

CATALOGUE NUMBER 8731.2

16 JANUARY 1996

**BUILDING APPROVALS, VICTORIA,
NOVEMBER 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.

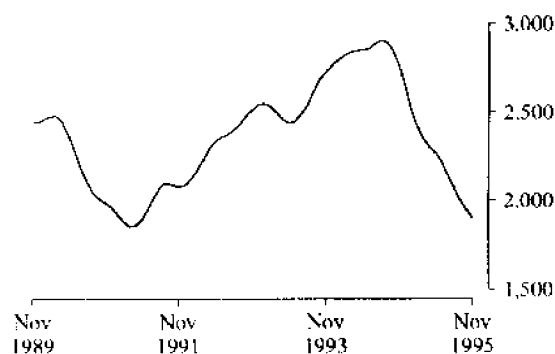
Full details of the changes made are available in the ABS information paper *Victorian Local Government Amalgamations 1994-95: Changes to the Australian Standard Geographic Classification (1257.0)*.

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

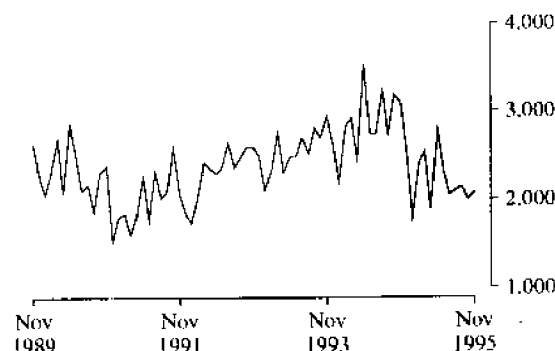
MAIN FEATURES

- The trend estimate of the number of dwelling units approved in November 1995 (1,900) was 2.9 per cent lower than in October (1,956) and 31.4 per cent lower than for November 1994 (2,770). The trend estimates have shown 14 consecutive monthly decreases since September 1994.
- In original terms the number of dwelling units approved in November 1995 (2,086) was 4.2 per cent higher than in October 1995 (2,002), but 32.7 per cent lower than the figure recorded in November 1994 (3,101).
- The value of non-residential buildings approved, at current prices, for the five months ending November 1995 was \$1,134.5m, an increase of 36.2 per cent when compared to the corresponding figure for the five months ending November 1994 (\$832.7m).

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- for further information about statistics in this publication and the availability of related unpublished statistics, contact Dennis Robson or John Nelson on Melbourne (03) 9615 7000; or any ABS office.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 June 1995 to November 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 (December 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 December 1995, the trend estimate for that month would be 1,605, a movement of -0.9 per cent. The monthly movements in the trend estimates for September, October and November 1995, which are currently estimated to be -2.4, -2.2 and -1.6 per cent respectively, would be revised to -1.9, -1.5 and -0.9 per cent. On the other hand, a 5 per cent seasonally adjusted decline in the number of private houses approved in December 1995 would produce a trend estimate for that month of 1,537, a movement of -2.4 per cent, with the movements in the trend estimates for September, October and November 1995, being revised to -2.5, -2.5 and -2.2 per cent respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED, RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if December 1995 seasonally adjusted estimate			
			is up 5% on November 1995		is down 5% on November 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
<i>1995</i>						
June	1,769	-1.7	1,766	-1.8	1,769	-1.6
July	1,733	-2.1	1,728	-2.2	1,733	-2.0
August	1,693	-2.3	1,691	-2.1	1,694	-2.3
September	1,653	-2.4	1,659	-1.9	1,651	-2.5
October	1,616	-2.2	1,634	-1.5	1,610	-2.5
November	1,591	-1.6	1,619	-0.9	1,574	-2.2
December	n.y.a.	n.y.a.	1,605	-0.9	1,537	-2.4

TOTAL NUMBER OF DWELLING UNITS APPROVED, RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if December 1995 seasonally adjusted estimate			
			is up 7% on November 1995		is down 7% on November 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
<i>1995</i>						
June	2,220	-2.3	2,216	-2.5	2,221	-2.3
July	2,147	-3.3	2,142	-3.4	2,151	-3.2
August	2,074	-3.4	2,070	-3.3	2,075	-3.5
September	2,010	-3.1	2,018	-2.5	2,007	-3.3
October	1,956	-2.7	1,982	-1.8	1,942	-3.2
November	1,900	-2.9	1,957	-1.2	1,883	-3.0
December	n.y.a.	n.y.a.	1,953	-0.2	1,842	-2.2

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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-November	8,869	143	9,012	1,087	145	1,232	702	10,658	288	10,946
1995-96										
July-November	6,293	215	6,508	788	372	1,160	19	7,100	587	7,687
1994										
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
November	1,201	72	1,273	59	165	224	1	1,261	237	1,498
VICTORIA										
1992-93	25,969	1,189	27,158	3,186	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-November	12,642	261	12,903	1,170	226	1,396	712	14,524	487	15,011
1995-96										
July-November	8,779	252	9,031	827	496	1,323	30	9,636	748	10,384
1994										
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
November	1,731	80	1,811	84	188	272	3	1,818	268	2,086

(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.

