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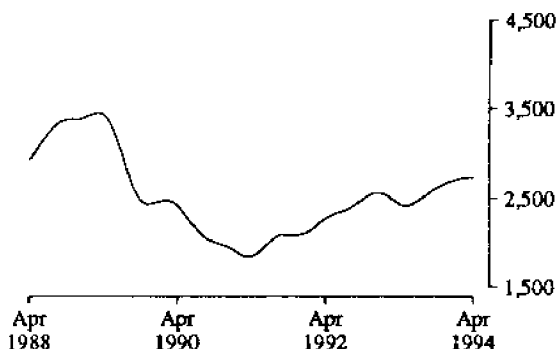
BUILDING APPROVALS, VICTORIA, APRIL 1994

As a service to users of Building Approval Statistics, commencing with the October 1993 issue, commentary and tables are included on pages 2 and 3 which provide information on the reliability of Trend Estimate Series published in Table 3.

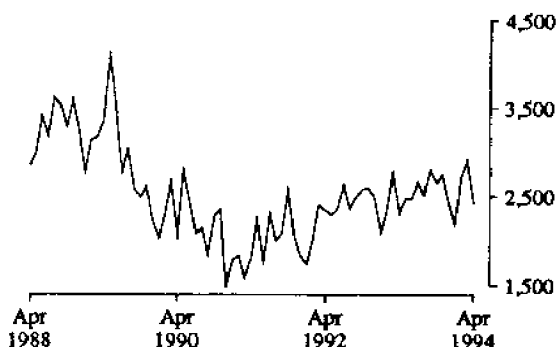
MAIN FEATURES

- Trend estimates of the number of dwelling units approved in April 1994 (2,733) showed a 0.3 per cent increase over the figure recorded for March 1994 (2,726) and a 12 per cent increase when compared with the figure for April 1993 (2,439). After twenty consecutive monthly increases (peaking in January 1993), the trend estimate decreased over four months to May 1993 before increasing steadily again to April 1994.
- In original terms the number of dwelling units approved in April 1994 (2,422) were 17 per cent lower than in March 1994 (2,905) and 5 per cent higher than in April 1993 (2,301).
- For the ten months ended April 1994 there were 26,016 new dwelling units approved, 6 per cent higher than the 24,626 recorded for the ten months ended April 1993.
- The value of non-residential building approved, at current prices, for the ten months ended April 1994 was \$1,743m, an increase of 56 per cent when compared with the \$1,120m recorded for the ten months ended April 1993.

NUMBER OF NEW DWELLING UNITS APPROVED
TREND ESTIMATES



NUMBER OF NEW DWELLING UNITS APPROVED
ORIGINAL



INQUIRIES

For further information about statistics in this publication and the availability of related unpublished statistics, contact Denis Ward or Leon Kinnersly on Melbourne (03) 615 7000; or any ABS State office.

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

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months November to April 1994.

Analysis of building approvals series has shown that the original series can be volatile and that the initial estimates of a month's trend value can be revised substantially. In particular, some months can elapse before a turning point in the trend series is identified reliably. Generally, the size of revisions to the trend estimates tends to be larger, the greater the volatility of the original series. Revisions to trend estimates will also occur with revisions to original data and re-estimation of seasonal adjustment factors. See paragraphs 16 and 17 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 (May 1994) were to equal the average monthly percentage change (regardless of sign) in the series over the last ten years.

For example, if the seasonally adjusted estimate for the number of private houses approved (the first table) were to increase by 5 per cent in May 1994, the trend estimate for that month would be 2,392, a movement of 0.2 per cent. The monthly movements in the trend estimates for February, March and April 1994 which are currently estimated to be 1.3 per cent, 0.8 per cent and 0.3 per cent respectively, would be revised to 1.3 per cent, 0.9 per cent and 0.5 per cent. On the other hand, a 5 per cent seasonally adjusted decline in the number of private houses approved in May 1994 would produce a trend estimate for May 1994 of 2,296, a movement of -1.2 per cent, with the movements in the trend estimates for February, March and April 1994 being revised to 0.7 per cent, -0.1 per cent and -0.8 per cent, respectively.

NUMBER OF NEW PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if April 1994 seasonally adjusted estimate			
			is up 5% on April 1994		is down 5% on April 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1993-94						
November	2,244	1.8	2,244	1.8	2,249	2.0
December	2,286	1.8	2,286	1.9	2,293	2.0
January	2,324	1.7	2,324	1.7	2,328	1.5
February	2,354	1.3	2,355	1.3	2,345	0.7
March	2,374	0.8	2,376	0.9	2,342	-0.1
April	2,382	0.3	2,388	0.5	2,324	-0.8
May	n.y.a.	n.y.a.	2,392	0.2	2,296	-1.2

TOTAL NUMBER OF NEW HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if April 1994 seasonally adjusted estimate			
			is up 6% on April 1994		is down 6% on April 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1993-94						
November	2,336	0.7	2,335	0.6	2,340	0.9
December	2,345	0.4	2,342	0.3	2,351	0.5
January	2,355	0.4	2,353	0.5	2,357	0.3
February	2,367	0.5	2,372	0.8	2,360	0.1
March	2,379	0.5	2,398	1.1	2,359	-0.1
April	2,394	0.6	2,425	1.1	2,351	-0.3
May	n.y.a.	n.y.a.	2,445	0.8	2,334	-0.7

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

	<i>Trend estimate</i>		<i>Revised trend estimate if May 1994 seasonally adjusted estimate</i>			
			<i>is up 6% on April 1994</i>		<i>is down 6% on April 1994</i>	
	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>
<i>1993-94</i>						
November	2,649	1.4	2,648	1.4	2,655	1.6
December	2,678	1.1	2,677	1.1	2,688	1.3
January	2,704	1.0	2,703	1.0	2,708	0.8
February	2,721	0.6	2,725	0.8	2,710	0.1
March	2,726	0.2	2,743	0.7	2,694	-0.6
April	2,733	0.3	2,758	0.6	2,666	-1.0
May	n.y.a.	n.y.a.	2,768	0.4	2,630	-1.4

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

	<i>Trend estimate</i>		<i>Revised trend estimate if May 1994 seasonally adjusted estimate</i>			
			<i>is up 5% on April 1994</i>		<i>is down 5% on April 1994</i>	
	<i>\$m</i>	<i>% change on previous month</i>	<i>\$m</i>	<i>% change on previous month</i>	<i>\$m</i>	<i>% change on previous month</i>
<i>1993-94</i>						
November	230.9	1.6	230.6	1.5	231.1	1.7
December	234.5	1.6	234.0	1.5	234.9	1.6
January	238.6	1.8	238.3	1.9	238.8	1.7
February	243.0	1.8	243.8	2.3	242.5	1.6
March	246.4	1.4	249.4	2.3	245.3	1.1
April	250.2	1.5	254.9	2.2	247.1	0.8
May	n.y.a.	n.y.a.	259.9	2.0	248.2	0.4

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

	<i>Trend estimate</i>		<i>Revised trend estimate if May 1994 seasonally adjusted estimate</i>			
			<i>is up 6% on April 1994</i>		<i>is down 6% on April 1994</i>	
	<i>\$m</i>	<i>% change on previous month</i>	<i>\$m</i>	<i>% change on previous month</i>	<i>\$m</i>	<i>% change on previous month</i>
<i>1993-94</i>						
November	49.7	2.5	49.8	2.6	49.9	2.8
December	50.4	1.3	50.4	1.4	50.6	1.5
January	50.3	-0.3	50.3	-0.3	50.4	-0.5
February	49.5	-1.5	49.4	-1.7	49.2	-2.4
March	48.5	-2.0	48.4	-2.0	47.6	-3.2
April	47.3	-2.5	47.5	-1.8	46.0	-3.4
May	n.y.a.	n.y.a.	46.8	-1.5	44.4	-3.4

TABLE 1. NUMBER OF DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
MELBOURNE STATISTICAL DIVISION									
1990-91	12,068	525	12,593	1,375	329	1,704	13,443	854	14,297
1991-92	14,424	491	14,915	1,477	710	2,187	15,901	1,201	17,102
1992-93	17,104	723	17,827	1,845	163	2,008	18,949	886	19,835
1992-93									
July-April	14,153	651	14,804	1,573	163	1,736	15,726	814	16,540
1993-94									
July-April	14,542	515	15,057	2,459	346	2,805	17,001	861	17,862
1993—									
February	1,311	91	1,402	213	11	224	1,524	102	1,626
March	1,594	98	1,692	144	11	155	1,738	109	1,847
April	1,275	46	1,321	214	2	216	1,489	48	1,537
May	1,470	17	1,487	145	—	145	1,615	17	1,632
June	1,481	55	1,536	127	—	127	1,608	55	1,663
July	1,441	24	1,465	328	53	381	1,769	77	1,846
August	1,473	47	1,520	168	12	180	1,641	59	1,700
September	1,469	131	1,600	316	—	316	1,785	131	1,916
October	1,477	58	1,535	251	—	251	1,728	58	1,786
November	1,512	84	1,596	243	—	243	1,755	84	1,839
December	1,384	52	1,436	264	—	264	1,648	52	1,700
1994—									
January	1,225	13	1,238	256	94	350	1,481	107	1,588
February	1,581	36	1,617	169	51	220	1,750	87	1,837
March	1,641	18	1,659	153	125	278	1,794	143	1,937
April	1,339	52	1,391	311	11	322	1,650	63	1,713
VICTORIA									
1990-91	20,132	783	20,915	1,934	402	2,336	22,066	1,185	23,251
1991-92	22,358	707	23,065	1,932	1,016	2,948	24,290	1,723	26,013
1992-93	25,969	1,189	27,158	2,186	227	2,413	28,155	1,416	29,571
1992-93									
July-April	21,511	1,032	22,543	1,856	227	2,083	23,367	1,259	24,626
1993-94									
July-April	22,175	739	22,914	2,616	486	3,102	24,791	1,225	26,016
1993—									
February	1,952	120	2,072	236	28	264	2,188	148	2,336
March	2,438	125	2,563	188	11	199	2,626	136	2,762
April	1,954	107	2,061	238	2	240	2,192	109	2,301
May	2,228	69	2,297	183	—	183	2,411	69	2,480
June	2,230	88	2,318	147	—	147	2,377	88	2,465
July	2,210	45	2,255	351	53	404	2,561	98	2,659
August	2,250	56	2,306	192	12	204	2,442	68	2,510
September	2,283	171	2,454	344	—	344	2,627	171	2,798
October	2,272	91	2,363	273	6	279	2,545	97	2,642
November	2,354	137	2,491	254	—	254	2,608	137	2,745
December	2,102	68	2,170	266	—	266	2,368	68	2,436
1994—									
January	1,785	17	1,802	266	115	381	2,051	132	2,183
February	2,340	48	2,388	186	142	328	2,526	190	2,716
March	2,558	36	2,594	167	144	311	2,725	180	2,905
April	2,021	70	2,091	317	14	331	2,338	84	2,422

NOTE: The number of self-contained dwelling units approved as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were 24 such dwelling units approved in April 1994.

