15.0%
Seasonally adjusted	2,212	2,298	2,082	-5.9%	-9.4%
Trend estimate	1,969	2,238	2,283	15.9%	2.0%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



Residential building

- The trend for the total dwelling units approved increased by 2.0% in March continuing the growth that began in late 1995.
- The trend for the number of private sector house approvals increased by 2.4% in March. The trend will continue to grow unless there is a fall of more than 16% in the seasonally adjusted estimate for April.
- In original terms there were 1,864 dwelling units approved in March. Of the total, 1,446 were new private sector houses and 371 were new private other residential dwelling units.
- The value of new residential building approvals in March was \$189.5 million. The value of alterations and additions to residential buildings was \$49.4 million.

Non-residential building

- The value of non-residential projects approved in March was \$137.0 million. The largest category was educational with \$33.3 million, followed by other business premises (\$23.7 million) and factories (\$21.9 million). There were 2 projects valued at more than \$5.0 million, both from the educational category and 36 projects between \$1.0 million and \$5.0 million.
- For the 3 months to March 1997, \$700.0 million of non-residential building work was approved compared with \$549.2 million for the corresponding period last year.

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- for more information about statistics in this publication and the availability of related unpublished statistics, contact John Radimissis on Adelaide (08) 8237 7590 or any ABS State Office.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.

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months August 1996 to March 1997.

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 which would result if the movements in the seasonally adjusted estimates for next month (April 1997) 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 sector houses approved (the first table) were to increase by 5% in April 1997, the trend estimate for that month would be 1,731, a movement of 3.1%. The monthly movements in the trend estimates for January, February and March 1997 which are currently estimated to be 2.9%, 2.5% and 2.4% respectively, would be revised to 3.5%, 3.6% and 3.3%. On the other hand, a 5% seasonally adjusted decline in the number of private sector houses approved in April 1997 would produce a trend estimate for that month of 1,654, a movement of 1.6%, with the movements in the trend estimates for January, February and March 1997, being revised to 2.8%, 2.4% and 1.9% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if April 1997 seasonally adjusted estimate			
			is up 5% on March 1997		is down 5% on March 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
October	1,443	1.4	1,440	1.1	1,443	1.4
November	1,477	2.3	1,471	2.2	1,477	2.4
December	1,519	2.9	1,516	3.1	1,519	2.9
1997						
January	1,563	2.9	1,570	3.5	1,561	2.8
February	1,602	2.5	1,626	3.6	1,598	2.4
March	1,640	2.4	1,679	3.3	1,628	1.9
April	n.y.a.	n.y.a.	1,731	3.1	1,654	1.6

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if April 1997 seasonally adjusted estimate			
			is up 8% on March 1997		is down 8% on March 1997	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
October	2,114	0.6	2,115	0.6	2,121	0.9
November	2,133	0.9	2,134	0.9	2,144	1.1
December	2,167	1.6	2,167	1.6	2,173	1.3
1997						
January	2,209	1.9	2,210	2.0	2,195	1.0
February	2,238	1.3	2,245	1.6	2,197	0.1
March	2,283	2.0	2,268	1.0	2,179	-0.8
April	n.y.a.	n.y.a.	2,263	-0.2	2,129	-2.3

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-March	9,760	271	10,031	1,880	601	2,481	534	12,164	882	13,046
1996-97 July-March	9,025	115	9,140	4,407	248	4,655	693	14,116	372	14,488
<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
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
<i>1997—</i>										
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
March	1,006	12	1,018	348	—	348	35	1,381	20	1,401
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-March	14,102	349	14,451	2,007	763	2,770	554	16,653	1,122	17,775
1996-97 July-March	13,218	165	13,383	4,764	306	5,070	733	18,703	483	19,186
<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
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
<i>1997—</i>										
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
March	1,446	12	1,458	371	—	371	35	1,844	20	1,864

(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)														
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
1995-96	1,315.8	32.6	1,348.4	308.5	53.9	362.4	1,624.3	86.5	1,710.8	467.2	1,352.5	1,934.5	3,422.5	4,112.5
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
1996-97 July-March	1,027.5	13.6	1,041.1	426.8	14.9	441.7	1,454.3	28.5	1,482.8	400.8	1,100.7	1,570.4	2,937.3	3,454.0
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
April	99.1	3.1	102.2	17.9	9.2	27.1	117.0	12.3	129.3	44.8	89.5	136.6	249.4	310.7
May	119.6	2.6	122.2	31.4	0.7	32.1	151.0	3.3	154.4	39.4	154.2	221.6	342.3	415.3
June	106.6	0.6	107.2	34.8	0.5	35.3	141.5	1.1	142.5	35.4	76.2	103.2	251.4	281.1
July	110.8	1.6	112.4	62.7	6.8	69.5	173.5	8.4	181.9	41.8	87.2	105.1	300.6	328.9
August	126.6	1.5	128.1	88.8	2.1	90.9	215.4	3.6	219.0	46.1	118.4	163.2	378.8	428.2
September	114.1	0.9	115.0	21.0	2.2	23.2	135.1	3.0	138.1	42.0	117.8	151.5	294.0	331.6
October	117.6	0.8	118.4	54.6	2.1	56.8	172.3	2.9	175.2	53.3	132.0	175.1	355.7	403.6
November	106.8	0.3	107.1	39.0	0.8	39.8	145.8	1.1	146.9	40.2	130.1	242.8	312.9	430.0
December	114.9	1.4	116.2	24.6	0.5	25.0	139.4	1.8	141.3	39.0	142.8	162.1	317.8	342.4
1997—														
January	106.1	5.8	111.9	58.6	0.2	58.9	164.7	6.0	170.7	39.7	169.8	203.7	371.5	414.1
February	114.2	0.2	114.4	51.1	0.2	51.3	165.3	0.4	165.7	58.6	128.3	260.1	349.4	484.4
March	116.4	1.2	117.6	26.3	—	26.3	142.8	1.2	144.0	40.1	74.2	106.7	256.5	290.8
VICTORIA														
1993-94	2,465.2	58.8	2,524.0	252.8	40.9	293.7	2,718.0	99.7	2,817.7	623.5	1,853.6	2,502.7	5,186.0	5,943.9
1994-95	2,383.4	41.9	2,425.3	388.8	59.9	448.7	2,772.2	101.8	2,874.0	685.1	1,274.7	1,975.2	4,717.5	5,534.3
1995-96	1,845.2	42.2	1,887.4	325.9	66.4	392.3	2,171.1	108.7	2,279.7	590.1	1,721.6	2,452.4	4,448.5	5,322.3
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
1996-97 July-March	1,437.7	17.8	1,455.5	451.5	18.7	470.3	1,889.2	36.5	1,925.7	497.0	1,310.3	1,931.2	3,671.0	4,354.0
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
April	142.5	3.7	146.3	19.2	9.9	29.0	161.7	13.6	175.3	55.3	107.6	164.7	321.7	395.4
May	165.0	4.2	169.2	35.4	2.3	37.7	200.4	6.6	206.9	53.4	184.7	259.6	433.0	519.9
June	149.7	1.3	151.1	37.6	0.9	38.4	187.3	2.2	189.5	44.5	118.1	171.9	348.1	405.9
July	155.8	2.7	158.5	64.3	7.0	71.3	220.0	9.7	229.8	52.1	109.3	135.3	378.5	417.1
August	168.9	1.8	170.7	93.2	2.8	96.0	262.1	4.6	266.7	54.7	140.5	200.1	455.8	521.4
September	160.3	1.2	161.5	23.5	2.8	26.4	183.8	4.0	187.9	53.3	140.3	182.2	375.8	423.3
October	167.7	1.4	169.1	58.9	2.1	61.0	226.6	3.5	230.2	66.3	153.5	205.5	443.1	502.0
November	155.3	0.5	155.8	41.6	2.3	43.8	196.9	2.8	199.7	52.1	157.7	286.5	402.7	538.3
December	159.2	2.3	161.5	27.7	0.5	28.2	186.9	2.8	189.7	49.4	177.7	221.6	409.5	460.8
1997—														
January	152.1	5.9	158.0	61.3	1.0	62.2	213.3	6.9	220.2	50.9	189.9	228.1	450.6	499.3
February	157.6	0.7	158.3	53.6	0.3	53.9	211.2	1.0	212.2	68.9	149.6	334.9	425.9	615.9
March	160.8	1.2	162.0	27.5	—	27.5	188.3	1.2	189.5	49.4	91.8	137.0	328.9	375.9

