

**BUILDING APPROVALS, VICTORIA,
OCTOBER 1995**

The restructure of local government in Victoria and the associated geographic boundary changes have resulted in major changes to Victoria's statistical geography effective from 1 July 1995.

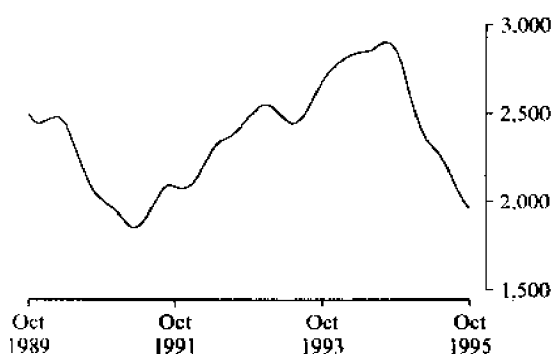
Full details of the changes made are available in ABS Information Paper *Victorian Local Government Amalgamations 1994-95: Changes to the Australian Standard Geographic Classification (1257.0)*.

In many cases, it has not been possible to maintain time series of data due to the nature of the changes made.

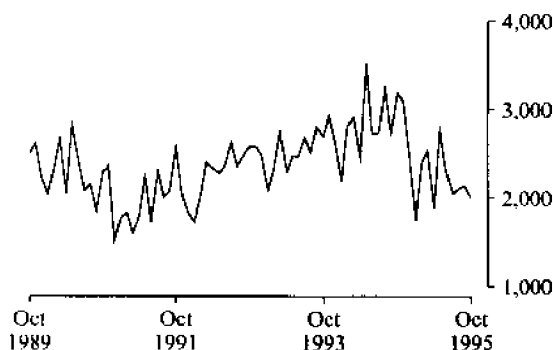
MAIN FEATURES

- The trend estimate of the number of dwelling units approved in October 1995 (1,958) was 2.5 per cent lower than in September (2,008) and 31.4 per cent lower than for October 1994 (2,856). The trend estimates have shown 14 consecutive monthly decreases since August 1994.
- In original terms the number of dwelling units approved in October 1995 (2,002) was 6.4 per cent lower than in September 1995 (2,139), but 37.2 per cent lower than the figure recorded in October 1994 (3,189).
- The value of non-residential buildings approved, at current prices, for the four months ending October 1995 was \$921.6m, an increase of 39.9 per cent when compared to the corresponding figure for the four months ending October 1994 (\$658.9m).

**NUMBER OF DWELLING UNITS APPROVED
TREND ESTIMATES**



**NUMBER OF DWELLING UNITS APPROVED
ORIGINAL**



INQUIRIES

For further information about statistics in this publication and the availability of related unpublished statistics, contact Dennis Robson or John Nelson on Melbourne (03) 9615 7000; or any ABS State office.
For information about other ABS statistics and services contact Information Services on Melbourne (03) 9615 7000; or any ABS State office.

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months May 1995 to October 1995.

Analysis of building approvals series has shown that the original series can be volatile and that the initial estimates of a month's trend value can be revised substantially. In particular, some months can elapse before a turning point in the trend series is identified reliably. Generally, the size of revisions to the trend estimates 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 that would result if the movements in the seasonally adjusted estimates for next month (November 1995) were to equal the average monthly percentage change (regardless of sign) in the series over the last ten years.

For example, if the seasonally adjusted estimate for the number of private houses approved (the first table) were to increase by 5 per cent in November 1995, the trend estimate for that month would be 1,594, a movement of -1.5 per cent. The monthly movements in the trend estimates for August, September and October 1995, which are currently estimated to be -2.4, -2.4 and -2.3 per cent respectively, would be revised to -2.2, -2.3 and -2.2 per cent. On the other hand, a 5 per cent seasonally adjusted decline in the number of private houses approved in November 1995 would produce a trend estimate for that month of 1,529, a movement of -2.9 per cent, with the movements in the trend estimates for August, September and October 1995, being revised to -2.8, -3.3 and -3.4 per cent respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if November 1995 seasonally adjusted estimate			
			is up 5% on October 1995		is down 5% on October 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
<i>1995</i>						
May	1,800	-1.7	1,798	-1.8	1,801	-1.6
June	1,770	-1.7	1,769	-1.7	1,774	-1.5
July	1,733	-2.1	1,732	-2.1	1,735	-2.2
August	1,692	-2.4	1,694	-2.2	1,687	-2.8
September	1,651	-2.4	1,654	-2.3	1,631	-3.3
October	1,614	-2.3	1,618	-2.2	1,575	-3.4
November	n.y.a.	n.y.a.	1,594	-1.5	1,529	-2.9

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if November 1995 seasonally adjusted estimate			
			is up 7% on October 1995		is down 7% on October 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
<i>1995</i>						
May	2,273	-1.5	2,272	-1.5	2,277	-1.3
June	2,220	-2.3	2,219	-2.3	2,228	-2.2
July	2,146	-3.4	2,146	-3.3	2,151	-3.5
August	2,072	-3.0	2,075	-3.3	2,063	-4.1
September	2,008	-3.1	2,013	-3.0	1,975	-4.3
October	1,958	-2.5	1,961	-2.6	1,891	-4.3
November	n.y.a.	n.y.a.	1,908	-2.7	1,803	-4.7

TABLE 1. NUMBER OF DWELLING UNITS APPROVED

Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
MELBOURNE STATISTICAL DIVISION (b)										
1992-93	17,104	723	17,827	1,845	163	2,008	6	18,955	886	19,841
1993-94	17,878	585	18,463	2,920	414	3,334	1,152	21,844	1,105	22,949
1994-95	17,816	307	18,123	3,100	581	3,681	1,330	22,240	894	23,134
1994-95										
July-October	7,035	95	7,130	848	59	907	634	8,517	154	8,671
1995-96										
July-October	5,092	143	5,235	729	207	936	18	5,839	350	6,189
1994 -										
August	1,843	11	1,854	228	10	238	205	2,276	21	2,297
September	1,760	25	1,785	106	29	135	9	1,875	54	1,929
October	1,726	39	1,765	315	20	335	411	2,452	59	2,511
November	1,834	48	1,882	239	86	325	68	2,141	134	2,275
December	1,336	18	1,354	524	44	568	12	1,872	62	1,934
1995 -										
January	1,138	8	1,146	93	80	173	4	1,235	88	1,323
February	1,352	35	1,387	208	98	306	152	1,712	133	1,845
March	1,321	32	1,353	152	45	197	309	1,776	83	1,859
April	1,158	6	1,164	228	4	232	8	1,394	10	1,404
May	1,325	25	1,350	610	96	706	111	2,046	121	2,167
June	1,317	40	1,357	198	69	267	32	1,547	109	1,656
July	1,355	21	1,376	48	71	119	11	1,414	92	1,506
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
VICTORIA										
1992-93	25,969	1,189	27,158	2,186	227	2,413	12	28,167	1,416	29,583
1993-94	27,227	830	28,057	3,109	584	3,693	1,167	31,396	1,521	32,917
1994-95	25,284	601	25,885	3,225	808	4,033	1,347	29,849	1,416	31,265
1994-95										
July-October	10,051	180	10,231	897	140	1,037	642	11,590	320	11,910
1995-96										
July-October	7,048	172	7,220	743	308	1,051	27	7,818	480	8,298
1994 -										
August	2,716	37	2,753	243	45	288	205	3,164	82	3,246
September	2,477	49	2,526	120	73	193	13	2,610	122	2,732
October	2,393	46	2,439	315	22	337	413	3,121	68	3,189
November	2,591	81	2,672	273	86	359	70	2,934	167	3,101
December	1,861	63	1,924	528	59	587	14	2,403	122	2,525
1995 -										
January	1,573	23	1,596	97	90	187	4	1,674	113	1,787
February	1,861	37	1,898	216	146	362	153	2,230	183	2,413
March	1,954	43	1,997	158	71	229	312	2,417	121	2,538
April	1,585	37	1,622	240	13	253	8	1,833	50	1,883
May	1,902	58	1,960	614	96	710	112	2,628	154	2,782
June	1,906	79	1,985	202	107	309	32	2,140	186	2,326
July	1,829	32	1,861	50	130	180	11	1,890	162	2,052
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

(a) Includes Conversions, etc. See paragraphs 9-11 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 onward. For further details please refer to paragraphs 27 to 29 of the explanatory notes.