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														
1990-91	1,105.2	31.1	1,136.3	81.2	19.9	101.2	1,186.5	51.0	1,237.5	392.6	1,087.9	1,423.7	2,666.7	3,053.8
1991-92	1,280.1	28.8	1,309.0	101.6	47.4	149.0	1,381.7	76.3	1,458.0	413.3	978.6	1,242.4	2,773.2	3,113.7
1992-93	1,538.4	42.4	1,580.8	125.3	10.5	135.9	1,663.7	52.9	1,716.7	429.7	858.2	1,138.2	2,951.4	3,284.6
1992-93														
July-April	1,270.8	38.5	1,309.3	105.5	10.5	116.1	1,376.3	49.1	1,425.3	353.2	715.1	901.7	2,444.3	2,680.3
1993-94														
July-April	1,356.0	34.4	1,390.4	207.8	27.2	235.0	1,563.8	61.6	1,625.4	383.8	970.5	1,451.3	2,917.4	3,460.5
1993—														
February	121.5	7.8	129.4	14.0	1.2	15.2	135.5	9.0	144.6	31.0	47.4	72.1	213.9	247.6
March	146.5	4.8	151.3	11.1	0.5	11.6	157.5	5.3	162.8	36.7	113.8	143.8	308.0	343.3
April	114.0	2.4	116.4	15.2	0.1	15.2	129.1	2.5	131.6	33.7	47.3	61.0	210.2	226.3
May	133.7	1.0	134.7	11.0	—	11.0	144.7	1.0	145.6	37.2	71.3	85.6	253.2	268.4
June	133.9	2.9	136.8	8.9	—	8.9	142.8	2.9	145.7	39.3	71.8	150.9	253.9	335.9
July	133.5	1.4	134.9	23.6	3.8	27.4	157.0	5.3	162.3	37.5	40.2	78.3	234.7	278.0
August	140.2	3.7	143.9	10.6	0.8	11.4	150.8	4.5	155.3	36.0	150.6	262.1	337.4	453.4
September	137.5	7.9	145.4	25.4	—	25.4	162.8	7.9	170.7	37.1	83.3	104.1	283.1	311.9
October	134.8	3.4	138.1	21.2	—	21.2	155.9	3.4	159.3	43.6	127.0	141.0	326.5	343.9
November	139.3	5.6	144.9	17.8	—	17.8	157.2	5.6	162.8	45.9	63.3	136.5	266.4	345.1
December	130.1	3.0	133.0	20.3	—	20.3	150.3	3.0	153.3	45.4	89.2	105.9	284.9	304.6
1994—														
January	112.3	0.8	113.2	31.4	8.3	39.7	143.7	9.1	152.8	29.0	34.7	48.4	207.3	230.2
February	147.3	3.1	150.3	15.1	3.2	18.3	162.4	6.3	168.7	34.9	190.0	332.3	387.2	535.8
March	154.9	1.5	156.4	11.6	10.1	21.8	166.6	11.6	178.2	41.2	90.2	112.7	298.0	332.1
April	126.1	4.0	130.2	30.9	0.9	31.8	157.0	5.0	162.0	33.3	102.0	130.0	291.9	325.3
VICTORIA														
1990-91	1,755.1	46.0	1,801.1	112.1	23.5	135.6	1,867.2	69.5	1,936.7	491.2	1,253.8	1,678.2	3,611.7	4,106.1
1991-92	1,933.9	42.0	1,975.9	129.3	65.7	195.0	2,063.2	107.8	2,170.9	514.1	1,114.9	1,473.7	3,691.5	4,158.8
1992-93	2,262.5	71.4	2,333.8	145.7	14.6	160.3	2,408.2	86.0	2,494.1	533.0	1,066.2	1,406.3	4,006.9	4,433.4
1992-93														
July-April	1,869.7	62.7	1,932.3	121.8	14.6	136.5	1,991.5	77.3	2,068.8	439.3	893.0	1,120.0	3,323.2	3,628.0
1993-94														
July-April	1,987.4	51.1	2,038.5	216.9	35.3	252.2	2,204.3	86.4	2,290.7	477.4	1,150.5	1,742.8	3,831.3	4,510.9
1993—														
February	175.9	10.0	186.0	15.3	2.2	17.5	191.2	12.3	203.5	39.1	63.7	91.5	294.1	334.1
March	214.3	6.8	221.1	13.5	0.5	13.9	227.8	7.3	235.1	46.1	126.2	158.7	400.1	439.9
April	170.0	7.1	177.0	16.5	0.1	16.6	186.5	7.1	193.6	43.2	60.2	77.1	289.6	313.9
May	196.0	4.0	200.1	14.0	—	14.0	210.0	4.0	214.1	46.0	81.8	107.8	337.8	367.8
June	196.8	4.6	201.4	9.9	—	9.9	206.6	4.6	211.3	47.8	91.5	178.5	345.9	437.6
July	196.3	4.5	200.9	24.8	3.8	28.6	221.1	8.4	229.5	46.8	49.2	90.4	317.0	366.6
August	203.5	4.3	207.7	12.0	0.8	12.7	215.4	5.0	220.5	44.7	184.6	300.8	444.7	566.0
September	204.4	11.4	215.8	27.1	—	27.1	231.6	11.4	242.9	46.7	105.2	127.7	383.2	417.3
October	198.7	5.8	204.4	22.2	0.7	22.9	220.9	6.4	227.3	53.5	136.4	155.8	410.8	436.6
November	208.0	8.3	216.3	18.5	—	18.5	226.5	8.3	234.8	55.7	96.8	174.8	379.0	465.3
December	189.5	4.0	193.5	20.4	—	20.4	209.9	4.0	213.9	53.6	99.4	120.4	363.0	388.0
1994—														
January	160.3	1.1	161.5	32.2	9.5	41.7	192.5	10.6	203.2	36.5	43.6	65.3	272.5	304.9
February	209.4	3.8	213.2	16.3	8.1	24.4	225.7	11.9	237.6	44.1	209.5	363.4	479.3	645.1
March	231.7	2.6	234.3	12.2	11.3	23.5	243.9	13.9	257.8	53.7	104.2	165.3	401.9	476.8
April	185.6	5.4	191.0	31.2	1.1	32.3	216.8	6.5	223.3	42.1	121.5	178.9	379.9	444.4

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

SEASONALLY ADJUSTED AND TREND ESTIMATES (3), VICTORIA						
Period	Number of dwelling units				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
1993—						
February	2,091	2,193	2,338	2,489	215.0	41.5
March	2,314	2,357	2,401	2,557	214.3	44.2
April	2,101	2,263	2,287	2,394	210.0	44.2
May	2,089	2,160	2,266	2,343	204.5	45.4
June	2,089	2,165	2,285	2,359	199.1	46.9
July	2,121	2,202	2,447	2,583	219.4	46.7
August	2,192	2,235	2,366	2,437	215.8	44.5
September	2,165	2,420	2,599	2,723	241.4	43.7
October	2,196	2,284	2,475	2,591	226.6	48.3
November	2,294	2,385	2,494	2,554	214.4	50.8
December	2,119	2,274	2,447	2,634	225.1	56.0
1994—						
January	2,384	2,263	2,703	2,754	257.8	48.9
February	2,505	2,525	2,698	2,886	250.6	46.6
March	2,347	2,345	2,433	2,636	230.4	50.3
April	2,295	2,375	2,552	2,667	255.1	45.3
TREND ESTIMATES						
1993—						
February	2,157	2,299	2,342	2,540	212.9	44.1
March	2,148	2,267	2,322	2,489	210.6	44.2
April	2,138	2,234	2,309	2,439	208.4	44.5
May	2,126	2,211	2,315	2,418	208.4	44.9
June	2,124	2,209	2,344	2,433	210.9	45.2
July	2,130	2,230	2,383	2,473	214.5	45.5
August	2,144	2,260	2,423	2,520	218.6	46.1
September	2,168	2,292	2,467	2,568	223.0	47.1
October	2,204	2,320	2,508	2,613	227.2	48.5
November	2,244	2,336	2,537	2,649	230.9	49.7
December	2,286	2,345	2,556	2,678	234.5	50.4
1994—						
January	2,324	2,355	2,570	2,704	238.6	50.3
February	2,354	2,367	2,576	2,721	242.9	49.5
March	2,374	2,379	2,573	2,726	246.4	48.5
April	2,382	2,394	2,573	2,733	250.2	47.3

(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average - see Explanatory Notes for a more detailed explanation.