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

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

Period	Number of dwelling units (b)				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
1996—						
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
1997—						
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
March	1,702	1,711	1,954	2,082	228.1	49.6
TREND ESTIMATES						
1996—						
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	1,424	1,452	2,013	2,101	212.1	52.5
October	1,443	1,459	2,054	2,114	209.4	53.7
November	1,477	1,484	2,099	2,133	208.5	55.1
December	1,519	1,521	2,149	2,167	211.2	56.7
1997—						
January	1,563	1,563	2,193	2,209	216.6	58.3
February	1,602	1,602	2,216	2,238	222.1	59.6
March	1,640	1,643	2,243	2,283	230.6	60.5

(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)
(\$ millions)

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							
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
1995-96	1,693.2	1,731.8	465.6	2,197.5	541.3	2,071.2	2,950.4	4,742.7	5,689.1
1995—									
Sept. qtr.	480.1	493.4	82.9	576.4	124.9	463.6	652.4	1,147.5	1,353.6
Dec. qtr.	429.8	442.7	124.7	567.5	135.1	675.2	924.7	1,349.8	1,627.3
1996—									
Mar. qtr.	364.6	368.5	133.8	502.2	141.0	440.9	659.3	1,074.7	1,302.5
June qtr.	418.7	427.2	124.2	551.4	140.3	491.5	714.0	1,170.7	1,405.7
Sept. qtr.	443.3	448.5	228.0	676.6	146.2	465.4	617.5	1,286.1	1,440.4
Dec. qtr.	441.3	445.1	156.3	601.4	153.6	582.0	849.6	1,339.8	1,604.6

(a) Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

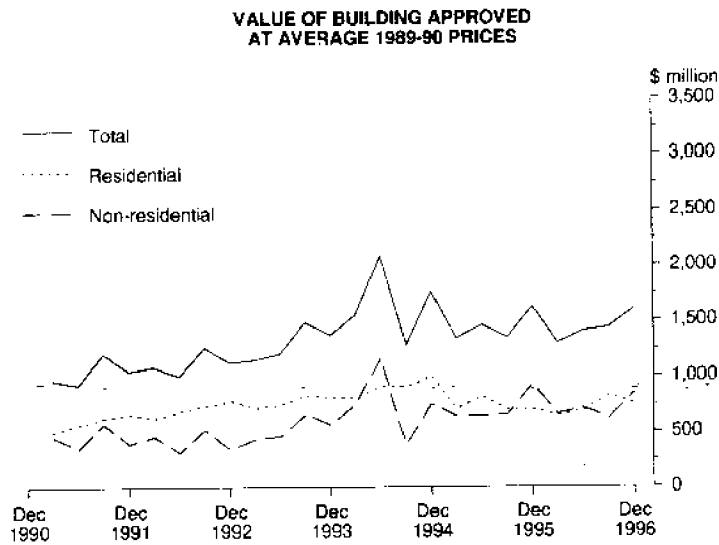


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
(\$ million)

Class of building	1994-95	July-March			1997		
		1995-96	1995-96	1996-97	January	February	March
PRIVATE SECTOR							
New houses	2,383.4	1,845.2	1,388.0	1,437.7	152.1	157.6	160.8
New other residential buildings	388.8	325.9	233.7	451.5	61.3	53.6	27.5
<i>Total new residential building</i>	<i>2,772.2</i>	<i>2,171.1</i>	<i>1,621.7</i>	<i>1,889.2</i>	<i>213.3</i>	<i>211.2</i>	<i>188.3</i>
Alterations and additions to residential buildings	670.6	555.8	412.9	471.5	47.4	65.1	48.7
Hotels, etc.	47.0	135.2	122.4	127.5	17.4	4.1	0.9
Shops	351.0	365.0	254.0	237.2	31.7	33.7	15.6
Factories	206.8	227.6	165.4	258.9	28.9	49.2	21.9
Offices	238.1	301.0	230.4	188.3	12.8	18.1	14.0
Other business premises	165.0	265.1	208.3	233.6	33.8	25.9	23.3
Educational	77.4	80.6	56.6	56.0	4.4	4.8	8.6
Religious	15.4	7.5	5.6	10.5	4.1	0.7	0.1
Health	49.2	68.6	39.5	62.8	9.9	5.0	3.3
Entertainment and recreational	81.9	136.2	111.8	39.3	3.0	4.8	2.2
Miscellaneous	42.9	134.7	117.0	96.3	43.9	3.4	2.1
<i>Total non-residential building</i>	<i>1,274.7</i>	<i>1,721.6</i>	<i>1,311.1</i>	<i>1,310.3</i>	<i>189.9</i>	<i>149.6</i>	<i>91.8</i>
Total	4,717.5	4,448.5	3,345.7	3,671.0	450.6	425.9	328.9
PUBLIC SECTOR							
New houses	41.9	42.2	32.9	17.8	5.9	0.7	1.2
New other residential buildings	59.9	66.4	53.4	18.7	1.0	0.3	—
<i>Total new residential building</i>	<i>101.8</i>	<i>108.7</i>	<i>86.3</i>	<i>36.5</i>	<i>6.9</i>	<i>1.0</i>	<i>1.2</i>
Alterations and additions to residential buildings	14.4	34.3	24.0	25.6	3.5	3.8	0.7
Hotels, etc.	1.1	1.2	1.2	1.2	—	0.7	—
Shops	7.7	25.5	25.0	15.5	5.6	0.8	—
Factories	12.4	3.0	2.7	20.5	0.4	—	—
Offices	123.1	118.0	83.8	105.3	11.4	14.8	4.9
Other business premises	53.3	75.7	67.7	7.0	0.1	2.5	0.4
Educational	226.3	284.3	192.5	156.9	17.2	36.0	24.8
Religious	—	—	—	—	—	—	—
Health	71.8	68.0	42.6	119.9	0.1	4.6	9.9
Entertainment and recreational	148.6	115.3	104.5	31.1	1.5	5.3	2.4
Miscellaneous	56.2	39.9	25.2	163.5	1.8	120.6	2.7
<i>Total non-residential building</i>	<i>700.5</i>	<i>730.8</i>	<i>545.0</i>	<i>620.9</i>	<i>38.2</i>	<i>185.3</i>	<i>45.1</i>
Total	816.7	873.8	655.3	683.0	48.6	190.0	47.0
TOTAL							
New houses	2,425.3	1,887.4	1,420.9	1,455.5	158.0	158.3	162.0
New other residential buildings	448.7	392.3	287.1	470.3	62.2	53.9	27.5
<i>Total new residential building</i>	<i>2,874.0</i>	<i>2,279.7</i>	<i>1,708.0</i>	<i>1,925.7</i>	<i>220.2</i>	<i>212.2</i>	<i>189.5</i>
Alterations and additions to residential buildings	685.1	590.1	436.9	497.0	50.9	68.9	49.4
Hotels, etc.	48.1	136.4	123.6	128.7	17.4	4.7	0.9
Shops	358.8	390.4	279.0	252.8	37.3	34.5	15.6
Factories	219.2	230.6	168.0	279.3	29.3	49.2	21.9
Offices	361.2	419.0	314.2	293.6	24.2	32.9	18.9
Other business premises	218.3	340.8	276.0	240.5	33.9	28.4	23.7
Educational	303.7	364.9	249.1	212.9	21.7	40.8	33.3
Religious	15.4	7.5	5.6	10.5	4.1	0.7	0.1
Health	121.0	136.6	82.1	182.7	10.0	9.6	13.2
Entertainment and recreational	230.4	251.5	216.4	70.5	4.5	10.1	4.6
Miscellaneous	99.0	174.6	142.2	259.8	45.8	124.0	4.8
<i>Total non-residential building</i>	<i>1,975.2</i>	<i>2,452.4</i>	<i>1,856.2</i>	<i>1,931.2</i>	<i>228.1</i>	<i>334.9</i>	<i>137.0</i>
Total	5,534.3	5,322.3	4,001.0	4,354.0	499.3	615.9	375.9

