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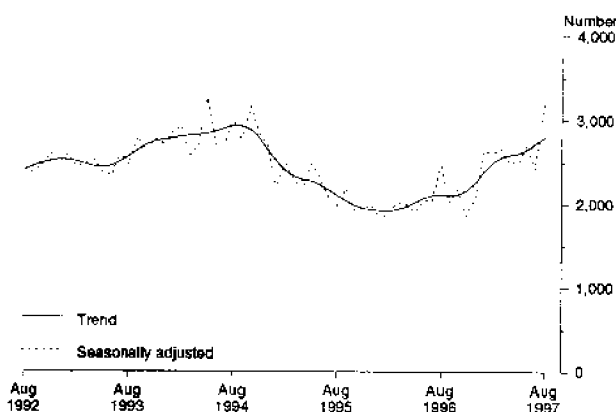
BUILDING APPROVALS, VICTORIA, AUGUST 1997

MAIN FEATURES

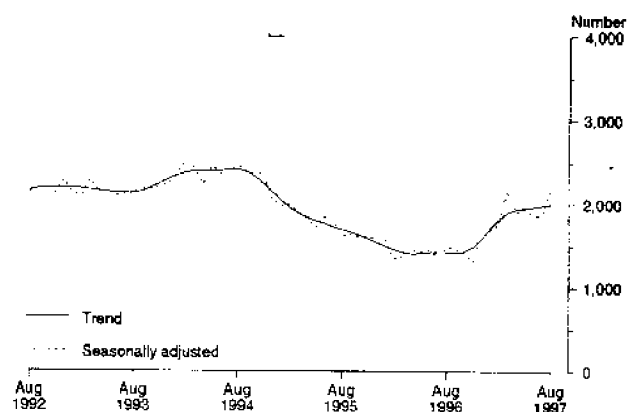
NUMBER OF DWELLING UNITS APPROVED

	August 1996	July 1997	August 1997	August 1996 to August 1997 change	July 1997 to August 1997 change
Original series	2,522	2,662	3,222	27.8%	21.0%
Seasonally adjusted	2,457	2,424	3,217	30.9%	32.7%
Trend estimate	2,112	2,724	2,809	33.0%	3.1%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



Residential building

- The trend for total dwelling units approved increased by 3.1% in August and has risen by more than 33% in the last 12 months.
- In original terms 3,222 dwelling units were approved throughout Victoria, with 2,602 (80.8%) located in the Melbourne Statistical Division.
- The value of new residential building approvals was \$324.0 million and the value of alterations and additions to residential buildings was \$66.1 million.

Non-residential building

- The value of non-residential projects approved in August was \$183.9 million. The largest category was Offices with \$33.9 million followed by Other business premises with \$29.9 million and Hotels with \$28.6 million.
- There were 4 projects valued at \$5 million and over and 29 projects between \$1 million and \$5 million.

INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7585 or any ABS State Office.
- for information about other ABS statistics and services please contact Information Services on Melbourne (03) 9615 7755, call at 485 La Trobe Street, Melbourne or write to Information Services, ABS, GPO Box 2796Y, Melbourne 3001.

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

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

Analysis of building approvals series has shown that the original series can be volatile and that the initial estimates of a month's trend value can be revised substantially. In particular, some months can elapse before a turning point in the trend series is identified reliably. Generally, the size of revisions to the trend estimates will tend to be larger with greater volatility of the original series. Revisions to trend estimates will also occur with revisions to original data and re-estimation of seasonal adjustment factors. See paragraphs 19 and 20 of the Explanatory Notes for a more detailed explanation.

To illustrate the possible impact of future months' observations on the trend estimates for the latest months, the tables show the revisions to the trend estimates which would result if the movements in the seasonally adjusted estimates for next month (September 1997) were to equal the average monthly percentage change (regardless of sign) in the series over the last ten years.

For example, if the seasonally adjusted estimate for the number of private sector houses approved (the first table) were to increase by 5% in September 1997, the trend estimate for that month would be 2,138, a movement of 2.6%. The monthly movements in the trend estimates for June, July and August 1997 which are currently estimated to be 0.7%, 1.0% and 1.0% respectively, would be revised to 1.3%, 2.4% and 3.1%. On the other hand, a 5% seasonally adjusted decline in the number of private sector houses approved in September 1997 would produce a trend estimate for that month of 2,037, a movement of 1.0%, with the movements in the trend estimates for June, July and August 1997, being revised to 0.5%, 1.1% and 1.5% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	<i>Trend estimate</i>		<i>Revised trend estimate if September 1997 seasonally adjusted estimate</i>			
			<i>is up 5% on August 1997</i>		<i>is down 5% on August 1997</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>
1997—						
March	1,900	4.4	1,897	4.3	1,902	4.5
April	1,938	2.0	1,934	1.9	1,942	2.1
May	1,952	0.7	1,949	0.8	1,953	0.6
June	1,965	0.7	1,975	1.3	1,964	0.5
July	1,985	1.0	2,022	2.4	1,986	1.1
August	2,004	1.0	2,083	3.1	2,016	1.5
September	n.y.a.	n.y.a.	2,138	2.6	2,037	1.0

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	<i>Trend estimate</i>		<i>Revised trend estimate if September 1997 seasonally adjusted estimate</i>			
			<i>is up 7% on August 1997</i>		<i>is down 7% on August 1997</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>
1997—						
March	2,560	2.8	2,550	2.4	2,559	2.7
April	2,589	1.1	2,572	0.8	2,588	1.1
May	2,611	0.8	2,602	1.2	2,610	0.9
June	2,657	1.8	2,683	3.1	2,662	2.0
July	2,724	2.5	2,821	5.1	2,750	3.3
August	2,809	3.1	2,984	5.8	2,852	3.7
September	n.y.a.	n.y.a.	3,148	5.5	2,949	3.4

TABLE 1. DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
MELBOURNE STATISTICAL DIVISION (b)										
1994-95	17,816	307	18,123	3,100	581	3,681	1,330	22,240	894	23,134
1995-96	12,690	345	13,035	2,986	723	3,709	617	16,275	1,086	17,361
1996-97	13,847	136	13,983	5,943	311	6,254	1,189	20,925	501	21,426
1996-97										
July-August	2,168	40	2,208	1,280	140	1,420	66	3,513	181	3,694
1997-98										
July-August	3,220	6	3,226	1,268	110	1,378	80	4,567	117	4,684
1996—										
June	964	8	972	439	11	450	12	1,415	19	1,434
July	1,033	22	1,055	507	106	613	19	1,558	129	1,687
August	1,135	18	1,153	773	34	807	47	1,955	52	2,007
September	1,012	5	1,017	263	52	315	30	1,305	57	1,362
October	1,037	9	1,046	646	22	668	116	1,799	31	1,830
November	907	4	911	390	17	407	40	1,337	21	1,358
December	999	9	1,008	271	8	279	208	1,478	17	1,495
1997 —										
January	939	33	972	642	4	646	24	1,605	37	1,642
February	1,140	4	1,144	626	5	631	223	1,989	9	1,998
March	1,385	12	1,397	482	—	482	36	1,895	20	1,915
April	1,419	20	1,439	427	36	463	76	1,921	57	1,978
May	1,480	—	1,480	494	23	517	70	2,044	23	2,067
June	1,361	—	1,361	422	4	426	300	2,039	48	2,087
July	1,540	3	1,543	479	35	514	25	2,044	38	2,082
August	1,680	3	1,683	789	75	864	55	2,523	79	2,602
VICTORIA										
1994-95	25,284	601	25,885	3,225	808	4,033	1,347	29,849	1,416	31,265
1995-96	18,425	464	18,889	3,218	937	4,155	663	22,277	1,430	23,707
1996-97	19,777	213	19,990	6,424	384	6,808	1,240	27,384	654	28,038
1996-97										
July-August	3,089	58	3,147	1,358	151	1,509	75	4,521	210	4,731
1997-98										
July-August	4,344	7	4,351	1,335	114	1,449	84	5,762	122	5,884
1996										
June	1,435	22	1,457	477	19	496	14	1,926	41	1,967
July	1,511	34	1,545	533	109	642	22	2,065	144	2,209
August	1,578	24	1,602	825	42	867	53	2,456	66	2,522
September	1,476	8	1,484	304	63	367	43	1,823	71	1,894
October	1,560	19	1,579	712	22	734	120	2,392	41	2,433
November	1,406	7	1,413	426	39	465	43	1,875	46	1,921
December	1,446	18	1,464	317	8	325	216	1,976	29	2,005
1997.—										
January	1,395	34	1,429	674	16	690	25	2,094	50	2,144
February	1,659	10	1,669	665	7	672	225	2,549	17	2,566
March	1,922	12	1,934	513	—	513	37	2,464	20	2,484
April	1,951	29	1,980	454	48	502	80	2,484	78	2,562
May	2,015	11	2,026	561	26	587	74	2,650	37	2,687
June	1,858	7	1,865	440	4	444	302	2,556	55	2,611
July	2,080	3	2,083	513	39	552	27	2,620	42	2,662
August	2,264	4	2,268	822	75	897	57	3,142	80	3,222

(a) Includes Conversions, etc. See paragraphs 11-13 of the Explanatory Notes. (b) As a result of minor changes to the Melbourne Statistical Division boundary, data for the periods prior to July 1995 are not strictly comparable to data for periods from July 1995 onwards.