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

(\$ million)

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1990-91	1,670.7	1,714.3	142.7	1,857.0	467.4	1,339.2	1,787.8	3,619.2	4,112.3
1991-92	1,859.7	1,900.2	230.8	2,131.0	494.3	1,328.4	1,756.5	3,880.7	4,381.8
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
1992— Dec. qtr.	571.9	587.9	57.3	645.1	140.1	285.4	348.2	1,058.4	1,133.4
1993— Mar. qtr.	519.6	554.1	49.7	603.9	116.6	328.5	437.8	1,022.9	1,158.3
June qtr.	549.1	564.4	51.2	615.6	133.6	298.2	464.1	1,045.4	1,213.3
Sept. qtr.	590.6	610.4	86.6	697.0	135.0	431.3	660.2	1,254.0	1,492.1
Dec. qtr.	564.0	581.1	77.8	658.9	154.1	422.2	572.3	1,238.2	1,385.4
1994— Mar. qtr.	569.5	576.6	112.6	689.2	127.2	452.3	751.9	1,243.1	1,568.2

(a) See paragraphs 18-23 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES
VICTORIA

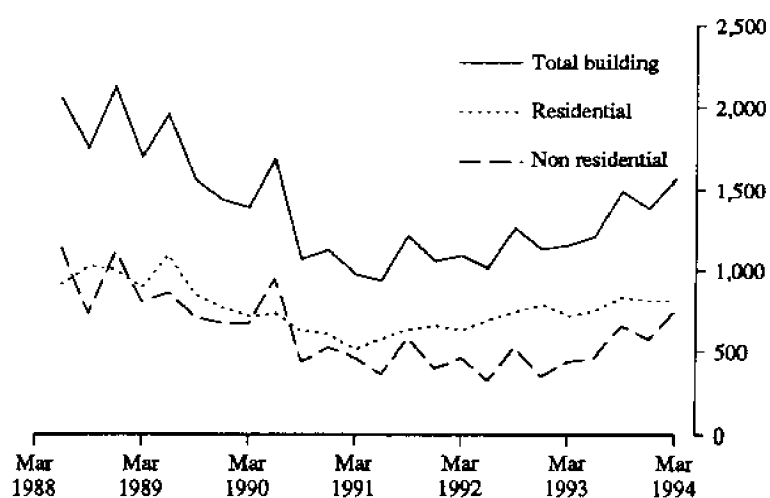


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP, VICTORIA
(\$ million)

Class of building	(\$ million)						
	1991-92	1992-93	July-April		1994		
			1992-93	1993-94	February	March	April
PRIVATE SECTOR							
New houses	1,933.9	2,262.5	1,869.7	1,987.4	209.4	231.7	185.6
New other residential buildings	129.3	145.7	121.8	216.9	16.3	12.2	31.2
Total new residential building	2,063.2	2,408.2	1,991.5	2,204.3	225.7	243.9	216.8
Alterations and additions to residential buildings	513.4	532.5	438.8	476.5	44.1	53.7	41.6
Hotels, etc.	53.1	42.7	27.0	21.8	0.7	1.0	8.8
Shops	139.4	146.7	128.6	420.5	84.2	56.0	13.6
Factories	227.4	269.9	233.2	129.1	19.3	11.4	15.7
Offices	404.4	210.7	181.3	127.1	12.1	8.6	60.6
Other business premises	118.2	155.3	137.1	114.2	23.2	11.3	9.1
Educational	52.9	58.5	43.8	73.1	7.0	1.8	3.6
Religious	14.8	16.1	14.2	11.4	0.7	0.9	0.7
Health	39.5	80.3	65.3	116.2	59.0	1.9	3.8
Entertainment and recreational	35.5	36.5	29.7	60.0	1.2	3.8	1.1
Miscellaneous	29.6	49.7	32.7	77.1	2.0	7.5	4.5
Total non-residential building	1,114.9	1,066.2	893.0	1,150.5	209.5	104.2	121.5
Total	3,491.5	4,006.9	3,323.2	3,831.3	479.3	401.9	379.9
PUBLIC SECTOR							
New houses	42.0	71.4	62.7	51.1	3.8	2.6	5.4
New other residential buildings	65.7	14.6	14.6	35.3	8.1	11.3	1.1
Total new residential building	107.8	86.0	77.3	86.4	11.9	13.9	6.5
Alterations and additions to residential buildings	0.7	0.5	0.5	0.9	—	—	0.5
Hotels, etc.	4.9	4.3	2.2	1.3	—	—	—
Shops	3.7	8.4	7.4	2.8	0.7	0.1	—
Factories	31.4	2.2	1.8	44.8	—	36.0	—
Offices	67.7	48.8	34.9	42.1	0.6	1.2	12.7
Other business premises	57.4	13.8	12.0	134.7	120.3	4.1	3.1
Educational	83.2	97.0	74.6	107.7	8.3	8.7	11.4
Religious	—	—	—	—	—	—	—
Health	44.6	40.9	18.5	175.2	3.9	1.0	27.0
Entertainment and recreational	28.4	61.8	52.7	57.6	7.0	7.9	1.2
Miscellaneous	37.5	62.7	23.0	26.2	13.2	2.1	1.9
Total non-residential building	358.8	340.0	227.0	592.3	153.9	61.1	57.4
Total	467.3	426.5	304.8	679.4	165.8	75.0	64.4
TOTAL							
New houses	1,975.9	2,333.8	1,932.3	2,038.5	213.2	234.3	191.0
New other residential buildings	195.0	160.3	136.5	252.2	24.4	23.5	32.3
Total new residential building	2,170.9	2,494.1	2,068.8	2,290.7	237.6	257.8	223.3
Alterations and additions to residential buildings	514.1	533.0	439.3	477.4	44.1	53.7	42.1
Hotels, etc.	58.0	47.0	29.2	23.1	0.7	1.0	8.8
Shops	143.1	155.1	136.0	423.3	84.9	56.1	13.6
Factories	258.8	272.1	235.0	173.9	19.3	47.4	15.7
Offices	472.2	259.5	216.2	169.2	12.7	9.8	73.3
Other business premises	175.6	169.1	149.1	248.9	143.6	15.4	12.2
Educational	136.1	155.5	118.4	180.8	15.3	10.5	15.0
Religious	14.8	16.1	14.2	11.4	0.7	0.9	0.7
Health	84.1	121.2	83.8	291.4	62.9	2.9	30.8
Entertainment and recreational	63.9	98.3	82.4	117.6	8.2	11.7	2.3
Miscellaneous	67.2	112.4	55.7	103.3	15.2	9.6	6.4
Total non-residential building	1,473.7	1,406.3	1,120.0	1,742.8	363.4	165.3	178.9
Total	4,158.8	4,433.4	3,628.0	4,510.9	645.1	476.8	444.4

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1994 February	2	0.2	2	0.5	—	—	—	—	—	—	4	0.7
March	4	0.3	3	0.7	—	—	—	—	—	—	7	1.0
April	3	0.2	1	0.3	1	0.8	—	—	1	7.5	6	8.8
SHOPS												
1994 February	32	2.9	12	3.9	2	1.5	3	5.9	2	70.7	51	84.9
March	47	4.0	9	3.0	—	—	1	1.1	1	48.0	58	56.1
April	46	4.5	11	3.0	—	—	2	6.2	—	—	59	13.6
FACTORIES												
1994 February	32	3.4	7	2.4	3	2.1	2	5.4	1	6.1	45	19.3
March	28	2.6	12	3.3	7	4.3	1	1.5	1	35.8	49	47.4
April	14	1.2	11	2.7	6	4.6	4	7.2	—	—	35	15.7
OFFICES												
1994 February	26	2.3	6	1.6	2	1.5	2	7.3	—	—	36	12.7
March	24	2.7	13	4.2	4	2.9	—	—	—	—	41	9.8
April	26	2.5	12	4.0	2	1.6	2	2.8	2	62.4	44	73.3
OTHER BUSINESS PREMISES												
1994 February	32	3.6	11	3.2	4	2.9	2	3.9	2	130.0	51	143.6
March	31	2.7	12	3.9	4	2.7	3	6.1	—	—	50	15.4
April	18	2.1	5	1.4	4	2.8	3	6.0	—	—	30	12.2
EDUCATIONAL												
1994 February	7	0.7	7	2.5	4	3.2	5	8.8	—	—	23	15.3
March	6	0.6	2	0.5	3	2.2	3	7.1	—	—	14	10.5
April	8	1.0	3	0.9	3	2.2	1	3.6	1	7.3	16	15.0
RELIGIOUS												
1994 February	1	0.2	2	0.5	—	—	—	—	—	—	3	0.7
March	4	0.4	1	0.5	—	—	—	—	—	—	5	0.9
April	4	0.5	1	0.2	—	—	—	—	—	—	5	0.7
HEALTH												
1994 February	7	0.7	3	1.0	2	1.5	3	6.7	1	53.0	16	62.9
March	5	0.5	3	0.8	2	1.5	—	—	—	—	10	2.9
April	17	1.8	3	0.9	1	0.7	4	10.0	2	17.4	27	30.8
ENTERTAINMENT AND RECREATIONAL												
1994 February	9	0.7	3	1.0	—	—	1	1.3	1	5.2	14	8.2
March	7	0.4	4	0.9	1	0.5	2	4.2	1	5.7	15	11.7
April	7	0.8	3	0.9	1	0.6	—	—	—	—	11	2.3
MISCELLANEOUS												
1994 February	8	0.6	1	0.4	4	2.5	5	11.7	—	—	18	15.2
March	17	1.4	2	0.5	3	1.8	3	5.9	—	—	25	9.6
April	17	1.5	2	0.9	3	2.1	1	1.9	—	—	23	6.4
TOTAL NON-RESIDENTIAL BUILDING												
1994 February	156	15.3	54	17.1	21	15.0	23	51.0	7	265.0	261	363.4
March	173	15.6	61	18.3	24	16.0	13	25.9	3	89.5	274	165.3
April	160	16.0	52	15.1	21	15.5	17	37.7	6	94.6	256	178.9