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1997 January	8	0.7	3	0.7	—	—	—	—	1	16.0	12	17.4
February	2	0.1	1	0.3	2	1.3	2	3.0	—	—	7	4.7
March	7	0.9	—	—	—	—	—	—	—	—	7	0.9
SHOPS												
1997 January	33	3.0	9	2.4	5	3.2	2	2.4	4	26.3	53	37.3
February	52	4.7	12	3.8	7	4.9	2	3.1	1	18.0	74	34.5
March	50	4.7	9	2.4	2	1.4	4	7.1	—	—	65	15.6
FACTORIES												
1997 January	30	3.1	13	3.3	3	2.0	4	7.5	2	13.5	52	29.3
February	30	2.7	18	5.8	7	4.7	8	15.2	2	20.8	65	49.2
March	28	2.9	9	2.7	4	2.2	7	14.1	—	—	48	21.9
OFFICES												
1997 January	41	4.1	19	5.4	5	3.2	2	4.3	1	7.2	68	24.2
February	33	3.6	18	5.1	3	2.0	7	15.1	1	7.1	62	32.9
March	39	3.7	15	4.3	6	4.0	4	6.9	—	—	64	18.9
OTHER BUSINESS PREMISES												
1997 January	16	1.6	14	4.1	1	0.6	5	14.4	1	13.2	37	33.9
February	23	2.7	12	4.1	5	3.4	10	18.2	—	—	50	28.4
March	28	2.7	12	3.5	3	2.0	8	15.5	—	—	51	23.7
EDUCATIONAL												
1997 January	15	1.6	4	1.6	4	2.9	4	5.4	1	10.2	28	21.7
February	8	0.8	8	2.5	1	0.6	10	31.0	1	6.0	28	40.8
March	11	1.1	8	2.8	5	3.4	5	13.8	2	12.3	31	33.3
RELIGIOUS												
1997 January	4	0.5	4	1.6	—	—	1	2.0	—	—	9	4.1
February	2	0.2	2	0.4	—	—	—	—	—	—	4	0.7
March	2	0.1	—	—	—	—	—	—	—	—	2	0.1
HEALTH												
1997 January	4	0.4	1	0.5	3	1.6	3	7.6	—	—	11	10.0
February	4	0.5	1	0.4	1	0.6	4	8.1	—	—	10	9.6
March	4	0.4	3	1.1	3	2.0	4	9.8	—	—	14	13.2
ENTERTAINMENT AND RECREATIONAL												
1997 January	5	0.5	2	0.6	2	1.3	1	2.1	—	—	10	4.5
February	9	0.7	3	0.8	1	0.6	4	8.1	—	—	17	10.1
March	5	0.4	3	0.9	1	0.5	2	2.8	—	—	11	4.6
MISCELLANEOUS												
1997 January	13	1.0	7	2.3	4	2.7	4	11.4	1	28.4	29	45.8
February	19	1.4	10	3.7	—	—	6	10.6	2	108.4	37	124.0
March	10	1.0	5	1.5	—	—	2	2.3	—	—	17	4.8
TOTAL NON-RESIDENTIAL BUILDING												
1997 January	169	16.4	76	22.5	27	17.4	26	57.1	11	114.7	309	228.1
February	182	17.4	85	26.9	27	18.0	53	112.3	7	160.3	354	334.9
March	184	17.8	64	19.2	24	15.5	36	72.2	2	12.3	310	137.0

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

Particulars	Private sector		Public sector		Total	
	Number	Value (\$ '000)	Number	Value (\$ '000)	Number	Value (\$ '000)
MELBOURNE STATISTICAL DIVISION (b)						
Houses —						
Brick, stone or concrete	88	13,145	—	—	88	13,145
Brick-veneer	481	55,776	9	985	490	56,761
Timber	22	1,747	—	—	22	1,747
Fibre cement	5	354	—	—	5	354
Steel, aluminium or other materials	5	366	—	—	5	366
Not stated	405	45,048	3	213	408	45,260
Total houses	1,006	116,435	12	1,198	1,018	117,633
<i>Other residential buildings</i>	<i>348</i>	<i>26,336</i>	—	—	<i>348</i>	<i>26,336</i>
Total residential buildings	1,354	142,771	12	1,198	1,366	143,969
REST OF VICTORIA (b)						
Houses —						
Brick, stone or concrete	20	2,124	—	—	20	2,124
Brick-veneer	135	15,140	—	—	135	15,140
Timber	20	1,367	—	—	20	1,367
Fibre cement	17	985	—	—	17	985
Steel, aluminium or other materials	3	174	—	—	3	174
Not stated	245	24,577	—	—	245	24,577
Total houses	440	44,368	—	—	440	44,368
<i>Other residential buildings</i>	<i>23</i>	<i>1,205</i>	—	—	<i>23</i>	<i>1,205</i>
Total residential buildings	463	45,573	—	—	463	45,573
TOTAL VICTORIA						
Houses —						
Brick, stone or concrete	108	15,270	—	—	108	15,270
Brick-veneer	616	70,916	9	985	625	71,901
Timber	42	3,113	—	—	42	3,113
Fibre cement	22	1,340	—	—	22	1,340
Steel, aluminium or other materials	8	540	—	—	8	540
Not stated	650	69,625	3	213	653	69,838
Total houses	1,446	160,804	12	1,198	1,458	162,001
<i>Other residential buildings</i>	<i>371</i>	<i>27,541</i>	—	—	<i>371</i>	<i>27,541</i>
Total residential buildings	1,817	188,345	12	1,198	1,829	189,542

(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 1997

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)
MELBOURNE STATISTICAL DIVISION										
Banyule (C)										
Heidelberg	9	2	1,683	—	—	—	890	—	—	2,573
North	45	—	3,518	—	—	—	339	—	604	4,461
Total	54	2	5,201	—	—	—	1,229	—	604	7,034
Bayside (C)										
Brighton	11	—	1,643	3	—	440	1,948	1,963	1,963	5,994
South	17	—	1,825	2	—	70	699	—	—	2,594
Total	28	—	3,468	5	—	510	2,647	1,963	1,963	8,588
Boroondara (C)										
Camberwell North	11	—	1,949	4	—	618	1,467	60	60	4,094
Camberwell South	6	—	1,414	—	—	—	1,219	140	140	2,773
Hawthorn	3	—	300	—	—	—	1,008	—	—	1,308
Kew	3	—	1,085	14	—	2,360	1,542	1,414	1,414	6,401
Total	23	—	4,747	18	—	2,978	5,236	1,614	1,614	14,575
Brimbank (C)										
Keilor	47	—	5,893	18	—	1,103	480	4,650	4,650	12,125
Sunshine	14	—	1,524	10	—	480	321	3,338	3,468	5,793
Total	61	—	7,417	28	—	1,583	800	7,988	8,118	17,918
Cardinia (S)										
North	4	—	387	—	—	—	38	—	—	425
Pakenham	2	—	285	—	—	—	49	—	—	334
South	—	—	—	—	—	—	10	72	72	82
Total	6	—	672	—	—	—	97	72	72	841
Casey (C)										
Berwick	86	—	9,165	3	—	150	389	420	7,420	17,124
Cranbourne	21	—	1,477	—	—	—	278	881	881	2,635
Hallam	17	—	2,189	—	—	—	509	2,778	2,778	5,476
South	3	—	305	—	—	—	45	—	—	350
Total	127	—	13,136	3	—	150	1,221	4,079	11,079	23,586
Darebin (C)										
Northcote	10	—	1,215	6	—	509	1,564	950	1,567	4,856
Preston	10	—	737	—	—	—	425	—	186	1,348
Total	20	—	1,952	6	—	509	1,989	950	1,753	6,204
Frankston (C)										
East	7	—	623	—	—	—	57	—	—	680
West	5	—	646	2	—	90	92	1,730	1,730	2,558
Total	12	—	1,269	2	—	90	149	1,730	1,730	3,238
Glen Eira (C)										
Caulfield	7	—	1,069	13	—	1,280	882	60	60	3,290
South	7	—	798	9	—	640	816	—	—	2,255
Total	14	—	1,867	22	—	1,920	1,698	60	60	5,545
Greater Dandenong (C)										
Dandenong	8	—	743	7	—	438	237	895	895	2,314
Balance	10	—	848	4	—	140	215	4,605	4,605	5,809
Total	18	—	1,592	11	—	578	452	5,500	5,500	8,122
Hobsons Bay (C)										
Altona	31	—	2,915	—	—	—	134	—	—	3,049
Williamstown	8	2	1,177	—	—	—	530	1,935	1,935	3,643
Total	39	2	4,093	—	—	—	664	1,935	1,935	6,692
Hume (C)										
Broadmeadows	10	—	1,207	—	—	—	173	8,394	8,394	9,774
Craigieburn	36	—	4,343	—	—	—	64	1,880	2,273	6,680
Sunbury	19	—	1,963	—	—	—	123	70	70	2,156
Total	65	—	7,513	—	—	—	360	10,343	10,737	18,610
Kingston (C)										
North	22	—	1,953	12	—	703	1,275	2,900	3,105	7,037
South	26	—	2,989	—	—	—	683	102	102	3,774
Total	48	—	4,943	12	—	703	1,958	3,002	3,207	10,811

