

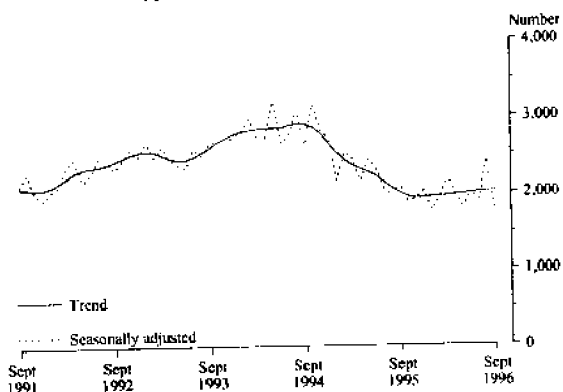
BUILDING APPROVALS, VICTORIA, SEPTEMBER 1996

MAIN FEATURES

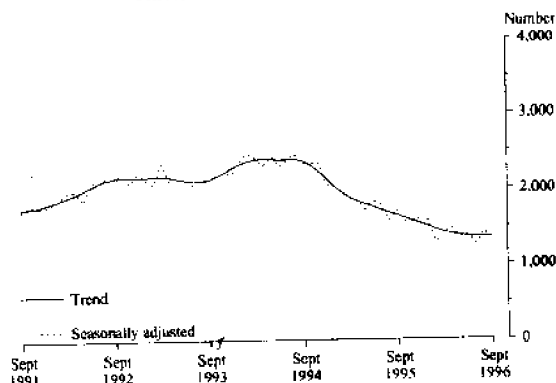
NUMBER OF DWELLING UNITS APPROVED

	September 1995	August 1996	September 1996	September 1995 to September 1996 change	August 1996 to September 1996 change
Original series	2,139	2,445	1,778	16.9%	-27.3%
Seasonally adjusted	2,130	2,436	1,799	-15.5%	-26.1%
Trend estimate	2,002	2,022	2,022	1.0%	0.0%

TOTAL DWELLING UNITS APPROVED



PRIVATE SECTOR HOUSES APPROVED



Residential Building

- The trend for total dwelling units approved has flattened out with the September estimate the same as last month. However, trend growth will resume if there is an increase of more than 6.5% in the seasonally adjusted estimate for October. The historical average movement of this series, regardless of sign, is 7%.
- The trend for the number of private sector houses approved resumed its downward movement with the estimate dropping 0.7%.
- In original terms there were 1,778 dwelling units approved, the lowest level for eight months. Of the total, 1,360 were private sector house approvals.

- The trend for the value of new residential building approved rose by 1.7% in September to \$213.1 million. This is the seventh consecutive increase in the series which has risen 16.8% since February 1996.

Non-residential Building

- The value of non-residential projects approved in September was \$174.9 million. The largest category was factories (\$39.6 million, of which \$19.6 million was in the public sector), followed by shops (\$32.3 million), offices (\$25.2 million) and hotels (\$21.9 million). There were 4 projects valued at more than \$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- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7590 or any ABS State Office.
- for information about other ABS statistics and services please contact Information Services on Adelaide (08) 8237 7100, call at 55 Currie Street, Adelaide, or write to Information Services, ABS, GPO Box 2272, Adelaide SA 5001.

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months April 1996 to September 1996.

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

To illustrate the possible impact of future months' observations on the trend estimates for the latest months, the tables show the revisions to the trend estimates which would result if the movements in the seasonally adjusted estimates for next month (October 1996) were to equal the average monthly percentage change (regardless of sign) in the series over the last ten years.

For example, if the seasonally adjusted estimate for the number of private sector houses approved (the first table) were to increase by 5% in October 1996, the trend estimate for that month would be 1,381, a movement of 0.7%. The monthly movements in the trend estimates for July, August and September 1996 which are currently estimated to be -0.5%, -0.2% and -0.7% respectively, would be revised to -0.1%, 0.1% and 0.4%. On the other hand, a 5% seasonally adjusted decline in the number of private sector houses approved in October 1996 would produce a trend estimate for that month of 1,321, a movement of -0.8%, with the movements in the trend estimates for July, August and September 1996, being revised to -0.7%, -1.0% and -1.0% respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if October 1996 seasonally adjusted estimate			
			is up 5% on September 1996		is down 5% on September 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
April	1,394	-1.9	1,392	-2.1	1,395	-1.9
May	1,377	-1.2	1,373	-1.4	1,377	-1.2
June	1,368	-0.6	1,366	-0.5	1,369	-0.6
July	1,361	-0.5	1,365	-0.1	1,359	-0.7
August	1,358	-0.2	1,367	0.1	1,346	-1.0
September	1,348	-0.7	1,372	0.4	1,332	-1.0
October	n.y.a.	n.y.a.	1,381	0.7	1,321	-0.8

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if October 1996 seasonally adjusted estimate			
			is up 7% on September 1996		is down 7% on September 1996	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1996—						
April	1,972	0.6	1,974	0.7	1,979	1.0
May	1,983	0.6	1,987	0.7	1,996	0.9
June	1,998	0.7	2,000	0.7	2,004	0.4
July	2,012	0.7	2,006	0.3	1,994	-0.5
August	2,022	0.5	2,010	0.2	1,971	-1.2
September	2,022	0.0	2,006	-0.2	1,931	-2.0
October	n.y.a.	n.y.a.	2,008	0.1	1,896	-1.8

TABLE 1. DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
MELBOURNE STATISTICAL DIVISION (b)										
1993-94	17,878	585	18,463	2,920	414	3,334	1,152	21,844	1,105	22,949
1994-95	17,816	307	18,123	3,100	581	3,681	1,330	22,240	894	23,134
1995-96	12,551	345	12,896	2,984	723	3,707	616	16,133	1,086	17,219
1995-96 July-September	3,941	122	4,063	550	140	690	18	4,509	262	4,771
1996-97 July-September	2,893	44	2,937	1,524	192	1,716	96	4,512	237	4,749
1995 - July	1,353	21	1,374	48	71	119	11	1,412	92	1,504
August	1,296	82	1,378	125	69	194	3	1,424	151	1,575
September	1,292	19	1,311	377	-	377	4	1,673	19	1,692
October	1,149	21	1,170	179	67	246	-	1,328	88	1,416
November	1,201	72	1,273	59	165	224	1	1,261	237	1,498
December	968	34	1,002	266	62	328	68	1,302	96	1,398
1996 - January	859	5	864	64	83	147	23	946	88	1,034
February	833	7	840	437	34	471	88	1,357	42	1,399
March	809	10	819	325	50	375	336	1,461	69	1,530
April	910	33	943	267	100	367	66	1,235	141	1,376
May	1,007	33	1,040	398	11	409	4	1,409	44	1,453
June	874	8	882	439	11	450	12	1,325	19	1,344
July	938	22	960	488	106	594	19	1,444	129	1,573
August	1,059	17	1,076	773	34	807	47	1,879	51	1,930
September	896	5	901	263	52	315	30	1,189	57	1,246
VICTORIA										
1993-94	27,227	830	28,057	3,109	584	3,693	1,167	31,396	1,521	32,917
1994-95	25,284	601	25,885	3,225	808	4,033	1,347	29,849	1,416	31,265
1995-96	18,286	464	18,750	3,216	937	4,153	662	22,135	1,430	23,565
1995-96 July-September	5,352	149	5,501	560	207	767	26	5,938	356	6,294
1996-97 July-September	4,278	65	4,343	1,643	214	1,857	118	6,038	280	6,318
1995 - July	1,827	32	1,859	50	130	180	11	1,888	162	2,050
August	1,802	94	1,896	133	69	202	7	1,942	163	2,105
September	1,723	23	1,746	377	8	385	8	2,108	31	2,139
October	1,694	23	1,717	183	101	284	1	1,878	124	2,002
November	1,731	90	1,821	84	188	272	3	1,818	268	2,086
December	1,380	46	1,426	267	62	329	69	1,716	108	1,824
1996 - January	1,316	14	1,330	64	102	166	23	1,403	116	1,519
February	1,298	12	1,310	489	38	527	94	1,880	51	1,931
March	1,331	25	1,356	360	65	425	338	2,020	99	2,119
April	1,348	40	1,388	286	113	399	83	1,698	172	1,870
May	1,491	53	1,544	446	42	488	11	1,948	95	2,043
June	1,345	22	1,367	477	19	496	14	1,836	41	1,877
July	1,416	34	1,450	514	109	623	22	1,951	144	2,095
August	1,502	23	1,525	825	42	867	53	2,380	65	2,445
September	1,360	8	1,368	304	63	367	43	1,707	71	1,778