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	Private sector	Public sector	Total	Private sector	Public sector						Total	
MELBOURNE STATISTICAL DIVISION (a)														
1992-93	1,538.4	42.4	1,580.8	125.3	10.5	135.9	1,663.7	52.9	1,716.7	429.7	858.2	1,138.2	2,951.4	3,284.6
1993-94	1,683.9	40.5	1,724.4	241.8	31.1	272.9	1,925.7	71.6	1,997.3	509.2	1,619.8	2,138.6	4,046.0	4,645.1
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
1994-95														
July-November	858.8	9.2	867.9	102.7	10.0	112.7	961.5	19.2	980.7	279.0	427.7	698.3	1,667.8	1,957.9
1995-96														
July-November	631.8	22.2	653.9	91.0	25.8	116.8	722.8	47.9	770.7	192.0	691.3	930.8	1,598.8	1,893.5
1994--														
September	172.4	1.5	173.9	13.5	1.8	15.4	185.9	3.4	189.3	41.4	89.9	101.0	317.2	331.7
October	166.4	2.3	168.7	32.8	1.4	34.2	199.2	3.7	202.9	86.0	117.5	296.8	402.7	585.6
November	177.2	3.3	180.5	21.7	6.3	28.0	198.8	9.6	208.5	48.9	107.6	149.1	355.0	406.4
December	129.6	1.6	131.2	110.2	4.4	114.6	239.9	5.9	245.8	27.6	54.7	72.3	322.1	345.6
1995--														
January	108.7	0.6	109.3	8.9	7.2	16.1	117.6	7.8	125.4	26.7	93.1	124.9	237.0	277.0
February	129.8	3.7	133.5	19.7	5.4	25.1	149.5	9.1	158.6	45.9	149.8	218.2	345.1	422.7
March	123.8	3.3	127.1	11.6	4.4	16.1	135.4	7.7	143.1	70.1	85.0	106.0	289.2	319.2
April	114.1	0.6	114.7	20.9	0.2	21.1	135.0	0.8	135.8	30.2	59.7	91.2	223.9	257.2
May	135.0	1.6	136.6	91.4	10.8	102.2	226.4	12.3	238.8	51.5	118.1	188.8	392.0	479.1
June	132.6	3.0	135.6	15.2	3.9	19.1	147.8	6.9	154.7	41.1	84.4	156.1	271.9	351.9
July	130.5	1.3	131.8	5.7	4.8	10.5	136.2	6.1	142.3	32.8	80.9	94.7	249.0	269.7
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
VICTORIA														
1992-93	2,262.5	71.4	2,333.8	145.7	14.6	160.3	2,408.2	86.0	2,494.1	533.0	1,066.2	1,406.3	4,006.9	4,433.4
1993-94	2,465.2	58.8	2,524.0	252.8	40.9	293.7	2,718.0	99.7	2,817.7	623.5	1,853.6	2,502.7	5,186.0	5,943.9
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
1994-95														
July-November	1,179.5	16.1	1,195.7	107.6	14.4	122.0	1,287.2	30.5	1,317.7	327.8	505.0	832.7	2,119.2	2,478.1
1995-96														
July-November	858.6	25.1	883.7	94.1	33.2	127.3	952.7	58.3	1,010.9	241.9	828.9	1,134.5	2,011.6	2,387.4
1994														
September	232.9	3.0	235.9	14.2	4.1	18.3	247.1	7.1	254.2	51.2	105.4	119.5	403.7	424.9
October	223.6	2.7	226.3	32.8	1.6	34.4	256.4	4.2	260.6	94.9	134.0	347.3	485.3	702.8
November	243.3	5.3	248.6	23.8	6.3	30.1	267.1	11.6	278.7	60.0	121.2	173.8	447.6	512.4
December	178.2	4.3	182.5	110.5	5.3	115.8	288.7	9.6	298.3	34.6	64.1	89.2	387.3	422.0
1995--														
January	147.1	1.6	148.7	9.0	7.7	16.7	156.2	9.3	165.4	33.4	105.7	152.7	294.7	351.5
February	175.5	3.9	179.3	20.3	8.3	28.6	195.8	12.2	208.0	54.5	160.0	237.6	410.3	500.1
March	179.0	4.1	183.1	11.9	6.0	17.9	191.0	10.0	201.0	80.8	105.4	132.1	375.9	413.9
April	151.1	2.4	153.6	22.5	0.8	23.3	173.6	3.2	176.8	40.4	76.6	118.6	286.6	335.9
May	188.4	3.5	191.9	91.6	10.8	102.3	280.0	14.3	294.2	62.7	153.9	231.0	491.1	587.9
June	184.6	6.0	190.5	15.4	6.7	22.1	200.0	12.6	212.6	50.8	104.0	181.4	352.4	444.8
July	173.8	2.3	176.1	5.7	7.4	13.2	179.6	9.7	189.3	41.0	111.7	131.4	330.8	361.8
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

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

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**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>						
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
November r	1,608	1,688	1,684	1,932	188.6	47.7
TREND ESTIMATES						
<i>1994</i>						
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	1,799	1,871	2,148	2,272	212.6	54.5
June r	1,769	1,852	2,077	2,220	211.8	51.1
July r	1,733	1,812	1,992	2,147	207.7	47.8
August r	1,693	1,763	1,915	2,074	200.9	46.2
September r	1,653	1,712	1,850	2,010	195.2	45.7
October r	1,616	1,665	1,793	1,956	190.6	45.8
November r	1,591	1,632	1,736	1,900	186.0	45.4

