

CATALOGUE NUMBER 8731.2
31 MAY 1995

**BUILDING APPROVALS, VICTORIA,
APRIL 1995**

PLEASE NOTE - Three major changes have taken place in the collection and presentation of Building Approval statistics commencing with the reference month of July 1994.

(1) From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to existing buildings (including conversions of non-residential buildings to dwelling units) and as part of the construction of non-residential buildings is shown separately and has been included in the seasonally adjusted and trend estimates for the number of dwelling units approved - refer to paragraphs 9, 10 and 11 of the explanatory notes.

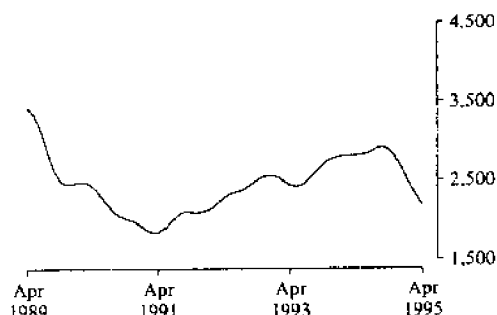
(2) From July 1994, presentation in Tables 8, 9, 12 and 13 in this publication, of Statistical Local Area and Statistical Sub-division information reflect boundary changes implemented by the State Government as part of its ongoing review of local government boundaries - refer to paragraphs 29 and 30 of the explanatory notes, and the lists of boundary changes enclosed with the July 1994, October 1994, and February 1995 issues of this publication. Copies of these lists are also available from ABS Victoria on request.

(3) From July 1994, building approval statistics include approvals issued by Registered Private Surveyors following implementation by the Victorian Government of the Building Act 1993 on 1 July 1994 - refer to paragraph 1 of the explanatory notes.

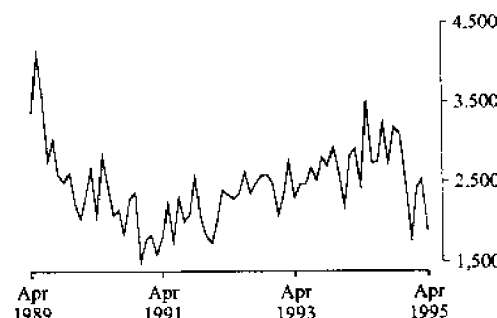
MAIN FEATURES

- Trend estimates of the number of dwelling units approved in April 1995 (2,185) show a 5 per cent decrease from the figure recorded for March 1995 (2,296) and a 22 per cent decrease when compared with the figure for April 1994 (2,819).
- In original terms the number of dwelling units approved in April 1995 (1,883) was 26 per cent lower than in March 1995 (2,538) and 23 per cent lower than in April 1994 (2,446).
- The value of non-residential buildings approved, at current prices, for the ten months ending 30 April 1995 was \$1,563m, a decrease of 10 per cent when compared with the corresponding figure for the ten months ending 30 April 1994 (\$1,742m).

**NUMBER OF DWELLING UNITS APPROVED
TREND ESTIMATES**



**NUMBER OF 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 1994 to April 1995.

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 19 and 20 of the Explanatory Notes for a more detailed explanation.

To illustrate the possible impact of future months' observations on the trend estimates for the latest months, the tables show the revisions to the trend estimates that would result if the movements in the seasonally adjusted estimates for next month (April 1995) 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 1995, the trend estimate for that month would be 1,850, a movement of -1.2 per cent. The monthly movements in the trend estimates for February, March and April 1995, which are currently estimated to be -4.3, -3.6 and -2.9 per cent respectively, would be revised to -3.7, -2.7 and -1.9 per cent. On the other hand, a 5 per cent seasonally adjusted decline in the number of private houses approved in May 1995 would produce a trend estimate for that month of 1,774, a movement of -2.6 per cent, with the movements in the trend estimates for February, March and April 1995, being revised to -4.3, -3.7 and -3.1 per cent respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Revised trend estimate if May 1995 seasonally adjusted estimate					
	Trend estimate		is up 5% on April 1995		is down 5% on April 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994-95						
November	2,250	-4.0	2,248	-4.1	2,251	-4.0
December	2,141	-4.8	2,137	-4.9	2,143	-4.8
January	2,040	-4.7	2,037	-4.7	2,040	-4.8
February	1,953	-4.3	1,961	-3.7	1,953	-4.3
March	1,882	-3.6	1,907	-2.7	1,880	-3.7
April	1,827	-2.9	1,872	-1.9	1,822	-3.1
May	n.y.a.	n.y.a.	1,850	-1.2	1,774	-2.6

TOTAL NUMBER OF HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Revised trend estimate if May 1995 seasonally adjusted estimate					
	Trend estimate		is up 5% on April 1995		is down 5% on April 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994-95						
November	2,288	-4.8	2,284	-5.0	2,288	-4.8
December	2,161	-5.5	2,154	-5.7	2,161	-5.6
January	2,048	-5.3	2,043	-5.1	2,047	-5.3
February	1,955	-4.5	1,967	-3.7	1,958	-4.3
March	1,877	-3.5	1,923	-2.2	1,892	-3.4
April	1,837	-2.7	1,903	-1.0	1,845	-2.5
May	n.y.a.	n.y.a.	1,900	-0.2	1,852	-1.8

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

	<i>Trend estimate</i>		<i>Revised trend estimate if May 1995 seasonally adjusted estimate</i>			
			<i>is up 7% on April 1995</i>		<i>is down 7% on April 1995</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>1994-95</i>						
November	2,802	-2.8	2,801	-2.8	2,807	-2.6
December	2,678	-4.4	2,678	-4.4	2,688	-4.2
January	2,535	-5.3	2,534	-5.4	2,539	-5.5
February	2,404	-5.2	2,410	-4.9	2,397	-5.6
March	2,296	-4.5	2,311	-4.1	2,268	-5.4
April	1,185	-4.8	2,233	-3.4	2,152	-5.1
May	n.y.a.	n.y.a.	2,193	-1.8	2,071	-3.8

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

	<i>Trend estimate</i>		<i>Revised trend estimate if May 1995 seasonally adjusted estimate</i>			
			<i>is up 6% on April 1995</i>		<i>is down 6% on April 1995</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>1994-95</i>						
November	261.0	-0.7	260.9	-0.8	261.4	-0.6
December	252.1	-3.4	251.8	-3.5	252.6	-3.3
January	238.2	-5.5	238.0	-5.5	238.4	-5.6
February	222.8	-6.4	223.6	-6.1	222.5	-6.7
March	208.7	-6.3	211.7	-5.3	208.3	-6.4
April	196.6	-5.8	203.6	-3.8	197.1	-5.4
May	n.y.a.	n.y.a.	198.2	-2.6	188.3	-4.4

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

	<i>Trend estimate</i>		<i>Revised trend estimate if May 1995 seasonally adjusted estimate</i>			
			<i>is up 9% on April 1995</i>		<i>is down 9% on April 1995</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>1994-95</i>						
November	56.6	-5.2	56.7	-5.0	56.9	-4.7
December	53.8	-4.9	54.0	-4.8	54.3	-4.5
January	52.7	-2.1	52.8	-2.3	52.9	-2.5
February	53.4	1.4	53.4	1.2	53.1	0.3
March	55.2	3.2	54.7	2.3	53.5	0.8
April	55.4	0.4	55.2	1.0	52.9	-1.0
May	n.y.a.	n.y.a.	57.2	3.7	53.8	1.7

TABLE 1. NUMBER OF DWELLING UNITS APPROVED

TABLE 1. NUMBER OF 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										
1991-92	14,424	491	14,915	1,477	710	2,187	17	15,918	1,201	17,119
1992-93	17,104	723	17,827	1,845	163	2,008	6	18,955	886	19,841
1993-94	17,878	585	18,463	2,920	414	3,334	1,152	21,844	1,105	22,949
1993-94 July-April	14,542	515	15,057	2,459	346	2,805	627	17,626	863	18,489
1994-95 July-April	15,174	242	15,416	2,292	416	2,708	1,187	18,647	664	19,311
1994—										
February	1,581	36	1,617	169	51	220	105	1,855	87	1,942
March	1,641	18	1,659	153	125	278	12	1,806	143	1,949
April	1,339	52	1,391	311	11	322	22	1,670	65	1,735
May	1,756	22	1,778	312	25	337	497	2,461	151	2,612
June	1,580	48	1,628	149	43	192	28	1,757	91	1,848
July	1,706	20	1,726	199	—	199	9	1,914	20	1,934
August	1,843	11	1,854	228	10	238	205	2,276	21	2,297
September	1,760	25	1,785	106	29	135	9	1,875	54	1,929
October	1,726	39	1,765	315	20	335	411	2,452	59	2,511
November	1,834	48	1,882	239	86	325	68	2,141	134	2,275
December	1,336	18	1,354	524	44	568	12	1,872	62	1,934
1995—										
January	1,138	8	1,146	93	80	173	4	1,235	88	1,323
February	1,352	35	1,387	208	98	306	152	1,712	133	1,845
March	1,321	32	1,353	152	45	197	309	1,776	83	1,859
April	1,158	6	1,164	228	4	232	8	1,394	10	1,404
VICTORIA										
1991-92	22,358	707	23,065	1,932	1,016	2,948	33	24,323	1,723	26,046
1992-93	25,969	1,189	27,158	2,186	227	2,413	12	28,167	1,416	29,583
1993-94	27,227	830	28,057	3,109	584	3,693	1,167	31,396	1,521	32,917
1993-94 July-April	22,175	739	22,914	2,616	486	3,102	640	25,428	1,228	26,656
1994-95 July-April	21,476	464	21,940	2,409	605	3,014	1,203	25,081	1,076	26,157
1994—										
February	2,340	48	2,388	186	142	328	108	2,634	190	2,824
March	2,558	36	2,594	167	144	311	13	2,738	180	2,918
April	2,021	70	2,091	317	14	331	24	2,360	86	2,446
May	2,610	39	2,649	331	49	380	498	3,335	192	3,527
June	2,442	52	2,494	162	49	211	29	2,633	101	2,734
July	2,465	48	2,513	219	—	219	11	2,695	48	2,743
August	2,716	37	2,753	243	45	288	205	3,164	82	3,246
September	2,477	49	2,526	120	73	193	13	2,610	122	2,732
October	2,393	46	2,439	315	22	337	413	3,121	68	3,189
November	2,591	81	2,672	273	86	359	70	2,934	167	3,101
December	1,861	63	1,924	528	59	587	14	2,403	122	2,525
1995—										
January	1,573	23	1,596	97	90	187	4	1,674	113	1,787
February	1,861	37	1,898	216	146	362	153	2,230	183	2,413
March	1,954	43	1,997	158	71	229	312	2,417	121	2,538
April	1,585	37	1,622	240	13	253	8	1,833	50	1,883