TABLE 2. VALUE OF BUILDING APPROVED
(\$ million)

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
MELBOURNE STATISTICAL DIVISION (a)														
1994-95	1,732.4	23.5	1,755.9	380.7	46.4	427.0	2,113.1	69.8	2,182.9	571.9	1,072.3	1,655.8	3,749.0	4,410.6
1995-96	1,315.8	32.6	1,348.4	308.5	53.9	362.4	1,624.3	86.5	1,710.8	467.2	1,352.5	1,934.5	3,422.5	4,112.5
1996-97	1,591.0	16.6	1,607.6	611.0	19.2	630.2	2,202.0	35.8	2,237.8	584.1	1,505.8	2,282.2	4,266.1	5,104.1
1996-97														
July-August	237.5	3.1	240.5	151.5	8.9	160.4	388.9	11.9	400.9	87.9	205.7	268.3	679.4	757.1
1997-98														
July-August	365.6	0.4	366.1	107.4	9.0	116.3	473.0	9.4	482.4	105.9	255.0	318.3	831.4	906.6
1996—														
June	106.6	0.6	107.2	34.8	0.5	35.3	141.5	1.1	142.5	35.4	76.2	103.2	251.4	281.1
July	110.8	1.6	112.4	62.7	6.8	69.5	173.5	8.4	181.9	41.8	87.2	105.1	300.6	328.9
August	126.6	1.5	128.1	88.8	2.1	90.9	215.4	3.6	219.0	46.1	118.4	163.2	378.8	428.2
September	114.1	0.9	115.0	21.0	2.2	23.2	135.1	3.0	138.1	42.0	117.8	151.5	294.0	331.6
October	117.6	0.8	118.4	54.6	2.1	56.8	172.3	2.9	175.2	53.3	132.0	175.1	355.7	403.6
November	106.8	0.3	107.1	39.0	0.8	39.8	145.8	1.1	146.9	40.2	130.1	242.8	312.9	430.0
December	114.9	1.4	116.2	24.6	0.5	25.0	139.4	1.8	141.3	39.0	142.8	162.1	317.8	342.4
1997														
January	106.1	5.8	111.9	58.6	0.2	58.9	164.7	6.0	170.7	39.7	169.8	203.7	371.5	414.1
February	134.5	0.4	134.8	57.2	0.2	57.4	191.7	0.6	192.3	65.6	140.4	272.1	394.8	530.0
March	159.2	1.2	160.4	38.3	—	38.3	197.4	1.2	198.6	51.5	120.4	153.7	367.8	403.8
April	165.1	2.9	168.0	36.6	2.9	39.5	201.7	5.8	207.5	52.1	131.0	158.2	382.4	417.8
May	173.3	—	173.3	70.1	1.2	71.3	243.4	1.2	244.7	49.2	107.7	137.9	398.2	431.7
June	162.0	—	162.0	59.5	0.2	59.6	221.5	0.2	221.7	63.7	108.2	356.6	391.6	642.0
July	179.6	0.2	179.8	39.5	1.8	41.3	219.1	1.9	221.1	51.8	132.1	176.3	401.9	449.2
August	186.1	0.2	186.3	67.8	7.2	75.0	253.9	7.4	261.3	54.1	122.8	142.0	429.5	457.4
VICTORIA														
1994-95	2,383.4	41.9	2,425.3	388.8	59.9	448.7	2,772.2	101.8	2,874.0	685.1	1,274.7	1,975.2	4,717.5	5,534.3
1995-96	1,845.2	42.2	1,887.4	325.9	66.4	392.3	2,171.1	108.7	2,279.7	590.1	1,721.6	2,452.4	4,448.5	5,322.3
1996-97	2,172.2	22.9	2,195.1	644.5	23.8	668.3	2,816.7	46.7	2,863.4	721.2	1,864.3	2,824.9	5,367.6	6,409.5
1996-97														
July-August	324.6	4.5	329.2	157.5	9.8	167.3	482.1	14.3	496.4	106.7	249.8	335.3	834.4	938.5
1997-98														
July-August	482.4	0.7	483.1	112.4	9.4	121.8	594.8	10.1	604.8	129.9	320.6	411.9	1,041.1	1,146.6
1996—														
June	149.7	1.3	151.1	37.6	0.9	38.4	187.3	2.2	189.5	44.5	118.1	171.9	348.1	405.9
July	155.8	2.7	158.5	64.3	7.0	71.3	220.0	9.7	229.8	52.1	109.3	135.3	378.5	417.1
August	168.9	1.8	170.7	93.2	2.8	96.0	262.1	4.6	266.7	54.7	140.5	200.1	455.8	521.4
September	160.3	1.2	161.5	23.5	2.8	26.4	183.8	4.0	187.9	53.3	140.3	182.2	375.8	423.3
October	167.7	1.4	169.1	58.9	2.1	61.0	226.6	3.5	230.2	66.3	153.5	205.5	443.1	502.0
November	155.3	0.5	155.8	41.6	2.3	43.8	196.9	2.8	199.7	52.1	157.7	286.5	402.7	538.3
December	159.2	2.3	161.5	27.7	0.5	28.2	186.9	2.8	189.7	49.4	177.7	221.6	409.5	460.8
1997—														
January	152.1	5.9	158.0	61.3	1.0	62.2	213.3	6.9	220.2	50.9	189.9	228.1	450.6	499.3
February	185.0	0.8	185.8	60.1	0.3	60.4	245.1	1.1	246.2	77.5	171.4	359.7	492.2	683.4
March	212.7	1.2	213.9	40.1	—	40.1	252.7	1.2	253.9	64.2	150.7	195.0	466.1	513.2
April	218.7	3.8	222.5	38.2	3.5	41.8	256.9	7.3	264.2	63.8	203.3	238.3	521.3	566.3
May	225.6	0.9	226.5	74.8	1.4	76.2	300.4	2.2	302.6	62.6	136.9	179.6	496.8	544.9
June	210.9	0.4	211.3	60.9	0.2	61.1	271.8	0.6	272.4	74.2	131.1	392.9	474.9	739.5
July	236.3	0.2	236.5	42.1	2.2	44.3	278.4	2.3	280.8	63.8	161.8	228.1	501.9	572.7
August	246.1	0.5	246.6	70.3	7.2	77.5	316.3	7.7	324.0	66.1	158.9	183.9	539.3	574.0

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

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

SEASONALLY ADJUSTED AND TREND ESTIMATES (B)						
Period	Number of dwelling units (b)				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
1996—						
June	1,450	1,468	2,000	2,046	202.9	49.4
July	1,364	1,401	1,887	2,038	205.4	52.3
August	1,489	1,517	2,376	2,457	268.5	55.3
September	1,467	1,478	1,958	2,025	193.9	54.8
October	1,417	1,438	2,123	2,178	198.2	53.3
November	1,323	1,327	1,823	1,858	197.6	49.4
December	1,610	1,625	2,060	2,100	195.2	54.4
1997—						
January	1,690	1,768	2,583	2,631	243.9	59.6
February	1,764	1,779	2,597	2,614	253.0	80.8
March	2,174	2,189	2,620	2,668	306.3	65.2
April	1,908	1,929	2,445	2,485	258.2	63.9
May	1,934	1,945	2,472	2,512	282.9	57.6
June	1,861	1,866	2,654	2,717	281.5	80.5
July	1,877	1,880	2,381	2,424	247.0	62.8
August	2,188	2,193	3,120	3,217	343.8	69.9
TREND ESTIMATES						
1996—						
June	1,423	1,456	1,975	2,077	207.6	52.7
July	1,426	1,455	2,013	2,109	213.1	52.3
August	1,421	1,444	2,027	2,112	213.5	51.8
September	1,413	1,433	2,035	2,106	210.1	51.9
October	1,430	1,449	2,060	2,118	206.9	53.1
November	1,486	1,508	2,122	2,169	208.5	55.5
December	1,584	1,610	2,223	2,261	217.8	58.4
1997—						
January	1,706	1,735	2,349	2,384	234.7	61.8
February	1,819	1,848	2,456	2,491	252.8	64.9
March	1,900	1,924	2,523	2,560	266.9	66.9
April	1,938	1,957	2,548	2,589	274.6	67.6
May	1,952	1,964	2,564	2,611	279.3	67.5
June	1,965	1,972	2,602	2,657	284.1	67.6
July	1,985	1,988	2,661	2,724	290.0	67.9
August	2,004	2,008	2,737	2,809	296.7	67.7

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

TABLE 4. VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES (a)
(\$ 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							
1994-95	2,220.4	2,259.3	543.9	2,803.2	638.0	1,564.3	2,423.5	4,960.2	5,864.7
1995-96	1,692.9	1,731.6	465.6	2,197.2	541.2	2,072.3	2,952.0	4,745.1	5,690.4
1996-97	1,981.4	2,002.2	782.4	2,784.6	657.9	2,208.2	3,344.5	5,669.0	6,786.9
1996—									
Mar. qtr.	364.6	368.4	133.8	502.2	140.9	441.5	660.1	1,075.8	1,303.2
June qtr.	418.6	427.1	124.2	551.3	140.3	491.5	714.0	1,170.7	1,405.6
Sept. qtr.	443.2	448.4	228.3	676.7	146.2	465.4	617.5	1,286.1	1,440.5
Dec. qtr.	441.2	445.0	156.1	601.1	153.6	580.6	847.6	1,338.4	1,602.3
1997—									
Mar. qtr.	501.0	508.2	190.1	698.3	175.6	607.6	925.3	1,490.9	1,799.2
June qtr.	596.0	600.5	207.9	808.4	182.5	554.6	954.0	1,553.7	1,944.9

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

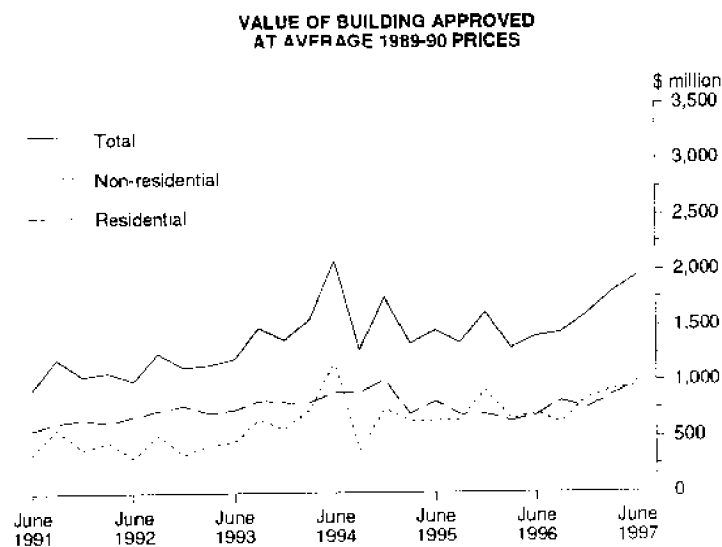


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
(\$ million)