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

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
MELBOURNE STATISTICAL DIVISION (a)														
1993-94	1,683.9	40.5	1,724.4	241.8	31.1	272.9	1,925.7	71.6	1,997.3	509.2	1,619.8	2,138.6	4,046.0	4,645.1
1994-95	1,732.4	23.5	1,755.9	380.7	46.4	427.0	2,113.1	69.8	2,182.9	571.9	1,072.3	1,655.8	3,749.0	4,410.6
1995-96	1,303.0	32.6	1,335.6	308.4	53.9	362.4	1,611.5	86.5	1,698.0	466.3	1,351.9	1,933.6	3,408.3	4,097.9
1995-96														
July-September	391.9	12.6	404.4	56.1	9.6	65.7	448.0	22.1	470.1	108.5	294.3	427.9	846.8	1,006.5
1996-97														
July-September	324.3	3.8	328.2	171.3	11.1	182.3	495.6	14.9	510.5	127.8	313.7	409.9	933.1	1,048.2
1995—														
July	130.4	1.3	131.7	5.7	4.8	10.5	136.1	6.1	142.2	32.8	80.9	94.7	248.9	269.6
August	130.3	8.3	138.6	9.9	4.8	14.7	140.2	13.1	153.3	37.5	87.9	144.7	265.2	335.4
September	131.2	3.0	134.1	40.5	—	40.5	171.7	3.0	174.7	38.2	125.4	188.5	332.8	401.4
October	116.0	2.1	118.1	29.4	3.9	33.3	145.4	6.0	151.4	41.7	286.9	343.8	472.9	536.9
November	123.8	7.5	131.3	5.5	12.3	17.8	129.3	19.8	149.1	41.9	110.0	159.1	279.0	350.0
December	95.7	2.2	97.9	42.7	4.0	46.6	138.4	6.2	144.5	32.0	95.7	137.5	264.0	314.0
1996—														
January	86.6	0.3	86.9	4.8	5.4	10.2	91.4	5.7	97.1	33.0	64.1	125.5	185.3	255.5
February	87.8	0.8	88.6	58.8	4.6	63.3	146.6	5.4	151.9	40.9	114.8	126.5	301.2	319.3
March	88.6	0.8	89.4	27.1	3.8	31.0	115.8	4.6	120.4	49.8	66.6	152.9	230.2	323.0
April	99.1	3.1	102.2	17.9	9.2	27.1	117.0	12.3	129.3	44.8	89.5	136.6	249.4	310.7
May	115.2	2.6	117.8	31.3	0.7	32.1	146.5	3.3	149.9	39.1	153.8	221.0	337.1	410.0
June	98.3	0.6	98.9	34.8	0.5	35.3	133.2	1.1	134.2	34.8	76.0	102.9	242.4	271.9
July	101.9	1.6	103.5	61.5	6.8	68.3	163.4	8.4	171.8	41.1	86.1	103.8	288.5	316.6
August	119.4	1.4	120.8	88.8	2.1	90.9	208.2	3.5	211.7	45.4	117.2	161.9	369.7	419.0
September	103.0	0.9	103.9	21.0	2.2	23.2	124.0	3.0	127.0	41.3	110.5	144.2	274.9	312.6
VICTORIA														
1993-94	2,465.2	58.8	2,524.0	252.8	40.9	293.7	2,718.0	99.7	2,817.7	623.5	1,853.6	2,502.7	5,186.0	5,943.9
1994-95	2,383.4	41.9	2,425.3	388.8	59.9	448.7	2,772.2	101.8	2,874.0	685.1	1,274.7	1,975.2	4,717.5	5,534.3
1995-96	1,832.4	42.2	1,874.6	325.8	66.4	392.3	2,158.2	108.7	2,266.9	589.2	1,721.0	2,451.5	4,434.2	5,307.7
1995-96														
July-September	520.4	14.6	534.9	56.7	12.7	69.4	577.1	27.2	604.3	135.4	383.4	539.5	1,090.1	1,279.1
1996-97														
July-September	457.8	5.6	463.4	179.8	12.6	192.4	637.6	18.2	655.8	158.0	380.3	507.6	1,169.9	1,321.3
1995—														
July	173.7	2.3	176.0	5.7	7.4	13.2	179.5	9.7	189.2	41.0	111.7	131.4	330.7	361.7
August	175.4	9.0	184.4	10.4	4.8	15.2	185.9	13.8	199.7	46.9	117.1	180.5	348.8	427.1
September	171.2	3.3	174.5	40.5	0.4	41.0	211.7	3.7	215.4	47.5	154.6	227.5	410.6	490.4
October	165.7	2.1	167.8	29.6	6.0	35.7	195.3	8.2	203.5	53.8	307.9	382.1	554.4	639.4
November	172.5	8.3	180.8	7.7	14.5	22.2	180.2	22.8	203.1	52.7	137.6	212.9	367.0	468.7
December	131.6	3.7	135.3	43.0	4.0	47.0	174.6	7.6	182.3	41.1	114.9	172.4	327.2	395.8
1996—														
January	129.2	1.0	130.2	4.8	6.6	11.4	134.0	7.6	141.6	40.9	95.4	163.5	266.8	346.1
February	130.5	1.1	131.6	62.6	4.8	67.4	193.1	5.9	199.0	49.8	182.7	200.1	424.4	448.9
March	138.1	2.1	140.2	29.2	4.9	34.1	167.4	6.9	174.3	63.1	89.2	185.6	315.8	423.0
April	142.5	3.7	146.3	19.2	9.9	29.0	161.7	13.6	175.3	55.3	107.6	164.7	321.7	395.4
May	160.5	4.2	164.8	35.3	2.3	37.7	195.9	6.6	202.4	53.1	184.3	259.1	427.7	514.5
June	141.4	1.3	142.8	37.6	0.9	38.4	179.0	2.2	181.2	44.0	118.0	171.5	339.1	396.7
July	146.8	2.7	149.6	63.1	7.0	70.0	209.9	9.7	219.6	51.3	108.1	133.9	366.5	404.9
August	161.7	1.7	163.4	93.2	2.8	96.0	254.9	4.5	259.4	54.0	139.2	198.8	446.7	512.2
September	149.2	1.2	150.4	23.5	2.8	26.4	172.8	4.0	176.8	52.6	132.9	174.9	356.7	404.2

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

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

Period	Number of dwelling units (b)				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
1995—						
July	1,792	1,858	1,854	2,054	190.9	45.8
August	1,578	1,726	1,727	1,962	185.6	45.3
September	1,712	1,702	2,141	2,130	218.4	47.7
October	1,567	1,593	1,739	1,881	185.8	45.7
November	1,574	1,655	1,710	1,924	189.0	47.6
December	1,606	1,623	1,880	2,040	202.3	47.3
1996—						
January	1,580	1,573	1,722	1,768	157.3	49.1
February	1,293	1,304	1,870	1,924	194.5	50.0
March	1,423	1,408	2,153	2,212	190.2	61.8
April	1,478	1,509	1,819	1,970	186.2	55.7
May	1,354	1,433	1,719	1,813	181.5	46.9
June	1,392	1,413	1,917	1,983	194.5	48.8
July	1,256	1,313	1,752	1,897	198.4	51.3
August	1,426	1,483	2,257	2,436	260.2	55.4
September	1,357	1,363	1,742	1,799	179.6	54.4
TREND ESTIMATES						
1995—						
July	1,726	1,804	1,979	2,139	208.5	48.1
August	1,688	1,760	1,904	2,066	202.1	46.4
September	1,655	1,715	1,844	2,002	196.2	45.9
October	1,618	1,665	1,808	1,951	191.7	46.0
November	1,579	1,609	1,804	1,930	189.2	46.9
December	1,538	1,556	1,822	1,935	187.4	48.9
1996—						
January	1,500	1,511	1,848	1,949	184.9	50.9
February	1,459	1,470	1,864	1,953	182.5	52.5
March	1,421	1,438	1,877	1,960	183.0	53.2
April	1,394	1,420	1,885	1,972	187.1	53.0
May	1,377	1,414	1,882	1,983	193.0	52.4
June	1,368	1,412	1,885	1,998	199.7	51.9
July	1,361	1,406	1,893	2,012	205.4	51.9
August	1,358	1,401	1,902	2,022	209.6	52.2
September	1,348	1,388	1,905	2,022	213.1	52.5

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

TABLE 4. VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES (a)
(\$ 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							
1993-94	2,354.9	2,411.2	367.3	2,778.5	595.4	2,330.2	3,148.6	5,672.0	6,522.5
1994-95	2,220.1	2,259.0	543.9	2,802.9	637.9	1,564.3	2,423.5	4,960.2	5,864.3
1995-96	1,681.6	1,720.2	464.3	2,184.5	540.6	2,064.1	2,939.9	4,720.1	5,665.0
1995—									
Mar. qtr.	465.4	474.2	76.5	550.7	156.5	454.2	639.4	1,146.2	1,346.6
June qtr.	485.7	496.8	177.3	674.1	142.7	406.9	646.0	1,198.5	1,462.8
Sept. qtr.	480.1	493.4	82.9	576.4	124.9	463.6	652.4	1,147.5	1,353.6
Dec. qtr.	429.8	442.7	124.7	567.5	135.1	674.4	923.6	1,348.4	1,626.2
1996—									
Mar. qtr.	364.6	368.5	133.4	501.9	141.0	439.3	656.9	1,072.4	1,299.8
June qtr.	407.0	415.6	123.2	538.8	139.6	486.8	707.0	1,151.8	1,385.3

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

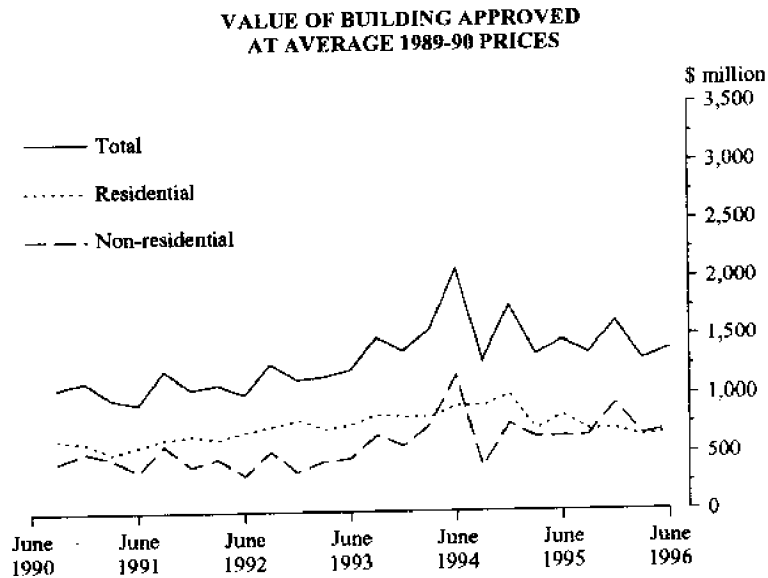


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP
(*\$ million*)