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MARCH 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	25	—	2,657	—	—	—	677	466	466	3,800
South	38	—	4,893	—	—	—	179	2,180	2,180	7,252
Total	63	—	7,550	—	—	—	856	2,646	2,646	11,052
Manningham (C)										
East	4	—	565	—	—	—	114	—	90	769
West	26	—	3,904	—	—	—	1,432	1,342	5,132	10,467
Total	30	—	4,469	—	—	—	1,546	1,342	5,222	11,237
Maribyrnong (C)	8	—	562	—	—	—	245	1,636	1,636	2,442
Maroondah (C)										
Croydon	16	—	1,495	16	—	1,085	222	3,011	3,011	5,813
Ringwood	6	—	590	3	—	200	163	—	900	1,853
Total	22	—	2,085	19	—	1,285	385	3,011	3,911	7,666
Melbourne (C)										
Inner	—	—	—	—	—	—	265	3,946	6,478	6,743
Remainder	2	—	483	32	—	2,100	780	2,590	13,577	16,939
Total	2	—	483	32	—	2,100	1,045	6,536	20,054	23,681
Melton (S)										
East	7	—	773	—	—	—	—	—	—	773
Balance	8	—	818	—	—	—	10	—	—	828
Total	15	—	1,590	—	—	—	10	—	—	1,600
Monash (C)										
South-West	29	—	3,005	3	—	180	250	130	350	3,785
Waverley East	2	—	180	—	—	—	192	300	300	672
Waverley West	21	—	2,058	10	—	924	289	74	74	3,346
Total	52	—	5,243	13	—	1,104	732	504	724	7,803
Moonee Valley (C)										
Essendon	20	—	2,691	30	—	2,415	3,818	968	1,353	10,277
West	19	—	3,084	7	—	380	647	1,100	1,100	5,211
Total	39	—	5,775	37	—	2,795	4,465	2,068	2,453	15,488
Moreland (C)										
Brunswick	—	—	—	11	—	800	396	—	—	1,196
Coburg	5	—	447	17	—	1,050	371	450	450	2,318
North	4	—	230	2	—	99	236	—	—	564
Total	9	—	677	30	—	1,949	1,003	450	450	4,078
Mornington Peninsula (S)										
East	16	—	1,487	2	—	128	285	—	—	1,900
South	19	—	2,022	—	—	—	526	2,210	2,210	4,759
West	41	—	4,699	—	—	—	484	259	259	5,442
Total	76	—	8,208	2	—	128	1,295	2,469	2,469	12,101
Nillumbik (S)										
South	3	—	379	—	—	—	243	—	302	924
South-West	2	—	65	—	—	—	126	—	85	276
Balance	1	—	54	—	—	—	92	—	—	146
Total	6	—	498	—	—	—	461	—	387	1,346
Port Phillip (C)										
St Kilda	2	—	230	6	—	600	401	—	100	1,330
West	2	7	1,001	—	—	—	845	1,413	1,413	3,259
Total	4	7	1,231	6	—	600	1,246	1,413	1,513	4,589
Stonnington (C)										
Prahan	3	—	3,156	6	—	510	1,991	979	979	6,637
Malvern	10	—	1,692	7	—	1,200	1,536	298	3,098	7,526
Total	13	—	4,848	13	—	1,710	3,527	1,277	4,077	14,163
Whitehorse (C)										
Box Hill	14	—	1,442	12	—	695	635	103	263	3,035
Nunawading East	5	—	472	14	—	930	319	60	60	1,781
Nunawading West	5	—	375	45	—	2,639	341	130	130	3,486
Total	24	—	2,290	71	—	4,264	1,296	293	453	8,302

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MARCH 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										
Whittlesea (C)										
North	9	—	868	—	—	—	69	325	325	1,261
South	51	—	5,570	—	—	—	338	540	540	6,448
Total	60	—	6,438	—	—	—	407	865	865	7,709
Wyndham (C)										
North-East	4	—	441	—	—	—	95	—	—	536
Werribee	25	1	3,302	5	—	260	426	485	485	4,473
Balance	1	—	190	—	—	—	27	7,523	7,523	7,740
Total	30	1	3,933	5	—	260	548	8,008	8,008	12,750
Yarra (C)										
North	2	—	230	—	—	—	1,214	1,784	2,284	3,728
Richmond	3	—	375	13	—	1,120	579	321	321	2,395
Total	5	—	605	13	—	1,120	1,793	2,105	2,605	6,123
Yarra Ranges (S) — Pt A (d)										
Central	7	—	471	—	—	—	91	—	520	1,082
North	7	—	593	—	—	—	122	—	—	715
South-West	19	—	2,214	—	—	—	530	368	368	3,112
Total	33	—	3,278	—	—	—	743	368	888	4,908
Melbourne (SD)	1,006	12	117,633	348	—	26,336	40,103	74,227	106,733	290,805
BARWON STATISTICAL DIVISION										
Colac-Otway (S)										
Colac	2	—	388	—	—	—	—	472	472	860
North	—	—	—	—	—	—	58	—	—	58
South	1	—	103	—	—	—	—	—	—	103
Total	3	—	491	—	—	—	58	472	472	1,021
Golden Plains (S)										
North-West	—	—	—	—	—	—	—	—	—	—
South-East	—	—	—	—	—	—	28	—	—	28
Total	—	—	—	—	—	—	28	—	—	28
Greater Geelong (C)										
Part A										
Bellarine — Inner	5	—	378	—	—	—	40	760	760	1,178
Corio — Inner	16	—	1,464	3	—	170	297	1,920	2,470	4,401
Geelong	—	—	—	—	—	—	60	275	400	461
Geelong West	—	—	—	—	—	—	15	—	—	15
Newtown	—	—	—	—	—	—	135	—	—	135
South Barwon — Inner	19	—	2,766	2	—	100	325	—	150	3,340
Part B	15	—	1,570	2	—	100	259	—	—	1,929
Part C	—	—	—	—	—	—	20	—	—	20
Total	55	—	6,177	7	—	370	1,131	2,955	3,780	11,458
Queenscliffe (B)	—	—	—	—	—	—	487	—	—	487
Surf Coast (S)										
East	16	—	1,776	—	—	—	298	3,033	3,033	5,106
West	8	—	1,091	—	—	—	35	—	—	1,126
Total	24	—	2,867	—	—	—	333	3,033	3,033	6,233
Barwon (SD)	82	—	9,535	7	—	370	2,056	6,461	7,286	19,247