(a) Includes Conversions, etc. See paragraphs 9-11 of the Explanatory Notes.

TABLE 2. VALUE OF BUILDING APPROVED
(\$ 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	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
MELBOURNE STATISTICAL DIVISION														
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
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
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
1994-95														
July-April	1,464.7	18.9	1,483.6	274.1	31.7	305.7	1,738.8	50.6	1,789.4	479.3	869.9	1,310.9	3,085.1	3,579.6
1994—														
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
May	175.8	1.6	177.4	23.1	1.5	24.6	198.8	3.2	202.0	85.9	92.7	111.9	369.4	399.8
June	152.1	4.5	156.6	10.9	2.4	13.3	163.0	6.8	169.9	39.4	556.7	575.5	759.2	784.8
July	161.2	1.3	162.6	19.3	—	19.3	180.6	1.3	181.9	36.4	45.7	59.8	262.6	278.1
August	181.6	0.7	182.3	15.4	0.4	15.8	196.9	1.2	198.1	66.3	67.0	91.7	330.2	356.0
September	172.4	1.5	173.9	13.5	1.8	15.4	185.9	3.4	189.3	41.4	89.9	101.0	317.2	331.7
October	166.4	2.3	168.7	32.8	1.4	34.2	199.2	3.7	202.9	86.0	117.5	296.8	402.7	585.6
November	177.2	3.3	180.5	21.7	6.3	28.0	198.8	9.6	208.5	48.9	107.6	149.1	355.0	406.4
December	129.6	1.6	131.2	110.2	4.4	114.6	239.9	5.9	245.8	27.6	54.7	72.3	322.1	345.6
1995—														
January	108.7	0.6	109.3	8.9	7.2	16.1	117.6	7.8	125.4	26.7	93.1	124.9	237.0	277.0
February	129.8	3.7	133.5	19.7	5.4	25.1	149.5	9.1	158.6	45.9	149.8	218.2	345.1	422.7
March	123.8	3.3	127.1	11.6	4.4	16.1	135.4	7.7	143.1	70.1	85.0	106.0	289.2	319.2
April	114.1	0.6	114.7	20.9	0.2	21.1	135.0	0.8	135.8	30.2	59.7	91.2	223.9	257.2
VICTORIA														
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
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
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
1994-95														
July-April	2,010.5	32.4	2,042.9	281.8	42.5	324.3	2,292.3	74.9	2,367.2	571.5	1,016.8	1,562.8	3,874.0	4,501.5
1994—														
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
May	250.3	2.9	253.2	24.3	2.8	27.1	274.6	5.7	280.3	96.7	118.8	151.1	482.1	528.1
June	227.6	4.8	232.3	11.6	2.8	14.4	239.1	7.6	246.7	49.5	584.2	608.7	872.6	904.9
July	227.2	2.9	230.1	20.3	—	20.3	247.5	2.9	250.5	44.7	64.8	80.6	356.9	375.7
August	252.5	2.2	254.7	16.5	2.4	18.9	269.0	4.7	273.7	77.1	79.6	111.5	425.7	462.2
September	232.9	3.0	235.9	14.2	4.1	18.3	247.1	7.1	254.2	51.2	105.4	119.5	403.7	424.9
October	223.6	2.7	226.3	32.8	1.6	34.4	256.4	4.2	260.6	94.9	134.0	347.3	485.3	702.8
November	243.3	5.3	248.6	23.8	6.3	30.1	267.1	11.6	278.7	60.0	121.2	173.8	447.6	512.4
December	178.2	4.3	182.5	110.5	5.3	115.8	288.7	9.6	298.3	34.6	64.1	89.2	387.3	422.0
1995—														
January	147.1	1.6	148.7	9.0	7.7	16.7	156.2	9.3	165.4	33.4	105.7	152.7	294.7	351.5
February	175.5	3.9	179.3	20.3	8.3	28.6	195.8	12.2	208.0	54.5	160.0	237.6	410.3	500.1
March	179.0	4.1	183.1	11.9	6.0	17.9	191.0	10.0	201.0	80.8	105.4	132.1	375.9	413.9
April	151.1	2.4	153.6	22.5	0.8	23.3	173.6	3.2	176.8	40.4	76.6	118.6	286.6	335.9

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

SEASONALLY ADJUSTED AND TREND ESTIMATES (a), VICTORIA						
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						
1994—						
February r	2,491	2,439	2,793	2,957	248.5	47.2
March r	2,361	2,378	2,507	2,652	236.7	49.8
April r	2,321	2,396	2,605	2,707	253.5	46.2
May r	2,338	2,387	3,006	3,136	254.5	88.1
June r	2,328	2,465	2,632	2,689	247.7	49.5
July r	2,447	2,510	2,607	2,756	243.6	46.7
August r	2,490	2,602	2,929	3,069	255.8	75.4
September r	2,392	2,417	2,534	2,648	248.8	48.0
October r	2,315	2,387	3,028	3,139	254.8	87.7
November r	2,410	2,475	2,761	2,901	255.3	53.1
December r	2,034	2,120	2,611	2,830	332.8	36.8
1995—						
January r	1,977	1,893	2,055	2,094	189.5	41.1
February r	1,978	1,933	2,364	2,519	217.5	58.5
March r	1,849	1,879	2,276	2,387	190.9	76.9
April r	1,860	1,929	2,094	2,136	208.2	46.9
TREND ESTIMATES						
1994—						
February r	2,360	2,359	2,688	2,810	243.5	49.0
March r	2,370	2,380	2,695	2,815	247.3	48.0
April r	2,373	2,410	2,700	2,819	249.4	47.3
May r	2,376	2,441	2,708	2,825	249.7	48.4
June r	2,390	2,474	2,726	2,840	248.1	52.0
July r	2,410	2,502	2,761	2,876	249.1	56.9
August r	2,423	2,511	2,790	2,911	253.5	60.7
September r	2,404	2,481	2,789	2,918	259.3	61.5
October r	2,344	2,403	2,745	2,882	263.0	59.7
November r	2,250	2,288	2,663	2,802	261.0	56.6
December r	2,141	2,161	2,543	2,678	252.1	53.8
1995—						
January r	2,040	2,048	2,409	2,535	238.2	52.7
February r	1,953	1,955	2,291	2,404	222.8	53.4
March r	1,882	1,887	2,197	2,296	208.7	55.2
April r	1,827	1,837	2,101	2,185	196.6	55.4

(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average - see Explanatory Notes for a more detailed explanation. (b) Includes conversions, etc. See paragraphs 9-11 of the Explanatory Notes.

TABLE 4. VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES (a), VICTORIA
(*\$ 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							
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
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
1993— Dec. qtr.	563.5	580.5	77.7	658.3	154.0	420.6	570.2	1,235.6	1,382.4
1994— Mar. qtr.	569.0	576.1	111.7	687.8	127.1	448.9	746.2	1,237.8	1,561.1
June qtr.	631.8	644.3	91.2	735.5	179.3	1,029.5	1,172.0	1,944.6	2,086.9
Sept. qtr.	666.1	673.6	70.5	744.1	161.6	310.3	387.1	1,215.6	1,292.8
Dec. qtr.	602.9	614.4	219.9	834.3	177.1	394.7	754.3	1,401.4	1,765.6
1995— Mar. qtr.	465.4	474.2	76.9	551.1	156.5	457.0	643.3	1,149.9	1,351.0

(a) See paragraphs 21-26 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 1989-1990 PRICES
VICTORIA**