Class of building	July-September				1996		
	1994-95	1995-96	1995-96	1996-97	July	August	September
PRIVATE SECTOR							
New houses	2,383.4	1,832.4	520.4	457.8	146.8	161.7	149.2
New other residential buildings	388.8	325.8	56.7	179.8	63.1	93.2	23.5
<i>Total new residential building</i>	<i>2,772.2</i>	<i>2,158.2</i>	<i>577.1</i>	<i>637.6</i>	<i>209.9</i>	<i>254.9</i>	<i>172.8</i>
Alterations and additions to residential buildings	670.6	555.0	129.6	152.1	48.5	52.6	51.0
Hotels, etc.	47.0	135.2	7.2	38.5	5.0	11.9	21.6
Shops	351.0	365.0	102.2	88.0	25.1	31.0	31.8
Factories	206.8	227.6	58.2	63.8	27.2	16.5	20.0
Offices	238.1	301.0	95.3	55.2	16.5	14.8	23.9
Other business premises	165.0	264.8	57.7	70.8	15.7	40.5	14.6
Educational	77.4	80.6	16.5	20.6	7.1	9.7	3.8
Religious	15.4	7.5	1.4	2.1	0.6	0.6	0.9
Health	49.2	68.6	19.4	7.6	2.6	3.0	2.1
Entertainment and recreational	81.9	136.2	17.9	11.3	5.5	4.5	1.3
Miscellaneous	42.9	134.5	7.7	22.3	2.8	6.6	12.9
<i>Total non-residential building</i>	<i>1,274.7</i>	<i>1,721.0</i>	<i>383.4</i>	<i>380.3</i>	<i>108.1</i>	<i>139.2</i>	<i>132.9</i>
Total	4,717.5	4,434.2	1,090.1	1,169.9	366.5	446.7	356.7
PUBLIC SECTOR							
New houses	41.9	42.2	14.6	5.6	2.7	1.7	1.2
New other residential buildings	59.9	66.4	12.7	12.6	7.0	2.8	2.8
<i>Total new residential building</i>	<i>101.8</i>	<i>108.7</i>	<i>27.2</i>	<i>18.2</i>	<i>9.7</i>	<i>4.5</i>	<i>4.0</i>
Alterations and additions to residential buildings	14.4	34.3	5.7	5.8	2.9	1.4	1.6
Hotels, etc.	1.1	1.2	0.4	0.5	0.2	—	0.3
Shops	7.7	25.5	4.0	2.3	0.8	1.1	0.5
Factories	12.4	3.0	1.9	20.0	—	0.4	19.6
Offices	123.1	118.0	30.8	30.4	2.0	27.1	1.3
Other business premises	53.3	75.7	4.3	2.4	0.5	0.9	1.0
Educational	226.3	284.2	68.6	32.3	6.1	22.8	3.4
Religious	—	—	—	—	—	—	—
Health	71.8	68.0	16.4	19.8	10.9	2.6	6.3
Entertainment and recreational	148.6	115.1	24.7	4.7	0.9	2.0	1.8
Miscellaneous	56.2	39.9	5.0	15.0	4.4	2.8	7.8
<i>Total non-residential building</i>	<i>700.5</i>	<i>730.5</i>	<i>156.0</i>	<i>127.3</i>	<i>25.8</i>	<i>59.6</i>	<i>41.9</i>
Total	816.7	873.4	189.0	151.4	38.4	65.5	47.5
TOTAL							
New houses	2,425.3	1,874.6	534.9	463.4	149.6	163.4	150.4
New other residential buildings	448.7	392.3	69.4	192.4	70.0	96.0	26.4
<i>Total new residential building</i>	<i>2,874.0</i>	<i>2,266.9</i>	<i>604.3</i>	<i>655.8</i>	<i>219.6</i>	<i>259.4</i>	<i>176.8</i>
Alterations and additions to residential buildings	685.1	589.2	135.4	158.0	51.3	54.0	52.6
Hotels, etc.	48.1	136.4	7.6	39.0	5.2	11.9	21.9
Shops	358.8	390.4	106.1	90.3	25.9	32.1	32.3
Factories	219.2	230.6	60.1	83.8	27.2	16.9	39.6
Offices	361.2	419.0	126.1	85.6	18.5	41.9	25.2
Other business premises	218.3	340.5	62.0	73.2	16.2	41.4	15.6
Educational	303.7	364.8	85.1	53.0	13.3	32.5	7.2
Religious	15.4	7.5	1.4	2.1	0.6	0.6	0.9
Health	121.0	136.6	35.8	27.4	13.5	5.6	8.3
Entertainment and recreational	230.4	251.3	42.6	16.0	6.4	6.4	3.2
Miscellaneous	99.0	174.4	12.7	37.3	7.2	9.4	20.7
<i>Total non-residential building</i>	<i>1,975.2</i>	<i>2,451.5</i>	<i>539.5</i>	<i>507.6</i>	<i>133.9</i>	<i>198.8</i>	<i>174.9</i>
Total	5,534.3	5,307.7	1,279.1	1,321.3	404.9	512.2	404.2

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1996 July	6	0.7	2	0.5	—	—	1	4.1	—	—	9	5.2
August	2	0.1	1	0.2	—	—	—	—	1	11.5	4	11.9
September	6	0.6	2	0.5	1	0.7	—	—	1	20.0	10	21.9
SHOPS												
1996 July	54	4.8	13	3.2	10	6.8	7	11.2	—	—	84	25.9
August	52	4.7	14	3.9	8	5.3	5	11.5	1	6.7	80	32.1
September	48	4.7	14	4.5	5	3.2	7	13.8	1	6.0	75	32.3
FACTORIES												
1996 July	27	2.7	24	7.3	5	3.3	4	8.4	1	5.5	61	27.2
August	32	3.4	25	7.4	9	5.1	1	1.0	—	—	67	16.9
September	41	4.3	21	5.8	6	3.8	3	6.3	1	19.4	72	39.6
OFFICES												
1996 July	42	4.0	12	3.8	4	3.3	5	7.5	—	—	63	18.5
August	40	3.6	16	5.2	9	6.7	5	8.2	1	18.2	71	41.9
September	43	3.9	19	6.2	2	1.2	6	13.9	—	—	70	25.2
OTHER BUSINESS PREMISES												
1996 July	24	2.9	11	3.3	4	2.4	4	7.6	—	—	43	16.2
August	27	2.5	18	6.0	7	5.0	8	21.6	1	6.3	61	41.4
September	28	2.8	16	4.9	4	2.4	4	5.5	—	—	52	15.6
EDUCATIONAL												
1996 July	6	0.6	8	2.4	4	2.6	5	7.6	—	—	23	13.3
August	7	1.0	6	2.1	7	4.8	7	19.1	1	5.5	28	32.5
September	13	1.3	13	3.8	—	—	2	2.1	—	—	28	7.2
RELIGIOUS												
1996 July	3	0.4	1	0.2	—	—	—	—	—	—	4	0.6
August	3	0.3	1	0.3	—	—	—	—	—	—	4	0.6
September	3	0.3	3	0.6	—	—	—	—	—	—	6	0.9
HEALTH												
1996 July	13	1.3	3	0.9	2	1.9	5	9.4	—	—	23	13.5
August	8	0.9	8	2.6	1	0.6	1	1.6	—	—	18	5.6
September	3	0.2	4	1.4	2	1.3	2	5.4	—	—	11	8.3
ENTERTAINMENT AND RECREATIONAL												
1996 July	10	0.9	6	1.9	—	—	2	3.6	—	—	18	6.4
August	12	1.0	6	1.9	3	2.3	1	1.2	—	—	22	6.4
September	12	1.2	4	1.3	1	0.7	—	—	—	—	17	3.2
MISCELLANEOUS												
1996 July	20	1.8	8	2.3	2	1.5	1	1.5	—	—	31	7.2
August	19	1.8	14	3.7	2	1.5	1	2.4	—	—	36	9.4
September	14	1.4	9	2.9	2	1.5	5	8.4	1	6.5	31	20.7
TOTAL NON-RESIDENTIAL BUILDING												
1996 July	205	19.9	88	25.8	31	21.9	34	60.8	1	5.5	359	133.9
August	202	19.5	109	33.3	46	31.3	29	66.6	5	48.2	391	198.8
September	211	20.7	105	32.0	23	14.8	29	55.4	4	51.9	372	174.9

**TABLE 7. NUMBER AND VALUE OF NEW DWELLING UNITS (a) APPROVED
BY MATERIAL OF OUTER WALLS, SEPTEMBER 1996**

Particulars	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
MELBOURNE STATISTICAL DIVISION (b)						
Houses —						
Brick, stone or concrete	50	6,543	—	—	50	6,543
Brick-veneer	560	62,766	—	—	560	62,766
Timber	22	2,410	—	—	22	2,410
Fibre cement	13	1,088	—	—	13	1,088
Steel, aluminium or other materials	—	—	—	—	—	—
Not stated	251	30,201	5	860	256	31,061
Total houses	896	103,007	5	860	901	103,867
<i>Other residential buildings</i>	<i>263</i>	<i>20,992</i>	<i>52</i>	<i>2,176</i>	<i>315</i>	<i>23,168</i>
Total residential buildings	1,159	123,999	57	3,036	1,216	127,035
REST OF VICTORIA (b)						
Houses —						
Brick, stone or concrete	28	3,063	—	—	28	3,063
Brick-veneer	207	22,912	1	45	208	22,957
Timber	23	1,431	—	—	23	1,431
Fibre cement	8	573	—	—	8	573
Steel, aluminium or other materials	3	203	—	—	3	203
Not stated	195	18,058	2	270	197	18,329
Total houses	464	46,240	3	315	467	46,555
<i>Other residential buildings</i>	<i>41</i>	<i>2,516</i>	<i>11</i>	<i>669</i>	<i>52</i>	<i>3,185</i>
Total residential buildings	505	48,756	14	985	519	49,740
TOTAL VICTORIA						
Houses —						
Brick, stone or concrete	78	9,606	—	—	78	9,606
Brick-veneer	767	85,678	1	45	768	85,723
Timber	45	3,840	—	—	45	3,840
Fibre cement	21	1,661	—	—	21	1,661
Steel, aluminium or other materials	3	203	—	—	3	203
Not stated	446	48,259	7	1,130	453	49,390
Total houses	1,360	149,247	8	1,175	1,368	150,423
<i>Other residential buildings</i>	<i>304</i>	<i>23,507</i>	<i>63</i>	<i>2,845</i>	<i>367</i>	<i>26,353</i>
Total residential buildings	1,664	172,755	71	4,021	1,735	176,775