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MARCH 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)				
WESTERN DISTRICT STATISTICAL DIVISION										
Corangamite (S)										
North	—	—	—	—	—	—	55	—	—	55
South	4	—	297	—	—	—	11	315	315	623
Total	4	—	297	—	—	—	66	315	315	678
Glenelg (S)										
Heywood	3	—	244	—	—	—	22	—	82	347
North	—	—	—	—	—	—	64	—	—	64
Portland	1	—	140	—	—	—	82	—	—	222
Total	4	—	384	—	—	—	168	—	82	633
Moyne (S)										
North-East	—	—	—	—	—	—	—	—	—	—
North-West	—	—	—	—	—	—	—	—	—	—
South	3	—	257	—	—	—	442	—	—	699
Total	3	—	257	—	—	—	442	—	—	699
Southern Grampians (S)										
Hamilton	1	—	40	—	—	—	101	—	—	141
Wannon	—	—	—	—	—	—	38	—	—	38
Balance	1	—	40	—	—	—	40	—	—	80
Total	2	—	80	—	—	—	179	—	—	259
Warrnambool (C)	6	—	1,050	—	—	—	199	1,051	1,051	2,299
Lady Julia Percy Island	—	—	—	—	—	—	—	—	—	—
Western District (SD)	19	—	2,068	—	—	—	1,053	1,366	1,448	4,569
CENTRAL HIGHLANDS STATISTICAL DIVISION										
Ararat (RC)	4	—	412	—	—	—	—	100	100	512
Ballarat (C)										
Central	8	—	683	—	—	—	483	197	247	1,413
Inner North	20	—	2,302	2	—	100	185	50	750	3,336
North	—	—	—	—	—	—	—	—	—	—
South	21	—	1,547	2	—	107	54	235	235	1,943
Total	49	—	4,532	4	—	207	721	482	1,232	6,692
Hepburn (S)										
East	7	—	641	—	—	—	40	—	—	681
West	1	—	70	—	—	—	45	—	—	115
Total	8	—	711	—	—	—	85	—	—	796
Moorabool (S)										
Bacchus Marsh	6	—	713	2	—	41	85	—	—	839
Ballan	2	—	272	—	—	—	34	—	500	806
West	2	—	168	—	—	—	122	—	—	290
Total	10	—	1,153	2	—	41	241	—	500	1,935
Pyrenees (S)										
North	—	—	—	—	—	—	45	—	—	45
South	1	—	40	—	—	—	35	—	—	75
Total	1	—	40	—	—	—	80	—	—	120
Central Highlands (SD)	72	—	6,848	6	—	248	1,127	582	1,832	10,055

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MARCH 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)				
WIMMERA STATISTICAL DIVISION										
Hindmarsh (S)	—	—	—	—	—	—	10	—	—	10
Horsham (RC)										
Central	2	—	244	—	—	—	52	185	185	481
Balance	2	—	219	—	—	—	81	—	—	300
Total	4	—	463	—	—	—	133	185	185	781
Northern Grampians (S)										
St Arnaud	—	—	—	—	—	—	—	—	—	—
Stawell	1	—	150	—	—	—	56	77	77	283
Total	1	—	150	—	—	—	56	77	77	283
West Wimmera (S)	2	—	169	—	—	—	52	250	250	471
Yarriambiack (S)										
North	1	—	95	—	—	—	58	—	—	153
South	—	—	—	—	—	—	15	—	—	15
Total	1	—	95	—	—	—	73	—	—	168
Wimmera (SD)	8	—	877	—	—	—	324	512	512	1,713
MALLEE STATISTICAL DIVISION										
Buloke (S)										
North	—	—	—	—	—	—	26	—	—	26
South	—	—	—	—	—	—	17	—	—	17
Total	—	—	—	—	—	—	43	—	—	43
Gannawarra (S)	—	—	—	—	—	—	164	—	—	164
Mildura (RC)										
Pt A	20	—	2,122	—	—	—	115	368	368	2,605
Pt B	2	—	220	—	—	—	22	—	—	242
Total	22	—	2,342	—	—	—	137	368	368	2,847
Swan Hill (RC)										
Central	1	—	69	—	—	—	10	—	—	79
Robinvale	1	—	50	—	—	—	20	—	—	70
Balance	2	—	167	—	—	—	—	—	—	167
Total	4	—	286	—	—	—	30	—	—	316
Mallee (SD)	26	—	2,629	—	—	—	374	368	368	3,370

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MARCH 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)				
LODDON STATISTICAL DIVISION										
Central Goldfields (S)										
Maryborough	1	—	101	—	—	—	46	134	134	281
Balance	—	—	—	—	—	—	15	—	—	15
Total	1	—	101	—	—	—	61	134	134	296
Greater Bendigo (C)										
Part A										
Central	5	—	316	—	—	—	46	—	2,376	2,738
Eaglehawk	5	—	403	—	—	—	73	—	120	595
Inner East	9	—	865	2	—	100	61	—	—	1,026
Inner North	4	—	295	—	—	—	—	—	—	295
Inner West	5	—	522	—	—	—	71	70	70	663
Strathfieldsaye	5	—	556	—	—	—	46	—	—	602
Part B	3	—	232	—	—	—	33	—	2,700	2,965
Total	36	—	3,188	2	—	100	331	70	5,266	8,885
Loddon (S)										
North	—	—	—	—	—	—	—	—	—	—
South	1	—	30	—	—	—	10	—	—	40
Total	1	—	30	—	—	—	10	—	—	40
Macedon Ranges (S)										
Kyneton	4	—	487	—	—	—	95	—	—	582
Romsey	10	—	1,103	—	—	—	68	—	—	1,171
Balance	13	—	1,709	—	—	—	500	—	—	2,209
Total	27	—	3,300	—	—	—	662	—	—	3,962
Mount Alexander (S)										
Castlemaine	—	—	—	—	—	—	—	—	—	—
Balance	5	—	395	—	—	—	68	—	—	463
Total	5	—	395	—	—	—	68	—	—	463
Loddon-Campaspe (SD)	70	—	7,013	2	—	100	1,133	204	5,400	13,646

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MARCH 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)				
GOULBURN STATISTICAL DIVISION										
Campaspe (S)										
Echuca	1	—	87	—	—	—	—	—	—	87
Kyabram	1	—	158	—	—	—	60	—	—	217
Rochester	—	—	—	—	—	—	39	—	—	39
South	1	—	160	—	—	—	—	—	—	160
Total	3	—	404	—	—	—	98	—	—	503
Delatite (S)										
Benalla	2	—	320	—	—	—	—	150	1,950	2,270
North	3	—	360	—	—	—	185	—	—	545
South	9	—	910	—	—	—	26	50	50	986
Total	14	—	1,590	—	—	—	211	200	2,000	3,801
Greater Shepparton (C)										
Part A	8	—	935	—	—	—	295	70	70	1,300
Part B										
East	7	—	811	—	—	—	—	—	—	811
West	1	—	76	—	—	—	104	—	—	180
Total	16	—	1,822	—	—	—	399	70	70	2,290
Mitchell (S)										
North	—	—	—	—	—	—	14	75	75	89
South	4	—	417	—	—	—	—	165	165	582
Total	4	—	417	—	—	—	14	240	240	671
Moira (S)										
East	4	—	251	—	—	—	—	—	—	251
West	4	—	243	—	—	—	58	95	1,516	1,817
Total	8	—	494	—	—	—	58	95	1,516	2,068
Murrindindi (S)										
East	5	—	380	—	—	—	86	—	—	466
West	3	—	185	—	—	—	15	—	—	200
Total	8	—	565	—	—	—	100	—	—	665
Strathbogie (S)	4	—	297	—	—	—	21	75	75	393
Goulburn (SD)	57	—	5,589	—	—	—	902	680	3,901	10,392
OVENS-MURRAY STATISTICAL DIVISION										
Alpine (S)										
East	2	—	187	—	—	—	60	351	351	598
West	—	—	—	—	—	—	43	—	—	43
Total	2	—	187	—	—	—	103	351	351	641
Indigo (S)										
Part A	6	—	528	—	—	—	90	105	105	723
Part B	—	—	—	—	—	—	—	—	—	—
Total	6	—	528	—	—	—	90	105	105	723
Wangaratta (RC)										
Central	4	—	400	—	—	—	—	—	—	400
North	2	—	219	—	—	—	107	—	—	326
South	—	—	—	—	—	—	—	63	63	63
Total	6	—	619	—	—	—	107	63	63	789
Towong (S)										
Part A	2	—	217	—	—	—	—	—	—	217
Part B	1	—	65	—	—	—	20	—	—	85
Total	3	—	282	—	—	—	20	—	—	302
Wodonga (RC)	10	—	1,064	—	—	—	269	760	760	2,093
Ovens-Murray (SD)	27	—	2,681	—	—	—	589	1,279	1,279	4,548