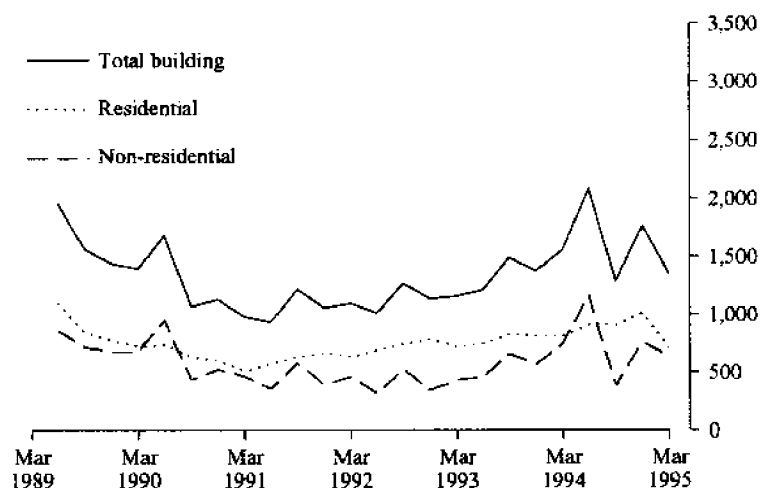


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP, VICTORIA
(\$ million)

Class of building	1992-93	1993-94	July-April		1995		
			1993-94	1994-95	February	March	April
PRIVATE SECTOR							
New houses	2,262.5	2,465.2	1,987.4	2,010.5	175.5	179.0	151.1
New other residential buildings	145.7	252.8	216.9	281.8	20.3	11.9	22.5
Total new residential building	2,408.2	2,718.0	2,204.3	2,292.3	195.8	191.0	173.6
Alterations and additions to residential buildings	532.5	614.4	476.5	565.0	54.5	79.5	36.5
Hotels, etc.	42.7	187.1	21.8	32.2	0.6	4.7	1.6
Shops	146.7	483.6	420.5	298.5	76.5	36.0	17.5
Factories	269.9	161.2	129.1	173.5	19.4	15.3	13.8
Offices	210.7	178.1	127.1	176.4	24.7	22.7	16.8
Other business premises	155.3	225.1	114.2	128.0	14.9	9.7	8.8
Educational	58.5	88.1	73.1	54.5	4.2	4.6	3.9
Religious	16.1	13.9	11.4	14.2	0.4	1.1	0.4
Health	80.3	119.8	116.2	41.1	1.3	2.3	2.4
Entertainment and recreational	36.5	308.7	60.0	64.0	17.3	4.7	5.3
Miscellaneous	49.7	87.9	77.1	34.4	0.9	4.2	6.0
Total non-residential building	1,066.2	1,853.6	1,150.5	1,016.8	160.0	105.4	76.6
Total	4,006.9	5,186.0	3,831.3	3,874.0	410.3	375.9	286.6
PUBLIC SECTOR							
New houses	71.4	58.8	51.1	32.4	3.9	4.1	2.4
New other residential buildings	14.6	40.9	35.3	42.5	8.3	6.0	0.8
Total new residential building	86.0	99.7	86.4	74.9	12.2	10.0	3.2
Alterations and additions to residential buildings	0.5	9.1	0.9	6.6	—	1.3	4.0
Hotels, etc.	4.3	1.3	1.3	1.1	0.3	0.4	0.2
Shops	8.4	3.4	2.8	6.6	1.5	—	—
Factories	2.2	45.0	44.8	12.2	0.1	0.2	—
Offices	48.8	56.2	42.1	87.5	32.0	2.6	16.5
Other business premises	13.8	141.7	134.7	50.9	28.1	4.2	0.2
Educational	97.0	119.6	107.7	186.6	13.7	9.1	15.2
Religious	—	—	—	—	—	—	—
Health	40.9	182.9	175.2	49.6	0.1	5.6	6.5
Entertainment and recreational	61.8	69.5	57.6	137.6	1.0	3.3	0.1
Miscellaneous	62.7	29.5	26.2	14.0	1.0	1.4	3.3
Total non-residential building	340.0	649.1	592.3	546.1	77.6	26.7	42.0
Total	426.5	757.9	679.6	627.5	89.8	38.1	49.3
TOTAL							
New houses	2,333.8	2,524.0	2,038.5	2,042.9	179.3	183.1	153.6
New other residential buildings	160.3	293.7	252.2	324.3	28.6	17.9	23.3
Total new residential building	2,494.1	2,817.7	2,290.7	2,367.2	208.0	201.0	176.8
Alterations and additions to residential buildings	533.0	623.5	477.4	571.5	54.5	80.8	40.4
Hotels, etc.	47.0	188.4	23.1	33.3	0.9	5.1	1.8
Shops	155.1	487.1	423.3	305.0	78.0	36.0	17.5
Factories	272.1	206.2	173.9	185.7	19.5	15.5	13.8
Offices	259.5	234.3	169.2	263.9	56.6	25.3	33.3
Other business premises	169.1	366.8	248.9	178.9	43.0	13.9	9.0
Educational	155.5	207.7	180.8	241.1	17.8	13.7	19.1
Religious	16.1	13.9	11.4	14.2	0.4	1.1	0.4
Health	121.2	302.7	291.4	90.7	1.3	7.9	9.0
Entertainment and recreational	98.3	378.2	117.6	201.6	18.3	8.0	5.4
Miscellaneous	112.4	117.4	103.3	48.4	1.9	5.5	9.3
Total non-residential building	1,406.3	2,502.7	1,742.8	1,562.8	237.6	132.1	118.6
Total	4,433.4	5,943.9	4,510.9	4,501.5	500.1	413.9	335.9

**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.												
1995 February	2	0.3	2	0.6	—	—	—	—	—	—	4	0.9
March	7	0.8	4	1.0	1	0.6	1	2.7	—	—	13	5.1
April	1	0.1	3	0.8	—	—	1	1.0	—	—	5	1.8
SHOPS												
1995 February	44	4.2	10	2.6	1	0.5	3	5.4	2	65.3	60	78.0
March	43	4.0	8	2.6	4	3.3	4	7.1	1	19.0	60	36.0
April	73	6.1	12	3.5	5	3.2	3	4.7	—	—	93	17.5
FACTORIES												
1995 February	39	3.8	8	2.6	3	1.9	3	6.2	1	5.0	54	19.5
March	40	3.9	17	5.0	5	3.4	2	3.3	—	—	64	15.5
April	31	3.7	12	3.3	6	3.7	3	3.1	—	—	52	13.8
OFFICES												
1995 February	37	3.4	23	6.7	8	5.7	5	11.6	2	29.2	75	56.6
March	44	4.0	15	4.5	6	4.1	2	2.7	1	10.0	68	25.3
April	44	4.5	32	10.7	15	9.2	4	8.9	—	—	95	33.3
OTHER BUSINESS PREMISES												
1995 February	22	2.0	6	2.1	—	—	3	6.3	4	32.6	35	43.0
March	31	3.1	10	3.0	—	—	4	7.8	—	—	45	13.9
April	11	0.9	8	2.4	3	2.1	3	3.6	—	—	25	9.0
EDUCATIONAL												
1995 February	7	0.8	1	0.4	2	1.5	6	9.9	1	5.2	17	17.8
March	18	2.0	8	2.7	3	2.4	3	6.5	—	—	32	13.7
April	7	0.7	3	1.0	3	2.2	5	15.2	—	—	18	19.1
RELIGIOUS												
1995 February	2	0.2	1	0.2	—	—	—	—	—	—	3	0.4
March	1	0.1	3	1.1	—	—	—	—	—	—	4	1.1
April	2	0.1	1	0.3	—	—	—	—	—	—	3	0.4
HEALTH												
1995 February	5	0.6	1	0.3	1	0.5	—	—	—	—	7	1.3
March	8	1.0	2	0.4	—	—	4	6.5	—	—	14	7.9
April	7	0.7	4	1.0	2	1.4	2	5.9	—	—	15	9.0
ENTERTAINMENT AND RECREATIONAL												
1995 February	18	1.9	4	1.4	2	1.9	4	7.1	1	6.0	29	18.3
March	18	2.0	6	1.5	1	0.9	2	3.7	—	—	27	8.0
April	7	0.9	2	0.5	—	—	1	4.0	—	—	10	5.4
MISCELLANEOUS												
1995 February	6	0.6	1	0.3	1	1.0	—	—	—	—	8	1.9
March	10	1.2	3	1.0	1	0.7	1	2.7	—	—	15	5.5
April	13	1.4	3	0.9	1	0.8	3	6.2	—	—	20	9.3
TOTAL NON-RESIDENTIAL BUILDING												
1995 February	182	17.7	57	17.1	18	13.0	24	46.5	11	143.3	292	237.6
March	220	22.0	76	22.8	21	15.4	23	42.9	2	29.0	342	132.1
April	196	19.2	80	24.4	35	22.4	25	52.6	—	—	336	118.6