Class of building	July-August				1997		
	1995-96	1996-97	1996-97	1997-98	June	July	August
PRIVATE SECTOR							
New houses	1,845.2	2,172.2	324.6	482.4	210.9	236.3	246.1
New other residential buildings	325.9	644.5	157.5	112.4	60.9	42.1	70.3
Total new residential building	2,171.1	2,816.7	482.1	594.8	271.8	278.4	316.3
Alterations and additions to residential buildings	555.8	686.6	102.5	125.7	71.9	61.6	64.0
Hotels, etc.	135.2	156.0	16.9	30.5	18.7	1.9	28.6
Shops	365.0	373.5	56.9	47.4	16.4	26.6	20.8
Factories	227.6	358.4	44.7	32.1	26.0	12.2	19.9
Offices	301.0	279.7	31.4	72.8	16.5	45.5	27.3
Other business premises	265.1	309.9	56.2	71.1	23.7	45.5	25.7
Educational	80.6	73.7	17.2	15.0	11.0	8.7	6.3
Religious	7.5	15.4	1.3	2.8	1.5	1.8	1.1
Health	68.6	128.7	5.6	28.8	7.9	8.8	20.1
Entertainment and recreational	136.2	47.1	10.0	13.1	1.4	5.6	7.5
Miscellaneous	134.7	122.1	9.7	7.0	8.0	5.3	1.6
Total non-residential building	1,721.6	1,864.3	249.8	320.6	131.1	161.8	158.9
Total	4,448.5	5,367.6	834.4	1,041.1	474.9	501.9	539.3
PUBLIC SECTOR							
New houses	42.2	22.9	4.5	0.7	0.4	0.2	0.5
New other residential buildings	66.4	23.8	9.8	9.4	0.2	2.2	7.2
Total new residential building	108.7	46.7	14.3	10.1	0.6	2.3	7.7
Alterations and additions to residential buildings	34.3	34.6	4.3	4.2	2.3	2.2	2.0
Hotels, etc.	1.2	1.7	0.2	—	—	—	—
Shops	25.5	18.3	1.9	1.7	0.3	1.7	0.1
Factories	3.0	21.4	0.4	1.9	0.4	1.4	0.5
Offices	118.0	126.9	29.1	11.8	2.0	5.2	6.6
Other business premises	75.7	64.7	1.4	8.4	52.2	4.2	4.2
Educational	284.3	339.0	29.0	20.1	160.2	10.7	9.4
Religious	—	—	—	—	—	—	—
Health	68.0	130.2	13.5	35.2	1.8	32.5	2.7
Entertainment and recreational	115.3	43.2	2.9	4.0	3.6	3.0	1.0
Miscellaneous	39.9	215.1	7.2	8.2	41.2	7.6	0.6
Total non-residential building	730.8	960.6	85.6	91.3	261.8	66.3	25.0
Total	873.8	1,041.9	104.1	105.5	264.6	70.8	34.7
TOTAL							
New houses	1,887.4	2,195.1	329.2	483.1	211.3	236.5	246.6
New other residential buildings	392.3	668.3	167.3	121.8	61.1	44.3	77.5
Total new residential building	2,279.7	2,863.4	496.4	604.8	272.4	280.8	324.0
Alterations and additions to residential buildings	590.1	721.2	106.7	129.9	74.2	63.8	66.1
Hotels, etc.	136.4	157.7	17.1	30.5	18.7	1.9	28.6
Shops	390.4	391.8	58.7	49.1	16.7	28.3	20.8
Factories	230.6	379.8	45.1	34.0	26.4	13.6	20.4
Offices	419.0	406.6	60.5	84.6	18.6	50.7	33.9
Other business premises	340.8	374.6	57.6	79.5	75.9	49.6	29.9
Educational	364.9	412.7	46.3	35.1	171.2	19.3	15.8
Religious	7.5	15.4	1.3	2.8	1.5	1.8	1.1
Health	136.6	258.8	19.1	64.0	9.6	41.3	22.7
Entertainment and recreational	251.5	90.2	12.8	17.1	5.0	8.6	8.5
Miscellaneous	174.6	337.2	16.8	15.2	49.2	13.0	2.2
Total non-residential building	2,452.4	2,824.9	335.3	411.9	392.9	228.1	183.9
Total	5,322.3	6,409.5	938.5	1,146.6	739.5	572.7	574.0

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1997 June	8	0.6	1	0.5	1	0.7	—	—	1	16.9	11	18.7
July	4	0.3	2	0.7	1	0.9	—	—	—	—	7	1.9
August	7	0.9	1	0.3	1	0.5	—	—	1	27.0	10	28.6
SHOPS												
1997 June	43	3.9	12	3.9	6	4.4	3	4.5	—	—	64	16.7
July	79	7.1	13	3.7	7	4.7	7	12.9	—	—	106	28.3
August	51	4.4	8	1.9	8	5.2	3	9.4	—	—	70	20.8
FACTORIES												
1997 June	31	3.4	14	3.9	8	5.1	2	3.2	2	10.9	57	26.4
July	39	4.1	17	4.9	7	4.6	—	—	—	—	63	13.6
August	34	3.7	20	5.3	3	2.1	1	1.4	1	7.9	59	20.4
OFFICES												
1997 June	44	4.4	19	5.7	5	3.3	5	5.3	—	—	73	18.6
July	52	5.3	19	5.5	6	3.8	5	11.5	3	24.5	85	50.7
August	41	4.1	19	5.6	6	3.8	10	20.4	—	—	76	33.9
OTHER BUSINESS PREMISES												
1997 June	34	3.5	15	4.5	7	4.7	8	18.0	1	45.3	65	75.9
July	32	3.1	16	4.5	9	5.4	6	12.5	2	24.2	65	49.6
August	16	1.8	12	3.4	6	4.1	9	20.5	—	—	43	29.9
EDUCATIONAL												
1997 June	10	0.9	13	4.9	4	2.5	1	2.5	3	160.4	31	171.2
July	12	1.0	10	4.1	7	4.8	2	4.4	1	5.0	32	19.3
August	17	1.9	5	1.8	4	3.0	4	9.0	—	—	30	15.8
RELIGIOUS												
1997 June	4	0.5	1	0.3	1	0.8	—	—	—	—	6	1.5
July	1	0.1	2	0.4	2	1.2	—	—	—	—	5	1.8
August	3	0.3	2	0.7	—	—	—	—	—	—	5	1.1
HEALTH												
1997 June	6	0.7	3	0.6	—	—	4	8.3	—	—	13	9.6
July	7	0.7	2	0.5	3	2.3	5	10.8	1	27.0	18	41.3
August	3	0.4	5	1.8	2	1.3	2	2.4	1	16.9	13	22.7
ENTERTAINMENT AND RECREATIONAL												
1997 June	12	1.3	5	1.4	3	2.3	—	—	—	—	20	5.0
July	6	0.6	4	1.0	2	1.4	3	5.7	—	—	15	8.6
August	11	1.2	5	1.3	—	—	—	—	1	6.0	17	8.5
MISCELLANEOUS												
1997 June	8	0.7	11	3.9	3	1.8	2	4.4	1	38.4	25	49.2
July	10	1.1	7	2.0	3	2.0	2	7.9	—	—	22	13.0
August	15	1.7	2	0.6	—	—	—	—	—	—	17	2.2
TOTAL NON-RESIDENTIAL BUILDING												
1997 June	200	19.9	94	29.5	38	25.5	25	46.2	8	271.8	365	392.9
July	242	23.4	92	27.4	47	31.1	30	65.6	7	80.7	418	228.1
August	198	20.4	79	22.7	30	19.9	29	63.1	4	57.8	340	183.9

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

<i>Particulars</i>	<i>Private sector</i>		<i>Public sector</i>		<i>Total</i>	
	<i>Number</i>	<i>Value (\$'000)</i>	<i>Number</i>	<i>Value (\$'000)</i>	<i>Number</i>	<i>Value (\$'000)</i>
MELBOURNE STATISTICAL DIVISION (b)						
Houses —						
Brick, stone or concrete	42	5,043	—	—	42	5,043
Brick-veneer	1,100	127,924	—	—	1,100	127,924
Timber	167	15,612	—	—	167	15,612
Fibre cement	5	541	—	—	5	541
Steel, aluminium or other materials	37	4,026	—	—	37	4,026
Not stated	329	32,910	3	217	332	33,127
Total houses	1,680	186,055	3	217	1,683	186,272
Other residential buildings	789	67,836	75	7,207	864	75,043
Total residential buildings	2,469	253,891	78	7,424	2,547	261,315
REST OF VICTORIA (b)						
Houses —						
Brick, stone or concrete	9	975	—	—	9	975
Brick-veneer	362	38,700	1	284	363	38,984
Timber	37	3,400	—	—	37	3,400
Fibre cement	15	1,134	—	—	15	1,134
Steel, aluminium or other materials	67	6,241	—	—	67	6,241
Not stated	94	9,552	—	—	94	9,552
Total houses	584	60,003	1	284	585	60,287
Other residential buildings	33	2,446	—	—	33	2,446
Total residential buildings	617	62,449	1	284	618	62,733
TOTAL VICTORIA						
Houses —						
Brick, stone or concrete	51	6,018	—	—	51	6,018
Brick-veneer	1,462	166,624	1	284	1,463	166,908
Timber	204	19,012	—	—	204	19,012
Fibre cement	20	1,675	—	—	20	1,675
Steel, aluminium or other materials	104	10,267	—	—	104	10,267
Not stated	423	42,463	3	217	426	42,680
Total houses	2,264	246,058	4	501	2,268	246,559
Other residential buildings	822	70,282	75	7,207	897	77,489
Total residential buildings	3,086	316,340	79	7,708	3,165	324,048