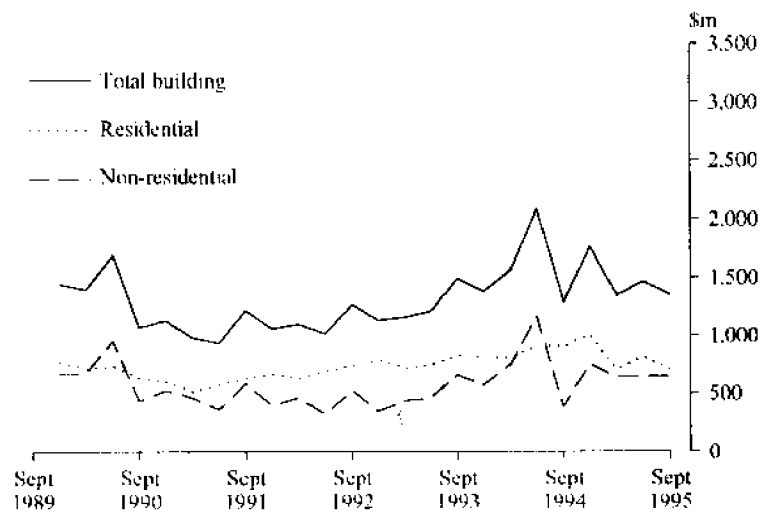
(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average - see Explanatory Notes for a more detailed explanation. (b) Includes Conversions, etc. See paragraphs 9-11 of the Explanatory Notes.

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



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

Class of building			July-November		1995		
	1993-94	1994-95	1994-95	1995-96	September	October	November
PRIVATE SECTOR							
New houses	2,465.2	2,383.4	1,179.5	858.6	171.2	165.7	172.5
New other residential buildings	252.8	388.8	107.6	94.1	40.5	29.6	7.7
Total new residential building	2,718.0	2,772.2	1,287.2	952.7	211.7	195.3	180.2
Alterations and additions to residential buildings	614.4	670.6	327.1	230.0	44.3	51.1	49.2
Hotels, etc.	187.1	47.0	9.7	110.2	2.7	100.9	2.1
Shops	483.6	351.0	120.5	148.3	22.4	21.4	24.8
Factories	161.2	206.8	96.0	91.1	27.9	10.9	22.0
Offices	178.1	238.1	79.9	160.8	42.8	35.3	30.2
Other business premises	225.1	165.0	77.2	136.9	28.5	40.2	39.0
Educational	88.1	77.4	32.0	31.2	6.5	6.9	7.8
Religious	13.9	15.4	7.4	2.7	1.0	0.5	0.8
Health	119.8	49.2	30.4	25.3	9.5	2.8	3.1
Entertainment and recreational	308.7	81.9	34.4	100.6	7.6	77.9	4.8
Miscellaneous	87.9	42.9	17.5	21.9	5.7	11.1	3.1
Total non-residential building	1,853.6	1,274.7	505.0	828.9	154.6	307.9	137.6
Total	5,186.0	4,717.5	2,119.2	2,011.6	410.6	554.4	367.0
PUBLIC SECTOR							
New houses	58.8	41.9	16.1	25.1	3.3	2.1	8.3
New other residential buildings	40.9	59.9	14.4	33.2	0.4	6.0	14.5
Total new residential building	99.7	101.8	30.5	58.3	3.7	8.2	22.8
Alterations and additions to residential buildings	9.1	14.4	0.7	11.9	3.2	2.7	3.5
Hotels, etc.	1.3	1.1	0.2	0.6	0.3	-	0.2
Shops	3.4	7.7	4.6	22.0	1.1	1.2	16.8
Factories	45.0	12.4	11.8	2.5	0.2	0.4	0.3
Offices	56.2	123.1	31.3	55.8	25.0	19.9	5.1
Other business premises	141.7	53.3	5.1	11.5	1.1	5.2	2.0
Educational	119.6	226.3	119.9	127.0	32.6	18.1	40.4
Religious	-	-	-	-	-	-	-
Health	182.9	71.8	16.7	34.4	8.7	8.6	9.4
Entertainment and recreational	69.5	148.6	130.4	44.2	3.6	18.8	0.7
Miscellaneous	29.5	56.2	7.8	7.6	0.3	2.0	0.6
Total non-residential building	649.1	700.5	327.7	305.6	72.9	74.2	75.4
Total	757.9	816.7	358.9	375.8	79.8	85.1	101.7
TOTAL							
New houses	2,524.0	2,425.3	1,195.7	883.7	174.5	167.8	180.8
New other residential buildings	293.7	448.7	122.0	127.3	41.0	35.7	22.2
Total new residential building	2,817.7	2,874.0	1,317.7	1,010.9	215.4	203.5	203.1
Alterations and additions to residential buildings	623.5	685.1	327.8	241.9	47.5	53.8	52.7
Hotels, etc.	188.4	48.1	9.8	110.7	3.0	100.9	2.2
Shops	487.1	358.8	125.1	170.3	23.5	22.6	41.6
Factories	206.2	219.2	107.8	93.6	28.1	11.3	22.2
Offices	234.3	361.2	111.2	216.6	67.8	55.2	35.3
Other business premises	366.8	218.3	82.3	148.4	29.6	45.4	41.0
Educational	207.7	303.7	151.8	158.2	39.2	25.0	48.2
Religious	13.9	15.4	7.4	2.7	1.0	0.5	0.8
Health	302.7	121.0	47.1	59.8	18.2	11.4	12.5
Entertainment and recreational	378.2	230.4	164.7	144.8	11.2	96.7	5.5
Miscellaneous	117.4	99.0	25.3	29.5	5.9	13.1	3.6
Total non-residential building	2,502.7	1,975.2	832.7	1,134.5	227.5	382.1	212.9
Total	5,943.9	5,534.3	2,478.1	2,387.4	490.4	639.4	468.7