**TABLE 7. NUMBER AND VALUE OF NEW DWELLING UNITS (a) APPROVED
BY MATERIAL OF OUTER WALLS, APRIL 1995**

Particulars	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
MELBOURNE STATISTICAL DIVISION						
Houses —						
Brick, stone or concrete	8	674	—	—	8	674
Brick-veneer	824	78,431	2	320	826	78,752
Timber	25	2,088	—	—	25	2,088
Fibre cement	5	373	—	—	5	373
Steel, aluminium or other materials	2	77	—	—	2	77
Not stated	294	32,452	4	249	298	32,701
Total houses	1,158	114,096	6	569	1,164	114,665
Other residential buildings	228	20,905	4	239	232	21,144
Total residential buildings	1,386	135,001	10	809	1,396	135,810
REST OF VICTORIA						
Houses —						
Brick, stone or concrete	21	1,559	1	10	22	1,569
Brick-veneer	246	22,899	26	1,610	272	24,510
Timber	40	3,190	—	—	40	3,190
Fibre cement	15	745	—	—	15	745
Steel, aluminium or other materials	8	477	—	—	8	477
Not stated	97	8,151	4	246	101	8,397
Total houses	427	37,021	31	1,866	458	38,888
Other residential buildings	12	1,557	9	570	21	2,127
Total residential buildings	439	38,578	40	2,436	479	41,015
TOTAL VICTORIA						
Houses —						
Brick, stone or concrete	29	2,233	1	10	30	2,243
Brick-veneer	1,070	101,330	28	1,931	1,098	103,261
Timber	65	5,278	—	—	65	5,278
Fibre cement	20	1,118	—	—	20	1,118
Steel, aluminium or other materials	10	554	—	—	10	554
Not stated	391	40,603	8	495	399	41,098
Total houses	1,585	151,117	37	2,436	1,622	153,553
Other residential buildings	240	22,462	13	809	253	23,271
Total residential buildings	1,825	173,579	50	3,245	1,875	176,824

(a) Excludes Conversions, etc.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), APRIL 1995

Statistical local area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MELBOURNE STATISTICAL DIVISION										
Banyule (C) —										
Heidelberg (C)	8	—	669	—	—	—	777	70	522	1,968
Bayside (C) —										
Brighton (C)	7	—	730	—	—	—	877	150	563	2,171
Sandringham (C)	11	—	1,230	—	—	—	963	—	—	2,193
Boroondara (C) —										
Camberwell (C)	21	—	3,236	3	—	250	2,319	3,200	4,324	10,129
Hawthorn (C)	9	—	1,577	11	—	700	843	308	308	3,428
Kew (C)	10	—	860	—	—	—	861	535	535	2,256
Brimbank (C) —										
Keilor (C)	84	—	7,739	—	—	—	310	410	3,218	11,267
Sunshine (C)	13	—	1,096	2	—	90	458	2,335	2,335	3,979
Cardinia (S) —										
Pakenham (S)	18	—	1,596	—	—	—	299	395	1,187	3,082
Casey (C) —										
Berwick (C)	197	—	17,091	—	—	—	473	1,007	1,007	18,571
Cranbourne (C)	77	—	5,302	—	—	—	442	53	53	5,798
Darebin (C) —										
Northcote (C)	3	—	200	—	—	—	776	300	300	1,276
Preston (C)	12	—	1,032	—	—	—	315	1,030	4,530	5,877
Frankston (C) —										
Frankston (C)	11	—	1,569	—	—	—	323	1,880	1,880	3,772
Glen Eira (C) —										
Caulfield (C)	7	—	860	6	—	530	497	120	180	2,066
Greater Dandenong (C) —										
Dandenong (C)	8	—	489	—	—	—	152	3,440	3,804	4,445
Springvale (C)	46	—	3,641	—	—	—	565	2,462	3,795	8,001
Hobsons Bay (C) —										
Altona (C)	21	—	1,208	—	—	—	154	275	275	1,637
Williamstown (C)	24	—	2,759	45	—	4,500	466	670	1,748	9,474
Hume (C) —										
Broadmeadows (C)	16	—	1,321	5	—	240	497	2,292	2,719	4,777
Bulla (C)	54	—	5,255	—	—	—	227	90	495	5,977
Kingston (C) —										
Chelsea (C)	6	—	722	—	—	—	275	—	—	997
Moorabbin (C)	14	—	973	—	—	—	351	1,670	3,299	4,623
Mordialloc (C)	—	—	—	—	—	—	419	55	55	474
Knox (C) —										
Knox (C)	27	—	3,279	—	4	239	1,015	1,319	5,999	10,533
Manningham (C) —										
Doncaster and Templestowe (C)	21	—	2,887	—	—	—	783	540	540	4,210
Maribyrnong (C) —										
Footscray (C)	1	—	95	—	—	—	313	2,350	2,545	2,953
Maroondah (C) —										
Croydon (C)	6	—	589	—	—	—	348	1,264	4,304	5,241
Ringwood (C)	10	—	867	—	—	—	128	2,305	2,525	3,520
Melbourne (C)	1	—	70	116	—	9,470	910	6,945	8,811	19,261
Melton (S) —										
Melton (S)	39	—	3,873	—	—	—	299	—	—	4,173
Monash (C) —										
Oakleigh (C)	25	4	2,271	2	—	100	441	2,818	3,441	6,254
Waverley (C)	19	—	1,921	—	—	—	443	300	355	2,719
Moonee Valley (C) —										
Essendon (C)	7	—	584	11	—	1,885	962	135	722	4,153
Moreland (C) —										
Brunswick (C)	—	—	—	—	—	—	95	—	62	157
Coburg (C)	3	—	680	—	—	—	176	130	130	986
Mornington Peninsula (S) —										
Flinders (S)	35	—	3,553	—	—	—	769	300	897	5,219
Hastings (S)	11	—	851	—	—	—	250	50	50	1,151
Mornington (S)	30	—	2,518	—	—	—	391	994	994	3,903

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), APRIL 1995

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										
Nillumbik (S) —										
— Diamond Valley (S)	10	—	933	—	—	—	347	196	196	1,475
— Eltham (S)	6	1	770	—	—	—	340	—	—	1,110
Port Phillip (C) —										
— Port Melbourne (C)	2	—	182	—	—	—	100	2,300	2,832	3,114
— St Kilda (C)	7	—	1,026	—	—	—	746	110	110	1,882
— South Melbourne (C)	—	—	—	—	—	—	330	190	190	520
Stonnington (C) —										
— Malvern (C)	10	—	3,558	—	—	—	1,626	1,425	1,425	6,609
— Prahran (C)	2	—	2,300	—	—	—	441	—	—	2,741
Whitehorse (C) —										
— Box Hill (C)	7	—	676	3	—	300	383	1,520	2,211	3,569
— Nunawading (C)	36	1	4,351	—	—	—	1,010	4,272	5,023	10,384
Whittlesea (C) —										
— Whittlesea (C)	41	—	4,166	3	—	140	163	1,380	1,487	5,956
Wyndham (C) —										
— Werribee (C)	61	—	5,662	—	—	—	334	1,282	1,282	7,277
Yarra (C) —										
— Collingwood (C)	—	—	—	—	—	—	682	140	140	822
— Fitzroy (C)	—	—	—	21	—	2,700	944	1,383	1,383	5,027
— Richmond (C)	5	—	380	—	—	—	593	2,260	2,260	3,233
Yarra Ranges (S) —										
— Healesville (S)	4	—	391	—	—	—	155	—	—	546
— Lillydale (S)	42	—	4,099	—	—	—	631	808	3,887	8,617
— Sherbrooke (S)	5	—	436	—	—	—	278	250	250	963
— Upper Yarra (S) Pt A	8	—	543	—	—	—	140	—	—	683
Melbourne (SD)	1,158	6	114,665	228	4	21,144	30,202	59,713	91,186	257,197
BARWON STATISTICAL DIVISION										
Colac — Orway (S) —										
— Colac (C)	1	—	78	—	—	—	154	—	—	232
— Colac (S)	5	—	554	—	—	—	38	—	—	591
— Orway (S)	2	—	180	—	—	—	—	—	—	180
Golden Plains (S) —										
— Central	1	—	70	—	—	—	—	—	—	70
— East	—	—	—	—	—	—	—	—	—	—
Greater Geelong (C)										
— Part A										
— Bellarine — Inner	17	—	1,449	—	—	—	57	388	388	1,894
— Corio — Inner	8	—	725	—	—	—	261	1,443	1,443	2,429
— Geelong	6	4	487	—	5	300	155	5,994	6,899	7,842
— Geelong West	—	—	—	—	—	—	259	—	—	259
— Newtown	—	—	—	—	—	—	45	—	—	45
— South Barwon — Inner	13	—	1,127	—	—	—	79	108	623	1,829
— Part B	16	—	1,453	—	—	—	367	—	—	1,820
— Part C	—	—	—	—	—	—	—	—	—	—
Queenscliffe (B)	—	—	—	—	—	—	—	—	—	—
Surf Coast (S) —										
— Part A	11	—	843	—	—	—	170	—	128	1,141
— Part B	5	—	421	—	—	—	90	—	—	511
Barwon (SD)	85	4	7,387	—	5	300	1,675	7,933	9,482	18,843