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

Period	Number of dwelling units (b)				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
<i>1994 —</i>						
August r	2,454	2,560	2,885	3,045	254.6	74.2
September r	2,368	2,398	2,562	2,675	248.5	48.7
October r	2,307	2,375	2,992	3,115	253.2	86.5
November r	2,396	2,408	2,707	2,842	253.2	52.6
December r	2,064	2,132	2,548	2,787	328.9	37.4
<i>1995</i>						
January r	1,992	1,943	2,080	2,088	188.4	41.3
February r	1,955	1,954	2,374	2,516	219.4	57.5
March r	1,863	1,888	2,364	2,442	191.0	76.3
April r	1,871	1,929	2,117	2,169	210.9	46.9
May r	1,683	1,780	2,274	2,401	258.3	55.3
June r	1,860	1,940	2,179	2,336	216.2	51.1
July r	1,814	1,878	1,819	2,033	186.1	44.8
August r	1,574	1,736	1,735	1,942	182.3	44.2
September r	1,732	1,707	2,150	2,215	221.3	47.4
October r	1,539	1,558	1,723	1,827	183.6	45.2
TREND ESTIMATES						
<i>1994</i>						
August r	2,404	2,483	2,775	2,904	253.4	50.7
September r	2,384	2,449	2,762	2,900	258.3	49.8
October r	2,329	2,376	2,714	2,856	261.2	48.5
November r	2,247	2,275	2,631	2,770	258.2	48.0
December r	2,146	2,160	2,522	2,649	249.0	48.9
<i>1995</i>						
January r	2,039	2,047	2,409	2,520	237.1	51.2
February r	1,948	1,961	2,324	2,421	226.5	54.0
March r	1,878	1,907	2,258	2,352	218.4	56.1
April r	1,831	1,883	2,202	2,307	214.0	56.4
May r	1,800	1,873	2,147	2,273	212.7	54.5
June r	1,770	1,853	2,073	2,220	212.0	51.1
July r	1,733	1,813	1,990	2,146	207.5	47.9
August r	1,692	1,761	1,919	2,073	201.2	45.9
September r	1,651	1,705	1,862	2,008	196.1	44.6
October r	1,614	1,650	1,826	1,958	190.4	45.0

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

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

Period	New residential building				Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses		Other residential buildings	Total		Private sector	Total	Private sector	Total
	Private sector	Total							
1992-93	2,208.9	2,278.6	200.2	2,478.7	520.4	1,344.8	1,775.1	4,307.5	4,774.3
1993-94	2,354.9	2,411.2	367.3	2,778.5	595.4	2,330.2	3,148.6	5,672.0	6,522.5
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
1994									
June qtr.	631.8	644.3	91.2	735.5	179.3	1,029.5	1,172.0	1,944.6	2,086.9
Sept. qtr.	666.1	673.6	70.5	744.1	161.6	309.9	386.6	1,215.6	1,292.3
Dec. qtr.	602.9	614.4	219.6	834.0	177.1	393.2	751.5	1,399.9	1,762.6
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.	480.2	493.5	82.9	576.5	124.9	463.6	652.4	1,147.6	1,353.7

(a) See paragraphs 21-26 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

VALUE OF BUILDING APPROVED AT AVERAGE 1989-1990 PRICES
VICTORIA

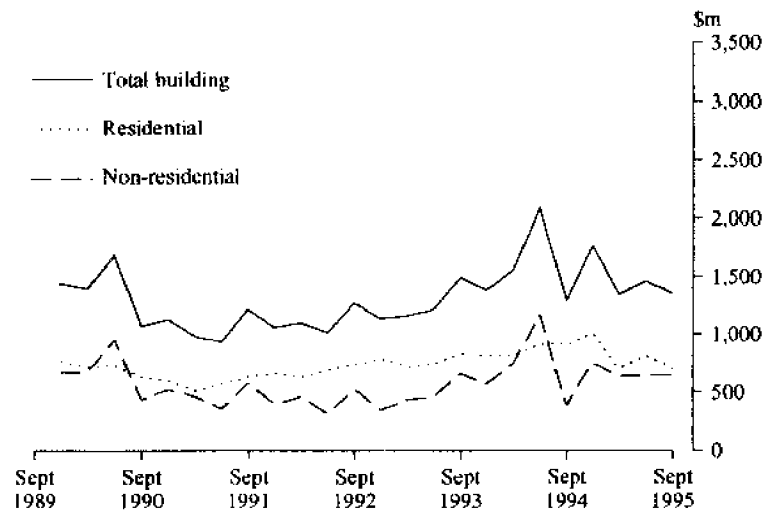


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP, VICTORIA
(\$ million)

Class of building	1993-94		July-October 1994-95		1995		October
	1993-94	1994-95	1994-95	1995-96	August	September	
PRIVATE SECTOR							
New houses	2,465.2	2,383.4	936.2	686.1	175.4	171.2	165.7
New other residential buildings	252.8	388.8	83.8	86.3	10.4	40.5	29.6
<i>Total new residential building</i>	<i>2,718.0</i>	<i>2,772.2</i>	<i>1,020.0</i>	<i>772.5</i>	<i>185.9</i>	<i>211.7</i>	<i>195.3</i>
Alterations and additions to residential buildings	614.4	670.6	267.8	180.8	45.8	44.3	51.1
Hotels, etc.	187.1	47.0	7.4	108.1	1.5	2.7	100.9
Shops	483.6	351.0	109.0	123.6	38.6	22.4	21.4
Factories	161.2	206.8	64.3	69.1	17.1	27.9	10.9
Offices	178.1	238.1	53.1	130.6	32.4	42.8	35.3
Other business premises	225.1	165.0	67.9	97.9	10.8	28.5	40.2
Educational	88.1	77.4	25.1	23.4	4.4	6.5	6.9
Religious	13.9	15.4	6.3	1.9	0.2	1.0	0.5
Health	119.8	49.2	26.0	22.2	4.5	9.5	2.8
Entertainment and recreational	308.7	81.9	10.6	95.8	6.8	7.6	77.9
Miscellaneous	87.9	42.9	14.1	18.8	0.9	5.7	11.1
<i>Total non-residential building</i>	<i>1,853.6</i>	<i>1,274.7</i>	<i>383.8</i>	<i>691.3</i>	<i>117.1</i>	<i>154.6</i>	<i>307.9</i>
Total	5,186.0	4,717.5	1,671.6	1,644.6	348.8	410.6	554.4
PUBLIC SECTOR							
New houses	58.8	41.9	10.8	16.7	9.0	3.3	2.1
New other residential buildings	40.9	59.9	8.1	18.7	4.8	0.4	6.0
<i>Total new residential building</i>	<i>99.7</i>	<i>101.8</i>	<i>18.9</i>	<i>35.4</i>	<i>13.8</i>	<i>3.7</i>	<i>8.2</i>
Alterations and additions to residential buildings	9.1	14.4	—	8.4	1.1	3.2	2.7
Hotels, etc.	1.3	1.1	0.2	0.4	—	0.3	—
Shops	3.4	7.7	4.3	5.2	2.7	1.1	1.2
Factories	45.0	12.4	2.2	2.3	1.5	0.2	0.4
Offices	56.2	123.1	29.5	50.7	4.1	25.0	19.9
Other business premises	141.7	53.3	0.8	9.5	0.7	1.1	5.2
Educational	119.6	226.3	97.5	86.6	26.4	32.6	18.1
Religious	—	—	—	—	—	—	—
Health	182.9	71.8	5.9	25.1	5.5	8.7	8.6
Entertainment and recreational	69.5	148.6	128.0	43.5	19.2	3.6	18.8
Miscellaneous	29.5	56.2	6.6	7.1	3.2	0.3	2.0
<i>Total non-residential building</i>	<i>649.1</i>	<i>700.5</i>	<i>275.1</i>	<i>230.2</i>	<i>63.4</i>	<i>72.9</i>	<i>74.2</i>
Total	757.9	816.7	294.1	274.1	78.2	79.8	85.1
TOTAL							
New houses	2,524.0	2,425.3	947.1	702.9	184.4	174.5	167.8
New other residential buildings	293.7	448.7	91.9	105.0	15.2	41.0	35.7
<i>Total new residential building</i>	<i>2,817.7</i>	<i>2,874.0</i>	<i>1,039.0</i>	<i>807.9</i>	<i>199.7</i>	<i>215.4</i>	<i>203.5</i>
Alterations and additions to residential buildings	623.5	685.1	267.8	189.2	46.9	47.5	53.8
Hotels, etc.	188.4	48.1	7.6	108.5	1.5	3.0	100.9
Shops	487.1	358.8	113.2	128.7	41.3	23.5	22.6
Factories	206.2	219.2	66.5	71.4	18.6	28.1	11.3
Offices	234.3	361.2	82.6	181.3	36.5	67.8	55.2
Other business premises	366.8	218.3	68.7	107.4	11.5	29.6	45.4
Educational	207.7	303.7	122.6	110.0	30.8	39.2	25.0
Religious	13.9	15.4	6.3	1.9	0.2	1.0	0.5
Health	302.7	121.0	32.0	47.3	10.0	18.2	11.4
Entertainment and recreational	378.2	230.4	138.6	139.3	26.0	11.2	96.7
Miscellaneous	117.4	99.0	20.8	25.8	4.1	5.9	13.1
<i>Total non-residential building</i>	<i>2,502.7</i>	<i>1,975.2</i>	<i>658.9</i>	<i>921.6</i>	<i>180.5</i>	<i>227.5</i>	<i>382.1</i>
Total	5,943.9	5,534.3	1,965.7	1,918.7	427.1	490.4	639.4