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

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), AUGUST 1997

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	27	-	2,965	11	7	1,310	1,115	388	818	6,208
North	20	-	2,303	3	-	165	606	160	160	3,234
Total	47	-	5,268	14	7	1,475	1,721	548	978	9,442
Bayside (C)										
Brighton	17	-	3,689	4	-	256	497	150	150	4,592
South	19	-	2,214	14	-	1,780	1,507	-	-	5,501
Total	36	-	5,903	18	-	2,036	2,004	150	150	10,093
Boroondara (C)										
Camberwell North	32	-	5,888	6	-	826	1,758	712	712	9,183
Camberwell South	19	-	2,017	2	-	160	2,413	-	-	4,590
Hawthorn	5	-	1,255	10	-	1,010	887	615	965	4,117
Kew	1	-	240	14	-	2,050	1,644	533	533	4,467
Total	57	-	9,400	32	-	4,046	6,702	1,860	2,210	22,357
Brimbank (C)										
Keilor	72	-	8,153	13	-	880	275	2,537	2,537	11,845
Sunshine	31	-	2,930	2	-	100	58	2,820	2,820	5,908
Total	103	-	11,083	15	-	980	333	5,357	5,357	17,753
Cardinia (S)										
North	5	-	364	-	-	-	160	56	56	580
Pakenham	17	-	1,363	2	-	128	184	-	-	1,676
South	-	-	-	-	-	-	20	-	-	20
Total	22	-	1,727	2	-	128	364	56	56	2,275
Casey (C)										
Berwick	123	-	11,891	-	-	-	418	-	-	12,309
Cranbourne	32	-	2,356	-	-	-	250	155	155	2,761
Hallam	15	-	1,448	-	-	-	135	300	300	1,883
South	2	-	168	-	-	-	-	-	-	168
Total	172	-	15,864	-	-	-	802	455	455	17,121
Darebin (C)										
Northcote	17	-	1,379	4	-	386	873	254	319	2,957
Preston	17	-	1,600	33	-	2,950	429	264	264	5,243
Total	34	-	2,979	37	-	3,336	1,302	518	583	8,201
Frankston (C)										
East	41	-	3,644	-	-	-	282	-	2,750	6,676
West	15	-	1,489	5	-	250	425	751	751	2,915
Total	56	-	5,133	5	-	250	707	751	3,501	9,592
Glen Eira (C)										
Caulfield	34	-	4,660	26	-	1,666	1,387	55	195	7,908
South	7	-	496	8	-	510	792	560	560	2,357
Total	41	-	5,156	34	-	2,176	2,179	615	755	10,265
Greater Dandenong (C)										
Dandenong	11	-	1,178	-	-	-	52	5,486	5,486	6,716
Balance	7	-	765	3	-	200	256	3,532	3,652	4,873
Total	18	-	1,942	3	-	200	308	9,018	9,138	11,589
Hobsons Bay (C)										
Altona	59	-	5,280	7	-	427	237	3,070	3,070	9,013
Williamstown	20	-	2,334	15	-	1,317	428	1,236	1,236	5,315
Total	79	-	7,613	22	-	1,744	665	4,306	4,306	14,328
Hume (C)										
Broadmeadows	8	3	1,254	9	-	465	102	3,983	3,983	5,805
Craigieburn	41	-	4,124	-	-	-	90	7,900	11,938	16,152
Sunbury	13	-	1,521	2	-	166	56	545	545	2,289
Total	62	3	6,900	11	-	631	249	12,428	16,466	24,245
Kingston (C)										
North	25	-	2,585	20	-	1,337	984	715	715	5,621
South	51	-	5,626	3	-	216	183	-	152	6,177
Total	76	-	8,211	23	-	1,553	1,167	715	867	11,798

See footnotes at end of table.

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

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MELBOURNE STATISTICAL DIVISION - continued										
Knox (C)										
North	36	---	3,880	2	---	130	696	955	955	5,661
South	68	---	8,796	—	—	—	292	120	120	9,208
Total	104	---	12,676	2	—	130	987	1,075	1,075	14,869
Manningham (C)										
East	10	---	1,533	—	—	---	464	—	52	2,049
West	74	---	10,004	6	—	619	409	300	300	11,332
Total	84	---	11,537	6	—	619	873	300	352	13,381
Maribyrnong (C)	9	---	704	7	—	450	301	1,765	1,765	3,220
Maroondah (C)										
Croydon	16	---	1,856	—	—	---	425	367	367	2,648
Ringwood	23	---	2,460	14	---	789	235	140	140	3,624
Total	39	---	4,316	14	—	789	660	507	507	6,272
Melbourne (C)										
Inner	—	---	—	142	---	10,100	5,485	8,004	9,138	24,723
Remainder	17	---	1,840	10	---	650	1,889	10,165	14,430	18,809
Total	17	---	1,840	152	---	10,750	7,374	18,169	23,568	43,532
Melton (S)										
East	28	---	3,061	—	---	—	11	—	198	3,269
Balance	15	---	1,548	---	---	—	368	90	90	2,007
Total	43	---	4,609	---	---	—	379	90	288	5,276
Monash (C)										
South-West	24	---	2,693	15	---	840	441	1,090	1,380	5,354
Waverley East	11	---	1,490	4	---	433	228	180	180	2,330
Waverley West	8	---	1,042	3	---	147	410	39,564	39,564	41,163
Total	43	---	5,225	22	---	1,420	1,079	40,834	41,124	48,847
Moonee Valley (C)										
Essendon	12	---	1,602	4	64	6,705	2,327	1,560	1,705	12,340
West	28	---	3,445	6	—	420	337	331	331	4,533
Total	40	---	5,048	10	64	7,125	2,664	1,891	2,036	16,873
Moreland (C)										
Brunswick	3	---	220	3	---	147	518	565	565	1,450
Coburg	19	---	1,185	8	---	390	481	500	1,469	3,525
North	10	---	904	14	---	880	253	—	—	2,037
Total	32	---	2,309	25	---	1,417	1,252	1,065	2,034	7,012
Mornington Peninsula (S)										
East	24	---	2,708	—	4	197	559	—	—	3,464
South	46	---	4,197	---	—	—	407	—	—	4,605
West	31	---	3,886	2	—	128	759	1,908	1,908	6,681
Total	101	---	10,791	2	4	325	1,726	1,908	1,908	14,749
Nilfumbik (S)										
South	11	---	1,408	---	---	---	391	250	250	2,050
South-West	13	---	1,682	---	---	---	151	—	3,000	4,832
Balance	3	---	238	---	---	---	34	—	—	272
Total	27	---	3,327	---	---	---	576	250	3,250	7,153
Port Phillip (C)										
St Kilda	2	---	292	103	---	11,307	1,271	230	230	13,099
West	17	---	1,862	25	---	3,005	708	1,523	1,860	7,435
Total	19	---	2,154	128	---	14,311	1,978	1,753	2,090	20,534
Stonnington (C)										
Prahan	4	---	595	24	---	4,264	1,118	445	505	6,482
Malvern	7	---	815	13	---	2,450	3,445	390	390	7,099
Total	11	---	1,410	37	---	6,714	4,563	835	895	13,582
Whitehorse (C)										
Box Hill	18	---	2,247	24	---	2,078	756	3,760	3,760	8,841
Nunawading East	7	---	809	---	---	---	320	—	—	1,129
Nunawading West	19	---	2,164	40	---	2,406	439	3,340	3,340	8,349
Total	44	---	5,220	64	---	4,485	1,515	7,100	7,100	18,320

See footnotes at end of table.

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

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MELBOURNE STATISTICAL DIVISION continued										
Whittlesea (C)										
North	19		2,264	—	—		195	480	480	2,939
South	73		7,948	50	—	2,240	569	750	750	11,507
Total	92	—	10,212	50		2,240	763	1,230	1,230	14,446
Wyndham (C)										
North-East	3		328	4	—	304	27	—	—	659
Werribee	83		8,443	2	—	100	736	1,510	1,510	10,789
Balance	8	—	795			—	—	1,951	2,451	3,246
Total	94	—	9,566	6		404	763	3,461	3,961	14,694
Yarra (C)										
North	3	—	260	39	—	4,630	4,661	380	566	10,117
Richmond	7		592	6		530	262	680	680	2,064
Total	10	—	852	45	—	5,160	4,924	1,060	1,246	12,182
Yarra Ranges (S) — Pt A (d)										
Central	4	—	467		—	—	548		—	1,015
North	12		1,076	3	—	149	160	—	—	1,385
South-West	52	—	5,754	—	—	—	2,516	2,765	2,765	11,035
Total	68	—	7,298	3		149	3,224	2,765	2,765	13,436
Melbourne (SD)	1,680	3	186,272	789	75	75,043	54,108	122,835	142,015	457,438
BARWON STATISTICAL DIVISION										
Colac-Otway (S)										
Colac	—	—	—	—	—	—	23	150	150	173
North	2		140	—	—	—	74	—	60	273
South	3		342	—	—	—	54	—	50	446
Total	5	—	482	—	—	—	150	150	260	892
Golden Plains (S)										
North-West	3	—	291	—	—	—	181	—	—	472
South-East	1		100	—	—	—	60	80	80	240
Total	4	—	391		—	—	241	80	80	712
Greater Geelong (C)										
Part A										
Bellarine — Inner	13	—	1,112	—	—	—	182	190	190	1,484
Corio — Inner	25	—	2,266	—	—	—	500	100	100	2,866
Geelong	2	—	228	—	—	—	186	17,140	18,282	18,696
Geelong West	2	—	88	2	—	88	205	316	316	697
Newtown	2	—	729	—	—	—	642	—	—	1,372
South Barwon — Inner	25	—	2,705	—	—	—	398		90	3,194
Part B	32		3,516	—	—	—	278	1,465	1,465	5,260
Part C	1	—	130		—	—	—	1,205	1,205	1,335
Total	101	—	10,646	2	—	88	2,392	19,211	20,443	33,569
Queenscliffe (B)	2		197	5	—	120	67	—	—	384
Surf Coast (S)										
East	6	—	639	—	—	—	270	—	—	909
West	9		965	—	—	—	354	—	—	1,318
Total	15	—	1,603	—	—	—	624	—	—	2,228
Barwon (SD)	128	—	13,449	7	—	208	3,475	20,646	21,988	39,120

See footnotes at end of table.