**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 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
November	7	0.8	3	0.8	1	0.6	—	—	—	—	11	2.2
SHOPS												
1995 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
November	57	4.8	21	5.9	6	3.8	5	10.5	1	16.5	90	41.6
FACTORIES												
1995 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
November	44	4.7	8	2.3	5	3.9	7	11.3	—	—	64	22.2
OFFICES												
1995 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
November	35	3.7	15	4.6	3	1.6	7	10.2	2	15.2	62	35.3
OTHER BUSINESS PREMISES												
1995 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
November	28	2.8	13	4.2	8	5.8	5	9.3	1	19.0	55	41.0
EDUCATIONAL												
1995 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
November	8	0.7	8	2.3	8	6.0	9	14.2	1	25.0	34	48.2
RELIGIOUS												
1995 September	3	0.2	2	0.7	—	—	—	—	—	—	5	1.0
October	5	0.5	—	—	—	—	—	—	—	—	5	0.5
November	2	0.3	1	0.5	—	—	—	—	—	—	3	0.8
HEALTH												
1995 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
November	6	0.7	3	0.8	4	2.5	—	—	1	8.5	14	12.5
ENTERTAINMENT AND RECREATIONAL												
1995 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
November	8	0.8	5	1.5	2	1.8	1	1.4	—	—	16	5.5
MISCELLANEOUS												
1995 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
November	21	1.7	7	2.0	—	—	—	—	—	—	28	3.6
TOTAL NON-RESIDENTIAL BUILDING												
1995 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
November	216	21.1	84	24.8	37	26.1	34	56.8	6	84.2	377	212.9

NUMBER AND VALUE OF NEW DWELLING UNITS (a) APPROVED BY MATERIAL OF OUTER WALLS,
NOVEMBER 1995

Particulars	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
MELBOURNE STATISTICAL DIVISION (b)						
Houses ---						
Brick, stone or concrete	7	453			7	453
Brick-veneer	628	65,636	35	4,113	663	69,748
Timber	22	1,700			22	1,700
Fibre cement						
Steel, aluminium or other materials	7	383			7	383
Not stated	537	55,624	37	3,432	574	59,056
Total houses	1,201	123,795	72	7,545	1,273	131,340
<i>Other residential buildings</i>	59	5,483	165	12,296	224	17,779
Total residential buildings	1,260	129,278	237	19,841	1,497	149,119
REST OF VICTORIA (b)						
Houses ---						
Brick, stone or concrete	4	640			4	640
Brick-veneer	263	26,061	1	66	264	26,127
Timber	30	1,901			30	1,901
Fibre cement	14	637			14	637
Steel, aluminium or other materials	9	709			9	709
Not stated	210	18,755	7	727	217	19,482
Total houses	530	48,704	8	793	538	49,497
<i>Other residential buildings</i>	25	2,250	23	2,207	48	4,457
Total residential buildings	555	50,954	31	3,000	586	53,954
TOTAL VICTORIA						
Houses ---						
Brick, stone or concrete	11	1,093			11	1,093
Brick-veneer	891	91,697	36	4,179	927	95,875
Timber	52	3,601			52	3,601
Fibre cement	14	637			14	637
Steel, aluminium or other materials	16	1,092			16	1,092
Not stated	747	74,379	44	4,159	791	78,538
Total houses	1,731	172,499	80	8,338	1,811	180,837
<i>Other residential buildings</i>	84	7,733	188	14,503	272	22,236
Total residential buildings	1,815	180,232	268	22,841	2,083	203,073