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), MARCH 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)				
EAST GIPPSLAND STATISTICAL DIVISION										
East Gippsland (S)										
Bairnsdale	14	—	1,599	—	—	—	75	—	2,000	3,674
Orbost	3	—	204	—	—	—	67	—	—	271
South-West	3	—	483	—	—	—	85	—	—	568
Balance	1	—	80	—	—	—	50	—	—	130
Total	21	—	2,366	—	—	—	276	—	2,000	4,643
Wellington (S)										
Alberton	1	—	82	—	—	—	10	—	—	92
Avon	—	—	—	—	—	—	112	—	—	112
Maffra	4	—	322	—	—	—	100	56	56	478
Rosedale	3	—	112	—	—	—	65	—	—	176
Sale	1	—	107	—	—	—	269	—	—	376
Total	9	—	623	—	—	—	556	56	56	1,235
East Gippsland (SD)	30	—	2,989	—	—	—	832	56	2,056	5,877
GIPPSLAND STATISTICAL DIVISION										
Bass Coast (S)										
Phillip Island	8	—	439	—	—	—	119	5,400	5,400	5,957
Balance	10	—	870	—	—	—	132	320	320	1,322
Total	18	—	1,308	—	—	—	251	5,720	5,720	7,279
Baw Baw (S)										
Part A	—	—	—	—	—	—	—	95	95	95
Part B										
East	—	—	—	—	—	—	24	—	—	24
West	16	—	1,560	—	—	—	195	107	107	1,861
Total	16	—	1,560	—	—	—	219	202	202	1,980
La Trobe (S)										
Moe	—	—	—	—	—	—	35	—	—	35
Morwell	2	—	222	—	—	—	57	—	60	339
Traralgon	2	—	197	6	—	310	50	114	114	672
Balance	—	—	—	—	—	—	93	—	—	93
Total	4	—	419	6	—	310	236	114	174	1,138
South Gippsland (S)										
Central	9	—	663	—	—	—	60	—	—	723
East	—	—	—	—	—	—	—	—	—	—
West	2	—	190	2	—	177	128	50	50	545
Total	11	—	853	2	—	177	188	50	50	1,268
Yarra Ranges (S) — Pt B (d)	—	—	—	—	—	—	—	—	—	—
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—
French Island	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
Gippsland (SD)	49	—	4,140	8	—	487	894	6,086	6,146	11,666
VICTORIA										
Victoria	1,446	12	162,001	371	—	27,541	49,387	91,819	136,958	375,888

(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 1997

Statistical Local Area	New residential buildings (b)						Non-residential building (c)			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
GREATER GEELONG CITY PART A STATISTICAL SUBDIVISION										
Greater Geelong (C) —										
— Bellarine — Inner	5	—	378	—	—	—	40	760	760	1,178
— Corio — Inner	16	—	1,464	3	—	170	297	1,920	2,470	4,401
— Geelong	—	—	—	—	—	—	60	275	400	461
— Geelong West	—	—	—	—	—	—	15	—	—	15
— Newtown	—	—	—	—	—	—	135	—	—	135
— South Barwon — Inner	19	—	2,766	2	—	100	325	—	150	3,340
Greater Geelong City Part A (SSD)	40	—	4,607	5	—	270	872	2,955	3,780	9,530
BALLARAT CITY STATISTICAL SUBDIVISION										
Ballarat (C) —										
— Central	8	—	683	—	—	—	483	197	247	1,413
— Inner North	20	—	2,302	2	—	100	185	50	750	3,336
— North	—	—	—	—	—	—	—	—	—	—
— South	21	—	1,547	2	—	107	54	235	235	1,943
Ballarat City (SSD)	49	—	4,532	4	—	207	721	482	1,232	6,692
MILDURA RURAL CITY PART A STATISTICAL SUBDIVISION										
Mildura (RC) — Pt A	20	—	2,122	—	—	—	115	368	368	2,605
Mildura Rural City Part A (SSD)	20	—	2,122	—	—	—	115	368	368	2,605
GREATER BENDIGO CITY PART A STATISTICAL SUBDIVISION										
Greater Bendigo (C) —										
— Central	5	—	316	—	—	—	46	—	2,376	2,738
— Eaglehawk	5	—	403	—	—	—	73	—	120	595
— Inner East	9	—	865	2	—	100	61	—	—	1,026
— Inner North	4	—	295	—	—	—	—	—	—	295
— Inner West	5	—	522	—	—	—	71	70	70	663
— Strathfieldsaye	5	—	556	—	—	—	46	—	—	602
Greater Bendigo City Part A (SSD)	33	—	2,956	2	—	100	298	70	2,566	5,919
GREATER SHEPPARTON CITY PART A STATISTICAL SUBDIVISION										
Greater Shepparton (C) Pt A	8	—	935	—	—	—	295	70	70	1,300
Shepparton City Part A (SSD)	8	—	935	—	—	—	295	70	70	1,300
WODONGA STATISTICAL SUBDIVISION										
Indigo (S) — Pt A	6	—	528	—	—	—	90	105	105	723
Towong (S) — Pt A	2	—	217	—	—	—	—	—	—	217
Wodonga (RC)	10	—	1,064	—	—	—	269	760	760	2,093
Wodonga (SSD)	18	—	1,810	—	—	—	359	865	865	3,033
LA TROBE VALLEY STATISTICAL SUBDIVISION										
Baw Baw (S) — Pt A	—	—	—	—	—	—	—	—	—	—
La Trobe (S) —										
— Moc	—	—	—	—	—	—	35	—	—	35
— Morwell	2	—	222	—	—	—	57	—	60	339
— Traralgon	2	—	197	6	—	310	50	114	114	672
— Balance	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
La Trobe Valley (SSD)	4	—	419	6	—	310	236	209	269	1,233

(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											
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	126,322	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
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
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
March	360	14,824	20,367	12,987	21,951	23,978	145	6,935	2,420	2,766	106,733
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
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
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
March	—	—	430	5,376	97	635	—	597	—	150	7,286
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
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
1997 January	—	139	7,250	300	160	—	—	—	—	130	7,979
February	—	300	200	193	—	—	—	383	—	134	1,210
March	140	—	—	295	596	—	—	—	—	417	1,448
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
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
1997 January	250	—	342	57	300	1,100	—	—	—	—	2,049
February	70	756	119	—	75	650	—	—	1,500	107	3,277
March	—	—	115	—	347	700	—	500	—	170	1,832

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											
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
1995-96	172	442	1,275	2,831	648	2,899	—	1,220	2,220	1,605	13,312
1996 January	—	—	230	54	—	—	—	—	—	—	284
February	—	—	—	—	150	—	—	—	120	100	370
March	—	60	50	—	—	—	—	—	—	—	110
1997 January	—	—	—	—	218	—	—	—	—	412	630
February	—	242	—	—	—	—	—	—	80	470	792
March	77	85	—	—	—	—	—	—	250	100	512
MALLEE STATISTICAL DIVISION											
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
1995-96	420	6,511	3,685	3,312	2,544	5,527	112	1,838	1,368	1,318	26,635
1996 January	—	224	2,800	530	115	—	—	—	—	528	4,197
February	120	2,500	50	810	—	—	—	—	310	—	3,790
March	—	—	—	450	—	—	—	—	—	—	450
1997 January	217	600	340	—	695	—	—	—	—	—	1,852
February	—	355	138	—	110	4,259	120	—	—	318	5,300
March	—	—	—	—	—	368	—	—	—	—	368
LODDON STATISTICAL DIVISION											
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	3,313	40,832	3,079	5,121	7,670	8,079	260	150	1,310	2,011	71,825
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	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
March	—	385	65	553	695	3,050	150	—	—	—	4,898
1997 January	—	60	130	300	—	50	—	—	—	51	591
February	—	137	235	53	904	5,900	—	—	—	9,360	16,589
March	—	—	204	—	—	320	—	3,676	—	1,200	5,400
GOULBURN STATISTICAL DIVISION											
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	2,657	5,254	11,075	4,736	6,245	3,110	371	19,271	7,210	6,284	66,214
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	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
March	700	785	580	315	215	235	—	350	4,614	100	7,894
1997 January	100	675	—	115	300	300	—	—	—	778	2,268
February	—	240	114	2,129	2,600	9,180	—	—	64	10,671	24,998
March	—	—	150	—	309	95	—	1,471	1,875	—	3,901