(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), SEPTEMBER 1996

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MELBOURNE STATISTICAL DIVISION										
Banyule (C)										
Heidelberg	9	—	1,062	—	—	—	826	—	—	1,887
North	9	—	837	9	—	573	217	—	133	1,760
Total	18	—	1,899	9	—	573	1,042	—	133	3,647
Bayside (C)										
Brighton	10	—	2,617	8	—	960	1,719	50	50	5,347
South	10	—	1,547	—	—	—	1,283	70	70	2,900
Total	20	—	4,164	8	—	960	3,002	120	120	8,247
Boroondara (C)										
Camberwell North	13	—	2,727	11	—	1,140	1,508	2,063	2,063	7,438
Camberwell South	5	—	583	5	—	455	2,338	880	880	4,256
Hawthorn	7	—	1,171	22	—	1,629	1,060	803	803	4,663
Kew	5	—	949	—	—	—	1,844	5,400	5,520	8,313
Total	30	—	5,430	38	—	3,224	6,749	9,146	9,266	24,669
Brimbank (C)										
Keilor	76	—	8,540	29	—	1,520	561	2,685	2,685	13,306
Sunshine	20	—	1,858	2	—	136	227	9,549	9,549	11,770
Total	96	—	10,398	31	—	1,656	788	12,234	12,234	25,076
Cardinia (S)										
North	4	—	465	—	—	—	13	—	—	478
Pakenham	3	—	240	—	—	—	20	—	—	260
South	2	—	136	—	—	—	—	—	—	136
Total	9	—	841	—	—	—	33	—	—	874
Casey (C)										
Berwick	24	—	2,421	—	—	—	94	700	820	3,335
Cranbourne	5	—	469	—	—	—	51	—	103	622
Hallam	2	—	205	—	—	—	30	195	195	430
South	1	—	73	—	—	—	73	—	—	145
Total	32	—	3,168	—	—	—	247	895	1,118	4,533
Darebin (C)										
Northcote	2	—	270	—	—	—	574	684	684	1,528
Preston	16	—	1,695	9	8	1,041	457	4,249	4,249	7,442
Total	18	—	1,965	9	8	1,041	1,031	4,933	4,933	8,970
Frankston (C)										
East	32	—	2,697	—	—	—	230	—	—	2,927
West	3	—	273	—	26	707	649	327	327	1,955
Total	35	—	2,970	—	26	707	879	327	327	4,883
Glen Eira (C)										
Caulfield	15	—	1,981	9	—	668	1,197	1,000	1,000	4,847
South	9	—	1,123	—	—	—	621	590	590	2,333
Total	24	—	3,104	9	—	668	1,818	1,590	1,590	7,180
Greater Dandenong (C)										
Dandenong	10	—	997	3	—	100	314	980	1,801	3,212
Balance	14	—	1,265	4	—	250	420	7,895	7,895	9,829
Total	24	—	2,262	7	—	350	734	8,875	9,696	13,042
Hobsons Bay (C)										
Altona	23	—	2,305	3	—	120	100	1,580	1,675	4,200
Williamstown	6	3	1,319	—	—	—	602	2,135	21,573	23,494
Total	29	3	3,624	3	—	120	702	3,715	23,248	27,694
Hume (C)										
Broadmeadows	5	—	334	3	12	836	210	2,790	2,790	4,170
Craigieburn	35	—	3,790	—	—	—	327	—	—	4,117
Sunbury	13	—	1,449	—	—	—	113	100	100	1,663
Total	53	—	5,573	3	12	836	650	2,890	2,890	9,950
Kingston (C)										
North	11	—	1,179	7	—	485	884	3,559	3,921	6,469
South	21	—	1,922	7	—	400	502	200	200	3,024
Total	32	—	3,101	14	—	885	1,386	3,759	4,121	9,493

See footnotes at end of table.

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

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MELBOURNE STATISTICAL DIVISION—continued										
Knox (C)										
North	21	—	2,080	4	—	267	652	1,069	1,069	4,068
South	23	—	2,909	—	—	—	238	1,488	1,488	4,635
Total	44	—	4,989	4	—	267	889	2,557	2,557	8,703
Manningham (C)										
East	1	—	90	—	—	—	154	—	—	244
West	39	—	6,356	30	—	2,148	640	3,206	3,206	12,350
Total	40	—	6,446	30	—	2,148	794	3,206	3,206	12,594
Maribyrnong (C)	5	—	422	15	6	1,168	930	1,586	2,606	5,125
Maroondah (C)										
Croydon	1	—	114	—	—	—	102	130	430	646
Ringwood	—	—	—	—	—	—	90	—	—	90
Total	1	—	114	—	—	—	192	130	430	736
Melbourne (C)										
Inner	—	—	—	—	—	—	330	29,099	29,271	29,601
Remainder	2	—	200	6	—	500	950	5,049	6,034	7,684
Total	2	—	200	6	—	500	1,280	34,148	35,305	37,285
Melton (S)										
East	22	—	2,521	—	—	—	10	—	—	2,531
Balance	13	—	1,637	—	—	—	176	—	—	1,814
Total	35	—	4,158	—	—	—	186	—	—	4,344
Monash (C)										
South-West	14	—	1,245	9	—	565	443	2,364	2,424	4,676
Waverley East	4	—	564	3	—	220	322	459	459	1,565
Waverley West	15	—	2,191	4	—	280	843	2,938	3,003	6,317
Total	33	—	3,999	16	—	1,065	1,608	5,761	5,886	12,559
Moonee Valley (C)										
Essendon	1	—	320	4	—	380	382	80	165	1,247
West	1	—	60	2	—	98	127	—	—	285
Total	2	—	380	6	—	478	509	80	165	1,532
Moreland (C)										
Brunswick	1	—	85	—	—	—	366	—	—	451
Coburg	1	—	50	4	—	250	119	800	800	1,219
North	3	—	447	—	—	—	144	50	50	641
Total	5	—	582	4	—	250	629	850	850	2,311
Mornington Peninsula (S)										
East	9	—	785	—	—	—	344	—	—	1,129
South	31	—	3,606	—	—	—	1,247	400	400	5,253
West	26	—	2,442	—	—	—	584	400	600	3,626
Total	66	—	6,832	—	—	—	2,176	800	1,000	10,008
Nillumbik (S)										
South	4	—	531	—	—	—	89	—	—	620
South-West	4	—	528	—	—	—	97	—	—	625
Balance	2	—	166	—	—	—	—	—	—	166
Total	10	—	1,225	—	—	—	186	—	—	1,411
Port Phillip (C)										
St Kilda	3	—	509	6	—	734	551	2,646	2,946	4,740
West	4	—	632	12	—	880	941	3,685	4,085	6,538
Total	7	—	1,141	18	—	1,614	1,492	6,331	7,031	11,278
Stonnington (C)										
Prahan	2	—	1,058	14	—	2,695	2,100	1,020	1,020	6,873
Malvern	3	—	703	—	—	—	2,040	370	370	3,114
Total	5	—	1,761	14	—	2,695	4,140	1,390	1,390	9,987
Whitehorse (C)										
Box Hill	14	—	1,898	8	—	1,048	1,065	145	300	4,311
Nunawading East	12	—	1,585	—	—	—	493	665	825	2,903
Nunawading West	26	2	2,956	2	—	120	921	—	285	4,282
Total	52	2	6,439	10	—	1,168	2,479	810	1,410	11,496

See footnotes at end of table.

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

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MELBOURNE STATISTICAL DIVISION — continued										
Whittlesea (C)										
North	8	—	848	—	—	—	103	378	6,878	7,829
South	41	—	4,448	—	—	—	409	925	925	5,782
Total	49	—	5,296	—	—	—	512	1,303	7,803	13,611
Wyndham (C)										
North-East	3	—	242	—	—	—	57	—	—	299
Werribee	47	—	4,500	—	—	—	537	889	2,555	7,593
Balance	6	—	760	—	—	—	12	350	350	1,122
Total	56	—	5,502	—	—	—	606	1,239	2,905	9,013
Yarra (C)										
North	1	—	60	6	—	480	2,192	638	638	3,370
Richmond	3	—	263	3	—	315	727	450	450	1,755
Total	4	—	323	9	—	795	2,919	1,088	1,088	5,125
Yarra Ranges (S) — Pt A (d)										
Central	5	—	350	—	—	—	155	—	—	505
North	2	—	228	—	—	—	30	240	375	633
South-West	53	—	4,979	—	—	—	570	490	490	6,038
Total	60	—	5,557	—	—	—	755	730	865	7,177
Melbourne (SD)	896	5	103,867	263	52	23,168	41,345	110,493	144,173	312,553
BARWON STATISTICAL DIVISION										
Colac-Otway (S)										
Colac	—	—	—	—	—	—	—	330	330	330
North	1	—	80	—	—	—	13	—	—	93
South	3	—	215	—	—	—	12	—	—	227
Total	4	—	295	—	—	—	25	330	330	650
Golden Plains (S)										
North-West	—	—	—	—	—	—	—	—	—	—
South-East	1	—	98	—	—	—	26	—	—	124
Total	1	—	98	—	—	—	26	—	—	124
Greater Geelong (C)										
Part A										
Bellarine — Inner	16	—	1,500	—	—	—	32	3,510	3,510	5,042
Corio — Inner	15	—	1,387	—	—	—	382	50	718	2,487
Geelong	—	—	—	—	—	—	183	1,120	5,360	5,543
Geelong West	1	—	450	2	—	170	146	635	635	1,401
Newtown	—	—	—	—	—	—	333	61	61	394
South Barwon — Inner	24	—	2,741	16	—	1,063	419	530	530	4,753
Part B	12	—	1,686	2	—	120	513	—	—	2,318
Part C	1	—	180	—	—	—	28	—	—	208
Total	68	—	7,763	20	—	1,353	2,008	5,906	10,814	21,938
Queenscliffe (B)	2	—	171	—	—	—	180	—	—	351
Surf Coast (S)										
East	8	—	841	—	—	—	200	—	85	1,126
West	9	—	1,106	—	—	—	249	100	1,190	2,545
Total	17	—	1,947	—	—	—	449	100	1,275	3,671
Barwon (SD)	93	—	10,454	20	—	1,353	2,716	6,336	12,419	26,942

See footnotes at end of table.