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

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
WESTERN DISTRICT STATISTICAL DIVISION										
Corangamite (S)										
North	4	—	577	—	—	—	62	—	—	638
South	1	—	75	—	—	—	115	—	—	190
Total	5	—	652	—	—	—	176	—	—	828
Glenelg (S)										
Heywood	—	—	—	—	—	—	116	—	—	116
North	—	—	—	—	—	—	18	—	—	18
Portland	1	—	30	—	—	—	91	150	150	271
Total	1	—	30	—	—	—	225	150	150	405
Moyne (S)										
North-East	—	—	—	—	—	—	15	—	—	15
North-West	—	—	—	—	—	—	83	—	—	83
South	4	—	457	2	—	160	168	126	126	912
Total	4	—	457	2	—	160	266	126	126	1,010
Southern Grampians (S)										
Hamilton	3	—	250	—	—	—	15	—	—	265
Wannon	—	—	—	—	—	—	45	—	—	45
Balance	1	—	112	—	—	—	83	—	—	195
Total	4	—	362	—	—	—	143	—	—	505
Warrnambool (C)	3	—	332	—	—	—	15	4,400	4,400	4,747
Lady Julia Percy Island	—	—	—	—	—	—	—	—	—	—
Western District (SD)	17	—	1,833	2	—	160	826	4,676	4,676	7,496
CENTRAL HIGHLANDS STATISTICAL DIVISION										
Ararat (RC)	—	—	—	—	—	—	180	—	—	180
Ballarat (C)										
Central	8	—	753	10	—	847	392	100	100	2,093
Inner North	9	—	837	—	—	—	185	915	915	1,937
North	—	—	—	—	—	—	—	—	—	—
South	16	—	1,666	2	—	151	151	95	95	2,062
Total	33	—	3,256	12	—	998	728	1,110	1,110	6,092
Hepburn (S)										
East	7	—	713	6	—	585	174	—	—	1,472
West	3	—	284	—	—	—	297	—	—	582
Total	10	—	997	6	—	585	471	—	—	2,054
Moorabool (S)										
Bacchus Marsh	5	—	577	—	—	—	456	700	700	1,733
Ballan	3	—	332	—	—	—	88	—	—	420
West	3	—	252	—	—	—	45	—	—	297
Total	11	—	1,161	—	—	—	588	700	700	2,449
Pyrenees (S)										
North	2	—	215	—	—	—	30	—	—	245
South	—	—	—	—	—	—	—	80	80	80
Total	2	—	215	—	—	—	30	80	80	325
Central Highlands (SD)	56	—	5,629	18	—	1,583	1,998	1,890	1,890	11,100

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

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
WIMMERA STATISTICAL DIVISION										
Hindmarsh (S)	—	—	—	—	—	—	37	56	56	93
Horsham (RC)										
Central	3	—	270	—	—	—	38	350	350	658
Balance	5	—	574	—	—	—	35	—	—	609
Total	8	—	844	—	—	—	73	350	350	1,267
Northern Grampians (S)										
St Arnaud	—	—	—	—	—	—	150	—	—	150
Stawell	2	—	120	—	—	—	142	546	546	807
Total	2	—	120	—	—	—	291	546	546	957
West Wimmera (S)	—	—	—	—	—	—	—	—	—	—
Yarriambiack (S)										
North	—	—	—	—	—	—	—	—	—	—
South	—	—	—	—	—	—	11	—	—	11
Total	—	—	—	—	—	—	11	—	—	11
Wimmera (SD)	10	—	964	—	—	—	412	952	952	2,328
MALLEE STATISTICAL DIVISION										
Buloke (S)										
North	—	—	—	—	—	—	—	—	—	—
South	1	—	150	—	—	—	43	109	185	379
Total	1	—	150	—	—	—	43	109	185	379
Gannawarra (S)	—	—	—	—	—	—	71	65	65	136
Mildura (RC)										
Pt A	28	—	2,603	—	—	—	295	200	200	3,098
Pt B	1	—	208	—	—	—	20	—	—	228
Total	29	—	2,811	—	—	—	315	200	200	3,326
Swan Hill (RC)										
Central	3	—	316	—	—	—	—	110	110	426
Robinvale	5	—	494	—	—	—	140	76	76	710
Balance	2	—	239	—	—	—	—	—	—	239
Total	10	—	1,049	—	—	—	140	186	186	1,375
Mallee (SD)	40	—	4,010	—	—	—	569	560	636	5,216

See footnotes at end of table.

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

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
LODDON STATISTICAL DIVISION										
Central Goldfields (S)										
Maryborough	—	—	—	—	—	—	34	—	650	684
Balance	2	—	147	—	—	—	—	—	—	147
Total	2	—	147	—	—	—	34	—	650	831
Greater Bendigo (C)										
Part A										
Central	5	1	813	—	—	—	83	106	106	1,001
Eaglehawk	4	—	263	—	—	—	—	—	—	263
Inner East	16	—	1,703	—	—	—	117	780	780	2,600
Inner North	3	—	362	—	—	—	22	—	—	384
Inner West	8	—	956	—	—	—	55	—	—	1,011
Strathfieldsaye	6	—	417	—	—	—	—	—	—	417
Part B	4	—	441	—	—	—	59	116	116	616
Total	46	1	4,957	—	—	—	335	1,002	1,002	6,294
Loddon (S)										
North	4	—	393	—	—	—	95	—	—	488
South	1	—	20	—	—	—	78	—	—	98
Total	5	—	413	—	—	—	173	—	—	586
Macdon Ranges (S)										
Kyneton	5	—	498	—	—	—	80	—	—	578
Romsey	5	—	518	—	—	—	63	180	180	761
Balance	14	—	1,810	—	—	—	145	50	50	2,005
Total	24	—	2,826	—	—	—	288	230	230	3,344
Mount Alexander (S)										
Castlemaine	1	—	180	—	—	—	12	—	—	192
Balance	6	—	630	—	—	—	180	74	74	884
Total	7	—	810	—	—	—	192	74	74	1,076
Loddon-Campaspe (SD)	84	1	9,152	—	—	—	1,022	1,306	1,956	12,130

See footnotes at end of table.

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

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
GOULBURN STATISTICAL DIVISION										
Campaspe (S)										
Echuca	18	—	1,611	2	—	180	182	334	334	2,307
Kyabram	5	—	464	—	—	—	114	200	200	779
Rochester	1	—	152	—	—	—	63	—	—	215
South	—	—	—	—	—	—	15	—	—	15
Total	24	—	2,227	2	—	180	374	534	534	3,316
Delatite (S)										
Benalla	—	—	—	2	—	148	54	—	—	202
North	—	—	—	—	—	—	26	—	—	26
South	5	—	554	—	—	—	229	100	100	883
Total	5	—	554	2	—	148	310	100	100	1,111
Greater Shepparton (C)										
Part A	15	—	1,800	—	—	—	129	615	615	2,544
Part B										
East	5	—	666	—	—	—	34	107	107	806
West	10	—	787	—	—	—	132	80	80	999
Total	30	—	3,253	—	—	—	295	802	802	4,350
Mitchell (S)										
North	3	—	298	—	—	—	33	371	371	702
South	13	—	995	—	—	—	72	50	50	1,116
Total	16	—	1,293	—	—	—	105	421	421	1,818
Moira (S)										
East	1	—	70	—	—	—	—	—	—	70
West	2	—	183	—	—	—	—	—	506	689
Total	3	—	252	—	—	—	—	—	506	758
Murrindindi (S)										
East	1	—	98	—	—	—	20	—	—	118
West	3	—	134	—	—	—	—	—	—	134
Total	4	—	232	—	—	—	20	—	—	252
Strathbogie (S)	—	—	—	—	—	—	16	—	—	16
Goulburn (SD)	82	—	7,811	4	—	328	1,119	1,857	2,363	11,621
OVENS-MURRAY STATISTICAL DIVISION										
Alpine (S)										
East	—	—	—	—	—	—	60	—	—	60
West	1	—	104	—	—	—	—	—	—	104
Total	1	—	104	—	—	—	60	—	—	164
Indigo (S)										
Part A	—	—	—	—	—	—	60	—	—	60
Part B	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	60	—	—	60
Wangaratta (RC)										
Central	11	—	1,181	—	—	—	141	400	400	1,722
North	2	—	346	—	—	—	20	75	75	441
South	1	—	59	—	—	—	44	—	—	103
Total	14	—	1,585	—	—	—	205	475	475	2,265
Towong (S)										
Part A	—	—	—	—	—	—	33	—	—	33
Part B	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	33	—	—	33
Wodonga (RC)	29	—	2,955	—	—	—	193	135	135	3,284
Ovens-Murray (SD)	44	—	4,644	—	—	—	551	610	610	5,805

See footnotes at end of table.

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

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
EAST GIPPSLAND STATISTICAL DIVISION										
East Gippsland (S)										
Bairnsdale	13	—	1,363	—	—	—	197	—	250	1,810
Orbost	2	—	135	—	—	—	52	120	120	307
South-West	16	—	1,863	—	—	—	85	—	—	1,948
Balance	—	—	—	—	—	—	12	—	—	12
Total	31	—	3,360	—	—	—	346	120	370	4,076
Wellington (S)										
Alberton	4	—	438	—	—	—	87	129	129	653
Avon	—	—	—	—	—	—	—	—	—	—
Maffra	1	—	200	—	—	—	31	—	—	231
Rosedale	4	—	414	—	—	—	141	—	—	555
Sale	3	—	310	—	—	—	12	—	—	322
Total	12	—	1,362	—	—	—	270	129	129	1,761
East Gippsland (SD)	43	—	4,722	—	—	—	615	249	499	5,837
GIPPSLAND STATISTICAL DIVISION										
Bass Coast (S)										
Phillip Island	12	—	1,101	2	—	167	194	200	200	1,662
Balance	11	—	911	—	—	—	124	—	—	1,034
Total	23	—	2,011	2	—	167	318	200	200	2,697
Baw Baw (S)										
Part A	1	—	80	—	—	—	52	60	60	192
Part B										
East	1	—	250	—	—	—	84	—	—	334
West	18	—	1,649	—	—	—	84	75	75	1,808
Total	20	—	1,979	—	—	—	220	135	135	2,334
La Trobe (S)										
Moe	4	—	555	—	—	—	30	—	—	585
Morwell	8	—	975	—	—	—	66	—	2,829	3,869
Traralgon	10	—	978	—	—	—	311	2,692	2,692	3,981
Balance	1	—	96	—	—	—	28	—	—	124
Total	23	—	2,604	—	—	—	435	2,692	5,521	8,560
South Gippsland (S)										
Central	8	—	733	—	—	—	94	180	234	1,062
East	3	—	235	—	—	—	20	75	75	330
West	2	—	209	—	—	—	259	—	—	468
Total	13	—	1,177	—	—	—	373	255	309	1,860
Yarra Ranges (S) — Pt B (d)	—	—	—	—	—	—	33	—	120	153
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—
French Island	1	—	300	—	—	—	—	—	—	300
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
Gippsland (SD)	80	—	8,072	2	—	167	1,379	3,282	6,285	15,904
VICTORIA										
Victoria	2,264	4	246,559	822	75	77,489	66,075	158,863	183,871	573,995

(a) For details of changes to Statistical Local Areas, please refer to paragraphs 28-30 of the Explanatory Notes. (b) Excludes Conversions, etc. (c) Details relating to individual classes of building are available on request. (d) The Shire of Yarra Ranges comprises four Statistical Local Areas (SLA). Three of these are included in the Melbourne Statistical Division and one is included in the Gippsland Statistical Division. Approvals data for these SLAs are shown in Table 8 under the relevant Statistical Divisions.