**TABLE 7. NUMBER AND VALUE OF DWELLING UNITS APPROVED
BY MATERIAL OF OUTER WALLS, APRIL 1994**

<i>Particulars</i>	<i>Private sector</i>		<i>Public sector</i>		<i>Total</i>	
	<i>Number</i>	<i>Value (\$'000)</i>	<i>Number</i>	<i>Value (\$'000)</i>	<i>Number</i>	<i>Value (\$'000)</i>
MELBOURNE STATISTICAL DIVISION						
Houses —						
Brick, stone or concrete	6	739	—	—	6	739
Brick-veneer	736	65,336	2	158	738	65,494
Timber	29	2,263	—	—	29	2,263
Fibre cement	—	—	—	—	—	—
Steel, aluminium or other materials	6	908	—	—	6	908
Not stated	562	56,890	50	3,882	612	60,772
<i>Total houses</i>	<i>1,339</i>	<i>126,135</i>	<i>52</i>	<i>4,040</i>	<i>1,391</i>	<i>130,176</i>
<i>Other residential buildings</i>	<i>311</i>	<i>30,911</i>	<i>11</i>	<i>920</i>	<i>322</i>	<i>31,831</i>
Total residential buildings	1,650	157,047	63	4,960	1,713	162,007
REST OF VICTORIA						
Houses —						
Brick, stone or concrete	6	717	—	—	6	717
Brick-veneer	365	32,141	7	548	372	32,690
Timber	57	4,015	—	—	57	4,015
Fibre cement	20	1,093	—	—	20	1,093
Steel, aluminium or other materials	44	3,754	—	—	44	3,754
Not stated	190	17,702	11	821	201	18,523
<i>Total houses</i>	<i>682</i>	<i>59,423</i>	<i>18</i>	<i>1,370</i>	<i>700</i>	<i>60,792</i>
<i>Other residential buildings</i>	<i>6</i>	<i>330</i>	<i>3</i>	<i>170</i>	<i>9</i>	<i>500</i>
Total residential buildings	688	59,753	21	1,540	709	61,292
TOTAL VICTORIA						
Houses —						
Brick, stone or concrete	12	1,456	—	—	12	1,456
Brick-veneer	1,101	97,477	9	707	1,110	98,184
Timber	86	6,278	—	—	86	6,278
Fibre cement	20	1,093	—	—	20	1,093
Steel, aluminium or other materials	50	4,662	—	—	50	4,662
Not stated	752	74,592	61	4,703	813	79,295
<i>Total houses</i>	<i>2,021</i>	<i>185,558</i>	<i>70</i>	<i>5,410</i>	<i>2,091</i>	<i>190,968</i>
<i>Other residential buildings</i>	<i>317</i>	<i>31,241</i>	<i>14</i>	<i>1,090</i>	<i>331</i>	<i>32,331</i>
Total residential buildings	2,338	216,800	84	6,500	2,422	223,299

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, APRIL 1994

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (a)		
	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										
Altona (C)	21	—	1,338	15	—	700	226	170	170	2,434
Berwick (C)	144	—	11,984	7	—	294	591	2,946	2,946	15,815
Box Hill (C)	16	—	1,392	—	—	—	894	—	—	2,286
Brighton (C)	17	—	2,797	—	—	—	992	520	520	4,309
Broadmeadows (C)	27	—	2,315	—	—	—	402	5,457	5,457	8,175
Brunswick (C)	1	—	60	—	—	—	250	335	335	645
Bulla (S)	58	—	5,758	—	—	—	320	1,227	1,411	7,489
Camberwell (C)	33	—	4,368	—	—	—	2,526	1,280	1,280	8,174
Caulfield (C)	22	—	2,242	6	—	548	791	750	750	4,331
Chelsea (C)	8	2	1,037	—	—	—	185	350	350	1,572
Coburg (C)	3	—	325	—	—	—	166	—	—	491
Collingwood (C)	1	—	60	—	—	—	173	396	396	629
Cranbourne (C)	107	—	8,234	32	—	2,000	656	2,600	2,600	13,490
Croydon (C)	26	—	2,498	—	—	—	352	140	140	2,990
Dandenong (C)	15	2	1,079	3	—	155	65	211	8,776	10,074
Diamond Valley (S)	15	—	1,683	—	—	—	552	960	3,892	6,127
Doncaster and Templestowe (C)	41	—	5,696	19	—	1,520	577	—	210	8,003
Eltham (S)	23	—	2,040	10	—	540	464	335	335	3,378
Essendon (C)	9	—	777	3	—	230	630	4,450	4,450	6,087
Fitzroy (C)	1	—	120	—	—	—	582	150	150	852
Flinders (S)	44	2	3,738	—	—	—	963	1,100	5,977	10,678
Footscray (C)	3	—	188	4	—	200	405	—	—	793
Frankston (C)	15	28	3,120	—	—	—	609	1,260	1,260	4,989
Hastings (S)	13	—	1,205	—	—	—	612	240	240	2,057
Hawthorn (C)	—	—	—	—	—	—	393	—	—	393
Healesville (S)	10	—	919	—	—	—	41	130	130	1,090
Heidelberg (C)	23	—	1,896	—	—	—	1,025	1,100	1,100	4,021
Keilor (C)	51	—	4,721	6	—	320	430	750	750	6,221
Kew (C)	4	—	420	—	—	—	447	—	—	867
Knox (C)	98	—	10,045	—	—	—	1,374	180	180	11,600
Lillydale (S)	19	—	1,901	—	—	—	411	400	400	2,711
Malvern (C)	20	6	3,787	—	—	—	767	730	730	5,285
Melbourne (C)	2	—	130	46	—	5,000	500	1,689	11,238	16,868
Melton (S)	31	—	3,358	—	—	—	111	—	125	3,594
Moorabbin (C)	23	2	1,843	—	—	—	1,161	870	870	3,875
Mordialloc (C)	8	—	1,123	5	—	350	382	—	93	1,949
Mornington (S)	13	—	1,471	—	—	—	150	—	—	1,621
Northcote (C)	2	—	170	3	—	350	611	975	975	2,106
Nunawading (C)	30	—	2,098	—	—	—	863	260	460	3,421
Oakleigh (C)	14	—	1,109	—	—	—	210	977	977	2,296
Pakenham (S)	33	—	2,571	—	—	—	400	180	180	3,150
Port Melbourne (C)	—	—	—	—	—	—	90	250	250	340
Prahran (C)	14	—	2,220	72	—	14,320	2,837	1,568	1,568	20,945
Preston (C)	16	—	1,101	18	—	925	289	2,530	2,627	4,943
Richmond (C)	—	—	—	—	—	—	301	900	1,435	1,736
Ringwood (C)	16	—	924	—	—	—	396	1,518	1,518	2,838
St Kilda (C)	2	—	250	—	—	—	1,055	—	—	1,305
Sandringham (C)	10	—	882	—	—	—	955	266	266	2,103
Sherbrooke (S)	7	—	745	—	—	—	674	500	500	1,919
South Melbourne (C)	7	—	847	20	—	1,100	372	53,160	53,239	55,558
Springvale (C)	41	—	3,926	—	—	—	447	985	1,275	5,648
Sunshine (C)	12	5	1,528	—	11	920	554	3,731	3,731	6,733
Upper Yarra (S) Pt A	5	—	301	—	—	—	51	585	585	937
Waverley (C)	26	—	2,923	15	—	875	574	1,020	1,020	5,392
Werribee (C)	78	5	7,261	2	—	85	576	769	1,019	8,941
Whittlesea (C)	49	—	4,388	25	—	1,400	483	790	790	7,061
Williamstown (C)	12	—	1,265	—	—	—	409	319	319	1,993
Melbourne (SD)	1,339	52	130,176	311	11	31,831	33,322	102,007	129,992	325,322

See footnote at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, APRIL 1994—continued