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), APRIL 1995—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) —	—	—	—	—	—	—	114	—	—	114
— Camperdown (T)	—	—	—	—	—	—	35	—	—	147
— Hampden (S)	1	—	112	—	—	—	52	—	—	368
— Heytesbury (S)	4	—	316	—	—	—	—	—	—	—
Glenelg (S) —	—	—	—	—	—	—	27	—	—	27
— Glenelg (S)	—	—	—	—	—	—	26	—	—	26
— Heywood (S)	—	—	—	—	—	—	16	260	260	276
— Portland (C)	—	—	—	—	—	—	—	—	—	—
Moyne (S) —	—	—	—	—	—	—	—	—	—	—
— Belfast (S)	—	—	—	—	—	—	—	—	—	—
— Minhamite (S)	1	—	69	—	—	—	—	—	—	69
— Mortlake (S)	—	—	—	—	—	—	—	—	—	—
— Port Fairy (B)	3	—	237	—	—	—	46	—	—	282
— Warrnambool (S)	2	—	180	—	—	—	15	—	—	195
Southern Grampians (S) —	—	—	—	—	—	—	—	—	—	—
— Dundas (S)	1	—	120	—	—	—	35	—	—	155
— Hamilton (S)	4	—	345	—	—	—	12	—	63	420
— Mount Rouse (S)	—	6	490	—	—	—	10	—	—	500
— Wannon (S)	1	—	40	—	—	—	—	—	—	40
Warrnambool (C) —	—	—	—	—	—	—	—	—	—	—
— Warrnambool (C)	11	—	833	—	—	—	160	160	160	1,153
Lady Julia Percy & Towerhill	—	—	—	—	—	—	—	—	—	—
Western District (SD)	28	6	2,741	—	—	—	548	420	483	3,772
CENTRAL HIGHLANDS STATISTICAL DIVISION										
Ararat (RC) —	—	—	—	—	—	—	—	—	—	—
— Ararat (C)	1	—	74	—	—	—	—	120	120	194
— Ararat (S)	1	—	30	—	—	—	—	—	—	30
Ballarat (C) —	—	—	—	—	—	—	—	—	—	—
— Central	9	—	873	—	—	—	310	1,800	1,942	3,125
— Inner North	4	—	381	—	—	—	109	160	160	650
— North	1	—	125	—	—	—	—	—	—	125
— South	5	—	467	—	—	—	245	50	50	761
Central Goldfields (S) —	—	—	—	—	—	—	—	—	—	—
— Talbot and Clunes (S)	1	—	31	—	—	—	—	—	—	31
Golden Plains (S) —	—	—	—	—	—	—	—	—	—	—
— West	3	—	331	—	—	—	—	—	—	331
Hepburn (S) —	—	—	—	—	—	—	—	—	—	—
— Creswick (S)	1	—	75	—	—	—	15	—	—	90
— Daylesford and Glenlyon (S)	6	—	494	—	—	—	20	—	—	514
Moorabool (S) —	—	—	—	—	—	—	—	—	—	—
— Bacchus Marsh (S)	7	—	836	—	—	—	103	—	—	939
— East	3	—	228	—	—	—	—	—	—	228
— West	1	—	30	—	—	—	—	—	—	30
Pyrenees (S) —	—	—	—	—	—	—	—	—	—	—
— Avoca (S)	1	—	71	—	—	—	—	—	—	71
— Lexton (S)	—	—	—	—	—	—	—	—	—	—
— Ripon (S)	—	—	—	—	—	—	—	—	—	—
Central Highlands (SD)	44	—	4,045	—	—	—	802	2,130	2,272	7,120

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), APRIL 1995—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										
Buloke (S) —										
— Donald (S)	—	—	—	—	—	—	—	—	—	—
Hindmarsh (S) —										
— Dimboola (S)	—	—	—	—	—	—	12	—	—	12
— Lowan (S)	—	—	—	—	—	—	—	—	—	—
Horsham (RC) —										
— Arapiles (S)	—	—	—	—	—	—	—	—	—	—
— Horsham (C)	2	—	210	—	—	—	22	283	283	515
— Wimmera (S)	—	—	—	—	—	—	—	—	—	—
Northern Grampians (S) —										
— Kara Kara (S)	—	—	—	—	—	—	—	—	—	—
— St Arnaud (T)	2	—	68	—	—	—	—	—	—	68
— Stawell (C)	1	—	67	—	—	—	—	178	178	245
— Stawell (S)	2	—	131	—	—	—	11	—	—	142
West Wimmera (S) —										
— Kaniva (S)	—	—	—	—	—	—	—	—	—	—
— Kowree (S)	1	—	70	—	—	—	—	—	57	127
Yarriambiack (S) —										
— Dunmunkle (S)	1	—	111	—	—	—	—	—	—	111
— Warracknabeal (S)	—	—	—	—	—	—	—	—	—	—
Wimmera (SD)	9	—	657	—	—	—	44	461	518	1,219
MALLEE STATISTICAL DIVISION										
Buloke (S) —										
— Birchip (S)	—	—	—	—	—	—	—	—	—	—
— Wycheproof (S)	—	—	—	—	—	—	—	—	—	—
Gannawarra (S) —										
— Kerang (B)	—	—	—	—	—	—	129	—	—	129
— Kerang (S)	—	—	—	—	—	—	28	—	—	28
Mildura (RC) —										
— Mildura (C)	9	1	767	—	—	—	330	55	55	1,152
— Mildura (S) Pt A & B	10	—	1,232	—	—	—	40	—	—	1,272
— Waipcup (S)	1	—	77	—	—	—	—	—	—	77
Swan Hill (RC) —										
— Swan Hill (C)	5	1	265	—	—	—	27	—	—	292
— Swan Hill (S)	2	1	184	—	—	—	230	—	—	414
Yarriambiack (S) —										
— Karkaroo (S)	—	—	—	—	—	—	24	—	—	24
Mallee (SD)	27	3	2,525	—	—	—	808	55	55	3,388

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), APRIL 1995—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-CAMPASPE STATISTICAL DIVISION										
Buloke (S)	—	—	—	—	—	—	—	—	—	—
Charlton (S)	—	—	—	—	—	—	—	—	—	—
Campaspe (S)	12	—	786	—	—	—	23	—	65	873
— Echuca (C)	1	—	124	—	—	—	15	—	150	289
— Rochester (S)	—	—	—	—	—	—	—	—	—	—
Central Goldfields (S) —	—	—	—	—	—	—	—	—	—	—
— Bet Bet (S)	—	—	—	—	—	—	—	—	—	—
— Maryborough (C)	1	—	90	—	—	—	402	250	250	742
— Tullaroop (S)	2	—	71	—	—	—	28	—	—	99
Gannawarra (S)	—	—	—	—	—	—	—	—	—	—
— Cohuna (S)	2	—	224	—	—	—	—	—	—	224
Greater Bendigo (C) —	—	—	—	—	—	—	—	—	—	—
— Part A	—	—	—	—	—	—	—	—	—	—
Eaglehawk	1	—	40	—	—	—	12	—	—	52
Central	—	—	—	—	—	—	132	2,397	2,524	2,656
Huntly — Inner	—	—	—	—	—	—	15	—	—	15
Marong — Inner	1	—	68	—	—	—	—	80	80	148
Strathfieldsaye — Inner	2	—	136	—	—	—	—	—	—	136
— Huntly — Balance	—	—	—	—	—	—	21	—	164	185
Marong — Balance	1	—	90	—	—	—	—	—	—	90
— Strathfieldsaye — Balance	1	—	60	—	—	—	10	—	—	70
Loddon (S)	—	—	—	—	—	—	—	—	—	—
— East Loddon (S)	—	—	—	—	—	—	—	—	—	—
— Gordon (S)	—	—	—	—	—	—	25	—	—	25
— Korong (S)	—	—	—	—	—	—	—	—	—	—
Macedon Ranges (S) —	9	—	876	—	—	—	225	—	—	1,101
— Gisborne (S)	5	2	503	—	—	—	49	—	—	552
— Kyneton (S)	1	—	90	—	—	—	54	—	—	144
— Newham and Woodend (S)	4	—	482	—	—	—	132	—	—	614
— Romsey (S)	—	—	—	—	—	—	—	—	—	—
Mitchell (S) —	—	—	—	—	—	—	17	—	—	17
— Melvor (S)	—	—	—	—	—	—	60	—	—	60
— Pyalong (S)	—	—	—	—	—	—	—	—	—	—
Mount Alexander (S) —	1	2	224	—	—	—	70	—	3,500	3,794
— Castlemaine (C)	1	—	92	—	—	—	—	—	—	92
— Maldon (S)	2	—	65	—	—	—	27	—	—	92
— Metcalfe (S)	1	—	63	—	—	—	46	69	69	177
— Newstead (S)	—	—	—	—	—	—	—	—	—	—
Loddon-Campaspe (SD)	48	4	4,083	—	—	—	1,362	2,796	6,802	12,246