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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1995 August	5	0.7	3	0.8	---	---	---	---	---	---	8	1.5
September	7	0.7	4	1.3	---	---	1	1.0	---	---	12	3.0
October	8	0.8	6	1.8	5	3.8	1	1.6	1	93.0	21	100.9
SHOPS												
1995 August	77	7.1	12	3.6	2	1.3	9	22.9	1	6.5	101	41.3
September	71	6.1	19	6.2	5	3.1	5	8.0	---	---	100	23.5
October	65	5.1	13	3.8	9	6.4	1	1.0	1	6.2	89	22.6
FACTORIES												
1995 August	34	3.8	16	4.5	2	1.5	4	8.8	---	---	56	18.6
September	31	3.2	15	3.8	7	4.5	4	6.5	1	10.0	58	28.1
October	32	3.5	17	5.8	3	2.0	---	---	---	---	52	11.3
OFFICES												
1995 August	41	3.7	17	4.8	7	5.0	5	8.3	2	14.7	72	36.5
September	49	4.8	22	6.1	14	9.2	18	38.1	1	9.6	104	67.8
October	49	4.9	19	6.5	9	5.7	9	12.6	3	25.5	89	55.2
OTHER BUSINESS PREMISES												
1995 August	43	4.4	12	4.1	2	1.5	1	1.6	---	---	58	11.5
September	28	2.8	11	3.1	2	1.6	5	10.1	2	12.0	48	29.6
October	24	1.9	13	3.6	3	1.5	4	7.2	3	31.1	47	45.4
EDUCATIONAL												
1995 August	17	1.8	10	3.1	5	3.1	3	5.8	1	17.0	36	30.8
September	15	1.5	8	2.4	7	4.7	7	13.8	2	16.7	39	39.2
October	27	2.4	11	3.0	5	3.6	2	3.0	1	13.0	46	25.0
RELIGIOUS												
1995 August	3	0.2	---	---	---	---	---	---	---	---	3	0.2
September	3	0.2	2	0.7	---	---	---	---	---	---	5	1.0
October	5	0.5	---	---	---	---	---	---	---	---	5	0.5
HEALTH												
1995 August	4	0.4	5	1.3	1	0.9	5	7.4	---	---	15	10.0
September	4	0.6	4	1.3	3	2.2	8	14.1	---	---	19	18.2
October	5	0.5	2	0.7	1	0.7	4	9.5	---	---	12	11.4
ENTERTAINMENT AND RECREATIONAL												
1995 August	16	1.6	6	2.1	5	3.9	1	1.4	2	17.1	30	26.0
September	8	0.9	6	1.8	2	1.8	3	6.7	---	---	19	11.2
October	9	0.9	5	1.5	3	1.8	1	1.2	3	91.4	21	96.7
MISCELLANEOUS												
1995 August	7	0.5	7	1.9	---	---	1	1.7	---	---	15	4.1
September	6	0.7	6	1.6	---	---	2	3.6	---	---	14	5.9
October	15	1.3	7	2.1	2	1.6	2	3.1	1	5.0	27	13.1
TOTAL NON-RESIDENTIAL BUILDING												
1995 August	247	24.2	88	26.1	24	17.1	29	57.9	6	55.3	394	180.5
September	222	21.8	97	28.3	40	27.2	53	101.9	6	48.3	418	227.5
October	239	21.9	93	28.7	40	27.1	24	39.2	13	265.2	409	382.1

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

<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)						
<i>Houses</i>						
Brick, stone or concrete	2	260	..	—	2	260
Brick-veneer	646	66,012	18	1,798	664	67,810
Timber	19	1,571	—	—	19	1,571
Fibre cement	1	420	..	..	1	420
Steel, aluminium or other materials	6	870	..	—	6	870
Not stated	475	46,904	3	266	478	47,170
<i>Total houses</i>	<i>1,149</i>	<i>116,037</i>	<i>21</i>	<i>2,064</i>	<i>1,170</i>	<i>118,101</i>
<i>Other residential buildings</i>	<i>179</i>	<i>29,383</i>	<i>67</i>	<i>3,923</i>	<i>246</i>	<i>33,306</i>
Total residential buildings	1,328	145,420	88	5,987	1,416	151,407
REST OF VICTORIA (b)						
<i>Houses</i>						
Brick, stone or concrete	5	581	..	—	5	581
Brick-veneer	260	25,326	..	—	260	25,326
Timber	52	3,081	—	—	52	3,081
Fibre cement	16	956	1	10	17	966
Steel, aluminium or other materials	8	839	..	..	8	839
Not stated	204	18,866	1	76	205	18,942
<i>Total houses</i>	<i>545</i>	<i>49,647</i>	<i>2</i>	<i>86</i>	<i>547</i>	<i>49,733</i>
<i>Other residential buildings</i>	<i>4</i>	<i>240</i>	<i>34</i>	<i>2,114</i>	<i>38</i>	<i>2,354</i>
Total residential buildings	549	49,887	36	2,199	585	52,086
TOTAL VICTORIA						
<i>Houses</i>						
Brick, stone or concrete	7	841	..	—	7	841
Brick-veneer	906	91,338	18	1,798	924	93,136
Timber	71	4,651	..	..	71	4,651
Fibre cement	17	1,376	1	10	18	1,386
Steel, aluminium or other materials	14	1,708	..	..	14	1,708
Not stated	679	65,770	4	342	683	66,112
<i>Total houses</i>	<i>1,694</i>	<i>165,684</i>	<i>23</i>	<i>2,149</i>	<i>1,717</i>	<i>167,833</i>
<i>Other residential buildings</i>	<i>183</i>	<i>29,623</i>	<i>101</i>	<i>6,037</i>	<i>284</i>	<i>35,660</i>
Total residential buildings	1,877	195,307	124	8,187	2,001	203,494

(a) Excludes Conversions, etc. (b) For details of changes to Statistical Divisions, please refer to paragraphs 27 to 29 of the explanatory notes.

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

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MELBOURNE STATISTICAL DIVISION										
Banyule (C)										
Heidelberg	6	1	829	—	32	1,900	667	—	323	3,719
North	12	—	1,282	—	—	—	234	—	—	1,516
Total	18	1	2,111	—	32	1,900	900	—	323	5,234
Bayside (C)										
Brighton	15	—	2,125	2	—	420	1,252	600	600	4,397
South	14	—	1,450	—	—	—	1,142	—	—	2,591
Total	29	—	3,575	2	—	420	2,393	600	600	6,988
Boroondara (C)										
Camberwell North	27	—	4,067	—	—	—	3,478	50	50	7,594
Camberwell South	6	—	826	—	—	—	219	—	—	1,045
Hawthorn	3	—	270	—	—	—	673	1,500	1,500	2,443
Kew	12	—	1,110	—	—	—	896	—	—	2,006
Total	48	—	6,273	—	—	—	5,265	1,550	1,550	13,088
Brimbank (C)										
Keilor	77	—	7,933	—	—	—	604	2,146	2,246	10,783
Sunshine	12	—	1,396	—	—	—	134	2,020	2,020	3,550
Total	89	—	9,329	—	—	—	738	4,166	4,266	14,333
Cardinia (S)										
Pakenham	15	1	1,271	—	—	—	305	—	—	1,576
South	—	—	—	—	—	—	35	—	—	35
Total	15	1	1,271	—	—	—	339	—	—	1,610
Casey (C)										
Berwick	98	—	9,408	—	—	—	590	7,462	7,462	17,459
South	36	—	3,160	—	—	—	608	—	700	4,469
Total	134	—	12,568	—	—	—	1,198	7,462	8,162	21,927
Darebin (C)										
Northcote	1	—	85	—	—	—	1,208	75	125	1,418
Preston	37	1	3,183	—	—	—	711	2,614	8,214	12,107
Total	38	1	3,268	—	—	—	1,919	2,689	8,339	13,525
Frankston (C)										
East	21	—	1,729	—	—	—	264	560	560	2,553
West	15	—	1,371	—	—	—	452	1,452	1,452	3,275
Total	36	—	3,100	—	—	—	715	2,012	2,012	5,828
Glen Eira (C)										
Caulfield	32	—	2,953	6	—	545	2,298	1,320	1,320	7,117
South	30	—	2,604	—	—	—	1,425	600	600	4,629
Total	62	—	5,558	6	—	545	3,723	1,920	1,920	11,746
Greater Dandenong (C)										
Dandenong	1	—	120	—	—	—	927	795	795	1,842
Balance	11	—	1,106	—	11	467	232	838	838	2,642
Total	12	—	1,226	—	11	467	1,159	1,633	1,633	4,484
Hobsons Bay (C)										
Altona	41	—	2,566	—	—	—	414	1,690	1,690	4,670
Williamstown	28	—	3,020	—	—	—	509	500	500	4,029
Total	69	—	5,586	—	—	—	923	2,190	2,190	8,699
Hume (C)										
Broadmeadows	9	—	740	—	4	190	114	3,300	3,300	4,343
Craigieburn	50	—	4,966	—	—	—	65	490	1,140	6,171
Sunbury	13	—	1,494	—	—	—	103	100	100	1,697
Total	72	—	7,201	—	4	190	281	3,890	4,540	12,212
Kingston (C)										
North	20	—	1,762	—	—	—	715	1,328	1,398	3,875
South	40	—	3,562	—	—	—	461	950	950	4,973
Total	60	—	5,325	—	—	—	1,175	2,278	2,348	8,848
Knox (C)	45	—	4,885	—	4	169	879	3,790	3,790	9,723
Manningham (C)	29	—	4,609	3	—	300	1,275	3,300	3,300	9,484
Maribymong (C)	6	4	610	2	—	140	580	3,625	3,690	5,020