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

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
WESTERN DISTRICT STATISTICAL DIVISION										
Corangamite (S)	—	—	—	—	—	—	50	—	—	50
North	—	—	—	—	—	—	91	55	55	146
South	—	—	—	—	—	—	141	55	55	196
Total	—	—	—	—	—	—	—	—	—	—
Glenelg (S)	—	—	—	—	—	—	121	—	—	121
Heywood	—	—	—	—	—	—	—	—	—	—
North	—	—	—	—	—	—	347	900	900	1,390
Portland	1	—	65	2	—	78	468	900	900	1,511
Total	1	—	65	2	—	78	—	—	—	—
Moyne (S)	—	—	—	—	—	—	—	—	—	40
North-East	1	—	40	—	—	—	61	—	—	61
North-West	—	—	—	—	—	—	101	—	—	341
South	2	—	133	2	—	107	162	—	—	441
Total	3	—	173	2	—	107	—	—	—	—
Southern Grampians (S)	—	—	—	—	—	—	57	—	—	177
Hamilton	1	—	120	—	—	—	—	—	58	208
Wannon	1	—	150	—	—	—	—	—	—	119
Balance	1	—	119	—	—	—	57	—	58	504
Total	3	—	389	—	—	—	457	60	60	2,557
Warrnambool (C)	19	—	2,040	—	—	—	—	—	—	—
Lady Julia Percy Island	—	—	—	—	—	—	—	—	—	—
Western District (SD)	26	—	2,667	4	—	185	1,285	1,015	1,073	5,210
CENTRAL HIGHLANDS STATISTICAL DIVISION										
Acarat (RC)	—	—	—	—	—	—	94	—	—	94
Ballarat (C)	—	—	—	—	—	—	517	1,190	1,505	2,650
Central	4	—	473	2	—	155	94	1,100	1,100	1,973
Inner North	7	—	680	2	—	100	45	—	—	45
North	—	—	—	—	—	—	49	90	90	1,087
South	9	—	817	2	—	130	705	2,380	2,695	5,755
Total	20	—	1,970	6	—	385	—	—	—	—
Hepburn (S)	—	—	—	—	—	—	57	—	230	382
East	—	—	95	—	—	—	27	—	—	27
West	—	—	—	—	—	—	84	—	230	409
Total	1	—	95	—	—	—	—	—	—	—
Moorabool (S)	—	—	—	—	—	—	120	—	—	1,103
Bacchus Marsh	9	—	984	—	—	—	70	—	—	70
Ballan	—	—	—	—	—	—	12	—	—	114
West	1	—	102	—	—	—	202	—	—	1,287
Total	10	—	1,086	—	—	—	—	—	—	—
Pyrenees (S)	—	—	—	—	—	—	—	—	—	100
North	1	—	100	—	—	—	—	—	—	—
South	—	—	—	—	—	—	—	—	—	100
Total	1	—	100	—	—	—	—	—	—	—
Central Highlands (SD)	32	—	3,251	6	—	385	1,085	2,380	2,925	7,646

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

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
WIMMERA STATISTICAL DIVISION										
Hindmarsh (S)	3	—	222	—	—	—	—	—	—	222
Horsham (RC)	—	—	—	—	—	—	56	—	—	56
Central	—	—	—	—	—	—	54	150	150	725
Balance	4	—	522	—	—	—	110	150	150	782
Total	4	—	522	—	—	—	110	150	150	782
Northern Grampians (S)	—	—	—	—	—	—	—	55	55	93
St Arnaud	1	—	38	—	—	—	61	—	—	307
Stawell	1	—	61	3	—	185	61	—	—	399
Total	2	—	99	3	—	185	61	55	55	399
West Wimmera (S)	—	—	—	—	—	—	15	—	—	15
Yarriambiack (S)	—	—	—	—	—	—	—	—	—	—
North	—	—	—	—	—	—	—	—	—	—
South	—	—	—	—	—	—	42	—	—	42
Total	—	—	—	—	—	—	42	—	—	42
Wimmera (SD)	9	—	842	3	—	185	228	205	205	1,460
MALLEE STATISTICAL DIVISION										
Buloke (S)	—	—	—	—	—	—	—	—	—	—
North	—	—	—	—	—	—	11	—	—	11
South	—	—	—	—	—	—	11	—	—	11
Total	—	—	—	—	—	—	30	110	110	140
Gannawarra (S)	—	—	—	—	—	—	—	—	—	—
Mildura (RC)	—	—	—	—	—	—	280	1,466	1,807	4,265
Pt A	23	—	2,178	—	—	—	13	—	—	13
Pt B	—	—	—	—	—	—	293	1,466	1,807	4,278
Total	23	—	2,178	—	—	—	293	1,466	1,807	4,278
Swan Hill (RC)	—	—	—	—	—	—	94	1,325	1,325	1,993
Central	3	2	574	—	—	—	90	—	—	421
Robinvale	3	—	331	—	—	—	43	50	50	367
Balance	3	—	274	—	—	—	228	1,375	1,375	2,782
Total	9	2	1,179	—	—	—	228	1,375	1,375	2,782
Mallee (SD)	32	2	3,357	—	—	—	561	2,951	3,292	7,210

See footnotes at end of table.

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

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
LODDON STATISTICAL DIVISION										
Central Goldfields (S)										
Maryborough	1	—	48	—	—	—	—	—	—	48
Balance	4	—	425	—	—	—	39	—	—	464
Total	5	—	473	—	—	—	39	—	—	512
Greater Bendigo (C)										
Part A										
Central	8	—	662	—	—	—	106	—	60	828
Eaglehawk	9	—	586	—	—	—	53	—	50	689
Inner East	7	—	781	—	3	290	87	60	60	1,219
Inner North	2	—	214	—	—	—	12	490	490	716
Inner West	11	—	819	—	—	—	25	375	375	1,219
Strathfieldsaye	6	—	814	—	—	—	15	120	120	949
Part B	10	—	988	—	—	—	88	—	—	1,075
Total	53	—	4,865	—	3	290	385	1,045	1,155	6,695
Loddon (S)										
North	1	—	75	—	—	—	20	325	325	420
South	1	—	30	—	—	—	30	—	70	130
Total	2	—	105	—	—	—	50	325	395	550
Macedon Ranges (S)										
Kyneton	3	—	267	—	—	—	155	—	—	422
Romsey	7	—	599	2	—	127	74	—	—	800
Balance	14	—	1,809	—	—	—	410	270	270	2,490
Total	24	—	2,676	2	—	127	639	270	270	3,712
Mount Alexander (S)										
Castlemaine	—	—	—	—	—	—	50	—	—	50
Balance	4	—	260	—	—	—	—	—	—	260
Total	4	—	260	—	—	—	50	—	—	310
Loddon-Campaspe (SD)	88	—	8,379	2	3	417	1,163	1,640	1,820	11,779

See footnotes at end of table.

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

Statistical Local Area	New residential buildings (b)						Non-residential building (c)			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)		Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
GOULBURN STATISTICAL DIVISION										
Campaspe (S)										
Echuca	8	1	933	—	—	—	15	2,150	2,150	3,098
Kyabram	6	—	725	—	—	—	148	—	—	873
Rochester	5	—	482	—	—	—	—	250	250	732
South	2	—	142	—	—	—	10	—	—	152
Total	21	1	2,282	—	—	—	173	2,400	2,400	4,855
Delatite (S)										
Benalla	1	—	110	—	—	—	81	—	—	191
North	—	—	—	—	—	—	—	70	70	70
South	7	—	392	—	—	—	193	—	—	586
Total	8	—	502	—	—	—	275	70	70	847
Greater Shepparton (C)										
Part A	16	—	1,676	—	—	—	179	105	105	1,959
Part B										
East	2	—	211	—	—	—	61	—	—	272
West	1	—	40	—	—	—	—	—	—	40
Total	19	—	1,927	—	—	—	239	105	105	2,271
Mitchell (S)										
North	3	—	273	—	—	—	72	—	—	346
South	10	—	1,039	—	—	—	67	—	—	1,106
Total	13	—	1,313	—	—	—	139	—	—	1,451
Moira (S)										
East	1	—	112	—	—	—	145	—	—	257
West	6	—	615	—	—	—	177	522	522	1,314
Total	7	—	727	—	—	—	322	522	522	1,571
Murrindindi (S)										
East	1	—	40	—	—	—	37	120	120	197
West	—	—	—	—	—	—	76	—	—	76
Total	1	—	40	—	—	—	113	120	120	273
Strathbogie (S)	7	—	762	—	—	—	66	68	68	896
Goulburn (SD)	76	1	7,553	—	—	—	1,326	3,285	3,285	12,164
OVENS-MURRAY STATISTICAL DIVISION										
Alpine (S)										
East	5	—	739	—	—	—	148	430	580	1,467
West	3	—	244	2	—	144	85	—	—	473
Total	8	—	983	2	—	144	233	430	580	1,940
Indigo (S)										
Part A	3	—	255	—	—	—	165	—	—	420
Part B	—	—	—	—	—	—	27	62	62	89
Total	3	—	255	—	—	—	192	62	62	509
Wangaratta (RC)										
Central	—	—	—	2	—	100	176	204	204	479
North	—	—	—	—	—	—	—	—	—	—
South	—	—	—	—	—	—	83	55	55	138
Total	—	—	—	2	—	100	259	259	259	618
Towong (S)										
Part A	—	—	—	—	—	—	—	—	—	—
Part B	1	—	50	—	—	—	—	—	—	50
Total	1	—	50	—	—	—	—	—	—	50
Wodonga (RC)	19	—	1,824	—	—	—	177	1,710	1,710	3,711
Ovens-Murray (SD)	31	—	3,112	4	—	244	860	2,461	2,611	6,827

See footnotes at end of table.