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

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	13	-	1,197	-	-	-	1,916	2,620	2,620	5,733
North	5	2	779	-	-	-	164	60	60	1,004
Total	18	2	1,977	-	-	-	2,080	2,680	2,680	6,737
Bayside (C)										
Brighton	25	-	3,707	-	-	-	1,252	-	190	5,149
South	23	-	2,486	2	-	245	2,798	250	1,080	6,609
Total	48	-	6,193	2	-	245	4,050	250	1,270	11,759
Boroondara (C)										
Camberwell North	21	-	2,731	-	-	-	1,039	200	200	3,970
Camberwell South	12	-	1,730	-	-	-	1,240	130	700	3,670
Hawthorn	2	-	300	-	-	-	700	270	1,020	2,020
Kew	3	-	527	7	-	878	784	925	925	3,113
Total	38	-	5,288	7	-	878	3,763	1,525	2,845	12,773
Brimbank (C)										
Keilor	99	-	10,189	-	-	-	487	1,196	1,196	11,871
Sunshine	20	2	1,972	-	-	-	506	3,710	3,710	6,188
Total	119	2	12,161	-	-	-	993	4,906	4,906	18,060
Cardinia (S)										
Pakenham	2	-	178	-	-	-	10	-	-	188
South	-	-	-	-	-	-	-	-	-	-
Total	2	-	178	-	-	-	10	-	-	188
Casey (C)										
Berwick	60	-	5,612	-	-	-	324	1,865	1,865	7,801
South	18	-	1,585	-	-	-	322	148	148	2,056
Total	78	-	7,197	-	-	-	647	2,013	2,013	9,857
Darebin (C)										
Northcote	10	-	944	-	-	-	460	69	69	1,473
Preston	11	-	1,092	4	51	4,995	412	780	960	7,458
Total	21	-	2,036	4	51	4,995	872	849	1,029	8,932
Frankston (C)										
East	41	-	2,963	-	-	-	236	450	450	3,649
West	8	-	845	-	-	-	665	1,420	2,620	4,130
Total	49	-	3,808	-	-	-	900	1,870	3,070	7,779
Glen Eira (C)										
Caulfield	38	-	4,491	-	-	-	2,587	1,646	1,646	8,725
South	9	2	898	-	-	-	1,282	1,320	1,320	3,500
Total	47	2	5,389	-	-	-	3,869	2,966	2,966	12,225
Greater Dandenong (C)										
Dandenong	6	-	679	-	-	-	425	2,984	2,984	4,089
Balance	9	-	578	-	6	276	186	655	655	1,695
Total	15	-	1,257	-	6	276	612	3,639	3,639	5,783
Hobsons Bay (C)										
Altona	34	-	2,539	4	-	190	438	22,038	22,038	25,205
Williamstown	11	-	1,025	6	-	240	446	150	150	1,861
Total	45	-	3,564	10	-	430	884	22,188	22,188	27,066
Hume (C)										
Broadmeadows	10	-	1,010	-	-	-	263	3,082	3,082	4,355
Craigieburn	25	-	2,528	-	-	-	220	150	631	3,379
Sunbury	10	-	1,151	-	-	-	227	335	335	1,713
Total	45	-	4,689	-	-	-	709	3,567	4,048	9,447
Kingston (C)										
North	12	-	1,334	-	-	-	867	1,911	2,031	4,232
South	32	-	3,234	2	-	120	296	1,750	1,750	5,400
Total	44	-	4,568	2	-	120	1,163	3,661	3,781	9,632
Knox (C)	42	-	4,757	-	-	-	1,578	929	929	7,263
Manningham (C)	38	-	5,125	-	-	-	567	1,572	1,572	7,264
Maribyrnong (C)	7	4	1,017	9	27	2,498	503	575	575	4,592

See footnotes at end of table.

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	29	—	2,609	—	—	—	498	2,100	2,100	5,207
Ringwood	10	—	1,430	—	—	—	536	1,850	1,850	3,816
Total	39	—	4,039	—	—	—	1,034	3,950	3,950	9,023
Melbourne (C)										
Inner	—	—	—	—	—	—	—	1,580	1,580	1,580
Remainder	—	—	—	—	—	—	415	1,240	5,370	5,785
Total	—	—	—	—	—	—	415	2,820	6,950	7,365
Melton (S)										
East	—	—	—	—	—	—	—	—	—	—
Balance	3	—	319	—	—	—	10	—	—	329
Total	3	—	319	—	—	—	10	—	—	329
Monash (C)										
South-West	46	6	4,136	—	—	—	501	1,250	1,250	5,886
Waverley East	19	—	2,221	—	—	—	631	2,500	2,500	5,353
Waverley West	21	—	2,569	—	—	—	551	4,700	9,198	12,318
Total	86	6	8,926	—	—	—	1,683	8,450	12,948	23,557
Moonee Valley (C)										
Essendon	24	—	1,959	5	—	330	2,889	998	1,198	6,376
West	25	—	3,427	—	—	—	255	1,757	1,757	5,439
Total	49	—	5,386	5	—	330	3,144	2,755	2,955	11,815
Moreland (C)										
Brunswick	8	—	763	—	14	1,118	274	—	—	2,155
Coburg	7	—	625	—	—	—	470	95	155	1,250
North	14	1	1,248	—	—	—	218	315	315	1,781
Total	29	1	2,636	—	14	1,118	962	410	470	5,186
Mornington Peninsula (S)										
East	18	35	5,383	—	—	—	407	415	33,868	39,659
South	42	3	4,195	—	—	—	528	600	600	5,323
West	13	6	2,180	—	—	—	910	450	450	3,540
Total	73	44	11,758	—	—	—	1,845	1,465	34,918	48,522
Nilfumbik (S)										
South-West	5	—	738	—	—	—	223	—	—	961
Balance	12	—	1,412	—	—	—	693	—	—	2,106
Total	17	—	2,151	—	—	—	916	—	—	3,067
Port Phillip (C)										
St Kilda	4	—	421	2	—	140	724	420	420	1,705
West	24	—	2,815	—	—	—	1,044	7,310	7,310	11,168
Total	28	—	3,236	2	—	140	1,768	7,730	7,730	12,873
Stonnington (C)										
Prahan	10	—	1,150	12	—	2,040	684	780	1,960	5,834
Malvern	1	—	300	—	12	750	1,170	311	311	2,531
Total	11	—	1,450	12	12	2,790	1,854	1,091	2,271	8,365
Whitehorse (C)										
Box Hill	23	2	2,889	—	—	—	1,239	840	840	4,968
Nunawading East	12	—	1,325	—	—	—	416	795	795	2,536
Nunawading West	33	—	3,356	—	—	—	583	950	950	4,890
Total	68	2	7,570	—	—	—	2,239	2,585	2,585	12,393
Whittlesea (C)	38	9	4,528	—	35	2,331	504	5,867	5,867	13,231
Wyndham (C)	42	—	3,751	2	—	108	471	14,810	14,905	19,235
Yarra (C)										
North	4	—	520	—	—	—	459	2,530	2,530	3,509
Richmond	2	—	370	4	20	1,520	438	2,070	2,070	4,398
Total	6	—	890	4	20	1,520	897	4,600	4,600	7,907
Yarra Ranges (S) --- Pt A (d)										
Central	3	—	327	—	—	—	65	—	—	392
North	4	—	352	—	—	—	—	—	140	492
South-West	49	—	4,817	—	—	—	855	312	1,256	6,929
Total	56	—	5,496	—	—	—	921	312	1,396	7,813
Melbourne (SD)	1,201	72	131,340	59	165	17,779	41,864	110,035	159,057	350,039