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	Educa- tional	Religious	Health	Enterta- inment and recreati- onal	Miscel- laneous	Total
OVENS MURRAY STATISTICAL DIVISION											
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
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	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
March	—	1,230	90	342	52	—	—	—	70	—	1,784
1997 January	75	690	1,321	—	—	—	—	—	—	595	2,681
February	—	525	500	—	—	280	—	—	—	890	2,195
March	301	550	130	130	104	—	—	—	63	—	1,278
EAST GIPPSLAND STATISTICAL DIVISION											
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
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	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
March	85	370	100	90	—	—	—	—	—	70	715
1997 January	—	—	80	—	69	—	—	—	—	60	209
February	—	100	65	200	1,550	2,000	—	162	75	—	4,152
March	—	—	—	—	56	2,000	—	—	—	—	2,056
GIPPSLAND STATISTICAL DIVISION											
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
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
1997 January	—	530	727	90	50	110	165	—	—	1,190	2,861
February	50	184	50	650	90	3,200	—	—	—	65	4,289
March	—	114	461	110	210	5,250	—	—	—	—	6,145
TOTAL VICTORIA											
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
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
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
March	878	15,573	21,857	18,898	23,671	33,346	145	13,179	4,608	4,803	136,958

(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 1997**

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		
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
NUMBER OF DWELLING UNITS										
Melbourne	1,018	204	96	300	18	—	30	48	348	1,366
Barwon	82	7	—	7	—	—	—	—	7	89
Western District	19	—	—	—	—	—	—	—	—	19
Central Highlands	72	6	—	6	—	—	—	—	6	78
Wimmera	8	—	—	—	—	—	—	—	—	8
Mallee	26	—	—	—	—	—	—	—	—	26
Loddon	70	2	—	2	—	—	—	—	2	72
Goulburn	57	—	—	—	—	—	—	—	—	57
Ovens-Murray	27	—	—	—	—	—	—	—	—	27
East Gippsland	30	—	—	—	—	—	—	—	—	30
Gippsland	49	8	—	8	—	—	—	—	8	57
Victoria	1,458	227	96	323	18	—	30	48	371	1,829
VALUE (\$'000)										
Melbourne	117,633	13,845	9,603	23,448	888	—	2,000	2,888	26,336	143,969
Barwon	9,535	370	—	370	—	—	—	—	370	9,905
Western District	2,068	—	—	—	—	—	—	—	—	2,068
Central Highlands	6,848	248	—	248	—	—	—	—	248	7,096
Wimmera	877	—	—	—	—	—	—	—	—	877
Mallee	2,629	—	—	—	—	—	—	—	—	2,629
Loddon	7,013	100	—	100	—	—	—	—	100	7,113
Goulburn	5,589	—	—	—	—	—	—	—	—	5,589
Ovens-Murray	2,681	—	—	—	—	—	—	—	—	2,681
East Gippsland	2,989	—	—	—	—	—	—	—	—	2,989
Gippsland	4,140	487	—	487	—	—	—	—	487	4,627
Victoria	162,001	15,050	9,603	24,653	888	—	2,000	2,888	27,541	189,542

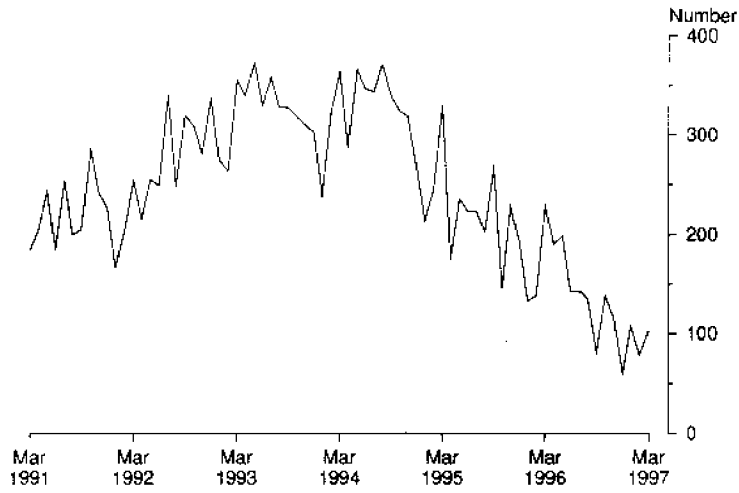
(a) Excludes Conversions, etc. (b) For details of changes to Statistical Divisions, please refer to paragraphs 28-30 of the Explanatory Notes.

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

Statistical division / subdivision (b)	1994-95	1995-96	July - Mar. 1996-97	Mar. 1997
Melbourne (SD)	2,672	1,919	806	95
Greater Geelong City Part A (SSD)	108	70	43	2
Barwon (SD)	164	82	49	4
Western District (SD)	56	26	16	—
Ballarat City (SSD) (c)	n.a.	30	3	—
Central Highlands (SD)	58	39	10	—
Wimmera (SD)	20	7	6	—
Mildura Rural City Part A (SSD)	27	13	10	2
Mallee (SD)	49	19	13	2
Greater Bendigo City Part A (SSD)	54	42	—	—
Loddon (SD) (c)	n.a.	n.a.	5	1
Greater Shepparton City Part A (SSD)	20	7	4	—
Goulburn (SD) (c)	n.a.	n.a.	11	—
Wodonga (SSD) (c)	n.a.	n.a.	2	—
Ovens-Murray (SD) (c)	n.a.	n.a.	5	—
East Gippsland (SD) (c)	n.a.	n.a.	7	1
Latrobe Valley (SSD) (c)	n.a.	n.a.	10	—
Gippsland (SD)	76	57	19	—
Victoria	3,382	2,292	947	103

(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**

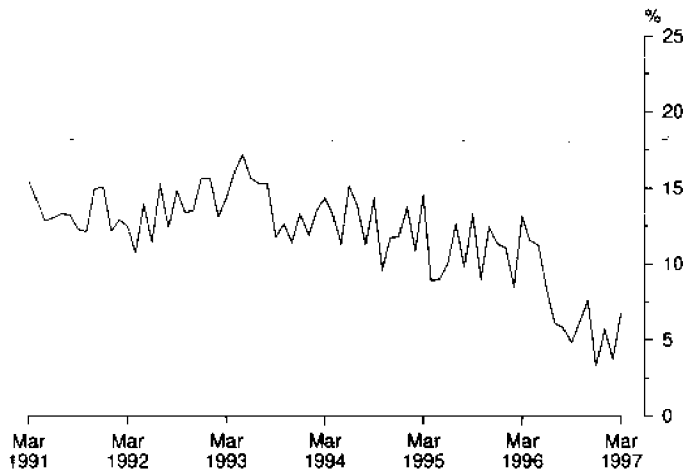


TABLE 13. NUMBER OF DUAL OCCUPANCY (a) DWELLING UNITS APPROVED

Statistical local area (b) (c)	1994-95	1995-96	July - Mar. 1996-97	Mar. 1997
Banyule (C)				
Heidelberg	n.a.	n.a.	6	—
North	n.a.	n.a.	8	—
Total	n.a.	n.a.	14	—
Bayside (C)				
Brighton	87	49	27	—
South	n.a.	n.a.	22	—
Total	n.a.	n.a.	49	—
Boroondara (C)				
Camberwell North	n.a.	n.a.	10	6
Camberwell South	n.a.	n.a.	3	—
Hawthorn	23	8	1	1
Kew	35	24	1	—
Total	174	104	15	7
Brimbank (C)				
Keilor	n.a.	n.a.	61	10
Sunshine	n.a.	n.a.	24	2
Total	n.a.	n.a.	85	12
Cardinia (S)				
Pakenham	n.a.	n.a.	—	—
South	n.a.	n.a.	—	—
Total	n.a.	n.a.	—	—
Casey (C)				
Berwick	n.a.	n.a.	—	—
South	n.a.	n.a.	—	—
Total	n.a.	n.a.	—	—
Darebin (C)				
Northcote	n.a.	n.a.	16	—
Preston	n.a.	n.a.	26	6
Total	n.a.	n.a.	42	6
Frankston (C)				
East	n.a.	n.a.	3	—
West	n.a.	n.a.	6	2
Total	n.a.	n.a.	9	2
Glen Eira (C)				
Caulfield	106	87	58	8
South	n.a.	n.a.	42	8
Total	n.a.	n.a.	100	16
Greater Dandenong (C)				
Dandenong	25	9	15	1
Balance	n.a.	n.a.	21	1
Total	n.a.	n.a.	36	2
Hobsons Bay (C)				
Altona	n.a.	n.a.	29	4
Williamstown	n.a.	n.a.	13	—
Total	n.a.	n.a.	42	4
Hume (C)				
Broadmeadows	n.a.	n.a.	25	—
Craigieburn	n.a.	n.a.	3	—
Sunbury	n.a.	n.a.	3	—
Total	n.a.	n.a.	31	—
Kingston (C)				
North	n.a.	n.a.	28	—
South	n.a.	n.a.	26	—
Total	n.a.	n.a.	54	—
Knox (C)				
Manningham (C)	n.a.	n.a.	—	—
Maribyrnong (C)	n.a.	n.a.	22	3
Maroondah (C)				
Croydon	n.a.	n.a.	11	—
Ringwood	n.a.	n.a.	6	—
Total	n.a.	n.a.	17	—
Melbourne (C)				
Inner	—	—	—	—
Remainder	n.a.	5	2	—
Total	n.a.	5	2	—
Melton (S)				
East	n.a.	n.a.	5	—
Balance	n.a.	n.a.	—	—
Total	n.a.	n.a.	5	—
Monash (C)				
South-West	n.a.	n.a.	44	1
Waverley East	n.a.	n.a.	16	—
Waverley West	n.a.	n.a.	72	8
Total	n.a.	n.a.	132	9