TABLE 9. BUILDING APPROVALS BY SELECTED STATISTICAL SUBDIVISIONS (a), AUGUST 1997

Statistical Local Area	New residential buildings (b)						Non-residential building (c)		
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Non-residential building (c)	
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)		Private sector (\$'000)	Total building (\$'000)
GREATER GEELONG CITY PART A STATISTICAL SUBDIVISION									
Greater Geelong (C)									
— Bellarine — Inner	13	—	1,112	—	—	—	182	190	1,484
— Corio — Inner	25	—	2,266	—	—	—	500	100	2,866
— Geelong	2	—	228	—	—	—	186	17,140	18,282
— Geelong West	2	—	88	2	—	88	205	316	697
— Newtown	2	—	729	—	—	—	642	—	1,372
— South Barwon — Inner	25	—	2,705	—	—	—	398	—	90
Greater Geelong City Part A (SSD)	69	—	7,130	2	—	88	2,114	17,746	18,978
BALLARAT CITY STATISTICAL SUBDIVISION									
Ballarat (C) —									
— Central	8	—	753	10	—	847	392	100	2,093
— Inner North	9	—	837	—	—	—	185	915	1,937
— North	—	—	—	—	—	—	—	—	—
— South	16	—	1,666	2	—	151	151	95	2,062
Ballarat City (SSD)	33	—	3,256	12	—	998	728	1,110	6,092
MILDURA RURAL CITY PART A STATISTICAL SUBDIVISION									
Mildura (RC) — Pt A	28	—	2,603	—	—	—	295	200	3,098
Mildura Rural City Part A (SSD)	28	—	2,603	—	—	—	295	200	3,098
GREATER BENDIGO CITY PART A STATISTICAL SUBDIVISION									
Greater Bendigo (C) —									
— Central	5	1	813	—	—	—	83	106	1,001
— Eaglehawk	4	—	263	—	—	—	—	—	263
— Inner East	16	—	1,703	—	—	—	117	780	2,600
— Inner North	3	—	362	—	—	—	22	—	384
— Inner West	8	—	956	—	—	—	55	—	1,011
— Strathfieldsaye	6	—	417	—	—	—	—	—	417
Greater Bendigo City Part A (SSD)	42	1	4,516	—	—	—	276	886	5,678
GREATER SHEPPARTON CITY PART A STATISTICAL SUBDIVISION									
Greater Shepparton (C) Pt A	15	—	1,800	—	—	—	129	615	2,544
Shepparton City Part A (SSD)	15	—	1,800	—	—	—	129	615	2,544
WODONGA STATISTICAL SUBDIVISION									
Indigo (S) — Pt A	—	—	—	—	—	—	60	—	60
Towong (S) — Pt A	—	—	—	—	—	—	33	—	33
Wodonga (RC)	29	—	2,955	—	—	—	193	135	3,284
Wodonga (SSD)	29	—	2,955	—	—	—	286	135	3,376
LA TROBE VALLEY STATISTICAL SUBDIVISION									
Baw Baw (S) — Pt A	—	—	—	—	—	—	—	—	—
La Trobe (S) —									
— Moe	4	—	555	—	—	—	30	—	585
— Morwell	8	—	975	—	—	—	66	—	3,869
— Traralgon	10	—	978	—	—	—	311	2,692	3,981
— Balance	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—
La Trobe Valley (SSD)	24	—	2,684	—	—	—	487	2,752	5,581

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

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

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Enterta- inment and recreati- onal	Miscel- laneous	Total
MELBOURNE STATISTICAL DIVISION											
1994-95	27,930	314,547	180,794	326,322	186,075	231,103	10,880	84,398	208,521	85,198	1,655,767
1995-96	119,585	286,401	150,986	379,055	282,968	308,468	6,152	77,392	222,735	100,765	1,934,508
1996-97	147,318	326,179	266,364	355,493	324,735	323,718	13,059	176,631	64,177	284,513	2,282,187
1996 June	380	14,219	10,511	33,825	11,382	13,573	70	7,878	6,264	5,132	103,233
July	4,737	15,159	24,337	16,148	14,267	9,575	180	8,960	5,407	6,380	105,149
August	11,821	23,703	16,024	38,592	36,545	22,199	741	4,691	3,244	5,621	163,182
1997 June	17,903	14,005	18,028	17,288	71,348	162,484	946	5,250	2,602	46,754	356,610
July	1,002	17,681	9,861	48,199	46,942	6,949	710	37,568	5,052	2,306	176,271
August	28,200	13,103	19,282	28,303	26,653	11,962	783	4,632	7,460	1,637	142,015
BARWON STATISTICAL DIVISION											
1994-95	11,770	10,598	10,028	9,922	6,010	28,427	685	1,334	8,698	797	88,270
1995-96	1,550	20,026	23,299	6,910	12,502	13,382	179	9,806	5,190	2,627	95,471
1996-97	1,806	22,431	14,978	12,791	5,078	7,655	329	12,552	3,706	2,140	83,466
1996 June	150	3,050	500	1,179	500	110	—	—	335	160	5,984
July	190	6,189	—	280	800	330	329	—	110	80	8,308
August	—	3,615	1,250	600	500	850	—	—	699	200	7,715
1997 June	—	—	—	—	—	—	—	—	—	—	—
July	—	567	709	370	194	5,070	629	—	1,287	130	8,957
August	—	80	415	456	1,505	1,930	—	17,602	—	—	21,988
WESTERN DISTRICT STATISTICAL DIVISION											
1994-95	100	2,313	3,908	2,075	1,558	2,609	1,000	2,350	2,632	105	18,651
1995-96	3,842	3,389	7,189	2,440	913	5,471	159	10,786	984	2,802	37,975
1996-97	140	2,742	22,669	2,578	3,825	512	273	4,648	819	3,001	41,208
1996 June	—	200	—	315	66	188	—	—	221	—	990
July	—	781	120	95	125	—	73	—	298	50	1,542
August	—	200	—	—	135	112	—	287	50	445	1,229
1997 June	—	—	—	—	—	—	—	—	—	—	—
July	—	2,820	1,045	205	155	840	200	—	220	5,320	10,805
August	126	4,400	150	—	—	—	—	—	—	—	4,676
CENTRAL HIGHLANDS STATISTICAL DIVISION											
1994-95	4,270	4,679	4,417	7,917	2,273	8,054	410	897	1,065	2,658	36,640
1995-96	2,013	11,551	2,796	5,284	4,524	3,441	—	8,433	3,802	2,885	44,730
1996-97	985	6,286	2,795	3,657	2,792	10,997	—	3,027	6,475	1,299	38,312
1996 June	88	205	—	66	560	327	—	5,145	—	100	6,491
July	—	—	580	66	—	—	—	1,480	70	—	2,196
August	—	1,778	—	190	—	8,067	—	320	545	350	11,249
1997 June	—	—	—	—	—	—	—	—	—	—	—
July	—	2,070	163	50	450	1,167	—	2,958	—	—	6,857
August	100	700	—	—	915	—	—	95	80	—	1,890

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Enterta- ment and recreati- onal	Miscel- laneous	Total
WIMMERA STATISTICAL DIVISION											
1994-95	65	490	1,004	216	610	3,437	283	17,786	305	860	25,057
1995-96	172	442	1,275	2,831	648	2,899	—	1,220	2,220	1,605	13,312
1996-97	227	1,151	2,044	1,812	970	185	—	1,810	1,209	1,246	10,654
1996 June	50	180	360	441	54	2,389	—	1,220	—	254	4,947
July	—	—	260	603	—	—	—	—	—	79	942
August	—	290	—	567	65	185	—	—	650	185	1,942
1997 June	—	—	—	—	—	—	—	—	—	—	—
July	455	—	—	—	360	478	—	—	—	—	1,293
August	—	56	—	—	—	720	—	—	176	—	952
MALLEE STATISTICAL DIVISION											
1994-95	845	1,365	735	1,245	1,123	6,215	—	774	80	86	12,468
1995-96	420	6,511	3,685	3,312	2,544	5,527	112	1,838	1,368	1,318	26,635
1996-97	217	4,029	2,314	1,147	4,689	6,639	171	1,172	—	1,596	21,973
1996 June	—	2,758	175	60	140	—	—	—	320	—	3,453
July	—	200	484	92	—	—	—	—	—	—	776
August	—	1,294	—	50	—	973	—	100	—	250	2,667
1997 June	—	—	—	—	—	—	—	—	—	—	—
July	—	—	176	354	150	1,403	—	—	—	280	2,363
August	—	141	259	110	50	—	—	—	—	76	636
LODDON STATISTICAL DIVISION											
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995-96	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1996-97	70	1,835	2,226	2,174	3,894	8,490	358	5,575	1,968	13,295	39,886
1996 June	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
July	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
August	—	600	215	—	—	192	—	188	80	286	1,561
1997 June	—	—	—	—	—	—	—	—	—	—	—
July	—	460	—	640	225	342	214	—	1,995	—	3,876
August	—	886	50	74	—	830	—	—	116	—	1,956
GOULBURN STATISTICAL DIVISION											
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995-96	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1996-97	3,265	5,629	16,652	5,196	11,991	21,381	369	2,117	2,757	14,985	84,344
1996 June	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
July	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
August	65	350	153	150	3,754	—	—	—	—	344	4,816
1997 June	—	—	—	—	—	—	—	—	—	—	—
July	110	820	1,333	401	980	538	—	50	66	4,268	8,567
August	—	604	250	152	595	—	—	404	107	250	2,362