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

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
EAST GIPPSLAND STATISTICAL DIVISION										
East Gippsland (S)										
Bairnsdale	13	—	1,154	—	—	—	250	—	—	1,404
Orbost	2	—	135	—	—	—	133	150	150	418
South-West	1	—	47	—	—	—	65	—	—	112
Balance	1	—	40	—	—	—	56	—	—	96
Total	17	—	1,376	—	—	—	504	150	150	2,030
Wellington (S)										
Alberton	1	—	105	—	—	—	—	300	300	405
Avon	5	—	370	—	—	—	12	—	—	381
Maffra	—	—	—	—	—	—	92	—	—	92
Rosedale	1	—	125	—	—	—	67	—	78	270
Sale	5	—	520	—	—	—	134	—	—	654
Total	12	—	1,120	—	—	—	305	300	378	1,803
East Gippsland (SD)	29	—	2,496	—	—	—	809	450	528	3,833
GIPPSLAND STATISTICAL DIVISION										
Bass Coast (S)										
Phillip Island	10	—	509	2	—	36	232	100	100	877
Balance	11	—	810	—	—	—	280	—	—	1,090
Total	21	—	1,319	2	—	36	512	100	100	1,966
Baw Baw (S)										
Part A	1	—	54	—	—	—	—	55	55	109
Part B										
East	1	—	100	—	—	—	101	—	—	201
West	8	—	1,061	—	—	—	47	366	436	1,543
Total	10	—	1,215	—	—	—	147	421	491	1,853
La Trobe (S)										
Moe	—	—	—	—	8	379	101	448	1,198	1,678
Morwell	3	—	265	—	—	—	75	—	—	340
Traralgon	8	—	902	—	—	—	88	216	216	1,206
Balance	—	—	—	—	—	—	25	—	—	25
Total	11	—	1,167	—	8	379	289	664	1,414	3,249
South Gippsland (S)										
Central	3	—	508	—	—	—	261	525	525	1,294
East	1	—	40	—	—	—	—	—	—	40
West	2	—	195	—	—	—	—	—	—	195
Total	6	—	743	—	—	—	261	525	525	1,529
Yarra Ranges (S) — Pt B (d)	—	—	—	—	—	—	20	—	—	20
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—
French Island	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
Gippsland (SD)	48	—	4,444	2	8	415	1,229	1,710	2,530	8,618
VICTORIA										
Victoria	1,360	8	150,423	304	63	26,353	52,606	132,925	174,860	404,242

(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), SEPTEMBER 1996

Statistical Local Area	New residential buildings (b)						Non-residential building (c)			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)		Private sector (\$'000)	Total (\$'000)	
GREATER GEELONG CITY PART A STATISTICAL SUBDIVISION										
Greater Geelong (C) —										
— Bellarine — Inner	16	—	1,500	—	—	—	32	3,510	3,510	5,042
— Corio — Inner	15	—	1,387	—	—	—	382	50	718	2,487
— Geelong	—	—	—	—	—	—	183	1,120	5,360	5,543
— Geelong West	1	—	450	2	—	170	146	635	635	1,401
— Newtown	—	—	—	—	—	—	333	61	61	394
— South Barwon — Inner	24	—	2,741	16	—	1,063	419	530	530	4,753
Greater Geelong City Part A (SSD)	56	—	6,077	18	—	1,233	1,495	5,906	10,814	19,619
BALLARAT CITY STATISTICAL SUBDIVISION										
Ballararat (C) —										
— Central	4	—	473	2	—	155	517	1,190	1,505	2,650
— Inner North	7	—	680	2	—	100	94	1,100	1,100	1,973
— North	—	—	—	—	—	—	45	—	—	45
— South	9	—	817	2	—	130	49	90	90	1,087
Ballararat City (SSD)	20	—	1,970	6	—	385	705	2,380	2,695	5,755
MILDURA RURAL CITY PART A STATISTICAL SUBDIVISION										
Mildura (RC) — Pt A	23	—	2,178	—	—	—	280	1,466	1,807	4,265
Mildura Rural City Part A (SSD)	23	—	2,178	—	—	—	280	1,466	1,807	4,265
GREATER BENDIGO CITY PART A STATISTICAL SUBDIVISION										
Greater Bendigo (C) —										
— Central	8	—	662	—	—	—	106	—	60	828
— Eaglehawk	9	—	586	—	—	—	53	—	50	689
— Inner East	7	—	781	—	3	290	87	60	60	1,219
— Inner North	2	—	214	—	—	—	12	490	490	716
— Inner West	11	—	819	—	—	—	25	375	375	1,219
— Strathfieldsaye	6	—	814	—	—	—	15	120	120	949
Greater Bendigo City Part A (SSD)	43	—	3,877	—	3	290	297	1,045	1,155	5,619
GREATER SHEPPARTON CITY PART A STATISTICAL SUBDIVISION										
Greater Shepparton (C) Pt A	16	—	1,676	—	—	—	179	105	105	1,959
Shepparton City Part A (SSD)	16	—	1,676	—	—	—	179	105	105	1,959
WODONGA STATISTICAL SUBDIVISION										
Indigo (S) — Pt A	3	—	255	—	—	—	165	—	—	420
Towong (S) — Pt A	—	—	—	—	—	—	—	—	—	—
Wodonga (RC)	19	—	1,824	—	—	—	177	1,710	1,710	3,711
Wodonga (SSD)	22	—	2,079	—	—	—	342	1,710	1,710	4,131
LA TROBE VALLEY STATISTICAL SUBDIVISION										
Baw Baw (S) — Pt A	—	—	—	—	—	—	—	—	—	—
La Trobe (S) —										
— Moe	—	—	—	—	8	379	101	448	1,198	1,678
— Morwell	3	—	265	—	—	—	75	—	—	340
— Traralgon	8	—	902	—	—	—	88	216	216	1,206
— Balance	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
La Trobe Valley (SSD)	12	—	1,221	—	8	379	289	719	1,469	3,358

(a) For details of changes to Statistical Local Areas and Statistical Subdivisions, please refer to paragraphs 28-30 of the Explanatory Notes. (b) Excludes Conversions, etc. (c) Details relating to individual classes of building are available on request.

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total
MELBOURNE STATISTICAL DIVISION											
1993-94	167,762	441,505	120,873	197,917	332,785	171,926	10,818	257,790	359,444	77,796	2,138,618
1994-95	27,930	314,547	180,794	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	282,658	308,363	6,152	77,392	222,515	100,525	1,933,633
1995 July	2,958	20,513	10,855	18,076	18,455	13,991	237	5,305	2,634	1,654	94,679
August	230	30,271	11,794	34,753	7,101	27,914	50	7,362	21,815	3,370	144,659
September	2,756	14,463	24,016	64,158	24,928	32,893	372	11,895	7,485	5,577	188,544
1996 July	4,737	14,449	24,112	16,148	14,267	9,408	180	8,960	5,407	6,150	103,817
August	11,821	23,703	15,329	38,532	36,545	21,829	601	4,691	3,244	5,621	161,917
September	20,640	27,218	33,410	24,311	10,192	4,777	620	3,304	1,724	17,976	144,173
BARWON STATISTICAL DIVISION											
1993-94	1,650	8,390	12,294	3,564	10,105	4,695	559	5,187	1,071	7,182	54,696
1994-95	11,770	10,598	10,028	9,922	6,010	28,427	685	1,334	8,698	797	88,270
1995-96	1,550	20,026	23,299	6,910	12,502	13,382	179	9,806	5,190	2,627	95,471
1995 July	50	430	145	1,404	436	—	—	72	110	—	2,647
August	200	5,395	160	1,148	1,817	500	—	900	80	—	10,200
September	—	2,537	2,501	249	615	4,762	70	1,600	60	—	12,394
1996 July	190	6,189	—	280	800	330	329	—	110	80	8,308
August	—	3,615	1,250	600	500	850	—	—	699	200	7,715
September	100	3,910	848	—	696	1,090	—	4,932	758	85	12,419
WESTERN DISTRICT STATISTICAL DIVISION											
1993-94	632	1,299	2,161	820	6,609	2,316	632	8,417	506	2,015	25,408
1994-95	109	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
1995 July	—	2,437	130	—	72	800	—	1,110	110	—	4,659
August	376	—	—	93	68	300	159	1,487	—	—	2,483
September	—	490	—	282	60	—	—	1,539	100	—	2,471
1996 July	—	781	120	95	125	—	73	—	298	50	1,542
August	—	200	—	—	135	112	—	287	50	445	1,229
September	—	—	700	—	60	58	200	—	—	55	1,073
CENTRAL HIGHLANDS STATISTICAL DIVISION											
1993-94	865	3,254	2,977	1,078	1,620	6,418	387	1,270	6,138	2,785	26,793
1994-95	4,270	4,679	4,417	7,917	2,273	8,054	410	897	1,065	2,658	36,640
1995-96	2,013	11,551	2,796	5,284	4,524	3,441	—	8,433	3,802	2,885	44,730
1995 July	—	145	—	527	265	—	—	147	185	—	1,269
August	352	3,893	108	120	305	600	—	—	340	—	5,718
September	70	1,926	130	203	257	90	—	—	2,199	—	4,875
1996 July	—	—	580	66	—	—	—	1,480	70	—	2,196
August	—	1,778	—	190	—	8,067	—	320	545	350	11,249
September	—	—	1,100	—	440	480	—	100	315	490	2,925