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), APRIL 1995—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) —										
— Deakin (S)	1		108	—	—	—	81	—	—	190
— Kyabram (T)	4	—	379	—	—	—	—	—	—	379
— Waranga (S)	2	—	172	—	—	—	240	—	—	412
Delatite (S) —										
— Benalla (C)	2	—	246	—	—	—	204	—	—	450
— Benalla (S)	4	—	458	—	—	—	40	—	—	498
— Mansfield (S)	15	—	1,041	—	—	—	133	—	—	1,174
Greater Shepparton (C)										
— Rodney (S) Pt A & B	4	9	788	—	—	—	57	—	—	845
— Shepparton (C)	5	—	490	—	—	—	102	142	267	859
— Shepparton (S) Pt A & B	2	—	198	—	—	—	82	295	295	575
Mitchell (S)										
— Broadford (S)	2	—	131	—	—	—	330	—	—	461
— Kilmore (S)	10	—	1,013	—	—	—	—	378	812	1,825
— Seymour (RC)	4	—	460	—	—	—	49	—	—	508
Moira (S) —										
— Cobram (S)	11	—	782	—	4	270	300	350	350	1,702
— Nathalia (S)	—	—	—	—	—	—	297	—	—	297
— Numurkah (S)	2	—	223	—	—	—	—	—	—	223
— Tungamah (S)	1	—	104	—	—	—	—	—	—	104
Murrindindi (S) —										
— Alexandra (S)	—	—	—	—	—	—	65	—	—	65
— Yea (S)	1	—	90	—	—	—	—	—	—	90
Strathbogie (S) —										
— Euroa (S)	3	—	289	—	—	—	30	—	50	369
— Goulburn (S)	3	—	379	—	—	—	36	—	—	415
— Violet Town (S)	1	—	55	—	—	—	—	—	—	55
Goulburn (SD)	77	9	7,406	—	4	270	2,046	1,165	1,774	11,496
OVENS-MURRAY STATISTICAL DIVISION										
Alpine (S) —										
— Bright (S)	1	—	110	8	—	1,400	—	—	—	1,510
— Myrtleford (S)	3	—	269	—	—	—	30	—	270	569
Indigo (S) —										
— Beechworth (S)	3	—	166	—	—	—	190	—	—	356
— Chiltern (S)	1	—	55	—	—	—	—	—	—	55
— Rutherglen (S)	3	—	273	—	—	—	380	—	—	653
— Yackandandah (S)	4	—	302	—	—	—	50	—	—	352
Milawa (S) —										
— Oxley (S)	3	—	278	—	—	—	—	—	—	278
— Wangaratta (C)	1	—	10	—	—	—	123	—	239	372
— Wangaratta (S)	1	—	79	—	—	—	29	—	—	108
Moira (S) —										
— Yarrawonga (S)	7	—	640	4	—	157	—	165	165	962
Towong (S)										
— Tallangatta (S) Pt A & B	1	—	80	—	—	—	20	95	95	195
— Upper Murray (S)	1	—	500	—	—	—	200	—	—	700
Wodonga (RC) —										
— Wodonga (RC)	12	—	1,365	—	—	—	148	80	303	1,816
Ovens-Murray (SD)	41	—	4,127	12	—	1,557	1,170	340	1,072	7,926

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), APRIL 1995—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 (C)	3	—	204	—	—	—	52	140	140	396
— Bairnsdale (S) Pt A & B	8	—	807	—	—	—	22	—	—	829
— Omeo (S)	3	—	150	—	—	—	—	—	—	150
— Orbost (S)	1	—	135	—	—	—	48	—	—	183
— Tambo (S) Pt A & B	6	—	432	—	—	—	10	—	161	603
Wellington (S)	—	—	—	—	—	—	17	—	—	17
— Avon (S)	—	—	—	—	—	—	81	65	65	211
— Maffra (S)	2	—	65	—	—	—	63	—	—	371
— Sale (C)	3	—	308	—	—	—	—	—	—	—
East Gippsland (SD)	26	—	2,101	—	—	—	293	205	366	2,759
GIPPSLAND STATISTICAL DIVISION										
Bass Coast (S)	—	—	—	—	—	—	90	—	—	90
— Bass (S)	—	—	—	—	—	—	185	—	—	562
— Phillip Island (S)	5	—	377	—	—	—	71	—	—	414
— Wonthaggi (B)	5	—	343	—	—	—	—	—	—	—
Baw Baw (S) —										
— Buln Buln (S)	3	—	332	—	—	—	49	—	—	381
— Narracan (S) Pt A & B	3	—	242	—	—	—	42	—	—	284
— Warragul (RC)	1	—	110	—	—	—	36	400	564	710
La Trobe (S)	—	—	—	—	—	—	372	—	—	372
— Moe (C)	—	—	—	—	—	—	32	550	2,350	2,624
— Morwell (C) Pt A & B	3	—	242	—	—	—	126	113	656	1,540
— Traralgon (C)	5	5	758	—	—	—	30	—	—	30
— Traralgon (S) Pt A & B	—	—	—	—	—	—	—	—	—	—
South Gippsland (S) —										
— Korumburra (S)	—	—	—	—	—	—	—	—	—	—
— Mirboo (S)	3	—	240	—	—	—	160	—	—	400
— South Gippsland (S)	1	—	55	—	—	—	73	—	—	128
— Woorayl (S)	7	—	610	—	—	—	132	240	989	1,731
Wellington (S) —										
— Alberton (S)	2	—	164	—	—	—	42	—	—	206
— Rosedale (S)	4	—	345	—	—	—	53	80	80	478
Yarra Ranges (S) —										
— Upper Yarra (S) Pt B	—	—	—	—	—	—	—	—	—	—
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—
French Island	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
Gippsland (SD)	42	5	3,817	—	—	—	1,493	1,383	4,639	9,948
VICTORIA										
Victoria	1,585	37	153,553	240	13	23,271	40,442	76,600	118,649	335,915

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(b) Excludes Conversions, etc. (c) Details relating to individual classes of building are available on request.

TABLE 9. BUILDING APPROVALS BY SELECTED STATISTICAL SUBDIVISIONS (a), APRIL 1995

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	17	—	1,449	—	—	—	57	388	388	1,894
— Corio — Inner	8	—	725	—	—	—	261	1,443	1,443	2,429
— Geelong	6	4	487	—	5	300	155	5,994	6,899	7,842
— Geelong West	—	—	—	—	—	—	259	—	—	259
— Newtown	—	—	—	—	—	—	45	—	—	45
— South Barwon — Inner	13	—	1,127	—	—	—	79	108	623	1,829
Greater Geelong City Part A (SSD)	44	4	3,788	—	5	300	856	7,933	9,354	14,298
BALLARAT CITY STATISTICAL SUBDIVISION										
Ballarat (C) —										
— Central	9	—	873	—	—	—	310	1,800	1,942	3,125
— Inner North	4	—	381	—	—	—	109	160	160	650
— North	1	—	125	—	—	—	—	—	—	125
— South	5	—	467	—	—	—	245	50	50	761
Ballarat City (SSD)	19	—	1,845	—	—	—	664	2,010	2,152	4,661
GREATER BENDIGO CITY PART A STATISTICAL SUBDIVISION										
Greater Bendigo (C) —										
— Eaglehawk	1	—	40	—	—	—	12	—	—	52
— Central	—	—	—	—	—	—	132	2,397	2,524	2,656
— Huntly — Inner	—	—	—	—	—	—	15	—	—	15
— Marong — Inner	1	—	68	—	—	—	—	80	80	148
— Strathfieldsaye — Inner	2	—	136	—	—	—	—	—	—	136
Greater Bendigo City Part A (SSD)	4	—	244	—	—	—	159	2,477	2,604	3,007
SHEPPARTON-MOOROOPNA STATISTICAL SUBDIVISION										
Greater Shepparton (C) —										
— Rodney (S) Pt A	2	—	113	—	—	—	—	—	—	113
— Shepparton (C)	5	—	490	—	—	—	102	142	267	859
— Shepparton (S) Pt A	2	—	198	—	—	—	60	295	295	553
Shepparton-Mooroopna (SSD)	9	—	801	—	—	—	162	437	562	1,525
WODONGA STATISTICAL SUBDIVISION										
Indigo (S) —										
— Beechworth (S)	3	—	166	—	—	—	190	—	—	356
— Chiltern (S)	1	—	55	—	—	—	—	—	—	55
— Yackandandah (S)	4	—	302	—	—	—	50	—	—	352
Towong (S) —										
— Tallangatta (S) Pt A	1	—	80	—	—	—	20	95	95	195
Wodonga (RC) —										
— Wodonga (RC)	12	—	1,365	—	—	—	148	80	303	1,816
Wodonga (SSD)	21	—	1,968	—	—	—	408	175	398	2,774
LATROBE VALLEY STATISTICAL SUBDIVISION										
Baw Baw (S) —										
— Narracan (S) Pt A	2	—	154	—	—	—	—	—	—	154
La Trobe (S) —										
— Moe (C)	—	—	—	—	—	—	372	—	—	372
— Morwell (C) Pt A	3	—	242	—	—	—	32	550	2,350	2,624
— Traralgon (C)	5	5	758	—	—	—	126	113	656	1,540
— Traralgon (S) Pt A	—	—	—	—	—	—	30	—	—	30
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
Latrobe Valley (SSD)	10	5	1,155	—	—	—	560	663	3,006	4,721
MILDURA STATISTICAL SUBDIVISION										
Mildura (RC) —										
— Mildura (C)	9	1	767	—	—	—	330	55	55	1,152
— Mildura (S) Pt A	9	—	1,148	—	—	—	40	—	—	1,188
Mildura (SSD)	18	1	1,915	—	—	—	370	55	55	2,340

(a) For details of changes to Statistical local areas and Statistical subdivisions, please refer to paragraphs 29 and 30 of the explanatory notes, and also to the leaflets which were enclosed with the July and October 1994 and February 1995 issues of this publication. Copies of these leaflets are available on request from ABS Victoria. (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
(\$'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>
MELBOURNE STATISTICAL DIVISION											
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
1993-94	167,762	441,505	120,873	197,917	332,785	171,926	10,818	257,790	359,444	77,796	2,138,618
1994 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
1995 February	300	73,151	18,736	49,320	42,002	15,414	285	580	16,548	1,868	218,203
March	1,245	33,097	9,859	23,566	10,650	10,936	937	5,965	5,221	4,534	106,011
April	1,770	14,416	10,385	28,231	7,538	16,359	—	4,632	885	6,969	91,186
BARWON STATISTICAL DIVISION											
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
1993-94	1,650	8,390	12,294	3,564	10,105	4,695	559	5,187	1,071	7,182	54,696
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
1995 February	420	2,888	250	350	110	53	—	156	393	—	4,620
March	—	632	1,500	280	484	170	—	140	206	153	3,565
April	—	200	1,355	1,766	1,284	—	60	508	4,180	128	9,482
WESTERN DISTRICT STATISTICAL DIVISION											
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
1993-94	632	1,299	2,161	820	6,609	2,316	632	8,417	506	2,015	25,408
1994 February	—	77	175	—	160	1,299	—	—	120	—	1,831
March	77	—	—	70	160	107	—	—	117	56	587
April	—	—	284	63	300	—	—	—	—	181	827
1995 February	—	235	210	57	50	185	—	—	55	—	792
March	—	50	2,265	—	170	1,256	—	1,700	1,200	—	6,641
April	—	90	260	—	133	—	—	—	—	—	483
CENTRAL HIGHLANDS STATISTICAL DIVISION											
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
1993-94	865	3,254	2,977	1,078	1,620	6,418	387	1,270	6,138	2,785	26,793
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
1995 February	166	290	70	6,073	—	2,155	—	—	160	—	8,914
March	3,184	610	—	329	75	139	—	—	205	430	4,972
April	—	—	160	242	—	1,750	—	—	120	—	2,272