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), OCTOBER 1995 - continued

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MELBOURNE STATISTICAL DIVISION continued										
Maroondah (C)										
Croydon	11		885				359	250	300	1,544
Ringwood	3		331				125		1,215	1,671
Total	14		1,216				484	250	1,515	3,215
Melbourne (C)										
Inner							59	11,841	28,867	28,926
Remainder	1		100	60		10,508	557	204,942	207,099	218,264
Total	1		100	60		10,508	616	216,784	235,966	247,190
Melton (S)										
East	15		1,663				78			1,741
Balance	15		1,426				139	60	60	1,624
Total	30		3,089				217	60	60	3,365
Monash (C)										
South-West	5		370				196	357	14,910	15,477
Waverley East	1		70				113			183
Waverley West	7		688				123	230	230	1,041
Total	13		1,128				433	587	15,140	16,701
Moonee Valley (C)										
Essendon	42		4,254	4		400	3,041	2,078	2,136	9,830
West	32		3,484				502	60	410	4,396
Total	74		7,738	4		400	3,543	2,138	2,546	14,226
Moreland (C)										
Brunswick	2		240				457			697
Coburg	2		240		7	359	288	7,120	7,582	8,468
North	6		559				192			751
Total	10		1,039		7	359	937	7,120	7,582	9,916
Mornington Peninsula (S)										
East	4	12	1,697				296	60	60	2,053
South	18		2,527				317	700	700	3,543
West	4		300				60	100	100	460
Total	26	12	4,523				673	860	860	6,056
Nilfumbik (S)										
South-West	2		273				185			458
Balance	5		920				454			1,374
Total	7		1,193				639			1,832
Port Phillip (C)										
St Kilda	6		867	3		200	576	320	320	1,963
West	4		435	48		6,000	1,169	1,332	1,332	8,936
Total	10		1,302	51		6,200	1,745	1,652	1,652	10,899
Stonnington (C)										
Prahan	5		589	51		10,870	1,293	7,183	8,849	21,601
Malvern	4		804				808	1,058	1,152	2,764
Total	9		1,394	51		10,870	2,101	8,241	10,001	24,366
Whitehorse (C)										
Box Hill	18	2	2,005				785	100	100	2,890
Nunawading East	9		852				573	285	285	1,710
Nunawading West	22		2,215				1,381			3,596
Total	49	2	5,073				2,738	385	385	8,196
Whittlesea (C)	60		6,024		9	840	574	1,205	10,275	17,712
Wyndham (C)	44		3,816				291	2,844	3,407	7,513
Yarra (C)										
North	2		245				721	2,680	2,680	3,646
Richmond							996	200	200	1,196
Total	2		245				1,717	2,880	2,880	4,842
Yarra Ranges (S) — Pt A (d)										
Central	1		100				123	60	60	283
North	5		437				106	350	350	893
South-West	32		3,191				1,282	420	2,483	6,956
Total	38		3,728				1,512	830	2,893	8,133
Melbourne (SD)	1,149	21	118,101	179	67	33,306	41,681	286,938	343,823	536,911

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), OCTOBER 1995—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)
BARWON STATISTICAL DIVISION										
Colac-Otway (S)										
Colac	—	—	—	—	—	—	116	—	—	116
North	—	—	—	—	—	—	—	—	—	—
South	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	116	—	—	116
Golden Plains (S)										
North-West	2	—	146	—	—	—	21	—	—	168
South-East	—	—	—	—	—	—	148	—	50	198
Total	2	—	146	—	—	—	169	—	50	366
Greater Geelong (C)										
Part A										
Bellarine - Inner	10	—	802	—	—	—	144	270	270	1,216
Corio - Inner	13	—	1,192	—	—	—	177	1,450	1,813	3,183
Geelong	1	—	55	—	—	—	172	875	6,015	6,242
Geelong West	4	—	260	—	—	—	95	70	70	425
Newtown	1	—	130	—	—	—	134	750	750	1,014
South Barwon - Inner	24	—	3,474	—	—	—	482	120	120	4,076
Part B	15	—	1,646	—	—	—	458	489	489	2,593
Part C	—	—	—	—	—	—	—	—	—	—
Total	68	—	7,559	—	—	—	1,662	4,024	9,527	18,749
Queenscliffe (B)	18	—	1,579	—	—	—	490	50	50	2,120
Surf Coast (S)										
East	15	—	1,413	—	—	—	278	50	50	1,741
West	5	—	309	—	—	—	197	—	—	506
Total	20	—	1,722	—	—	—	476	50	50	2,248
Barwon (SD)	108	—	11,006	—	—	—	2,914	4,124	9,677	23,598
WESTERN DISTRICT STATISTICAL DIVISION										
Corangamite (S)										
North	1	—	170	—	—	—	93	—	—	263
South	3	—	283	—	—	—	32	286	286	600
Total	4	—	453	—	—	—	124	286	286	863
Glenelg (S)										
Heywood	3	—	308	—	—	—	124	—	—	431
North	—	—	—	—	—	—	25	—	—	25
Portland	2	—	203	—	—	—	81	—	—	284
Total	5	—	511	—	—	—	230	—	—	741
Moyne (S)										
North-East	—	—	—	—	—	—	—	150	150	150
South-West	1	—	130	—	—	—	16	—	—	146
Balance	1	—	88	—	—	—	172	—	—	260
Total	2	—	218	—	—	—	188	150	150	556
Southern Grampians (S)										
Hamilton	1	—	110	—	—	—	321	105	3,435	3,866
Wannon	—	—	—	—	—	—	60	—	—	60
Balance	—	—	—	—	—	—	85	—	—	85
Total	1	—	110	—	—	—	467	105	3,435	4,012
Warrambool (C)	17	—	1,607	—	—	—	201	980	980	2,788
Lady Julia Percy Island	—	—	—	—	—	—	—	—	—	—
Western District (SD)	29	—	2,898	—	—	—	1,210	1,521	4,851	8,959

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), OCTOBER 1995—continued

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
CENTRAL HIGHLANDS STATISTICAL DIVISION										
Ararat (RC)	1	—	140	—	—	—	15	—	—	156
Ballarat (C)										
Central	17	—	1,215	—	—	—	397	2,735	3,263	4,875
Inner North	11	—	1,082	—	—	—	104	893	893	2,079
North	—	—	—	—	—	—	—	—	—	—
South	13	—	1,044	—	—	—	229	590	590	1,862
Total	41	—	3,340	—	—	—	730	4,218	4,746	8,816
Hepburn (S)										
East	3	—	181	—	—	—	175	—	—	356
West	2	—	79	—	—	—	86	—	—	165
Total	5	—	260	—	—	—	261	—	—	521
Moorabool (S)										
Bacchus Marsh	10	—	994	—	—	—	38	—	—	1,032
Ballan	4	—	340	—	—	—	67	—	—	406
West	1	—	80	—	—	—	75	—	—	155
Total	15	—	1,413	—	—	—	179	—	—	1,593
Pyrenees (S)	3	—	95	—	—	—	20	—	—	115
Central Highlands (SD)	65	—	5,249	—	—	—	1,206	4,218	4,746	11,201
WIMMERA STATISTICAL DIVISION										
Hindmarsh (S)	14	—	484	—	—	—	41	486	486	1,012
Horsham (RC)										
Central	5	—	510	—	—	—	46	550	896	1,452
Balance	1	—	106	—	—	—	58	90	90	254
Total	6	—	616	—	—	—	104	640	986	1,706
Northern Grampians (S)										
St Arnaud	4	—	268	—	—	—	32	—	—	300
Stawell	1	—	62	—	—	—	72	70	70	204
Total	5	—	330	—	—	—	104	70	70	504
West Wimmera (S)	2	—	171	—	—	—	33	—	—	203
Yarriambiack (S)										
North	—	—	—	—	—	—	—	—	—	—
South	—	—	—	—	—	—	159	—	—	159
Total	—	—	—	—	—	—	159	—	—	159
Wimmera (SD)	27	—	1,600	—	—	—	441	1,196	1,542	3,583
MALLEE STATISTICAL DIVISION										
Buloke (S)										
North	—	—	—	—	—	—	—	—	—	—
South	—	—	—	—	—	—	50	—	—	50
Total	—	—	—	—	—	—	50	—	—	50
Gannawarra (S)	2	—	132	—	—	—	89	—	—	221
Mildura (RC)										
Pt A	10	1	1,082	—	—	—	87	1,277	1,362	2,531
Pt B	—	—	—	—	—	—	142	—	—	142
Total	10	1	1,082	—	—	—	229	1,277	1,362	2,673
Swan Hill (RC)										
Central	2	—	298	—	—	—	70	300	414	782
Balance	3	—	269	—	—	—	—	80	780	1,049
Total	5	—	567	—	—	—	70	380	1,194	1,831
Mallee (SD)	17	1	1,781	—	—	—	438	1,657	2,556	4,775