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total
WIMMERA STATISTICAL DIVISION											
1993-94	883	1,605	7,618	210	816	2,035	—	1,006	580	120	14,874
1994-95	65	490	1,004	216	610	3,437	283	17,786	305	860	25,057
1995-96	172	442	1,275	2,831	648	2,899	—	1,220	2,220	1,605	13,312
1995 July	—	50	65	105	—	—	—	—	85	82	387
August	—	—	80	—	—	—	—	—	1,050	—	1,130
September	—	—	—	—	—	—	—	—	80	—	80
1996 July	—	—	260	603	—	—	—	—	—	79	942
August	—	290	—	567	65	185	—	—	650	185	1,942
September	150	—	—	—	55	—	—	—	—	—	205
MALLEE STATISTICAL DIVISION											
1993-94	83	1,432	280	450	2,343	800	416	1,185	301	1,510	8,801
1994-95	845	1,365	735	1,245	1,123	6,215	—	774	80	86	12,468
1995-96	420	6,511	3,685	3,312	2,544	5,527	112	1,838	1,368	1,318	26,635
1995 July	—	80	—	368	962	—	—	230	230	—	1,870
August	—	384	100	150	485	60	—	267	—	—	1,446
September	—	60	54	105	72	267	—	—	—	—	558
1996 July	—	200	484	92	—	—	—	—	—	—	776
August	—	1,294	—	50	—	973	—	100	—	250	2,667
September	—	—	394	—	1,916	344	—	—	—	638	3,292
LODDON STATISTICAL DIVISION											
1993-94	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995-96	3,313	40,832	3,079	5,121	7,670	8,079	260	150	1,310	2,011	71,825
1995 July	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
August	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
September	—	327	89	72	170	—	110	150	—	—	918
1996 July	—	300	—	945	95	—	—	—	—	—	1,340
August	—	600	215	—	—	192	—	188	80	286	1,561
September	—	90	435	—	720	120	—	—	60	395	1,820
GOULBURN STATISTICAL DIVISION											
1993-94	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995-96	2,657	5,254	11,075	4,736	6,245	3,110	371	19,271	7,210	6,284	66,214
1995 July	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
August	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
September	—	1,515	200	470	110	—	371	2,346	194	67	5,272
1996 July	—	1,480	750	240	470	—	—	249	69	204	3,462
August	65	350	153	150	3,754	—	—	—	—	344	4,816
September	820	50	1,522	55	250	—	—	—	68	520	3,285

TABLE 10. VALUE OF NON-RESIDENTIAL BUILDING JOBS APPROVED BY CLASS OF BUILDING AND STATISTICAL DIVISION (a)—continued
(*\$'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>
OVENS MURRAY STATISTICAL DIVISION											
1993-94	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995-96	749	5,574	2,536	4,338	17,402	5,550	153	3,496	1,372	987	42,157
1995 July	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
August	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
September	—	1,320	166	1,619	2,885	—	50	180	—	—	6,220
1996 July	168	80	140	—	—	1,609	—	2,810	100	—	4,907
August	—	200	—	350	—	—	—	—	—	157	707
September	62	494	870	—	920	—	60	—	150	55	2,611
EAST GIPPSLAND STATISTICAL DIVISION											
1993-94	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995-96	1,036	2,535	2,351	3,126	692	1,733	—	3,642	895	51,449	67,457
1995 July	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
August	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
September	160	150	—	382	134	585	—	480	—	285	2,176
1996 July	—	1,989	200	—	—	664	—	—	350	342	3,545
August	—	—	—	512	—	161	—	—	—	537	1,210
September	—	—	300	—	150	—	—	—	78	—	528
GIPPSLAND STATISTICAL DIVISION											
1993-94	2,299	4,164	3,248	14,498	3,584	8,213	154	1,713	1,852	912	40,639
1994-95	1,412	9,754	6,871	5,081	4,511	3,630	152	284	2,495	3,146	37,337
1995-96	1,050	7,931	22,345	1,883	4,728	7,258	90	530	4,389	1,900	52,104
1995 July	50	291	—	430	—	—	—	250	910	69	2,000
August	300	160	—	50	970	731	—	—	1,126	80	3,417
September	—	720	933	278	393	577	—	—	1,100	—	4,001
1996 July	140	430	585	—	400	1,248	—	—	—	289	3,092
August	—	100	—	980	400	110	—	—	1,172	1,034	3,796
September	100	535	—	820	216	350	—	—	—	509	2,530
TOTAL VICTORIA											
1993-94	188,389	487,069	206,188	234,292	366,837	207,686	13,934	302,668	378,184	117,425	2,502,670
1994-95	48,126	358,756	219,224	361,187	218,315	303,732	15,351	121,046	230,444	99,015	1,975,197
1995-96	136,388	390,446	230,616	419,038	340,526	364,812	7,476	136,564	251,255	174,393	2,451,514
1995 July	3,108	41,356	13,399	21,707	20,888	15,107	237	7,618	5,311	2,705	131,436
August	1,458	41,266	18,613	36,544	11,486	30,785	209	10,017	26,041	4,107	180,525
September	2,986	23,508	28,089	67,819	29,624	39,174	973	18,190	11,217	5,929	227,509
1996 July	5,235	25,898	27,231	18,469	16,157	13,258	582	13,499	6,404	7,195	133,928
August	11,886	32,130	16,947	41,931	41,399	32,479	601	5,587	6,440	9,410	198,811
September	21,872	32,297	39,579	25,186	15,615	7,219	880	8,336	3,154	20,722	174,860

(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)
SEPTEMBER 1996**

Statistical Division	New other residential building									Total new residential building
	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Melbourne	901	181	82	263	31	6	15	52	315	1,216
Barwon	93	11	9	20	—	—	—	—	20	113
Western District	26	4	—	4	—	—	—	—	4	30
Central Highlands	32	6	—	6	—	—	—	—	6	38
Wimmera	9	3	—	3	—	—	—	—	3	12
Mallee	34	—	—	—	—	—	—	—	—	34
Loddon	88	5	—	5	—	—	—	—	5	93
Goulburn	77	—	—	—	—	—	—	—	—	77
Ovens-Murray	31	4	—	4	—	—	—	—	4	35
East Gippsland	29	—	—	—	—	—	—	—	—	29
Gippsland	48	10	—	10	—	—	—	—	10	58
Victoria	1,368	224	91	315	31	6	15	52	367	1,735
VALUE (\$'000)										
Melbourne	103,867	12,128	8,489	20,616	977	500	1,075	2,552	23,168	127,035
Barwon	10,454	663	690	1,353	—	—	—	—	1,353	11,807
Western District	2,667	185	—	185	—	—	—	—	185	2,852
Central Highlands	3,251	385	—	385	—	—	—	—	385	3,636
Wimmera	842	185	—	185	—	—	—	—	185	1,027
Mallee	3,357	—	—	—	—	—	—	—	—	3,357
Loddon	8,379	417	—	417	—	—	—	—	417	8,796
Goulburn	7,553	—	—	—	—	—	—	—	—	7,553
Ovens-Murray	3,112	244	—	244	—	—	—	—	244	3,356
East Gippsland	2,496	—	—	—	—	—	—	—	—	2,496
Gippsland	4,444	415	—	415	—	—	—	—	415	4,859
Victoria	150,423	14,622	9,179	23,801	977	500	1,075	2,552	26,353	176,775

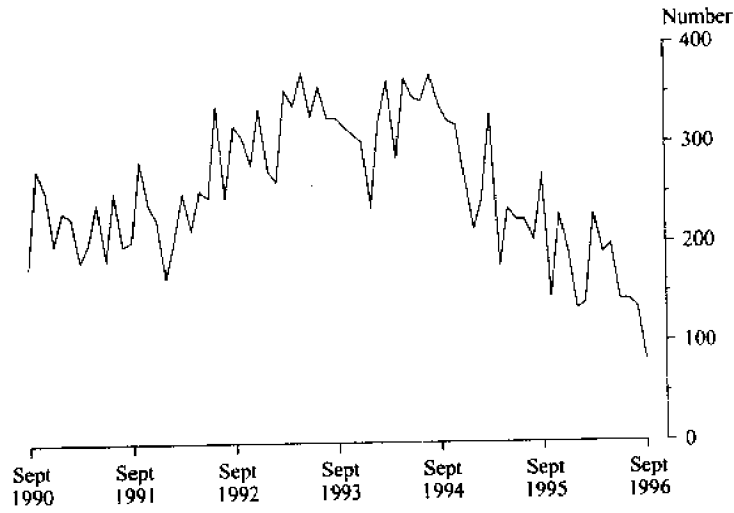
(a) Excludes Conversions, etc. (b) For details of changes to Statistical Divisions, please refer to paragraphs 28-30 of the Explanatory Notes.