See footnotes at end of table.

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)				
BARWON STATISTICAL DIVISION										
Colac-Otway (S)										
Colac	---						110	98	98	208
North	1		27	---	---	---	174	---	---	201
South	1		48							48
Total	2		75				284	98	98	457
Golden Plains (S)										
North-West	14		1,167	---	---	---	193			1,360
South-East	5		696				44			740
Total	19		1,863	---	---	---	237			2,100
Greater Geelong (C)										
Part A										
Bellarine - Inner	13		1,250	21	---	2,000	158	70	70	3,477
Corio Inner	13		1,283	---	---	---	294	3,106	3,106	4,682
Geelong	2		180				89	684	1,684	1,953
Geelong West	4		330				200			530
Newtown	3		320	---	---	---	287	340	340	947
South Barwon -- Inner	29		3,000	---	---	---	522	500	563	4,084
Part B	10	1	959				324			1,283
Part C										
Total	74	1	7,321	21		2,000	1,874	4,700	5,763	16,957
Queenscliffe (B)		2	260	---	7	1,100	---			1,360
Surf Coast (S)										
East	19		1,740				239	149	149	2,127
West	5		367				22			389
Total	24		2,107				261	149	149	2,516
Barwon (SD)	119	3	11,626	21	7	3,100	2,655	4,946	6,009	23,390
WESTERN DISTRICT STATISTICAL DIVISION										
Corangamite (S)										
North	2		135	---		---	89		95	319
South	2		350				71	170	170	591
Total	4		485				160	170	265	910
Glenelg (S)										
Heywood	2		264				105			369
North										
Portland	1		92				225	180	180	497
Total	3		356				330	180	180	866
Moyne (S)										
North-East	2		200	---	---	---	14			214
South-West	3		390				35			425
Balance	3		239				155	60	60	453
Total	8		828				204	60	60	1,092
Southern Grampians (S)										
Hamilton	2		119				50		151	320
Wannon										
Balance	1		186				65			251
Total	3		306				115		151	572
Warrambool (C)	20		1,879				332	475	475	2,686
Lady Julia Percy Island										
Western District (SD)	38	---	3,855	---	---	---	1,140	885	1,131	6,126

See footnotes at end of table.

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)	2		136	—	—	—	95	—	—	231
Ballarat (C)										
Central	22	—	1,752	—	—	—	137	200	2,040	3,929
Inner North	11	—	1,080	—	—	—	180	1,625	1,825	3,085
North	—	—	—	—	—	—	—	—	—	—
South	15	1	1,705	—	—	—	326	180	180	2,210
Total	48	1	4,536	—	—	—	643	2,005	4,045	9,223
Hepburn (S)										
East	9	—	876	2	—	100	94	200	200	1,270
West	1	—	38	—	—	—	64	90	851	953
Total	10	—	914	2	—	100	158	290	1,051	2,223
Moorabool (S)										
Bacchus Marsh	9	—	939	—	—	—	28	—	234	1,201
Ballan	2	—	152	—	—	—	67	—	190	409
West	2	—	165	—	—	—	25	—	—	190
Total	13	—	1,256	—	—	—	120	—	424	1,800
Pyrenees (S)							64	65	65	129
Central Highlands (SD)	73	1	6,842	2	—	100	1,079	2,360	5,584	13,606
WIMMERA STATISTICAL DIVISION										
Hindmarsh (S)	—	—	—	—	—	—	—	160	160	160
Horsham (RC)										
Central	3	—	299	—	—	—	16	—	—	315
Balance	—	—	—	—	—	—	34	—	—	34
Total	3	—	299	—	—	—	50	—	—	349
Northern Grampians (S)										
St Arnaud	—	—	—	—	—	—	—	—	—	—
Stawell	1	—	57	—	—	—	—	122	122	179
Total	1	—	57	—	—	—	—	122	122	179
West Wimmera (S)	1	—	25	—	—	—	92	—	—	117
Yarriambiack (S)										
North	1	—	80	—	—	—	—	—	—	80
South	—	—	—	—	—	—	43	—	—	43
Total	1	—	80	—	—	—	43	—	—	123
Wimmera (SD)	6	—	461	—	—	—	186	282	282	928
MALLEE STATISTICAL DIVISION										
Buloke (S)										
North	—	—	—	—	—	—	—	—	—	—
South	—	—	—	—	—	—	52	—	—	52
Total	—	—	—	—	—	—	52	—	—	52
Gannawarra (S)	3	—	205	—	—	—	55	—	—	260
Mildura (RC)										
Pt A	9	—	831	—	—	—	199	490	2,926	3,956
Pt B	—	—	—	—	—	—	—	—	—	—
Total	9	—	831	—	—	—	199	490	2,926	3,956
Swan Hill (RC)										
Central	3	—	212	—	—	—	101	—	—	313
Balance	6	—	501	—	—	—	40	325	325	866
Total	9	—	713	—	—	—	141	325	325	1,179
Mallee (SD)	21	—	1,749	—	—	—	448	815	3,251	5,448