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), OCTOBER 1995—continued

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
LODDON STATISTICAL DIVISION										
Central Goldfields (S)										
Maryborough	4	—	239	—	—	—	85	—	—	324
Balance	—	—	—	—	—	—	—	—	—	—
Total	4	—	239	—	—	—	85	—	—	324
Greater Bendigo (C)										
Part A										
Eaglehawk	2	—	250	—	—	—	39	70	136	424
Central	8	—	692	—	—	—	550	2,569	2,855	4,097
Huntly — Inner	5	—	428	—	—	—	147	—	—	574
Marong — Inner	5	—	395	—	22	1,467	97	—	—	1,959
Strathfieldsaye — Inner	12	—	1,195	—	—	—	224	—	300	1,719
Part B	5	—	413	—	—	—	175	—	—	588
Total	37	—	3,372	—	22	1,467	1,231	2,639	3,291	9,362
Loddon (S)										
North	2	—	163	—	—	—	10	—	—	173
South	5	—	230	—	—	—	10	—	—	240
Total	7	—	393	—	—	—	20	—	—	413
Macedon Ranges (S)										
Kyneton	9	—	748	—	—	—	254	150	150	1,152
Romsey	5	—	366	—	—	—	—	—	—	366
Balance	17	—	1,898	—	—	—	84	—	850	2,832
Total	31	—	3,012	—	—	—	338	150	1,000	4,349
Mount Alexander (S)										
Castlemaine	—	—	—	—	—	—	—	—	270	270
Balance	2	—	161	—	—	—	55	—	—	216
Total	2	—	161	—	—	—	55	—	270	486
Loddon-Campaspe (SD)	81	—	7,177	—	22	1,467	1,729	2,789	4,561	14,934
GOULBURN STATISTICAL DIVISION										
Campaspe (S)										
Echuca	6	1	546	—	—	—	87	—	—	633
Kyabram	—	—	—	—	—	—	22	—	—	22
Rochester	2	—	165	—	—	—	20	330	330	515
South	—	—	—	—	—	—	—	—	—	—
Total	8	1	711	—	—	—	129	330	330	1,170
Delatite (S)										
Benalla	2	—	134	—	—	—	—	—	—	134
North	2	—	127	—	—	—	—	—	—	127
South	6	—	395	—	—	—	112	86	86	593
Total	10	—	656	—	—	—	112	86	86	854
Greater Shepparton (C)										
Part A	22	—	2,309	4	12	886	271	1,000	4,300	7,766
Part B										
East	2	—	186	—	—	—	72	750	820	1,078
West	4	—	216	—	—	—	148	75	75	439
Total	28	—	2,711	4	12	886	491	1,825	5,195	9,284
Mitchell (S)										
North	4	—	353	—	—	—	124	99	99	576
South	10	—	1,026	—	—	—	195	50	50	1,271
Total	14	—	1,380	—	—	—	319	149	149	1,847
Moira (S)	16	—	1,344	—	—	—	55	175	175	1,574
Murrindindi (S)										
East	3	—	201	—	—	—	118	60	60	379
West	1	—	147	—	—	—	41	—	—	188
Total	4	—	348	—	—	—	159	60	60	567
Strathbogie (S)	1	—	106	—	—	—	252	—	—	358
Goulburn (SD)	81	1	7,255	4	12	886	1,517	2,625	5,995	15,653

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), OCTOBER 1995--continued

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
OVENS-MURRAY STATISTICAL DIVISION										
Alpine (S)										
East	6	---	499	---	---	---	116	120	120	735
West	3	---	269	---	---	---				269
Total	9	---	768	---	---	---	116	120	120	1,004
Indigo (S)										
Part A	5	---	431	---	---	---	301			732
Part B	1	---	100	---	---	---				100
Total	6	---	531	---	---	---	301			832
Milawa (S)										
North	4	---	437				89	50	50	575
South	3	---	253				51		180	484
Wangaratta	10	---	700				51			751
Total	17	---	1,390	---	---	---	190	50	230	1,810
Towong (S)										
Part A	---	---	---	---	---	---				
Part B										
Total	---	---	---	---	---	---				
Wodonga (RC)	14	---	1,352				406	390	390	2,148
Ovens-Murray (SD)	46	---	4,041	---	---	---	1,013	560	740	5,794
EAST GIPPSLAND STATISTICAL DIVISION										
East Gippsland (S)										
Bairnsdale	16	---	1,443				333	70	310	2,085
Orbost	1	---	76	---	---	---			74	150
South-West	2	---	350	---	---	---	11			361
Balance	3	---	215	---	---	---		330	330	545
Total	22	---	2,084	---	---	---	343	400	714	3,141
Wellington (S)										
Alberton	---	---	---	---	---	---	40			40
Avon	---	---	---	---	---	---	35	300	300	335
Maffra	7	---	669				10			679
Rosedale	2	---	98	---	---	---	45	110	110	253
Sale	1	---	120	---	---	---	44			164
Total	10	---	887	---	---	---	174	410	410	1,471
East Gippsland (SD)	32	---	2,971	---	---	---	517	810	1,124	4,612

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), OCTOBER 1995—continued

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
GIPPSLAND STATISTICAL DIVISION										
Bass Coast (S)										
Phillip Island	9		648	—	—	—	127	—	200	975
Balance	9	—	741	—	—	—	254	200	200	1,195
Total	18		1,389	—	—	—	381	200	400	2,170
Baw Baw (S)										
Part A	1		120	—	—	—	—	53	53	173
Part B										
East	1	—	188	—	—	—	73	—	—	260
West	9	—	926	—	—	—	225	100	100	1,251
Total	11		1,233	—	—	—	298	153	153	1,684
La Trobe (S)										
Moe	5		339	—	—	—	78	—	—	417
Morwell	2	—	255	—	—	—	39	470	1,168	1,462
Traralgon	10		1,556	—	—	—	269	540	605	2,430
Balance	2	—	192	—	—	—	18	—	—	210
Total	19		2,342	—	—	—	404	1,010	1,773	4,519
South Gippsland (S)										
Central	10		730	—	—	—	24	105	105	859
East	1	—	60	—	—	—	37	—	80	177
West	—		—	—	—	—	—	—	—	—
Total	11		790	—	—	—	61	105	185	1,036
Yarra Ranges (S)— Pt B (d)	—		—	—	—	—	—	—	—	—
Bass Strait Islands	—		—	—	—	—	—	—	—	—
French Island	—		—	—	—	—	—	—	—	—
Yallourn Works Area	—		—	—	—	—	—	—	—	—
Gippsland (SD)	59	—	5,754	—	—	—	1,144	1,468	2,511	9,409
VICTORIA										
Victoria	1,694	23	167,833	183	101	35,660	53,811	307,906	382,126	639,430

(a) For details of changes to Statistical local areas and Statistical Subdivisions, please refer to paragraphs 27 to 29 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), OCTOBER 1995

Statistical Local Area	New residential buildings (b)						Non-residential building (c)			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
GREATER GEELONG CITY PART A STATISTICAL SUBDIVISION										
Greater Geelong (C) —										
— Bellarine — Inner	10	—	802	—	—	—	144	270	270	1,216
— Corio — Inner	13	—	1,192	—	—	—	177	1,450	1,813	3,183
— Geelong	1	—	55	—	—	—	172	875	6,015	6,242
— Geelong West	4	—	260	—	—	—	95	70	70	425
— Newtown	1	—	130	—	—	—	134	750	750	1,014
— South Barwon — Inner	24	—	3,474	—	—	—	482	120	120	4,076
Greater Geelong City Part A (SSD)	53	—	5,914	—	—	—	1,204	3,535	9,038	16,156
BALLARAT CITY STATISTICAL SUBDIVISION										
Ballarat (C) —										
— Central	17	—	1,215	—	—	—	397	2,735	3,263	4,875
— Inner North	11	—	1,082	—	—	—	104	893	893	2,079
— North	—	—	—	—	—	—	—	—	—	—
— South	13	—	1,044	—	—	—	229	590	590	1,862
Ballarat City (SSD)	41	—	3,340	—	—	—	730	4,218	4,746	8,816
MILDURA RURAL CITY PART A STATISTICAL SUBDIVISION										
Mildura (RC) — Pt A	10	1	1,082	—	—	—	87	1,277	1,362	2,531
Mildura Rural City Part A (SSD)	10	1	1,082	—	—	—	87	1,277	1,362	2,531
GREATER BENDIGO CITY PART A STATISTICAL SUBDIVISION										
Greater Bendigo (C) —										
— Eaglehawk	2	—	250	—	—	—	39	70	136	424
— Central	8	—	692	—	—	—	550	2,569	2,855	4,097
— Huntly — Inner	5	—	428	—	—	—	147	—	—	574
— Marong — Inner	5	—	395	—	22	1,467	97	—	—	1,959
— Strathfieldsaye — Inner	12	—	1,195	—	—	—	224	—	300	1,719
Greater Bendigo City Part A (SSD)	32	—	2,959	—	22	1,467	1,056	2,639	3,291	8,774
GREATER SHEPPARTON CITY PART A STATISTICAL SUBDIVISION										
Greater Shepparton (C) Pt A	22	—	2,309	4	12	886	271	1,000	4,300	7,766
Shepparton City Part A (SSD)	22	—	2,309	4	12	886	271	1,000	4,300	7,766
WODONGA STATISTICAL SUBDIVISION										
Indigo (S) — Pt A	5	—	431	—	—	—	301	—	—	732
Towong (S) — Pt A	—	—	—	—	—	—	—	—	—	—
Wodonga (RC)	14	—	1,352	—	—	—	406	390	390	2,148
Wodonga (SSD)	19	—	1,783	—	—	—	707	390	390	2,860
LA TROBE VALLEY STATISTICAL SUBDIVISION										
Baw Baw (S) Pt A	—	—	—	—	—	—	—	—	—	—
La Trobe (S) —										
— Moe	5	—	339	—	—	—	78	—	—	417
— Morwell	2	—	255	—	—	—	39	470	1,168	1,462
— Traralgon	10	—	1,556	—	—	—	269	540	605	2,430
— Balance	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
La Trobe Valley (SSD)	20	—	2,462	—	—	—	404	1,063	1,826	4,692