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (a)		
	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										
Bannockburn (S) Pt A & B	3	—	382	—	—	—	51	—	—	433
Barrabool (S) Pt A & B	18	—	1,916	—	—	—	192	100	100	2,208
Bellarine (Rural City) Pt A & B	35	—	3,107	—	—	—	447	—	—	3,554
Colac (C)	—	—	—	—	—	—	89	—	230	319
Colac (S)	2	—	191	—	—	—	95	120	120	407
Corio (S) Pt A & B	31	—	2,724	—	—	—	192	1,999	1,999	4,915
Geelong (C)	—	2	127	—	—	—	75	100	750	951
Geelong West (C)	1	—	15	4	—	190	305	200	200	710
Leigh (S)	—	—	—	—	—	—	16	—	—	16
Newtown (C)	1	—	80	—	—	—	30	—	—	110
Otway (S)	2	—	400	—	—	—	20	—	—	420
Queenscliffe (B)	1	—	140	—	—	—	79	—	60	279
South Barwon (C) Pt A & B	30	—	2,946	2	—	140	269	150	150	3,505
Winchelsea (S)	1	—	85	—	—	—	45	—	—	130
Barwon (SD)	125	2	12,114	6	—	330	1,903	2,669	3,609	17,956
WESTERN DISTRICT STATISTICAL DIVISION										
Belfast (S)	—	—	—	—	—	—	—	—	—	—
Camperdown (T)	—	—	—	—	—	—	—	—	—	—
Dundas (S)	1	—	130	—	—	—	—	—	—	130
Glenelg (S)	—	—	—	—	—	—	43	—	—	43
Hamilton (C)	1	—	90	—	—	—	173	—	—	263
Hampden (S)	2	—	180	—	—	—	—	—	—	180
Heytesbury (S)	4	—	438	—	—	—	—	—	—	438
Heywood (S)	4	—	363	—	—	—	40	—	69	472
Minhamite (S)	1	—	94	—	—	—	—	—	—	94
Montlake (S)	1	—	130	—	—	—	40	—	—	170
Mount Rouse (S)	1	—	97	—	—	—	—	—	111	209
Port Fairy (B)	—	—	—	—	—	—	45	—	—	45
Portland (C)	3	—	242	—	—	—	46	147	147	435
Wannon (S)	1	—	72	—	—	—	—	—	—	72
Warmambool (C)	15	—	1,253	—	—	—	217	200	200	1,669
Warmambool (S)	2	—	197	—	—	—	202	300	300	699
Lady Julia Percy & Towerhill	—	—	—	—	—	—	—	—	—	—
Western District (SD)	36	—	3,285	—	—	—	806	647	827	4,918
CENTRAL HIGHLANDS STATISTICAL DIVISION										
Ararat (C)	2	—	174	—	—	—	26	—	—	200
Ararat (S)	2	—	246	—	—	—	30	—	—	276
Avoca (S)	—	—	—	—	—	—	64	—	—	64
Bacchus Marsh (S)	18	—	1,566	—	—	—	119	—	190	1,875
Ballaarat (C)	5	—	350	—	—	—	199	300	3,892	4,441
Ballan (S)	7	—	884	—	—	—	—	—	—	884
Ballaarat (S) Pt A & B	9	—	913	—	—	—	—	50	50	963
Bungaree (S) Pt A & B	6	—	703	—	—	—	42	—	—	745
Buninyong (S) Pt A & B	9	—	683	—	—	—	75	—	—	757
Creswick (S)	5	—	376	—	—	—	14	—	—	390
Daylesford and Glenlyon (S)	9	—	641	—	—	—	76	—	—	717
Grenville (S) Pt A & B	5	—	404	—	—	—	56	—	—	460
Lexton (S)	1	—	35	—	—	—	—	—	—	35
Ripon (S)	3	—	190	—	—	—	—	—	—	190
Sebastopol (B)	9	—	616	—	—	—	70	—	—	686
Talbot and Clunes (S)	1	—	70	—	—	—	—	—	—	70
Central Highlands (SD)	91	—	7,850	—	—	—	771	350	4,132	12,753

See footnote at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, APRIL 1994—continued

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (a)		
	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										
Arapiles (S)	—	—	—	—	—	—	76	—	—	76
Dimboola (S)	1	—	138	—	—	—	53	—	—	191
Donald (S)	1	—	110	—	—	—	—	—	—	110
Dunmunkle (S)	1	—	86	—	—	—	14	—	—	100
Horsham (C)	7	3	845	—	—	—	70	—	—	915
Kariva (S)	—	—	—	—	—	—	—	—	—	—
Kara Kara (S)	—	—	—	—	—	—	—	—	—	—
Kowree (S)	1	—	90	—	—	—	—	250	250	340
Lowan (S)	—	—	—	—	—	—	23	—	—	23
St Arnaud (T)	—	3	204	—	—	—	—	—	—	204
Stawell (C)	1	—	72	—	—	—	28	—	—	101
Stawell (S)	1	—	42	—	—	—	31	105	105	178
Warracknabeal (S)	1	—	244	—	—	—	—	—	—	244
Wimmera (S)	1	1	259	—	—	—	—	—	—	259
Wimmera (SD)	15	7	2,091	—	—	—	295	355	355	2,741
MALLEE STATISTICAL DIVISION										
Birchip(C)	—	—	—	—	—	—	—	—	—	—
Karkaroc (S)	—	—	—	—	—	—	—	—	—	—
Kerang (B)	4	—	271	—	—	—	20	—	—	291
Kerang (S)	1	—	28	—	—	—	—	—	—	28
Mildura (C)	10	—	786	—	—	—	43	—	—	828
Mildura (S) Pt A & B	12	—	1,068	—	—	—	92	900	900	2,060
Swan Hill (C)	1	—	40	—	—	—	32	490	490	562
Swan Hill (S)	3	—	181	—	—	—	66	—	—	247
Walpeup (S)	—	—	—	—	—	—	17	—	466	483
Wycheproof (S)	—	—	—	—	—	—	63	—	—	63
Mallee (SD)	31	—	2,373	—	—	—	332	1,390	1,856	4,561
LODDON-CAMPASPE STATISTICAL DIVISION										
Bendigo (C)	8	—	631	—	—	—	132	132	9,313	10,075
Bet Bet (S)	3	—	238	—	—	—	—	—	—	238
Castlemaine (C)	1	—	58	—	—	—	16	—	—	74
Charlton (S)	1	—	94	—	—	—	—	—	—	94
Cohuna (S)	1	—	92	—	—	—	12	—	—	104
Eaglehawk (B)	4	—	308	—	—	—	29	—	—	337
East Loddon (S)	—	—	—	—	—	—	—	—	—	—
Echuca (C)	4	—	434	—	—	—	58	—	—	492
Gisborne (S)	6	—	713	—	—	—	174	—	—	888
Gordon (S)	3	—	213	—	—	—	20	145	145	378
Huntly (S) Pt A & B	2	—	217	—	—	—	36	—	197	451
Korong (S)	4	—	172	—	—	—	18	—	—	190
Kyneton (S)	4	—	248	—	—	—	10	252	252	511
McIvor (S)	—	—	—	—	—	—	85	—	—	85
Maldon (S)	1	—	70	—	—	—	72	—	—	142
Marong (Rural City) Pt A & B	16	5	1,550	—	—	—	82	—	—	1,632
Maryborough (C)	1	—	90	—	—	—	45	388	2,788	2,923
Metcalf (S)	1	—	49	—	—	—	52	—	—	101
Newham and Woodend (S)	8	—	794	—	—	—	140	71	71	1,005
Newstead (S)	—	—	—	—	—	—	61	—	—	61
Pyalong (S)	1	—	100	—	—	—	—	—	—	100
Rochester (S)	4	—	351	—	—	—	20	—	—	371
Romsey (S)	10	—	826	—	—	—	173	—	—	998
Strathfieldsaye (S) Pt A & B	21	—	1,928	—	—	—	74	200	200	2,202
Tullaroop (S)	1	—	130	—	—	—	53	—	—	183
Loddon-Campaspe (SD)	105	5	9,305	—	—	—	1,362	1,188	12,966	23,634

See footnote at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, APRIL 1994—continued

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (a)		
	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										
Alexandra (S)	4	—	333	—	—	—	10	—	—	343
Benalla (C)	1	4	425	—	—	—	14	—	—	439
Benalla (S)	2	—	351	—	—	—	—	—	—	351
Broadford (S)	—	—	—	—	—	—	47	—	—	47
Cobram (S)	7	—	729	—	—	—	68	—	—	797
Deakin (S)	4	—	452	—	—	—	—	—	—	452
Euroa (S)	—	—	—	—	—	—	77	—	—	77
Goulburn (S)	—	—	—	—	—	—	—	—	—	—
Kilmore (S)	3	—	259	—	—	—	115	—	—	373
Kyabram (T)	2	—	395	—	—	—	38	—	—	433
Mansfield (S)	6	—	418	—	—	—	—	7,867	7,867	8,285
Nathalia (S)	3	—	281	—	—	—	—	—	—	281
Numurkah (S)	5	—	438	—	—	—	90	140	140	667
Rodney (S) Pt A & B	13	—	885	—	—	—	124	132	132	1,141
Seymour (RC)	4	—	336	—	—	—	27	293	293	656
Shepparton (C)	16	—	1,160	—	—	—	219	2,693	2,693	4,071
Shepparton (S) Pt A & B	5	—	545	—	—	—	45	189	189	778
Tungamah (S)	—	—	—	—	—	—	—	—	—	—
Violet Town (S)	3	—	343	—	—	—	—	—	—	343
Waranga (S)	2	—	87	—	—	—	—	—	—	87
Yea (S)	—	—	—	—	—	—	—	—	—	—
Goulburn (SD)	80	4	7,435	—	—	—	873	11,313	11,313	19,620
OVENS-MURRAY STATISTICAL DIVISION										
Beechworth (S)	2	—	168	—	—	—	59	—	56	283
Bright (S)	7	—	677	—	—	—	77	—	—	754
Chiltern (S)	—	—	—	—	—	—	43	—	—	43
Myrtleford (S)	6	—	464	—	—	—	10	—	—	474
Oxley (S)	2	—	180	—	—	—	55	—	—	235
Rutherglen (S)	1	—	80	—	—	—	—	—	—	80
Tallangatta (S) Pt A & B	—	—	—	—	—	—	35	—	—	35
Upper Murray (S)	—	—	—	—	—	—	—	—	—	—
Wangaratta (C)	3	—	344	—	—	—	85	—	—	429
Wangaratta (S)	4	—	533	—	—	—	—	—	60	593
Wodonga (Rural City)	26	—	2,088	—	—	—	46	204	204	2,338
Yackandandah (S)	1	—	42	—	—	—	—	—	—	42
Yarrawonga (S)	4	—	477	—	—	—	20	240	240	737
Ovens-Murray (SD)	56	—	5,052	—	—	—	430	444	560	6,042
EAST GIPPSLAND STATISTICAL DIVISION										
Avon (S)	4	—	307	—	—	—	22	—	1,551	1,880
Bairnsdale (C)	7	—	555	—	—	—	251	—	—	806
Bairnsdale (S) Pt A & B	7	—	501	—	—	—	110	—	—	611
Maffra (S)	6	—	514	—	—	—	79	—	—	593
Ormeo (S)	2	—	135	—	—	—	13	—	—	148
Orbost (S)	8	—	425	—	3	170	74	—	—	669
Sale (C)	2	—	135	—	—	—	50	—	50	235
Tambo (S) Pt A & B	16	—	1,349	—	—	—	192	—	—	1,541
East Gippsland (SD)	52	—	3,921	—	3	170	790	—	1,601	6,482