TABLE 10. VALUE OF NON-RESIDENTIAL BUILDING JOBS APPROVED BY CLASS OF BUILDING AND STATISTICAL DIVISION *continued*
(S'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>
WIMMERA STATISTICAL DIVISION											
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
1993-94	883	1,605	7,618	210	816	2,035	---	1,006	580	120	14,874
1994 February	---	60	6,100	---	---	---	---	---	---	---	6,160
March	---	---	90	---	115	52	---	---	---	---	257
April	---	50	---	---	105	---	---	200	---	---	355
1995 February	---	70	65	---	---	---	---	---	127	---	262
March	---	70	70	---	300	---	---	---	---	---	440
April	---	---	---	---	---	---	283	57	178	---	518
MATLEE STATISTICAL DIVISION											
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
1993-94	83	1,432	280	450	2,343	800	416	1,185	301	1,510	8,801
1994 February	---	---	---	---	---	---	---	---	---	---	---
March	---	---	---	---	---	---	130	---	50	---	180
April	---	490	---	---	900	---	---	---	---	466	1,856
1995 February	---	---	---	210	55	---	---	---	---	---	265
March	---	70	---	193	---	---	---	---	80	---	343
April	55	---	---	---	---	---	---	---	---	---	55
LODDON-CAMPASPE STATISTICAL DIVISION											
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
1993-94	567	7,922	6,520	7,665	1,708	680	---	14,613	1,820	2,262	43,758
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
1995 February	---	340	---	150	---	---	---	155	250	---	895
March	---	67	395	---	538	910	200	---	402	92	2,605
April	---	2,397	250	422	---	68	---	3,500	---	164	6,802
GOULBURN STATISTICAL DIVISION											
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
1993-94	9,323	8,352	47,503	4,042	5,089	6,591	---	300	2,471	7,596	91,267
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
1995 February	---	645	---	378	242	---	---	250	172	---	1,688
March	330	60	146	---	190	---	---	---	---	143	869
April	---	---	570	1,154	---	---	---	---	---	50	1,774

**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>
OVENS MURRAY STATISTICAL DIVISION											
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
1993-94	2,411	3,145	1,385	2,013	1,184	1,084	217	9,008	470	13,437	34,354
1994 February	—	90	70	—	215	—	—	194	—	—	569
March	—	60	—	300	—	98	—	—	—	1,238	1,696
April	—	150	90	—	—	—	108	—	60	151	559
1995 February	—	—	—	100	—	—	100	168	350	—	718
March	—	—	320	120	80	150	—	—	67	—	737
April	—	245	—	239	—	223	—	270	—	95	1,072
EAST GIPPSLAND STATISTICAL DIVISION											
1991-92	1,252	2,175	1,726	1,640	1,249	382	103	56	4,737	460	—
1992-93	610	1,883	1,021	1,224	250	319	440	1,661	1,630	512	—
1993-94	1,914	5,999	1,329	2,035	992	2,926	750	2,179	3,530	1,809	—
1994 February	100	250	—	—	—	—	—	—	—	—	—
March	—	370	114	230	54	—	—	—	—	1,500	—
April	—	—	—	—	—	—	—	1,551	—	50	—
1995 February	—	140	130	—	—	—	—	—	—	—	—
March	55	—	635	—	—	—	—	—	380	82	—
April	—	—	140	161	—	—	65	—	—	—	—
GIPPSLAND STATISTICAL DIVISION											
1991-92	692	2,743	7,101	1,502	—	6,634	877	4,886	3,622	2,380	31,565
1992-93	2,101	5,067	2,996	4,529	—	3,583	1,619	682	7,290	580	30,658
1993-94	2,299	4,164	3,248	14,498	—	8,213	154	1,713	1,852	912	40,639
1994 February	—	69	178	—	—	—	—	—	175	—	762
March	230	100	293	—	—	—	—	—	120	—	1,163
April	—	189	135	11,122	—	84	154	—	—	50	11,735
1995 February	—	210	—	—	—	—	—	—	230	—	978
March	287	1,305	357	798	—	94	—	104	275	101	4,759
April	—	143	700	1,107	—	749	—	—	—	1,880	4,639
TOTAL VICTORIA											
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
1993-94	188,389	487,069	206,188	234,292	366,837	207,686	13,934	302,668	378,184	117,425	2,502,670
1994 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
1995 February	886	77,969	19,461	56,638	42,998	17,806	385	1,309	18,285	1,868	237,605
March	5,101	35,961	15,548	25,286	13,925	13,655	1,137	7,909	8,036	5,535	132,093
April	1,825	17,491	13,820	33,323	9,015	19,149	408	8,967	5,363	9,286	118,648

**TABLE 11. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION
APRIL 1995**

New other residential building										
— Statistical division	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	Total new residential building
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Melbourne	1,164	42	38	80	45	—	107	152	232	1,396
Barwon	89	5	—	5	—	—	—	—	5	94
Western District	34	—	—	—	—	—	—	—	—	34
Central Highlands	44	—	—	—	—	—	—	—	—	44
Wimmera	9	—	—	—	—	—	—	—	—	9
Mallee	30	—	—	—	—	—	—	—	—	30
Loddon-Campaspe	52	—	—	—	—	—	—	—	—	52
Goulburn	86	4	—	4	—	—	—	—	4	90
Ovens-Murray	41	4	—	4	—	—	8	8	12	53
East Gippsland	26	—	—	—	—	—	—	—	—	26
Gippsland	47	—	—	—	—	—	—	—	—	47
Victoria	1,622	55	38	93	45	—	115	160	253	1,875
VALUE (\$'000)										
Melbourne	114,665	3,774	3,870	7,644	4,500	—	9,000	13,500	21,144	135,810
Barwon	7,387	300	—	300	—	—	—	—	300	7,687
Western District	2,741	—	—	—	—	—	—	—	—	2,741
Central Highlands	4,045	—	—	—	—	—	—	—	—	4,045
Wimmera	657	—	—	—	—	—	—	—	—	657
Mallee	2,525	—	—	—	—	—	—	—	—	2,525
Loddon-Campaspe	4,083	—	—	—	—	—	—	—	—	4,083
Goulburn	7,406	270	—	270	—	—	—	—	270	7,676
Ovens-Murray	4,127	157	—	157	—	—	1,400	1,400	1,557	5,684
East Gippsland	2,101	—	—	—	—	—	—	—	—	2,101
Gippsland	3,817	—	—	—	—	—	—	—	—	3,817
Victoria	153,553	4,501	3,870	8,371	4,500	—	10,400	14,900	23,271	176,824

(a) Excludes Conversions, etc.

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

Statistical division / subdivision (b)	1992-93	1993-94	July - Apr. 1994-95	Apr. 1995
Melbourne (SD)	2,918	3,021	2,310	125
Greater Geelong City Part A (SSD)	159	193	99	4
Barwon (SD)	202	275	147	6
Western District (SD)	51	43	48	4
Ballarat City (SSD)	81	33	43	6
Central Highlands (SD)	96	43	53	6
Wimmera (SD)	27	17	18	2
Mildura (SSD)	27	48	19	2
Mallee (SD)	31	75	33	7
Greater Bendigo City Part A (SSD)	114	100	44	—
Loddon-Campaspe (SD)	145	134	86	7
Shepparton-Mooroopna (SSD)	42	27	15	2
Goulburn (SD)	89	76	64	6
Wodonga (SSD)	76	56	26	2
Ovens-Murray (SD)	103	65	58	6
East Gippsland (SD)	34	23	40	4
Latrobe Valley (SSD)	34	42	41	3
Gippsland (SD)	59	86	66	4
Victoria	3,755	3,858	2,923	177

(a) Refer to paragraph 8 of the explanatory notes. (b) For details of changes to Statistical local areas and Statistical subdivisions, please refer to paragraphs 29 and 30 of the explanatory notes, and also to the leaflets which were enclosed with the July and October 1994 and February 1995 issues of this publication.