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Enterta- inment and recreati- onal	Miscel- laneous	Total
OVENS MURRAY STATISTICAL DIVISION											
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995-96	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1996-97	2,292	3,463	3,672	9,395	2,136	1,999	60	3,460	973	2,796	30,247
1996 June	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
July	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
August	—	200	—	350	—	—	—	—	—	157	707
1997 June	—	—	—	—	—	—	—	—	—	—	—
July	345	3,270	—	316	—	—	—	—	—	—	3,931
August	—	60	—	195	—	—	280	—	—	75	610
EAST GIPPSLAND STATISTICAL DIVISION											
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995-96	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1996-97	105	4,199	725	867	2,953	6,699	—	2,577	558	1,697	20,379
1996 June	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
July	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
August	—	—	—	512	—	161	—	—	—	537	1,210
1997 June	—	—	—	—	—	—	—	—	—	—	—
July	—	100	—	—	—	—	—	144	—	380	624
August	120	—	—	129	—	—	—	—	250	—	499
GIPPSLAND STATISTICAL DIVISION											
1994-95	1,412	9,754	6,871	5,081	4,511	3,630	152	284	2,495	3,146	37,337
1995-96	1,050	7,931	22,345	1,883	4,728	7,258	90	530	4,389	1,900	52,104
1996-97	406	6,710	21,609	9,020	3,986	17,009	165	2,997	2,627	6,487	71,017
1996 June	—	676	20,087	275	100	70	—	—	200	173	21,581
July	140	430	585	—	400	1,248	—	—	—	289	3,092
August	—	100	—	980	400	110	—	—	1,172	1,034	3,796
1997 June	—	—	—	—	—	—	—	—	—	—	—
July	—	479	305	159	192	2,551	—	570	—	271	4,527
August	75	780	—	4,483	180	312	—	—	275	180	6,285
TOTAL VICTORIA											
1994-95	48,126	358,756	219,224	361,187	218,315	303,732	15,351	121,046	230,444	99,015	1,975,197
1995-96	136,388	390,446	230,616	419,038	340,836	364,917	7,476	136,564	251,475	174,633	2,452,389
1996-97	157,717	391,758	379,818	406,619	374,625	412,716	15,388	258,849	90,245	337,199	2,824,935
1996 June	1,129	21,902	32,192	38,127	15,461	22,660	70	22,206	9,140	9,017	171,904
July	5,235	26,608	27,456	18,469	16,157	13,425	582	13,499	6,404	7,425	135,260
August	11,886	32,130	17,642	41,991	41,399	32,849	741	5,587	6,440	9,410	200,076
1997 June	18,651	16,702	26,438	18,582	75,909	171,222	1,550	9,646	5,028	49,165	392,893
July	1,912	28,267	13,592	50,695	49,648	19,337	1,753	41,290	8,621	12,955	228,071
August	28,621	20,810	20,406	33,903	29,898	15,754	1,063	22,733	8,464	2,218	183,871

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

**TABLE 11. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION (b)
AUGUST 1997**

Statistical Division	New other residential building								Total, new residential building	
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of					
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Melbourne	1,683	315	207	522	16	111	215	342	864	2,547
Barwon	128	7	—	7	—	—	—	—	7	135
Western District	17	—	2	2	—	—	—	—	2	19
Central Highlands	56	16	2	18	—	—	—	—	18	74
Wimmera	10	—	—	—	—	—	—	—	—	10
Mallee	40	—	—	—	—	—	—	—	—	40
Loddon	85	—	—	—	—	—	—	—	—	85
Goulburn	82	4	—	4	—	—	—	—	4	86
Ovens-Murray	44	—	—	—	—	—	—	—	—	44
East Gippsland	43	—	—	—	—	—	—	—	—	43
Gippsland	80	2	—	2	—	—	—	—	2	82
Victoria	2,268	344	211	555	16	111	215	342	897	3,165
VALUE (\$'000)										
Melbourne	186,272	21,622	19,255	40,877	2,790	13,329	18,047	34,165	75,043	261,315
Barwon	13,449	208	—	208	—	—	—	—	208	13,657
Western District	1,833	—	160	160	—	—	—	—	160	1,993
Central Highlands	5,629	1,416	167	1,583	—	—	—	—	1,583	7,212
Wimmera	964	—	—	—	—	—	—	—	—	964
Mallee	4,010	—	—	—	—	—	—	—	—	4,010
Loddon	9,152	—	—	—	—	—	—	—	—	9,152
Goulburn	7,811	328	—	328	—	—	—	—	328	8,139
Ovens-Murray	4,644	—	—	—	—	—	—	—	—	4,644
East Gippsland	4,722	—	—	—	—	—	—	—	—	4,722
Gippsland	8,072	167	—	167	—	—	—	—	167	8,239
Victoria	246,559	23,742	19,582	43,324	2,790	13,329	18,047	34,165	77,489	324,048

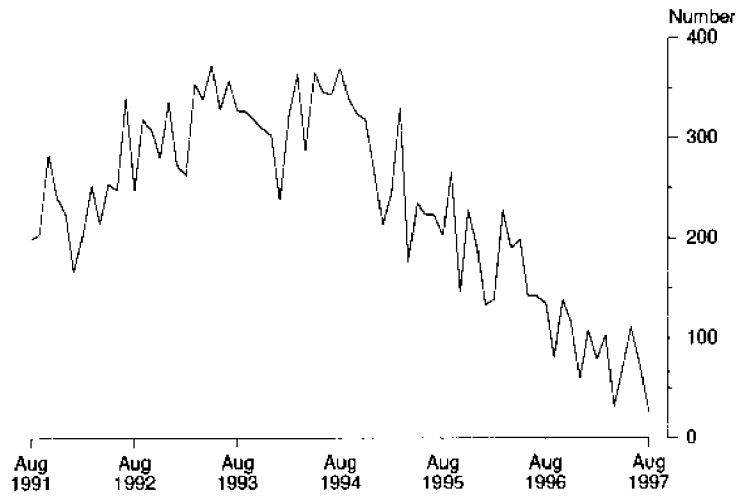
(a) Excludes Conversions, etc. (b) For details of changes to Statistical Divisions, please refer to paragraphs 28-30 of the Explanatory Notes.

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

Statistical division / subdivision (b)	1995-96	1996-97	July - Aug. 1997-98	Aug. 1997
Melbourne (SD)	1,919	979	79	18
Greater Geelong City Part A (SSD)	70	49	4	—
Barwon (SD)	82	60	7	1
Western District (SD)	26	18	—	—
Ballarat City (SSD) (c)	n.a.	7	7	4
Central Highlands (SD)	39	16	8	5
Wimmera (SD)	7	6	—	—
Mildura Rural City Part A (SSD)	13	11	2	2
Mallee (SD)	19	16	2	2
Greater Bendigo City Part A (SSD)	42	—	—	—
Loddon (SD) (c)	n.a.	n.a.	2	—
Greater Shepparton City Part A (SSD)	7	4	1	—
Goulburn (SD) (c)	n.a.	n.a.	2	—
Wodonga (SSD) (c)	n.a.	n.a.	—	—
Ovens-Murray (SD) (c)	n.a.	n.a.	—	—
East Gippsland (SD) (c)	n.a.	n.a.	—	—
Latrobe Valley (SSD) (c)	n.a.	n.a.	—	—
Gippsland (SD)	57	23	—	—
Victoria	2,292	1,154	100	26

(a) Refer to paragraph 10 of the explanatory notes. (b) As a result of changes to Statistical Division and Statistical Subdivision boundaries, data for periods prior to July 1995 are not directly comparable to data for periods from July 1995 onward. (c) Data for periods marked "n.a." are not available because boundaries have been significantly altered.

**DUAL OCCUPANCY DWELLING UNITS APPROVED,
VICTORIA**



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

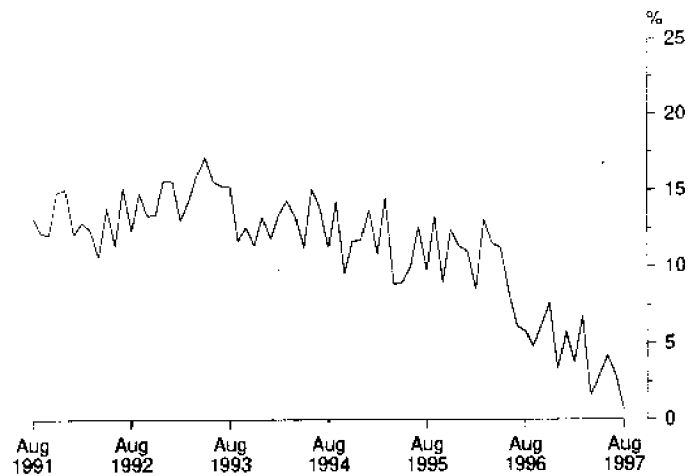


TABLE 13. NUMBER OF DUAL OCCUPANCY (a) DWELLING UNITS APPROVED

Statistical local area (b) (c)	1995-96	1996-97	July - Aug. 1997-98	Aug. 1997
Banyule (C)				
Heidelberg	n.a.	n.a.	1	—
North	n.a.	n.a.	—	—
Total	n.a.	n.a.	1	—
Bayside (C)				
Brighton	49	27	7	—
South	n.a.	n.a.	5	2
Total	n.a.	n.a.	12	2
Boroondara (C)				
Camberwell North	n.a.	n.a.	1	1
Camberwell South	n.a.	n.a.	—	—
Hawthorn	8	6	1	1
Kew	24	1	—	—
Total	104	29	2	2
Brimbank (C)				
Keilor	n.a.	n.a.	6	1
Sunshine	n.a.	n.a.	6	2
Total	n.a.	n.a.	12	3
Cardinia (S)				
Pakenham	n.a.	n.a.	—	—
South	n.a.	n.a.	—	—
Total	n.a.	n.a.	—	—
Casey (C)				
Berwick	n.a.	n.a.	—	—
South	n.a.	n.a.	—	—
Total	n.a.	n.a.	—	—
Darebin (C)				
Northcote	n.a.	n.a.	2	—
Preston	n.a.	n.a.	1	—
Total	n.a.	n.a.	3	—
Frankston (C)				
East	n.a.	n.a.	—	—
West	n.a.	n.a.	—	—
Total	n.a.	n.a.	—	—
Glen Eira (C)				
Caulfield	87	73	2	—
South	n.a.	n.a.	7	2
Total	n.a.	n.a.	9	2
Greater Dandenong (C)				
Dandenong	9	17	—	—
Balance	n.a.	n.a.	—	—
Total	n.a.	n.a.	—	—
Hobsons Bay (C)				
Altona	n.a.	n.a.	—	—
Williamstown	n.a.	n.a.	2	2
Total	n.a.	n.a.	2	2
Hume (C)				
Broadmeadows	n.a.	n.a.	2	—
Craigieburn	n.a.	n.a.	—	—
Sunbury	n.a.	n.a.	2	—
Total	n.a.	n.a.	4	—
Kingston (C)				
North	n.a.	n.a.	5	1
South	n.a.	n.a.	—	—
Total	n.a.	n.a.	5	1
Knox (C)				
Manningham (C)				
Maribymong (C)				
Maroondah (C)				
Croydon	n.a.	n.a.	1	—
Ringwood	n.a.	n.a.	2	—
Total	n.a.	n.a.	3	—
Melbourne (C)				
Inner	—	—	—	—
Remainder	n.a.	2	—	—
Total	n.a.	2	—	—
Melton (S)				
East	n.a.	n.a.	—	—
Balance	n.a.	n.a.	—	—
Total	n.a.	n.a.	—	—
Monash (C)				
South-West	n.a.	n.a.	2	—
Waverley East	n.a.	n.a.	1	—
Waverley West	n.a.	n.a.	1	—
Total	n.a.	n.a.	4	—