See footnote at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, APRIL 1994—continued

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (a)		
	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										
Alberton (S)	4	—	250	—	—	—	51	—	984	1,285
Bass (S)	4	—	293	—	—	—	15	—	—	308
Buln Buln (S)	2	—	186	—	—	—	104	109	109	399
Korumburra (S)	5	—	655	—	—	—	13	—	—	668
Mirboo (S)	3	—	198	—	—	—	40	—	—	238
Moe (C)	2	—	263	—	—	—	45	154	154	462
Morwell (C) Pt A & B	2	—	190	—	—	—	47	—	—	237
Narracan (S) Pt A & B	1	—	130	—	—	—	85	87	87	302
Phillip Island (S)	14	—	996	—	—	—	207	—	—	1,203
Rosedale (S)	8	—	569	—	—	—	38	—	—	607
South Gippsland (S)	2	—	156	—	—	—	47	130	130	333
Traralgon (C)	15	—	1,257	—	—	—	106	670	10,270	11,633
Traralgon (S) Pt A & B	2	—	232	—	—	—	129	—	—	361
Upper Yarra (S) Pt B	—	—	—	—	—	—	—	—	—	—
Warragul (RC)	8	—	688	—	—	—	138	—	—	826
Wonthaggi (B)	7	—	384	—	—	—	20	—	—	404
Woorayl (S)	12	—	921	—	—	—	145	—	—	1,066
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—
French Island	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
Gippsland (SD)	91	—	7,366	—	—	—	1,230	1,150	11,735	20,331
VICTORIA										
Victoria	2,021	70	190,968	317	14	32,331	42,114	121,514	178,947	444,361

(a) Details relating to individual classes of building are available on request.

VALUE OF ALL BUILDING APPROVED, VICTORIA

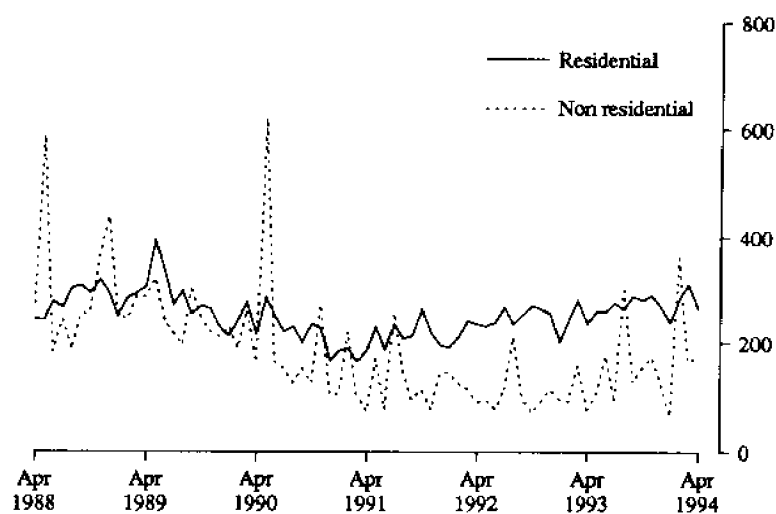


TABLE 9. BUILDING APPROVALS BY SELECTED STATISTICAL SUBDIVISIONS, APRIL 1994

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	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)				
GEELONG STATISTICAL SUBDIVISION										
Bannockburn (S) Pt A	—	—	—	—	—	—	—	—	—	—
Barrabool (S) Pt A	6	—	702	—	—	—	39	—	—	741
Bellarine (Rural City) Pt A	19	—	1,813	—	—	—	86	—	—	1,899
Corio (S) Pt A	30	—	2,576	—	—	—	192	249	249	3,017
Geelong (C)	—	2	127	—	—	—	75	100	750	951
Geelong West (C)	1	—	15	4	—	190	305	200	200	710
Newtown (C)	1	—	80	—	—	—	30	—	—	110
South Barwon (C) Pt A	29	—	2,866	—	—	—	192	150	150	3,208
Geelong (SSD)	86	2	8,178	4	—	190	918	699	1,349	10,635
BALLARAT STATISTICAL SUBDIVISION										
Ballarat (C)	5	—	350	—	—	—	199	300	3,892	4,441
Ballarat (S) Pt A	9	—	913	—	—	—	—	50	50	963
Bungaree (S) Pt A	6	—	703	—	—	—	42	—	—	745
Buninyong (S) Pt A	7	—	643	—	—	—	37	—	—	680
Grenville (S) Pt A	4	—	364	—	—	—	56	—	—	420
Sebastopol (B)	9	—	616	—	—	—	70	—	—	686
Ballarat (SSD)	40	—	3,988	—	—	—	404	350	3,942	7,934
BENDIGO STATISTICAL SUBDIVISION										
Bendigo (C)	8	—	631	—	—	—	132	132	9,313	10,075
Eaglehawk (B)	4	—	308	—	—	—	29	—	—	337
Huntly (S) Pt A	1	—	117	—	—	—	36	—	197	351
Marong (Rural City) Pt A	15	5	1,466	—	—	—	82	—	—	1,548
Strathfieldsaye (S) Pt A	16	—	1,471	—	—	—	74	200	200	1,745
Bendigo (SSD)	44	5	3,992	—	—	—	353	332	9,710	14,055
SHEPPARTON-MOOROPNA STATISTICAL SUBDIVISION										
Rodney (S) Pt A	5	—	365	—	—	—	10	132	132	507
Shepparton (C)	16	—	1,160	—	—	—	219	2,693	2,693	4,071
Shepparton (S) Pt A	4	—	425	—	—	—	45	189	189	658
Shepparton-Mooropna (SSD)	25	—	1,949	—	—	—	274	3,013	3,013	5,237
WODONGA STATISTICAL SUBDIVISION										
Beechworth (S)	2	—	168	—	—	—	59	—	56	283
Chiltern (S)	—	—	—	—	—	—	43	—	—	43
Tallangatta (S) Pt A	—	—	—	—	—	—	—	—	—	—
Wodonga (Rural City)	26	—	2,088	—	—	—	46	204	204	2,338
Yackandandah (S)	1	—	42	—	—	—	—	—	—	42
Wodonga (SSD)	29	—	2,298	—	—	—	148	204	260	2,706
LATROBE VALLEY STATISTICAL SUBDIVISION										
Moe (C)	2	—	263	—	—	—	45	154	154	462
Marwell (C) Pt A	2	—	190	—	—	—	47	—	—	237
Narracan (S) Pt A	1	—	130	—	—	—	40	87	87	257
Traralgon (C)	15	—	1,257	—	—	—	106	670	10,270	11,633
Traralgon (S) Pt A	2	—	232	—	—	—	129	—	—	361
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
Latrobe Valley (SSD)	22	—	2,072	—	—	—	366	911	10,511	12,949
MILDURA STATISTICAL SUBDIVISION										
Mildura (C)	10	—	786	—	—	—	43	—	—	828
Mildura (S) Pt A	12	—	1,068	—	—	—	80	900	900	2,048
Mildura (SSD)	22	—	1,854	—	—	—	123	900	900	2,876

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

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertainment and recreational</i>	<i>Miscellaneous</i>	<i>Total</i>
MELBOURNE STATISTICAL DIVISION											
1990-91	38,852	206,267	310,381	305,842	164,882	138,130	14,392	33,937	152,136	58,875	1,423,696
1991-92	45,513	121,806	212,864	457,680	149,455	102,085	10,903	50,882	44,172	47,042	1,242,404
1992-93	32,139	130,559	189,191	238,190	139,480	131,063	12,591	104,291	65,528	95,208	1,138,241
1993 February	1,449	4,008	2,863	24,582	12,748	1,540	1,395	17,403	5,488	575	72,051
March	2,970	14,094	15,312	56,973	15,138	13,658	865	12,276	10,136	2,341	143,765
April	785	9,783	8,601	10,045	11,539	2,306	2,245	5,763	8,207	1,693	60,967
1994 February	200	83,002	11,985	12,641	140,001	9,829	683	61,626	915	11,408	332,290
March	530	54,435	9,300	8,567	12,957	9,980	625	2,737	11,011	2,543	112,686
April	815	11,789	13,093	61,419	9,674	10,271	410	17,352	2,076	3,093	129,992
BARWON STATISTICAL DIVISION											
1990-91	2,260	2,891	13,367	4,377	7,856	4,093	790	3,199	6,605	2,269	47,707
1991-92	1,239	3,700	23,258	2,153	8,470	5,757	713	5,362	5,100	1,367	57,120
1992-93	5,524	3,455	24,387	3,263	6,765	5,690	330	2,598	6,907	3,603	62,523
1993 February	2,150	318	90	—	125	—	—	—	180	200	3,063
March	—	980	908	152	324	120	—	100	245	160	2,989
April	689	90	200	320	400	—	—	—	400	180	2,279
1994 February	—	560	328	—	1,120	1,884	—	565	—	121	4,578
March	50	505	—	—	765	115	130	—	—	3,200	4,765
April	—	350	1,750	—	770	429	—	200	—	110	3,609
WESTERN DISTRICT STATISTICAL DIVISION											
1990-91	676	991	6,905	2,293	1,783	2,329	120	14,326	182	2,097	31,702
1991-92	214	1,820	4,458	454	460	3,187	1,053	3,706	575	1,068	16,995
1992-93	460	324	9,448	563	4,784	1,577	110	65	3,955	2,363	23,648
1993 February	—	60	225	—	60	—	—	—	150	55	550
March	—	—	575	300	—	51	—	—	750	—	1,676
April	—	69	293	—	586	—	—	—	100	140	1,188
1994 February	—	77	175	—	160	1,299	—	—	120	—	1,831
March	77	—	—	70	160	107	—	—	117	56	587
April	—	—	284	63	300	—	—	—	—	181	827
CENTRAL HIGHLANDS STATISTICAL DIVISION											
1990-91	1,606	5,715	3,575	5,164	3,701	6,010	504	1,277	2,707	3,340	33,599
1991-92	2,216	1,954	1,915	473	6,223	3,938	390	3,985	928	1,742	23,766
1992-93	277	2,377	1,646	3,219	1,964	2,831	190	3,904	5,072	794	22,274
1993 February	—	56	315	—	267	366	—	—	58	—	1,062
March	—	120	235	250	863	—	—	230	—	—	1,698
April	—	262	—	160	80	800	—	—	—	—	1,302
1994 February	310	295	—	50	150	1,115	—	67	5,200	658	7,845
March	—	255	78	335	81	98	—	130	200	340	1,517
April	300	—	—	—	50	3,592	—	—	190	—	4,132