(a) For details of changes to Statistical Local Areas and Statistical Subdivisions, please refer to paragraphs 27 to 29 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											
1992-93	32,139	130,559	189,191	238,190	139,480	131,063	12,591	104,291	65,528	95,208	1,138,241
1993-94	167,762	441,505	120,873	197,917	332,785	171,926	10,818	257,790	359,444	77,796	2,138,618
1994-95	27,930	314,547	180,794	326,322	186,075	231,103	10,880	84,398	208,521	85,198	1,655,767
1994 August	590	12,288	20,073	8,056	12,192	12,034	440	10,949	10,882	4,158	91,663
September	1,620	38,034	11,277	9,103	12,071	18,076	1,050	4,687	835	4,219	100,972
October	2,484	32,709	15,639	49,199	20,421	38,348	2,506	11,302	117,797	6,351	296,755
1995 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
October	96,390	17,070	8,533	52,123	38,337	20,773	280	2,622	96,244	11,451	343,823
BARWON STATISTICAL DIVISION											
1992-93	5,524	3,455	24,387	3,263	6,765	5,690	330	2,598	6,907	3,603	62,523
1993-94	1,650	8,390	12,294	3,564	10,105	4,695	559	5,187	1,071	7,182	54,696
1994-95	11,770	10,598	10,028	9,922	6,010	28,427	685	1,334	8,698	797	88,270
1994 August	—	1,539	717	260	176	1,380	—	—	—	184	4,256
September	—	440	82	1,100	650	—	—	—	60	60	2,392
October	200	100	315	304	60	22,752	—	220	—	50	24,002
1995 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
October	800	1,430	963	250	5,405	270	109	450	—	—	9,677
WESTERN DISTRICT STATISTICAL DIVISION											
1992-93	460	324	9,448	563	4,784	1,577	110	65	3,955	2,363	23,648
1993-94	632	1,299	2,161	820	6,609	2,316	632	8,417	506	2,015	25,408
1994-95	100	2,313	3,908	2,075	1,558	2,609	1,000	2,350	2,632	105	18,651
1994 August	—	150	190	187	160	570	—	—	642	—	1,900
September	—	538	—	—	—	443	—	650	120	—	1,751
October	—	598	100	—	—	—	—	—	—	—	698
1995 August	376	—	—	93	68	300	159	1,487	—	—	2,483
September	—	490	—	282	60	—	—	1,539	100	—	2,471
October	150	—	391	125	120	—	—	3,975	90	—	4,851
CENTRAL HIGHLANDS STATISTICAL DIVISION											
1992-93	277	2,377	1,646	3,219	1,964	2,831	190	3,904	5,072	794	22,274
1993-94	865	3,254	2,977	1,078	1,620	6,418	387	1,270	6,138	2,785	26,793
1994-95	4,270	4,679	4,417	7,917	2,273	8,054	410	897	1,065	2,658	36,640
1994 August	—	500	50	400	—	58	—	—	—	—	1,008
September	—	—	150	—	124	—	410	—	70	1,454	2,208
October	50	714	2,243	410	—	—	—	—	50	191	3,658
1995 August	352	3,893	108	120	305	600	—	—	340	—	5,718
September	70	1,926	130	203	257	90	—	—	2,199	—	4,875
October	380	2,269	534	110	130	893	—	—	—	430	4,746

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total
OVENS MURRAY STATISTICAL DIVISION											
1992-93	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
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.
1994 August	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
September	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
October	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995 August	—	469	1,099	—	—	—	—	—	900	357	2,825
September	—	1,320	166	1,619	2,885	—	50	180	—	—	6,220
October	120	150	85	—	205	—	—	—	—	179	739
EAST GIPPSLAND STATISTICAL DIVISION											
1992-93	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
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.
1994 August	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
September	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
October	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995 August	—	476	600	—	80	—	—	—	280	—	1,436
September	160	150	—	382	134	585	—	480	—	285	2,176
October	330	200	100	140	120	174	—	—	—	60	1,124
GIPPSLAND STATISTICAL DIVISION											
1992-93	2,101	5,067	2,996	4,529	2,211	3,583	1,619	682	7,290	580	30,658
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
1994 August	—	357	480	995	—	179	—	—	100	420	2,531
September	—	910	601	630	—	947	—	—	—	176	3,264
October	200	5,208	320	180	688	60	—	—	153	224	7,033
1995 August	300	160	—	50	970	731	—	—	1,126	80	3,417
September	—	720	933	278	393	577	—	—	1,100	—	4,001
October	500	193	225	227	403	963	—	—	—	—	2,511
TOTAL VICTORIA											
1992-93	47,017	155,112	272,071	259,451	169,113	155,501	16,059	121,215	98,310	112,411	1,406,261
1993-94	198,389	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
1994 August	880	15,989	22,635	10,274	14,169	18,878	730	10,999	11,917	4,983	111,454
September	1,802	40,576	12,455	11,879	16,071	21,622	1,510	5,337	1,845	6,449	119,546
October	2,984	41,868	19,557	50,724	22,654	66,888	2,506	13,067	119,296	7,726	347,271
1995 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
October	100,933	22,599	11,270	55,222	45,388	24,963	501	11,432	96,724	13,091	382,126

(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. For further details please refer to paragraphs 27 to 29 of the explanatory notes.

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	Educa- tional	Religious	Health	Enterta- inment and recreati- onal	Miscel- laneous	Total
WIMMERA STATISTICAL DIVISION											
1992-93	1,077	332	115	2,085	390	60	—	64	100	673	4,896
1993-94	883	1,605	7,618	210	816	2,035	—	1,006	580	120	14,874
1994-95	65	490	1,004	216	610	3,437	283	17,786	305	860	25,057
1994 August	—	—	—	—	60	—	—	—	—	110	170
September	—	110	—	—	—	—	—	—	—	—	110
October	—	—	110	—	—	201	—	1,345	—	—	1,656
1995 August	—	—	80	—	—	—	—	—	1,050	—	1,130
September	—	—	—	—	—	—	—	—	80	—	80
October	—	—	220	842	—	60	—	—	90	330	1,542
MALLEN STATISTICAL DIVISION											
1992-93	284	1,406	1,644	495	1,269	354	—	1,934	446	417	8,250
1993-94	83	1,432	280	450	2,343	800	416	1,185	301	1,510	8,801
1994-95	845	1,365	735	1,245	1,123	6,215	—	774	80	86	12,468
1994 August	—	60	130	—	310	—	—	—	—	—	500
September	50	100	—	130	80	994	—	—	—	—	1,354
October	—	—	95	75	—	2,621	—	—	—	—	2,791
1995 August	—	384	100	150	485	60	—	267	—	—	1,446
September	—	60	54	105	72	267	—	—	—	—	558
October	300	—	145	—	500	1,414	112	85	—	—	2,556
LODDON STATISTICAL DIVISION											
1992-93	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
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.
1994 August	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
September	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
October	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995 August	—	120	214	160	50	390	—	—	450	—	1,384
September	—	327	89	72	170	—	110	150	—	—	918
October	1,963	487	—	1,405	70	—	—	—	300	336	4,561
GOULBURN STATISTICAL DIVISION											
1992-93	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
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.
1994 August	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
September	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
October	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995 August	—	99	4,458	70	611	290	—	—	—	300	5,827
September	—	1,515	200	470	110	—	371	2,346	194	67	5,272
October	—	800	75	—	99	416	—	4,300	—	305	5,995