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 - Mar. 1996-97</i>	<i>Mar. 1997</i>
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.	1	1
North	n.a.	n.a.	15	2
Total	n.a.	n.a.	20	3
Mornington Peninsula (S)				
East	n.a.	n.a.	2	2
South	14	14	—	—
West	n.a.	n.a.	8	—
Total	n.a.	n.a.	10	2
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.	10	3
Malvern	59	33	17	10
Total	n.a.	n.a.	27	13
Whitehorse (C)				
Box Hill	69	39	28	7
Nunawading East	n.a.	n.a.	11	2
Nunawading West	n.a.	n.a.	27	—
Total	190	116	66	9
Whittlesea (C)	n.a.	n.a.	—	—
Wyndham (C)	n.a.	n.a.	—	—
Yarra (C)				
North	n.a.	n.a.	2	—
Richmond	29	25	11	4
Total	n.a.	n.a.	13	4
Yarra Ranges (S) (d)				
Central	2	3	4	—
North	n.a.	n.a.	2	2
South-West	n.a.	n.a.	8	1
Total	n.a.	n.a.	14	3
Melbourne Statistical Division	2,672	1,919	806	95
Rest of Victoria	710	373	141	8
Total Victoria	3,382	2,292	947	103

(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.

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

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, 1996 Edition* (1216.0), effective from 1 July 1996, and ASGC terminology has been adopted in the presentation of building statistics.

29. The 1996 edition of the ASGC includes some changes to Victorian Statistical Divisions (SDs), Statistical Subdivisions (SSDs) and Statistical Local Areas (SLAs). Further details are:

- (a) The Shire of Milawa was renamed to Wangaratta and constituted as a Rural City.
- (b) Western Fringe Melbourne SSD (in Melbourne SD) has been renamed Melton-Wyndham SSD.
- (c) (i) The boundary of the Bendigo Statistical District has been extended to include a part transferred from Greater Bendigo (C) - Part B SLA to Greater Bendigo (C) - Strathfieldsaye SLA. There are consequential changes to Greater Bendigo City Part A and North Loddon SSDs.
- (ii) All SLAs in Greater Bendigo (C) LGA have been redefined. The seven new SLAs are: Greater Bendigo (C) - Central, Greater Bendigo (C) - Eaglehawk, Greater Bendigo (C) - Inner East, Greater Bendigo (C) - Inner North, Greater Bendigo (C) - Inner West, Greater Bendigo (C) - Strathfieldsaye (in Greater Bendigo City Part A SSD) and Greater Bendigo (C) - Part B (in North Loddon SSD).

- (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
- (c) 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.)

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.

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34. A large range of data is available via on-line services, diskette, magnetic tape, tape cartridge and CD ROM. For more details about our electronic data services, contact any ABS Office. Selected ABS statistics are available on floppy disk. Further information is available on (06) 252 6684.

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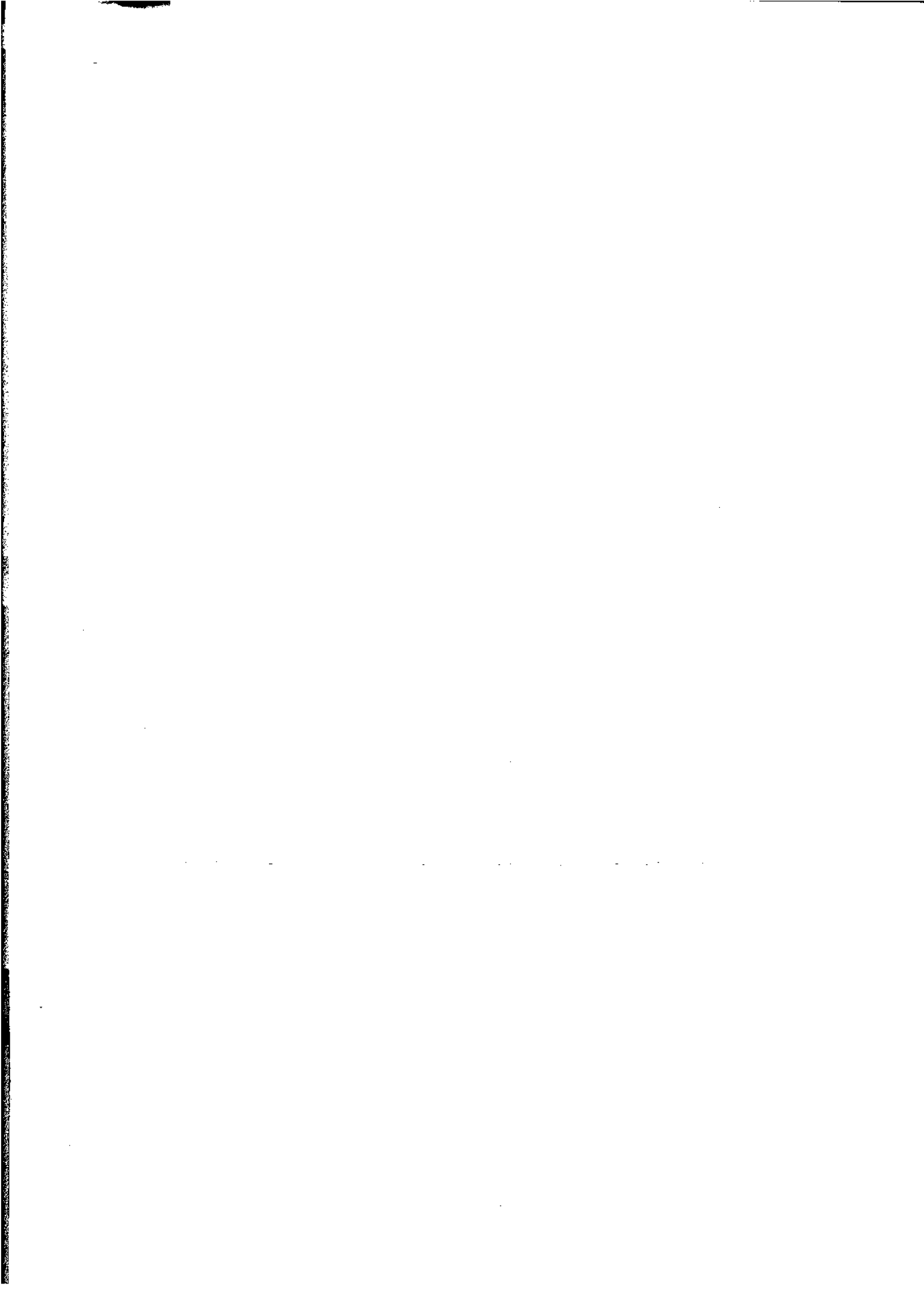
In this publication, Cities are marked (C), Rural Cities (RC), Boroughs (B), and Shires (S).

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

STUART JACKSON

Regional Director



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