See footnotes at end of table.

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	—	—	—	—	—	—	12	—	—	12
Balance	1	—	40	—	—	—	55	—	—	95
Total	1	—	40	—	—	—	67	—	—	107
Greater Bendigo (C)										
Part A										
Eaglehawk	3	—	285	—	—	—	55	—	—	340
Central	6	1	579	—	6	309	228	352	18,778	19,894
Hunfry Inner	4	—	318	—	—	—	32	300	300	650
Marong Inner	9	—	706	—	—	—	29	570	570	1,305
Strathfieldsaye — Inner	5	—	482	—	—	—	115	1,580	1,580	2,177
Part B	5	—	563	—	—	—	68	—	—	631
Total	32	1	2,933	—	6	309	527	2,802	21,228	24,997
Loddon (S)										
North	—	—	—	—	—	—	15	—	—	15
South	1	—	129	—	—	—	—	—	150	279
Total	1	—	129	—	—	—	15	—	150	294
Macedon Ranges (S)										
Kyneton	6	—	627	—	—	—	87	120	120	834
Romsey	7	—	786	—	—	—	40	70	70	896
Balance	12	—	1,109	—	—	—	192	—	—	1,301
Total	25	—	2,522	—	—	—	319	190	190	3,031
Mount Alexander (S)										
Castlemaine	—	—	—	—	—	—	20	—	—	20
Balance	1	—	63	—	—	—	99	—	—	162
Total	1	—	63	—	—	—	119	—	—	182
Loddon-Campaspe (SD)	60	1	5,687	—	6	309	1,046	2,992	21,568	28,611
GOULBURN STATISTICAL DIVISION										
Campaspe (S)										
Echuca	8	—	460	—	—	—	—	—	53	513
Kyabram	2	—	190	—	—	—	40	140	140	370
Rochester	4	—	680	—	—	—	70	120	120	869
South	1	—	20	—	—	—	—	—	—	20
Total	15	—	1,350	—	—	—	110	260	313	1,772
Delatite (S)										
Benalla	1	—	75	—	—	—	118	—	—	193
North	5	—	512	—	—	—	53	320	320	885
South	6	—	671	—	—	—	104	—	—	775
Total	12	—	1,258	—	—	—	275	320	320	1,853
Greater Shepparton (C)										
Part A	14	—	1,171	—	—	—	359	1,837	1,837	3,367
Part B										
East	—	—	—	—	—	—	58	123	123	181
West	2	—	244	—	—	—	63	127	213	520
Total	16	—	1,415	—	—	—	480	2,087	2,173	4,068
Mitchell (S)										
North	1	—	80	—	—	—	94	—	—	174
South	1	—	110	—	—	—	10	—	—	120
Total	2	—	190	—	—	—	105	—	—	295
Moira (S)	10	—	963	—	5	400	29	252	252	1,644
Murrindindi (S)										
East	1	—	57	—	—	—	—	187	187	244
West	1	—	115	—	—	—	15	111	111	241
Total	2	—	172	—	—	—	15	298	298	485
Strathbogie (S)	2	—	148	—	—	—	110	—	—	258
Goulburn (SD)	59	—	5,496	—	5	400	1,123	3,217	3,355	10,375

See footnotes at end of table.

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)
OVENS-MURRAY STATISTICAL DIVISION										
Alpine (S)										
East	4	—	530	—	—	—	112	583	583	1,225
West	3	—	293	—	—	—	25	925	925	1,243
Total	7	—	823	—	—	—	137	1,508	1,508	2,468
Indigo (S)										
Part A	5	—	524	—	—	—	51	—	—	575
Part B	3	—	288	—	—	—	48	—	—	336
Total	8	—	812	—	—	—	99	—	—	911
Milawa (S)										
North	5	—	495	—	—	—	—	3,600	3,600	4,095
South	1	—	36	—	—	—	15	—	—	51
Wangaratta	7	—	464	—	—	—	149	333	333	945
Total	13	—	995	—	—	—	164	3,933	3,933	5,091
Towong (S)										
Part A	—	—	—	—	—	—	—	—	—	—
Part B	2	—	125	—	—	—	33	—	—	158
Total	2	—	125	—	—	—	33	—	—	158
Wodonga (RC)	21	—	1,706	—	—	—	80	1,010	1,010	2,797
Ovens-Murray (SD)	51	—	4,462	—	—	—	512	6,451	6,451	11,425
EAST GIPPSLAND STATISTICAL DIVISION										
East Gippsland (S)										
Bairnsdale	16	—	1,421	2	—	150	83	715	715	2,369
Orbost	1	—	82	—	5	398	38	—	85	602
South-West	1	—	110	—	—	—	—	—	—	110
Balance	1	—	77	—	—	—	50	—	73	200
Total	19	—	1,690	2	5	548	171	715	873	3,282
Wellington (S)										
Alberton	1	—	40	—	—	—	20	—	—	60
Avon	2	—	170	—	—	—	—	—	—	170
Maffra	—	—	—	—	—	—	372	55	355	727
Rosedale	6	—	489	—	—	—	45	—	—	534
Sale	10	—	918	—	—	—	121	1,350	1,350	2,389
Total	19	—	1,617	—	—	—	558	1,405	1,705	3,880
East Gippsland (SD)	38	—	3,306	2	5	548	730	2,120	2,578	7,162