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

<i>Statistical local area (b) (c)</i>	<i>1993-94</i>	<i>1994-95</i>	<i>July - Oct. 1995-96</i>	<i>Oct. 1995</i>
Banyule (C)				
Heidelberg	n.a.	n.a.	9	2
North	n.a.	n.a.	8	—
Total	n.a.	n.a.	17	2
Bayside (C)				
Brighton	62	87	16	6
South	n.a.	n.a.	21	9
Total	n.a.	n.a.	37	15
Boroondara (C)				
Camberwell North	n.a.	n.a.	11	2
Camberwell South	n.a.	n.a.	6	—
Hawthorn	24	23	4	2
Kew	36	35	13	—
Total	211	174	34	4
Brimbank (C)				
Keilor	n.a.	n.a.	33	4
Sunshine	n.a.	n.a.	1	—
Total	n.a.	n.a.	34	4
Cardinia (S)				
Pakenham	n.a.	n.a.	10	1
South	n.a.	n.a.	1	—
Total	n.a.	n.a.	11	1
Casey (C)				
Berwick	n.a.	n.a.	20	3
South	n.a.	n.a.	4	—
Total	n.a.	n.a.	24	3
Darebin (C)				
Northcote	n.a.	n.a.	5	—
Preston	n.a.	n.a.	12	—
Total	n.a.	n.a.	17	—
Frankston (C)				
East	n.a.	n.a.	4	—
West	n.a.	n.a.	3	1
Total	n.a.	n.a.	7	1
Glen Eira (C)				
Caulfield	86	106	29	6
South	n.a.	n.a.	44	8
Total	n.a.	n.a.	73	14
Greater Dandenong (C)				
Dandenong	34	25	2	—
Balance	n.a.	n.a.	9	2
Total	n.a.	n.a.	11	2
Hobsons Bay (C)				
Altona	n.a.	n.a.	18	2
Williamstown	n.a.	n.a.	15	6
Total	n.a.	n.a.	33	8
Hume (C)				
Broadmeadows	n.a.	n.a.	8	4
Craigieburn	n.a.	n.a.	—	—
Sunbury	n.a.	n.a.	1	—
Total	n.a.	n.a.	9	4
Kingston (C)				
North	n.a.	n.a.	29	5
South	n.a.	n.a.	8	2
Total	n.a.	n.a.	37	7
Knox (C)				
Manningham (C)	n.a.	n.a.	8	2
Maribymong (C)	n.a.	n.a.	27	3
Maroondah (C)	n.a.	n.a.	16	—
Croydon	n.a.	n.a.	18	1
Ringwood	n.a.	n.a.	6	—
Total	n.a.	n.a.	24	1
Melbourne (C)				
Inner	—	—	—	—
Remainder	n.a.	8	—	—
Total	n.a.	8	—	—
Melton (S)				
East	n.a.	n.a.	—	—
Balance	n.a.	n.a.	2	—
Total	n.a.	n.a.	2	—
Monash (C)				
South-West	n.a.	n.a.	9	2
Waverley East	n.a.	n.a.	19	1
Waverley West	n.a.	n.a.	57	3
Total	n.a.	n.a.	85	6

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

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	1,170	72	20	92	18	2	134	154	246	1,416
Barwon	108	—	—	—	—	—	—	—	—	108
Western District	29	—	—	—	—	—	—	—	—	29
Central Highlands	65	—	—	—	—	—	—	—	—	65
Wimmera	27	—	—	—	—	—	—	—	—	27
Mallee	18	—	—	—	—	—	—	—	—	18
Loddon	81	22	—	22	—	—	—	—	22	103
Goulburn	82	16	—	16	—	—	—	—	16	98
Ovens-Murray	46	—	—	—	—	—	—	—	—	46
East Gippsland	22	—	—	—	—	—	—	—	—	22
Gippsland	59	—	—	—	—	—	—	—	—	59
Victoria	1,717	110	20	130	18	2	134	154	284	2,001
VALUE (\$'000)										
Melbourne	118,101	4,258	2,220	6,478	6,200	420	20,208	26,828	33,306	151,407
Barwon	11,006	—	—	—	—	—	—	—	—	11,006
Western District	2,898	—	—	—	—	—	—	—	—	2,898
Central Highlands	5,249	—	—	—	—	—	—	—	—	5,249
Wimmera	1,600	—	—	—	—	—	—	—	—	1,600
Mallee	1,781	—	—	—	—	—	—	—	—	1,781
Loddon	7,177	1,467	—	1,467	—	—	—	—	1,467	8,644
Goulburn	7,255	886	—	886	—	—	—	—	886	8,141
Ovens-Murray	4,041	—	—	—	—	—	—	—	—	4,041
East Gippsland	2,084	—	—	—	—	—	—	—	—	2,084
Gippsland	5,754	—	—	—	—	—	—	—	—	5,754
Victoria	167,833	6,612	2,220	8,832	6,200	420	20,208	26,828	35,660	203,494

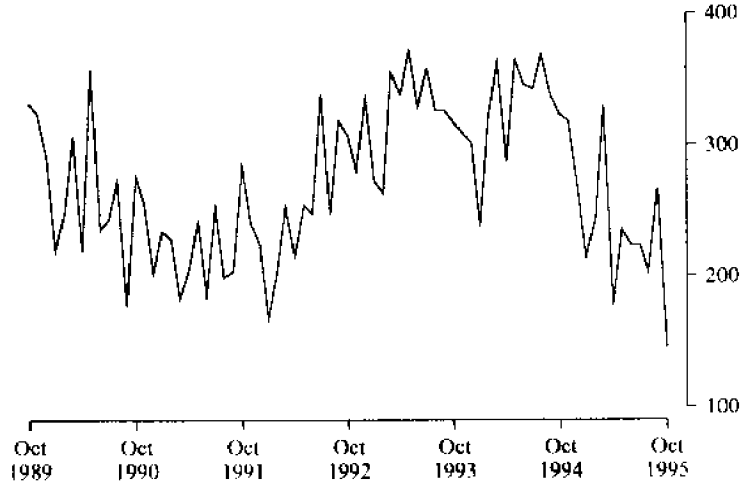
(a) Excludes Conversions, etc. (b) For details of changes to Statistical Divisions, please refer to paragraphs 27 to 29 of the explanatory notes.

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

Statistical division / subdivision (b)	1993-94	1994-95	July - Oct. 1995-96	Oct. 1995
Melbourne (SD)	3,021	2,672	697	127
Greater Geelong City Part A (SSD)	193	108	26	4
Barwon (SD)	275	164	26	4
Western District (SD)	43	56	12	2
Ballarat City (SSD) (c)	n.a.	45	11	5
Central Highlands (SD)	43	58	12	5
Wimmera (SD)	17	20	3	—
Mildura Rural City Part A (SSD)	48	27	—	—
Mallee (SD)	75	49	2	—
Greater Bendigo City Part A (SSD)	100	54	19	1
Loddon (SD) (c)	n.a.	n.a.	24	1
Greater Shepparton City Part A (SSD)	27	20	4	2
Goulburn (SD) (c)	n.a.	n.a.	16	5
Wodonga (SSD) (c)	n.a.	n.a.	10	—
Ovens-Murray (SD) (c)	n.a.	n.a.	17	1
East Gippsland (SD) (c)	n.a.	n.a.	5	—
Latrobe Valley (SSD) (c)	n.a.	n.a.	17	—
Gippsland (SD)	86	76	25	—
Victoria	3,858	3,382	839	145

(a) Refer to paragraph 8 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. For further details please refer to paragraphs 27 to 29 of the explanatory notes. (c) Data for periods marked "n.a." are not available because boundaries have been significantly altered.

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



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

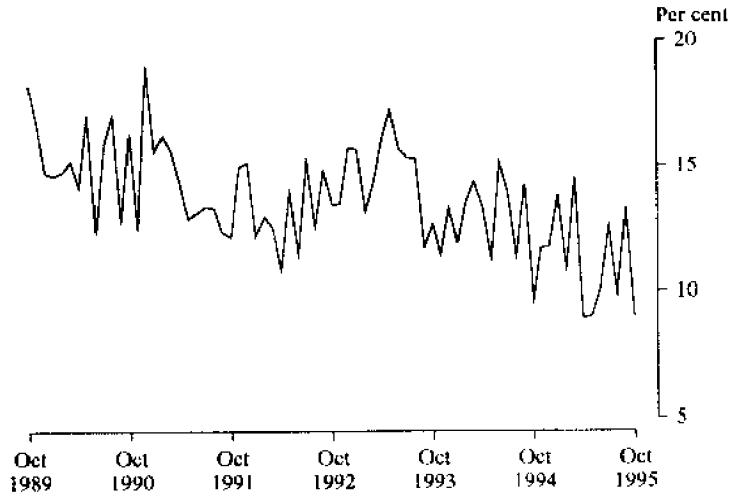


TABLE 13. NUMBER OF DUAL OCCUPANCY (a) DWELLING UNITS APPROVED—*continued*

<i>Statistical local area (b) (c)</i>	<i>1993-94</i>	<i>1994-95</i>	<i>July - Oct. 1995-96</i>	<i>Oct. 1995</i>
Moonee Valley (C)				
Essendon	64	55	16	11
West	n.a.	n.a.	16	6
Total	n.a.	n.a.	32	17
Moreland (C)				
Brunswick	27	6	4	—
Coburg	n.a.	n.a.	—	—
North	n.a.	n.a.	4	—
Total	n.a.	n.a.	8	—
Mornington Peninsula (S)				
East	n.a.	n.a.	2	1
South	10	14	4	—
West	n.a.	n.a.	4	—
Total	n.a.	n.a.	10	1
Nilfumbik (S)				
South-West	n.a.	n.a.	—	—
Balance	n.a.	n.a.	3	—
Total	n.a.	n.a.	3	—
Port Phillip (C)				
St Kilda	n.a.	n.a.	8	—
West	n.a.	10	8	1
Total	n.a.	n.a.	16	1
Stonnington (C)				
Prahran	n.a.	n.a.	10	—
Malvern	28	59	—	—
Total	n.a.	n.a.	—	—
Whitehorse (C)				
Box Hill				
Nunawading East				
Nunawading West				
Total				
Whittlesea (C)				
Wyndham (C)				
Yarra (C)				
North	n.a.	n.a.	—	—
Richmond	22	—	—	—
Total	n.a.	n.a.	—	—
Yarra Ranges (S) (d)				
Central	1	—	—	—
North	n.a.	n.a.	—	—
South-West	n.a.	n.a.	—	—
Total	n.a.	n.a.	—	—
Melbourne Statistical Division	3,021	2,672	—	—
Rest of Victoria	837	710	142	—
Total Victoria	3,858	3,382	839	—