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

Statistical division / subdivision (b)	1994-95	1995-96	July - Sep. 1996-97	Sep. 1996
Melbourne (SD)	2,672	1,919	285	66
Greater Geelong City Part A (SSD)	108	70	21	9
Barwon (SD)	164	82	25	11
Western District (SD)	56	26	9	3
Ballarat City (SSD) (c)	n.a.	30	3	—
Central Highlands (SD)	58	39	5	1
Wimmera (SD)	20	7	3	—
Mildura Rural City Part A (SSD)	27	13	—	—
Mallee (SD)	49	19	1	—
Greater Bendigo City Part A (SSD)	54	42	—	—
Loddon (SD) (c)	n.a.	n.a.	1	—
Greater Shepparton City Part A (SSD)	20	7	2	—
Goulburn (SD) (c)	n.a.	n.a.	4	—
Wodonga (SSD) (c)	n.a.	n.a.	2	—
Ovens-Murray (SD) (c)	n.a.	n.a.	2	—
East Gippsland (SD) (c)	n.a.	n.a.	1	—
Latrobe Valley (SSD) (c)	n.a.	n.a.	2	—
Gippsland (SD)	76	57	6	—
Victoria	3,382	2,292	342	81

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

**DUAL OCCUPANCY DWELLING UNITS APPROVED
VICTORIA**



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

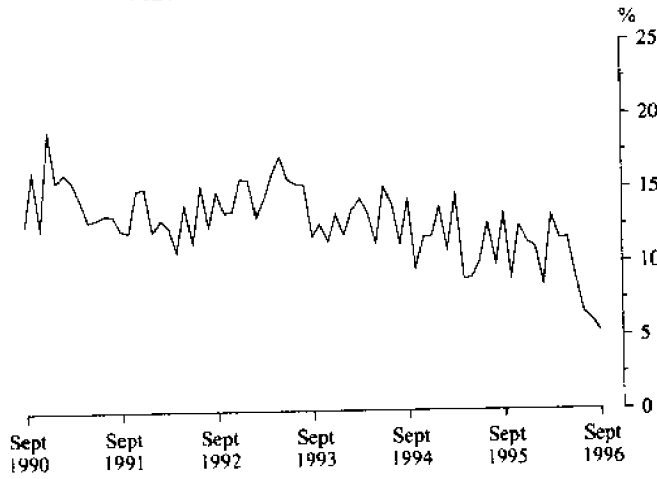


TABLE 13. NUMBER OF DUAL OCCUPANCY (a) DWELLING UNITS APPROVED

Statistical local area (b) (c)	1994-95	1995-96	July - Sep. 1996-97	Sep. 1996
Banyule (C)				
Heidelberg	n.a.	n.a.	4	1
North	n.a.	n.a.	2	—
Total	n.a.	n.a.	6	1
Bayside (C)				
Brighton	87	49	10	4
South	n.a.	n.a.	15	—
Total	n.a.	n.a.	25	4
Boroondara (C)				
Camberwell North	n.a.	n.a.	2	—
Camberwell South	n.a.	n.a.	2	—
Hawthorn	23	8	—	—
Kew	35	24	1	—
Total	174	104	5	—
Brimbank (C)				
Keilor	n.a.	n.a.	16	4
Sunshine	n.a.	n.a.	7	2
Total	n.a.	n.a.	23	6
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.	4	—
Preston	n.a.	n.a.	6	2
Total	n.a.	n.a.	10	2
Frankston (C)				
East	n.a.	n.a.	1	1
West	n.a.	n.a.	2	—
Total	n.a.	n.a.	3	1
Glen Eira (C)				
Caulfield	106	87	16	6
South	n.a.	n.a.	10	3
Total	n.a.	n.a.	26	9
Greater Dandenong (C)				
Dandenong	25	9	5	3
Balance	n.a.	n.a.	7	2
Total	n.a.	n.a.	12	5
Hobsons Bay (C)				
Altona	n.a.	n.a.	11	2
Williamstown	n.a.	n.a.	9	2
Total	n.a.	n.a.	20	4
Hume (C)				
Broadmeadows	n.a.	n.a.	6	—
Craigieburn	n.a.	n.a.	2	—
Sunbury	n.a.	n.a.	1	—
Total	n.a.	n.a.	9	—
Kingston (C)				
North	n.a.	n.a.	12	5
South	n.a.	n.a.	10	2
Total	n.a.	n.a.	22	7
Knox (C)	n.a.	n.a.	—	—
Manningham (C)	n.a.	n.a.	—	—
Maribyrnong (C)	n.a.	n.a.	13	1
Maroondah (C)				
Croydon	n.a.	n.a.	7	1
Ringwood	n.a.	n.a.	2	—
Total	n.a.	n.a.	9	1
Melbourne (C)				
Inner	—	—	—	—
Remainder	n.a.	5	2	—
Total	n.a.	5	2	—
Melton (S)				
East	n.a.	n.a.	3	1
Balance	n.a.	n.a.	—	—
Total	n.a.	n.a.	3	1
Monash (C)				
South-West	n.a.	n.a.	20	6
Waverley East	n.a.	n.a.	8	—
Waverley West	n.a.	n.a.	23	6
Total	n.a.	n.a.	51	12

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

<i>Statistical local area (b) (c)</i>	<i>1994-95</i>	<i>1995-96</i>	<i>July - Sep. 1996-97</i>	<i>Sep. 1996</i>
Moonee Valley (C)				
Essendon	55	49	—	—
West	n.a.	n.a.	—	—
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	—	—
Moreland (C)				
Brunswick	6	10	2	—
Coburg	n.a.	n.a.	—	—
North	n.a.	n.a.	3	1
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>5</i>	<i>1</i>
Mornington Peninsula (S)				
East	n.a.	n.a.	—	—
South	14	14	—	—
West	n.a.	n.a.	3	1
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>3</i>	<i>1</i>
Nillumbik (S)				
South-West	n.a.	n.a.	—	—
Balance	n.a.	n.a.	—	—
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	—	—
Port Phillip (C)				
St Kilda	n.a.	n.a.	—	—
West	n.a.	9	1	1
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>1</i>	<i>1</i>
Stonnington (C)				
Prahran	n.a.	n.a.	4	—
Malvern	59	33	3	—
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>7</i>	—
Whitehorse (C)				
Box Hill	69	39	6	2
Nunawading East	n.a.	n.a.	6	1
Nunawading West	n.a.	n.a.	9	2
<i>Total</i>	<i>190</i>	<i>116</i>	<i>21</i>	<i>5</i>
Whittlesea (C)	n.a.	n.a.	—	—
Wyndham (C)	n.a.	n.a.	—	—
Yarra (C)				
North	n.a.	n.a.	—	—
Richmond	29	25	—	—
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	—	—
Yarra Ranges (S) (d)				
Central	2	3	4	2
North	n.a.	n.a.	—	—
South-West	n.a.	n.a.	5	2
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>9</i>	<i>4</i>
Melbourne Statistical Division	2,672	1,919	285	66
Rest of Victoria	710	373	57	15
Total Victoria	3,382	2,292	342	81

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

EXPLANATORY NOTES

INTRODUCTION

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

SCOPE AND COVERAGE

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

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

DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

BUILDING CLASSIFICATION

SEASONAL ADJUSTMENT

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

21. As happens with all seasonally adjusted series, the seasonal factors are reviewed annually to take account of each additional year's data. For Building Approvals, the results of the latest review are shown in the July issue each year. Further information about seasonal adjustment can be obtained from the Assistant Director of Time Series Analysis, Canberra, on (06) 252 6345.

TREND ESTIMATES

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

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

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

ESTIMATES AT CONSTANT PRICES

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

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

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

AUSTRALIAN STANDARD GEOGRAPHICAL CLASSIFICATION (ASGC)

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

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

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

(d) The following SLA splits (and boundary changes) have occurred:

- (i) Cardinia (S) – Pakenham has been split into two SLAs, Cardinia (S) – Pakenham (which also includes a part from Cardinia (S) – South) and Cardinia (S) – North
- (ii) Casey (C) – Berwick lost part to Casey (C) – South; remainder has been split into two SLAs, Casey (C) – Berwick and Casey (C) – Hallam
- (iii) Casey (C) – South has been split into two SLAs, Casey (C) – South (which also includes a part from Casey (C) – Berwick) and Casey (C) – Cranbourne
- (iv) Knox (C) has been split into two SLAs, Knox (C) – North and Knox (C) – South
- (v) Manningham (C) has been split into two SLAs, Manningham (C) – East and Manningham (C) – West
- (vi) Moira (S) has been split into two SLAs, Moira (S) – East and Moira (S) – West
- (vii) Nillumbik (S) Bal has been split into two SLAs, Nillumbik (S) – South (which also includes a part from Nillumbik (S) – South-West) and Nillumbik (S) Bal
- (viii) Pyrenees (S) has been split into two SLAs, Pyrenees (S) – North and Pyrenees (S) – South
- (ix) Swan Hill (RC) Bal has been split into two SLAs, Swan Hill (RC) – Robinvale and Swan Hill (RC) Bal
- (x) Whittlesea (C) has been split into two SLAs, Whittlesea (C) – North and Whittlesea (C) – South
- (xi) Wyndham (C) has been split into three SLAs, Wyndham (C) – North-West, Wyndham (C) – Werribee and Wyndham (C) Bal

(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: microfiche, photocopy, computer printout and clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

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

Building Approvals, Australia (8731.0) - issued monthly
Dwelling Unit Commencements Reported by Approving Authorities, Victoria (8741.2) - issued monthly
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) - issued quarterly
Building Activity, Victoria (8752.2) - issued quarterly

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

ELECTRONIC SERVICES

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

RECORDED MESSAGE
SERVICES

0055 26400
Consumer Price Index
National Accounts
Balance of Payments
Labour Force Estimates
Average Weekly Earnings
Estimated Resident Population

SYMBOLS AND 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