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

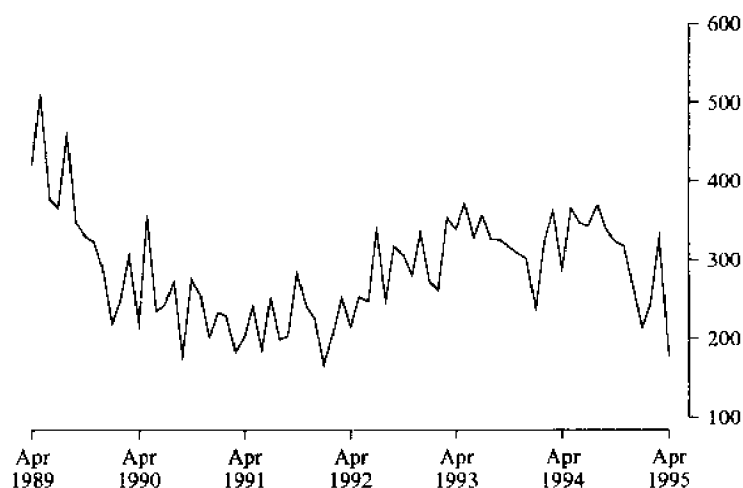
<i>Statistical local area (b)</i>	<i>1992-93</i>	<i>1993-94</i>	<i>July - Apr. 1994-95</i>	<i>Apr. 1995</i>
Banyule (C) —				
— Heidelberg (C)	67	60	43	2
Bayside (C) —				
— Brighton (C)	39	62	72	4
— Sandringham (C)	54	81	83	4
Boroondara (C) —				
— Camberwell (C)	128	151	104	7
— Hawthorn (C)	11	24	21	—
— Kew (C)	28	36	31	—
Brimbank (C) —				
— Keilor (C)	104	132	116	8
— Sunshine (C)	105	26	25	4
Cardinia (S) —				
— Pakenham (S)	16	16	5	—
Casey (C) —				
— Berwick (C)	99	59	69	10
— Cranbourne (C)	25	41	20	7
Darebin (C) —				
— Northcote (C)	26	37	30	—
— Preston (C)	74	74	83	3
Frankston (C) —				
— Frankston (C)	66	53	36	—
Glen Eira (C) —				
— Caulfield (C)	85	86	79	8
Greater Dandenong (C) —				
— Dandenong (C)	44	34	23	—
— Springvale (C)	86	49	47	2
Hobsons Bay (C) —				
— Altona (C)	84	86	57	3
— Williamstown (C)	12	20	13	2
Hume (C) —				
— Broadmeadows (C)	82	87	57	3
— Bulla (S)	34	16	23	—
Kingston (C) —				
— Chelsea (C)	26	48	47	—
— Moorabbin (C)	162	179	156	2
— Mordialloc (C)	59	78	45	—
Knox (C) —				
— Knox (C)	50	53	44	—
Manningham (C) —				
— Doncaster and Templestowe (C)	109	115	53	3
Maribyrnong (C) —				
— Footscray (C)	12	16	35	—
Maroondah (C) —				
— Croydon (C)	50	51	36	—
— Ringwood (C)	81	64	30	6
Melbourne (C)	10	12	8	—
Melton (S) —				
— Melton (S)	16	18	13	—
Monash (C) —				
— Oakleigh (C)	55	81	49	14
— Waverley (C)	137	160	106	11
Moonee Valley (C) —				
— Essendon (C)	66	64	46	6
Moreland (C) —				
— Brunswick (C)	16	27	5	—
— Coburg (C)	14	25	35	—
Mornington Peninsula (S) —				
— Flinders (S)	2	10	8	—
— Hastings (S)	19	13	5	—
— Mornington (S)	31	27	28	6
Nillumbik (S) —				
— Diamond Valley (S)	40	42	26	—
— Eltham (S)	70	61	34	—
Port Phillip (C) —				
— Port Melbourne (C)	6	11	4	—
— St Kilda (C)	10	17	7	1
— South Melbourne (C)	15	10	6	—
Stonnington (C) —				
— Malvern (C)	25	28	53	—
— Prahran (C)	28	29	29	—
Whitehorse (C) —				
— Box Hill (C)	64	96	63	—
— Nunawading (C)	146	117	106	4

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

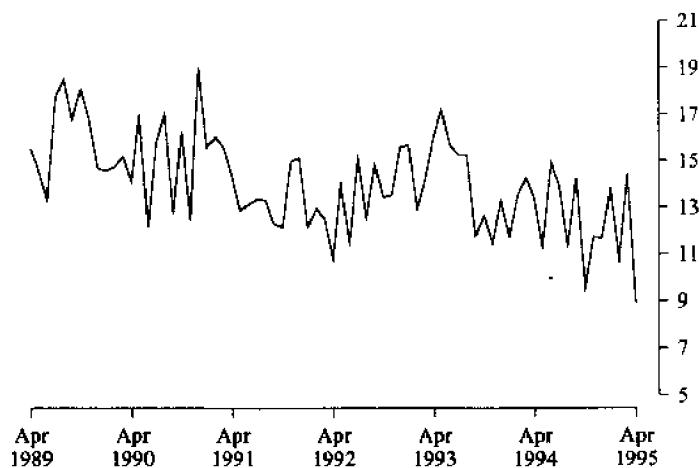
Statistical local area (b)	1992-93	1993-94	July - Apr. 1994-95	Apr. 1995
Whittlesea (C) —				
— Whittlesea (C)	172	182	84	—
Wyndham (C) —				
— Werribee (C)	113	81	39	3
Yarra (C) —				
— Collingwood (C)	8	8	3	—
— Fitzroy (C)	5	4	10	—
— Richmond (C)	6	22	25	2
Yarra Ranges (S) —				
— Healesville (S)	2	3	4	—
— Lillydale (S)	22	34	28	—
— Sherbrooke (S)	—	4	2	—
— Upper Yarra (S) Pt A	2	1	1	—
Melbourne Statistical Division	2,918	3,021	2,310	125
Rest of Victoria	837	837	613	52
Total Victoria	3,755	3,858	2,923	177

(a) Refer to paragraph 8 of the explanatory notes. (b) For details of changes to Statistical local areas and Statistical subdivisions, please refer to paragraphs 29 and 30 of the explanatory notes, and also to the leaflets which were enclosed with the July and October 1994 and February 1995 issues of this publication.

NUMBER OF DUAL OCCUPANCY DWELLING UNITS APPROVED VICTORIA



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



EXPLANATORY NOTES

Introduction

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

- (a) permits issued by licensed municipal building surveyors employed in local government authorities;
- (b) contracts (let or day labour work) authorised by Commonwealth, State, semi-government, and local government authorities, and
- (c) 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.

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.

9. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to existing buildings (including conversions of non-residential buildings to dwelling units) and as part of the construction of non-residential buildings 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.

10. 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.

11. The value of new residential building approved continues to exclude the value of dwelling units created as conversions of (residential and) non-residential buildings, and the value of dwelling units erected as part of the construction of new 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.

12. *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

13. *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.

14. *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).

15. *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

16. 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

17. 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.

18. 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.

19. 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.

20. 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

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

22. 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.

23. 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).

24. 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.

25. 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'.

26. 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

27. Issues of this publication from July 1991 to June 1994 inclusive contain geographical division and nomenclature based on the *Australian Standard Geographical Classification* (ASGC) Edition 2.3. The 'Off shore areas and migratory' category has been excluded from all tables.

28. 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.

From 1 July 1991, the date of effect of these changes emanating from the review for building approval statistics, the only Local Government Area (LGA) 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.

29. As a result of an ongoing review of local government boundaries initiated by the Victorian Government, substantial alterations have been made to Statistical Local Areas and Statistical Subdivisions in Victoria in 1994. Changes resulting from the review of boundaries in the Geelong, Bendigo and Ballarat regions, together with changes resulting from the creation of the Shire of Surf Coast and the redefinition of the boundaries of the City of Melbourne have been effected in Edition 2.4 of the ASGC. New Statistical Local Areas have been included in the Barwon, Central Highlands and Loddon-Campaspe Statistical Divisions. Details of changes are provided in a listing enclosed with the July 1994 issue of this publication. Copies of this list are available from ABS Victoria on request.

These changes have been incorporated in Building Statistics from 1 July 1994. Tables 8 and 13 show the Statistical Local Areas, and Tables 9 and 12 show the Statistical Subdivisions. There have been no changes to Statistical Divisions boundaries as a result of these Local Government Area changes.

30. Further changes resulting from the review of boundaries will not be reflected in SLA changes until the next review of the ASGC, due in July 1995. As an interim measure the affected SLA's are grouped on a 'best fit' basis under the heading of the newly created LGA's.

Changes resulting from the reviews dealing with the Inner Melbourne and South Western Victorian regions have been applied on this basis from the October 1994 issue of this publication and changes resulting from the reviews dealing with the remaining areas have been applied from the February 1995 issue. Details are

provided in listings enclosed with those issues. Copies of these lists are also available on request.

Unpublished data and related publications

31. 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.

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

Building Approvals, Australia (8731.0) (monthly) (\$13.50)

Building Approvals, Victoria - Small Area Summary (8733.2) (annual) (\$8.50)

Dwelling Unit Commencements Reported xby Approving Authorities, Victoria (8741.2) (monthly) (\$11.00)

Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) (quarterly) (\$11.00) *Building Activity, Australia* (8752.0) (quarterly) (\$14.50)

Building Activity, Victoria (8752.2) (quarterly) (\$11.00)

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

33. 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.

Electronic services

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.

Floppy disk service

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

Recorded message services

0055 26400

Consumer Price Index

National Accounts

Balance of Payments

Labour Force Estimates

Average Weekly Earnings

Estimated Resident Population

Symbols and other usages

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

.. 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