(a) Refer to paragraph 8 of the explanatory notes. (b) For details of changes to Statistical Local Areas and Statistical Divisions, please refer to paragraphs 27 to 29 of the explanatory notes. (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. Statistics of building work approved are compiled from:

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

The last category reflects implementation of the 1993 Building Act by the Victorian Government from 1 July 1994.

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

SCOPE AND COVERAGE

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

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

4. The statistics include:

- (a) all approved new residential building jobs valued at \$10,000 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.

DEFINITIONS

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

6. A dwelling unit is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential purposes. Units (whether self-contained or not) within buildings offering institutional care, such as hospitals, or temporary accommodation such as motels, hostels, and holiday apartments, are not defined as dwelling units. The value of units of this type is included in the appropriate category of non-residential building approved.

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

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

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

(a) when two new dwelling units are to be erected on one allotment both units are counted.

(b) when one new dwelling unit is to be erected on an allotment already occupied by an existing dwelling unit, the new unit is counted.

(c) when an existing dwelling unit is to be altered or added to, to create two dwelling units, one new unit is counted.

(d) when a non-residential building is to be altered and/or added to, to create two dwelling units, both units are counted.

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

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

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

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

BUILDING CLASSIFICATION

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

14. *Functional classification of building - general.* A building is classified according to its intended major function. A building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to 'Offices', a detached

cafeteria building to 'Shops', while factory buildings would be classified to 'Factories'. An exception to this rule is in the treatment of group accommodation buildings where, for example, a student accommodation building on a university campus would be classified to 'Educational'. Further details of the functional classification may be found in the explanatory notes of the ABS publication *Building Activity, Victoria* (8752.2).

15. Functional classification of building - Dwelling Structure Classification (DSC). A functional classification of buildings based on the Dwelling Structure Classification (DSC) is used by the ABS to provide detailed information on residential building approvals. The DSC was developed by the ABS to provide a standard classification of the different types of dwelling structures (houses, flats, townhouses, etc). In particular, for Building Approvals, DSC allows new other residential building to be classified as follows:

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

- one storey
- two or more storeys

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

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

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

GENERAL

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

SEASONAL ADJUSTMENT

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

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

TREND ESTIMATES

19. Trend estimate dwelling approval statistics are shown in Table 3. The trend estimates have been derived by applying a 13-term Henderson weighted moving average to the series.

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

CONSTANT PRICES

21. The base year of constant price estimates of building approvals is 1989-90.

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

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

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

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

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

GEOGRAPHICAL CHANGES

27. Statistics published in this issue of *Building Approvals, Victoria* are presented in accordance with the revised geographic boundaries contained in the Australian Standard Geographical Classification (ASGC) Edition 2.5. The 'Off-shore and migratory' category has been excluded from all tables.

28. Edition 2.5 of the ASGC includes major changes to Victorian Statistical Local Areas (SLAs). Some changes to Statistical Division (SD) and Statistical Sub-division (SSD) boundaries have also been necessary. These changes are the last required to incorporate the recent local Government boundary re-structures. Complete details of the changes are available in the ABS Information Paper *Victorian Local Government Amalgamations 1994-95: Changes to the Australian Standard Geographical Classification* (1257.0). Edition 2.5 of the ASGC is expected to be released in November 1995.

29. Tables 8, 9 and 13 show approvals statistics according to the new SLA structure for July 1995. 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

30. In some cases, the ABS can also make available information which is not published. This information may be made available as hard-copy, magnetic tape or disk. Generally, a charge is made for providing unpublished information.

RELATED PUBLICATIONS

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

- *Building Approvals, Australia* (8731.0) (monthly) (\$15.00)
- *Dwelling Unit Commencements Reported by Approving Authorities, Victoria* (8741.2) (monthly) (\$12.00)
- *Building Activity, Australia: Dwelling Unit Commencements, Preliminary* (8750.0) (quarterly) (\$11.00)
- *Building Activity, Victoria* (8752.2) (quarterly) (\$12.00)

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

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

- .. not applicable
- nil or rounded down to zero
- n.a. not available

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

STUART JACKSON

Deputy Commonwealth Statistician



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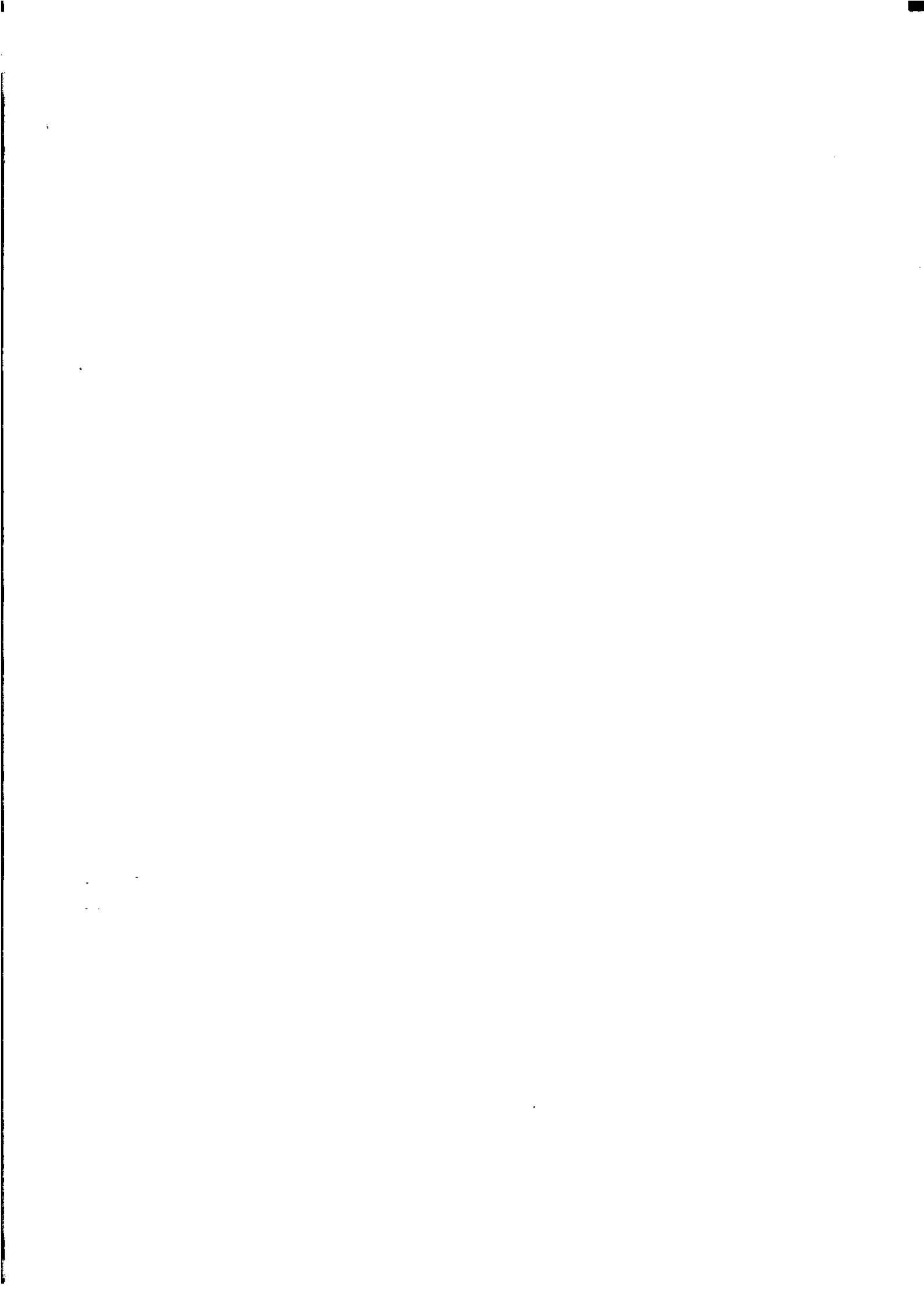
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