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

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educa- tional</i>	<i>Religious</i>	<i>Health</i>	<i>Enterta- inment and recreati- onal</i>	<i>Miscel- laneous</i>	<i>Total</i>
WIMMERA STATISTICAL DIVISION											
1990-91	250	1,040	884	—	321	774	400	820	235	3,335	8,060
1991-92	1,058	685	370	659	1,207	1,746	65	883	607	1,170	8,451
1992-93	1,077	332	115	2,085	390	60	—	64	100	673	4,896
1993 February	—	—	—	—	—	—	—	—	—	52	52
March	877	50	—	300	—	—	—	64	—	80	1,371
April	—	62	—	1,300	50	—	—	—	—	—	1,412
1994 February	—	60	6,100	—	—	—	—	—	—	—	6,160
March	—	—	90	—	115	52	—	—	—	—	257
April	—	50	—	—	105	—	—	200	—	—	355
MALLEE STATISTICAL DIVISION											
1990-91	545	1,947	916	2,775	2,233	3,887	1,519	—	305	—	14,127
1991-92	838	1,351	868	690	1,137	1,446	92	100	910	472	7,903
1992-93	284	1,406	1,644	495	1,269	354	—	1,934	446	417	8,250
1993 February	234	635	165	—	106	—	—	—	—	—	1,140
March	—	64	—	—	80	—	—	—	—	—	144
April	—	—	180	—	—	—	—	—	—	57	237
1994 February	—	—	—	—	—	—	—	—	—	—	—
March	—	—	—	—	—	—	130	—	50	—	180
April	—	490	—	—	900	—	—	—	—	466	1,856
LODDON-CAMPASPE STATISTICAL DIVISION											
1990-91	622	1,946	3,741	2,934	1,835	2,739	220	3,806	2,401	1,752	21,997
1991-92	1,456	1,362	3,768	3,961	1,175	4,901	509	5,441	1,420	1,845	25,839
1992-93	1,433	4,901	3,106	3,113	4,861	7,270	180	3,769	3,825	2,772	35,230
1993 February	—	640	245	—	1,009	620	—	2,280	644	—	5,438
March	100	857	448	120	—	—	—	360	258	130	2,273
April	807	—	350	1,186	200	—	—	—	200	80	2,823
1994 February	60	65	224	—	495	—	—	420	50	237	1,551
March	—	215	1,642	86	99	—	—	—	—	541	2,583
April	55	—	344	644	200	—	—	11,526	—	197	12,966
GOULBURN STATISTICAL DIVISION											
1990-91	8,535	6,260	1,816	4,376	1,641	2,071	494	543	1,700	4,922	32,359
1991-92	1,858	3,729	1,588	2,140	4,065	704	110	6,988	1,734	8,063	30,980
1992-93	1,294	2,819	37,691	1,706	6,435	1,416	160	1,231	2,121	4,600	59,473
1993 February	400	—	—	50	70	—	—	1,000	612	3,070	5,202
March	—	510	—	—	267	—	—	231	60	—	1,068
April	—	60	2,700	330	325	—	—	—	—	96	3,512
1994 February	—	420	273	—	1,090	1,200	—	—	1,738	2,773	7,493
March	100	185	35,920	196	730	—	—	—	250	219	37,600
April	7,607	623	50	62	221	650	—	—	—	2,100	11,313

TABLE 10. VALUE OF NON-RESIDENTIAL BUILDING JOBS APPROVED BY CLASS OF BUILDING AND STATISTICAL DIVISION—continued
(\$'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											
1990-91	3,069	325	7,053	570	1,540	805	230	3,556	1,135	1,993	20,276
1991-92	1,627	1,797	877	802	1,045	5,311	—	1,796	80	1,574	14,910
1992-93	1,817	1,988	825	1,063	703	1,340	440	1,014	1,436	889	11,515
1993 February	—	—	165	160	—	—	—	—	650	430	1,405
March	115	728	—	77	143	400	130	—	657	75	2,325
April	—	50	—	—	80	—	—	—	55	—	185
1994 February	—	90	70	—	215	—	—	194	—	—	569
March	—	60	—	300	—	98	—	—	—	1,238	1,696
April	—	150	90	—	—	—	108	—	60	151	559
EAST GIPPSLAND STATISTICAL DIVISION											
1990-91	490	3,929	755	524	1,390	2,526	130	1,393	511	986	12,635
1991-92	1,252	2,175	1,726	1,640	1,249	382	103	56	4,737	460	13,781
1992-93	610	1,883	1,021	1,224	250	319	440	1,661	1,630	512	9,550
1993 February	—	—	76	—	—	—	—	—	145	100	321
March	—	90	50	—	—	—	350	—	—	—	490
April	250	120	—	200	250	—	—	—	—	—	820
1994 February	100	250	—	—	—	—	—	—	—	—	350
March	—	370	114	230	54	—	—	—	—	1,500	2,268
April	—	—	—	—	—	—	—	1,551	—	50	1,601
GIPPSLAND STATISTICAL DIVISION											
1990-91	1,496	1,546	1,186	2,596	3,028	4,403	495	738	1,900	1,429	18,818
1991-92	692	2,743	7,101	1,502	1,129	6,634	877	4,886	3,622	2,380	31,565
1992-93	2,101	5,067	2,996	4,529	2,211	3,583	1,619	682	7,290	580	30,658
1993 February	364	180	195	—	—	—	—	—	390	75	1,204
March	—	221	600	—	—	90	—	—	—	—	911
April	—	850	100	100	125	60	1,000	52	—	120	2,407
1994 February	—	69	178	—	340	—	—	—	175	—	762
March	230	100	293	—	420	—	—	—	120	—	1,163
April	—	189	135	11,122	—	84	154	—	—	50	11,735
TOTAL VICTORIA											
1990-91	58,452	234,130	355,068	332,419	190,867	169,020	19,969	64,533	170,259	83,440	1,678,157
1991-92	57,964	143,123	258,794	472,155	175,616	136,092	14,815	84,086	63,886	67,184	1,473,715
1992-93	47,017	155,112	272,071	259,451	169,113	155,501	16,059	121,215	98,310	112,411	1,406,261
1993 February	4,597	5,897	4,340	24,792	14,385	2,526	1,395	20,683	8,317	4,557	91,490
March	4,062	17,714	18,129	58,172	16,815	14,319	1,345	13,261	12,107	2,786	158,711
April	2,531	11,346	12,424	13,641	13,636	3,166	3,245	5,815	8,962	2,366	77,133
1994 February	670	84,889	19,333	12,691	143,571	15,328	683	62,872	8,198	15,197	363,431
March	987	56,125	47,438	9,784	15,381	10,450	885	2,867	11,748	9,636	165,302
April	8,777	13,640	15,747	73,310	12,220	15,027	672	30,829	2,326	6,399	178,947

**TABLE 11. NEW DWELLING UNITS APPROVED, BY TYPE AND STATISTICAL DIVISION
APRIL 1994**

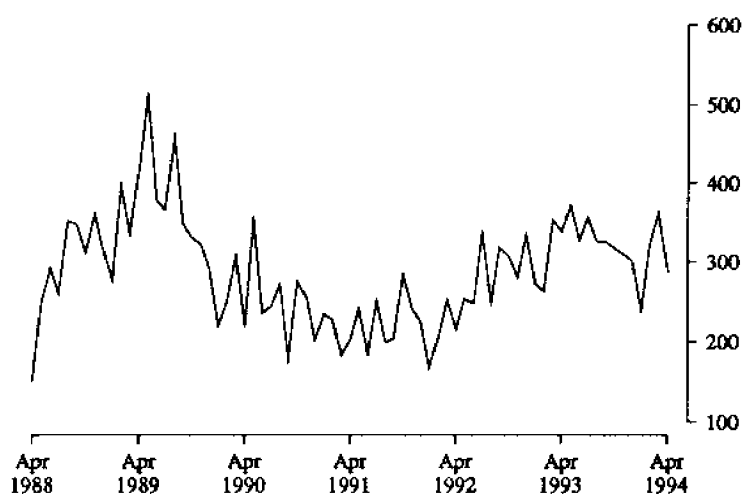
Other residential building										
Statistical division	Houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	Total residential building
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Melbourne	1,391	158	30	188	—	20	114	134	322	1,713
Barwon	127	6	—	6	—	—	—	—	6	133
Western District	36	—	—	—	—	—	—	—	—	36
Central Highlands	91	—	—	—	—	—	—	—	—	91
Wimmera	22	—	—	—	—	—	—	—	—	22
Mallee	31	—	—	—	—	—	—	—	—	31
Loddon-Campaspe	110	—	—	—	—	—	—	—	—	110
Goulburn	84	—	—	—	—	—	—	—	—	84
Ovens-Murray	56	—	—	—	—	—	—	—	—	56
East Gippsland	52	3	—	3	—	—	—	—	3	55
Gippsland	91	—	—	—	—	—	—	—	—	91
Victoria	2,091	167	30	197	—	20	114	134	331	2,422
VALUE (\$'000)										
Melbourne	130,176	9,443	2,289	11,731	—	1,100	19,000	20,100	31,831	162,007
Barwon	12,114	330	—	330	—	—	—	—	330	12,444
Western District	3,285	—	—	—	—	—	—	—	—	3,285
Central Highlands	7,850	—	—	—	—	—	—	—	—	7,850
Wimmera	2,091	—	—	—	—	—	—	—	—	2,091
Mallee	2,373	—	—	—	—	—	—	—	—	2,373
Loddon-Campaspe	9,305	—	—	—	—	—	—	—	—	9,305
Goulburn	7,435	—	—	—	—	—	—	—	—	7,435
Ovens-Murray	5,052	—	—	—	—	—	—	—	—	5,052
East Gippsland	3,921	170	—	170	—	—	—	—	170	4,091
Gippsland	7,366	—	—	—	—	—	—	—	—	7,366
Victoria	194,968	9,943	2,289	12,231	—	1,100	19,000	20,100	32,331	223,299