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

Statistical local area (b) (c)	1995-96	1996-97	July - Aug. 1997-98	Aug. 1997
Moonee Valley (C)				
Essendon	49	—	—	—
West	n.a.	n.a.	—	—
Total	n.a.	n.a.	—	—
Moreland (C)				
Brunswick	10	5	1	—
Coburg	n.a.	n.a.	1	—
North	n.a.	n.a.	3	2
Total	n.a.	n.a.	5	2
Mornington Peninsula (S)				
East	n.a.	n.a.	—	—
South	14	—	4	—
West	n.a.	n.a.	—	—
Total	n.a.	n.a.	4	—
Nillumbik (S)				
South-West	n.a.	n.a.	—	—
Balance	n.a.	n.a.	—	—
Total	n.a.	n.a.	—	—
Port Phillip (C)				
St Kilda	n.a.	n.a.	—	—
West	n.a.	1	5	1
Total	n.a.	n.a.	5	1
Stonnington (C)				
Prahran	n.a.	n.a.	—	—
Malvern	33	19	—	—
Total	n.a.	n.a.	—	—
Whitehorse (C)				
Box Hill	39	36	2	2
Nunawading East	n.a.	n.a.	—	—
Nunawading West	n.a.	n.a.	1	—
Total	116	78	6	2
Whittlesea (C)				
Wyndham (C)	n.a.	n.a.	—	—
Yarra (C)				
North	n.a.	n.a.	—	—
Richmond	25	14	—	—
Total	n.a.	n.a.	—	—
Yarra Ranges (S) (d)				
Central	3	5	—	—
North	n.a.	n.a.	—	—
South-West	n.a.	n.a.	1	1
Total	n.a.	n.a.	1	1
Melbourne Statistical Division	1,919	979	79	18
Rest of Victoria	373	175	21	8
Total Victoria	2,292	1,154	100	26

(a) Refer to paragraph 10 of the Explanatory Notes. (b) As a result of changes to Statistical Division and Statistical Subdivision boundaries, data for periods prior to July 1995 are not directly comparable to data for periods from July 1995 onward. (c) Data for periods marked "n.a." are not available because boundaries have been significantly altered. (d) The Shire of Yarra Ranges comprises four Statistical Local Areas (SLA). Approvals data for the three SLAs included in the Melbourne Statistical Division are shown in Table 13. The other SLA is included in the Gippsland Statistical Division.

EXPLANATORY NOTES

INTRODUCTION

1. This publication contains monthly details of building work approved.
2. For purposes of comparison, it should be noted that statistics of building approvals are affected from month to month by large projects (e.g. blocks of flats, multi-storey office buildings) approved in particular months and also by the administrative arrangements of government authorities.

SCOPE AND COVERAGE

3. Statistics of building work approved are compiled from:
 - (a) permits issued by local authorities in areas subject to building control by those authorities; and
 - (b) contracts let or day labour work authorised by Commonwealth, State, semi-government and local government authorities.
 - (c) major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites).
 - (d) permits issued by licensed private building surveyors. The last category reflects implementation of the 1993 Building Act by the Victorian Government from 1 July 1994.
4. The statistics relate to building activity which includes construction of new buildings, and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks etc.) is excluded from this publication, but can be found in the ABS publication *Engineering Construction Survey* (8762.0).
5. In relation to work carried out on existing buildings, the statistics include details of non-structural renovation and refurbishment work and the installation of integral building fixtures for which building approval was obtained.
6. From July 1990, the statistics cover:
 - (a) all approved new residential building jobs valued at \$10,000 or more (previously \$5,000 or more)
 - (b) approved alterations and additions to residential buildings valued at \$10,000 or more
 - (c) all approved non-residential building jobs valued at \$50,000 or more (previously \$30,000 or more).

These changes in coverage do not have a statistically significant effect on broad building approvals aggregate data. However, care should be taken in interpreting data for specific classes of non-residential building.

DEFINITIONS

7. A *building* is defined as a rigid, fixed and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods or livestock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by persons.
8. A *dwelling unit* is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for long term residential use. Units (whether self-contained or not) within buildings offering institutional care such as hospitals or temporary accommodation, such as motels, hostels and holiday apartments are not defined as dwelling units. The value of units of this type is included in the appropriate category of non-residential buildings' approved.
9. A *residential building* is defined as a building predominantly consisting of one or more dwelling units. Residential buildings can be either houses or other residential buildings.
 - (a) A *house* is defined as a detached building predominantly used for long term residential purposes and consisting of only one dwelling unit. Thus detached granny flats and detached dwelling units such as caretaker's residences associated with non-residential buildings are defined as houses for the purpose of these statistics.
 - (b) An *other residential building* is defined as a building which is predominantly used for long term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes townhouses, duplexes, apartment buildings etc.).

10. Details of dual occupancy dwelling units approved are included in Tables 12 and 13 of this publication. The dual occupancy concept applies in each case where two dwelling units occupy a single residential allotment and new dwelling units are created as follows:

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

11. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building is shown separately in Table 1 under the heading of 'Conversions, etc.', and is included in the total number of dwelling units shown in the table. Previously, such dwellings were only included as a footnote.

12. In addition, from the January 1995 issue, the seasonally adjusted and trend estimates for the number of dwelling units approved, shown in Table 3, include these conversions, etc. Previously, only dwelling units approved as part of the construction of new residential buildings were included in these estimates.

13. The value of new residential building approved continues to exclude the value of dwelling units approved as part of alterations and additions to or conversions of existing residential or non-residential buildings and as part of the construction of non-residential building. Approved building work represented by these conversions, etc. jobs continues to be included in the value of alterations and additions to residential buildings or in the value of non-residential building as appropriate.

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

BUILDING CLASSIFICATION

15. *Ownership of a building* is classified as either Public Sector or Private Sector according to the sector of the intended owner of the completed building as evident at the time of approval. Residential buildings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

16. *Functional classification of buildings:* a building is classified according to its intended major function. Hence a building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to Offices, a detached cafeteria building to Shops, while factory buildings would be classified to Factories. An exception to this rule is the treatment of group accommodation buildings e.g. a student accommodation building on a university campus would be classified to Educational.

SEASONAL ADJUSTMENT

17. Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series may be more clearly recognised.

18. Table 3 shows seasonally adjusted estimates for both private and total dwellings. For the four series shown, account has been taken of normal seasonal factors and 'trading day' effects (arising from the varying numbers of Sundays, Mondays, Tuesdays etc. in the month) and the effect of movement in the date of Easter which may, in successive years, affect figures for different months.

19. Seasonal adjustment procedures do not aim to remove the irregular or non-seasonal influences which may be present in any particular month, such as the effect of the approval of large projects or as a consequence of the administrative arrangements of approving authorities. These irregular influences that are highly volatile can make it difficult to interpret the movement of the series even after adjustment for seasonal variation.

20. Most of the component series have been seasonally adjusted independently. Therefore, the adjusted components may not add to the adjusted totals. Further, the difference between independently seasonally adjusted series does not necessarily produce series which are optimum or even adequate adjustments of the similarly derived original series. Thus the figures which can be derived by subtracting seasonally adjusted private sector dwelling units from the seasonally adjusted total should not be used to represent seasonally adjusted public sector dwelling units.

21. As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. For Building Approvals, the results of the latest review are normally shown in the July issue each year. Further information about seasonal adjustment can be obtained from the Assistant Director of Time Series Analysis, Canberra, on (02) 6252 6345.

TREND ESTIMATES

22. Seasonally adjusted series can be smoothed to reduce the impact of the irregular component in the adjusted series. This smoothed seasonally adjusted series is called a trend estimate.

23. Table 3 shows trend estimates for both private and total dwellings. These are obtained by applying a 13-term Henderson-weighted moving average to all months of the respective seasonally adjusted series except the last six months. Trend series are created for the last six months by applying surrogates of the Henderson moving average to the seasonally adjusted time series. For further information, see *A Guide to Interpreting Time Series - Monitoring 'Trends': an Overview* (1348.0).

24. While the smoothing technique described in paragraphs 22 and 23 enables trend estimates to be produced for the latest few months, it does result in revisions to the trend estimates as new data become available. Generally, revisions become smaller over time and, after three months, usually have a negligible impact on the series. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

ESTIMATES AT CONSTANT PRICES

25. Estimates of the quarterly value of building approvals at average 1989-90 prices are presented in Table 4. (Note: monthly value data at constant prices are not available.)

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

27. Estimates at constant prices are subject to a number of approximations and assumptions. Further information on the nature and concepts of constant price estimates is contained in Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (5216.0).

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)

28. Area statistics are now being classified to the *Australian Standard Geographical Classification, 1996 Edition* (1216.0), effective from 1 July 1996, and ASGC terminology has been adopted in the presentation of building statistics.

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

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

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

30. Tables 8, 9 and 13 show approvals statistics according to the new SLA structure for July 1996. Tables 10, 11, 12 and 13 include data for previous periods relating to those geographic areas for which no boundary changes have been made and for SDs to which only minor boundary changes have been made. (Historical data for SDs subject to significant boundary changes can, in some instances, be provided as a special data service. Charges apply for these services.)

UNPUBLISHED DATA AND RELATED PUBLICATIONS

31. The ABS can also make available certain building approvals data which are not published. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms: photocopy, computer printout and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

32. Other ABS publications which may be of interest include:

Building Approvals, Australia (8731.0) - issued monthly

Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) - issued quarterly

Building Activity, Victoria (8752.2) - issued quarterly

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

ELECTRONIC SERVICES

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

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SYMBOLS AND USAGES

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

.. not applicable

— nil or rounded to zero

r figure or series revised since previous issue

n.a. not available

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

Stuart Jackson
Regional Director

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