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

Statistical division / subdivision	1991-92	1992-93	July - Apr. 1993-94	Apr. 1994
Melbourne (SD)	2,206	2,918	2,449	231
Geelong (SSD)	100	159	163	16
Barwon (SD)	142	202	229	18
Western District (SD)	62	51	32	2
Ballarat (SSD)	33	81	29	4
Central Highlands (SD)	47	96	37	7
Wimmera (SD)	14	27	15	—
Mildura (SSD)	n.a.	n.a.	39	—
Mallee (SD)	18	31	62	2
Bendigo (SSD)	40	114	87	8
Loddon-Campaspe (SD)	59	145	111	9
Shepparton-Mooroopna (SSD)	32	42	22	2
Goulburn (SD)	73	89	66	3
Wodonga (SSD)	52	76	49	6
Ovens-Murray (SD)	82	103	57	7
East Gippsland (SD)	24	34	15	—
Latrobe Valley (SSD)	11	34	35	6
Gippsland (SD)	30	59	74	8
East Central (SD)	4	—	n.a.	n.a.
Victoria	2,761	3,755	3,147	287

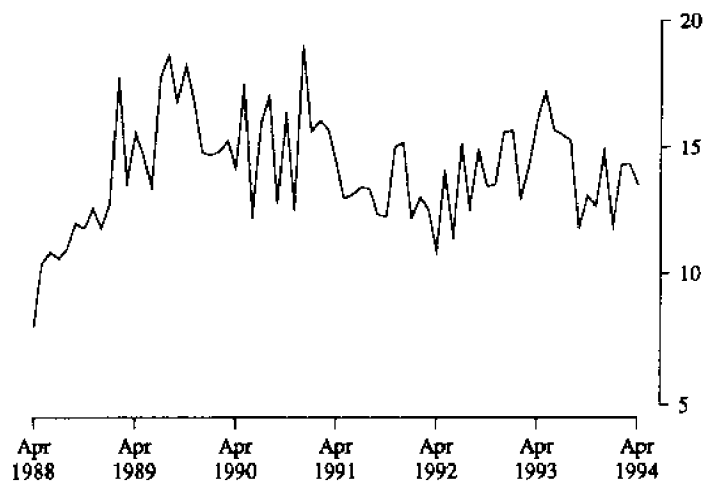
(a) Refer to paragraph 8 of the explanatory notes.

**NUMBER OF NEW DUAL OCCUPANCY DWELLING UNITS APPROVED,
VICTORIA**



Note: Refer to paragraph 8 of Explanatory Notes.

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



Note: Refer to paragraph 8 of Explanatory Notes.

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

<i>Statistical local area</i>	<i>1991-92</i>	<i>1992-93</i>	<i>July - Apr. 1993-94</i>	<i>Apr. 1994</i>
Altona (C)	52	84	67	6
Berwick (C)	82	99	49	4
Box Hill (C)	53	64	78	7
Brighton (C)	19	39	51	5
Broadmeadows (C)	88	82	70	5
Brunswick (C)	16	16	22	—
Bulla (S)	7	34	15	2
Camberwell (C)	53	128	118	14
Caulfield (C)	83	85	69	6
Chelsea (C)	31	26	41	3
Coburg (C)	7	14	15	1
Collingwood (C)	2	8	4	—
Cranbourne (S)	43	25	29	—
Croydon (C)	43	50	39	3
Dandenong (C)	25	44	29	2
Diamond Valley (S)	29	40	30	1
Doncaster and Templestowe (C)	85	109	100	10
Eltham (S)	38	70	49	8
Essendon (C)	41	66	51	6
Fitzroy (C)	—	5	4	—
Flinders (S)	6	2	6	—
Footscray (C)	24	12	16	3
Frankston (C)	35	66	46	1
Hastings (S)	8	19	6	—
Hawthorn (C)	10	11	17	—
Healesville (S)	1	2	3	—
Heidelberg (C)	47	67	52	3
Keilor (C)	99	104	115	10
Kew (C)	14	28	34	3
Knox (C)	32	50	44	6
Lillydale (S)	18	22	26	—
Malvern (C)	24	25	27	4
Melbourne (C)	—	10	8	1
Melton (S)	22	16	13	—
Moorabbin (C)	144	162	142	18
Mordialloc (C)	47	59	58	4
Mornington (S)	12	31	25	2
Northcote (C)	28	26	29	—
Nunawading (C)	136	146	93	6
Oakleigh (C)	47	55	67	4
Pakenham (S)	14	16	15	3
Port Melbourne (C)	—	6	9	—
Prahran (C)	10	28	25	10
Preston (C)	47	74	54	4
Richmond (C)	6	6	18	—
Ringwood (C)	53	81	54	9
St Kilda (C)	7	10	11	—
Sandringham (C)	42	54	63	6
Sherbrooke (S)	—	—	4	1
South Melbourne (C)	2	15	10	4
Springvale (C)	72	86	43	2
Sunshine (C)	85	105	24	2
Upper Yarra (S) Pt A	n.a.	n.a.	1	—
Waverley (C)	83	137	121	15
Werribee (C)	79	113	67	12
Whittlesea (C)	147	172	154	11
Williamstown (C)	4	12	19	4
Melbourne Statistical Division	2,206	2,918	2,449	231
Rest of Victoria	555	837	698	56
Total Victoria	2,761	3,755	3,147	287

(a) Refer to paragraph 8 of the explanatory notes.

EXPLANATORY NOTES

Introduction

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

- (a) permits issued by local government 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.

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

Scope and coverage

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

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

4. From July 1990, the statistics cover:

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

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

Definitions

5. A *building* is defined as a rigid, fixed, and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods, or livestock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by persons.

6. A *dwelling unit* is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential purposes. Units (whether self-contained or not) within buildings offering institutional care, such as hospitals, or temporary accommodation such as motels, hostels, and holiday apartments, are not defined as dwelling units.

The value of units of this type is included in the appropriate category of non-residential building approved.

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

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

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

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

The number of dwelling units created by alterations and additions to existing buildings and through the construction of new non-residential buildings is not included in Tables 1 to 10, but is shown in the note following Table 1.

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

Building classification

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

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

12. *Functional classification of building - Dwelling Structure Classification (DSC).* From July 1992, an expanded functional classification of buildings based on the Dwelling Structure Classification (DSC) has been introduced by the ABS to provide more detailed information on residential building approvals.

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

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

- a) semi-detached, row or terrace houses, townhouses, etc. (dwellings having their own private grounds and no other dwellings above or below) with:
 - one storey.
 - two or more storeys.

- b) Flats, units or apartments, etc. (dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell) in a building of:

- one or two storeys;
- three storeys;
- four or more storeys.

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

General

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

Seasonal adjustment

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

15. Since seasonally adjusted statistics reflect both irregular and trend movements, an upward or downward movement in a seasonally adjusted series does not necessarily indicate a change of trend. Particular care should therefore be taken in interpreting individual month to month movements.

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

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

Estimates at constant prices

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

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

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

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

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

23. 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

24. Issues of this publication from November 1986 to June 1991 inclusive contain geographical division and nomenclature based on the *Australian Standard Geographical Classification* (ASGC) edition 3. The 'Off shore areas and migratory' category has been excluded from all tables.

25. Following a review of statistical geographic boundaries undertaken by the ABS, the Shires of Cranbourne, Healesville and Pakenham, each

formerly split into two Statistical Local Areas (SLAs), one in the Melbourne Statistical Division and one in the East Central Statistical Division, have each been amalgamated to one SLA, these being located fully in the Melbourne Statistical Division.

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

27. The statistical subdivisions are not shown in Table 8. Table 9 shows those selected statistical subdivisions, which are identical to the statistical districts previously published.

28. The next edition of the ASGC, incorporating the changes outlined in paragraphs 25 and 26 of the explanatory notes, will be issued shortly.

Unpublished data and related publications

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

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

Building Approvals, Australia (8731.0) (monthly) (\$13.30)

Building Approvals, Victoria - Small Area Summary (8733.2) (annual) (\$8.20)

Dwelling Unit Commencements Reported by Approving Authorities, Victoria (8741.2) (monthly) (\$10.70)

Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) (quarterly) (\$10.70)

Building Activity, Australia (8752.0) (quarterly) (\$14.30)

Building Activity, Victoria (8752.2) (quarterly) (\$10.70)

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

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

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Average weekly Earnings
Estimated Resident population

Symbols and other usages

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.. not applicable

- nil or rounded down to zero

----- break in continuity of series

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

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

STUART JACKSON

Deputy Commonwealth Statistician



MELBOURNE STATISTICAL DIVISION

Statistical Local Areas

effective September 1992

City (C) Shire (S)



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