See footnotes at end of table.

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	11		798				250	260	260	1,308
Balance	8		508				272	—	—	781
Total	19		1,306				522	260	260	2,088
Baw Baw (S)										
Part A	3		258				223	—	—	481
Part B										
East	1		149							149
West	11		1,162				273	2,038	2,118	3,552
Total	15		1,569				496	2,038	2,118	4,182
La Trobe (S)										
Moe	1	3	298				80		—	378
Morwell							155	750	803	958
Traralgon	11		1,278				472	242	242	1,992
Balance	4		409				35	—	—	444
Total	16	3	1,985				740	992	1,045	3,771
South Gippsland (S)										
Central	10		704				129	170	170	1,003
East	2		90				52		80	222
West	3		358				10	—	—	369
Total	15		1,152				192	170	250	1,594
Yarra Ranges (S) Pt B (d)										
Bass Strait Islands										
French Island										
Yallourn Works Area										
Gippsland (SD)	65	3	6,012				1,950	3,460	3,673	11,635
VICTORIA										
Victoria	1,731	80	180,837	84	188	22,236	52,733	137,562	212,939	468,745

(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.

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	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	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 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
November	1,070	9,985	38,093	28,069	11,826	23,474	845	9,054	23,359	3,290	149,066
1995 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
November	1,780	21,097	14,504	29,939	32,455	41,364	780	10,994	4,646	1,498	159,057
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 September	—	440	82	1,100	650	—	—	—	60	60	2,392
October	200	100	315	304	60	22,752	—	220	—	50	24,002
November	—	420	1,170	120	365	150	110	—	1,219	—	3,554
1995 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
November	—	400	3,389	300	308	1,000	—	—	255	357	6,009
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 September	—	538	—	—	—	443	—	650	120	—	1,751
October	—	598	100	—	—	—	—	—	—	—	698
November	100	170	200	—	—	—	—	—	300	—	770
1995 September	—	490	—	282	60	—	—	1,539	100	—	2,471
October	150	—	391	125	130	—	—	3,975	90	—	4,851
November	—	—	150	405	160	—	—	151	—	265	1,131
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 September	—	—	150	—	124	—	410	—	70	1,454	2,208
October	50	714	2,243	410	—	—	—	—	50	191	3,658
November	520	—	450	80	—	50	—	—	—	—	1,100
1995 September	70	1,926	130	203	257	90	—	—	2,199	—	4,875
October	380	2,269	534	110	130	893	—	—	—	430	4,746
November	84	710	380	1,974	920	340	—	761	65	350	5,584

BUILDING APPROVALS BY SELECTED STATISTICAL SUBDIVISIONS (a), NOVEMBER 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	13	---	1,250	21	---	2,000	158	70	70	3,477
Corio Inner	13	---	1,283	---	---	---	294	3,106	3,106	4,682
Geelong	2	---	180	---	---	---	89	684	1,684	1,953
Geelong West	4	---	330	---	---	---	200	---	---	530
Newtown	3	---	320	---	---	---	287	340	340	947
South Barwon Inner	29	---	3,000	---	---	---	522	500	563	4,084
Greater Geelong City Part A (SSD)	64	---	6,361	21	---	2,000	1,550	4,700	5,763	15,673
BALLARAT CITY STATISTICAL SUBDIVISION										
Ballarat (C)										
Central	22	---	1,752	---	---	---	137	200	2,040	3,929
Inner North	11	---	1,080	---	---	---	180	1,625	1,825	3,085
North	---	---	---	---	---	---	---	---	---	---
South	15	1	1,705	---	---	---	326	180	180	2,210
Ballarat City (SSD)	48	1	4,536	---	---	---	643	2,005	4,045	9,223
MILDURA RURAL CITY PART A STATISTICAL SUBDIVISION										
Mildura (RC) Pt A	9	---	831	---	---	---	199	490	2,926	3,956
Mildura Rural City Part A (SSD)	9	---	831	---	---	---	199	490	2,926	3,956
GREATER BENDIGO CITY PART A STATISTICAL SUBDIVISION										
Greater Bendigo (C)										
Eaglehawk	3	---	285	---	---	---	55	---	---	340
Central	6	1	579	---	6	309	228	352	18,778	19,894
Huntly --- Inner	4	---	318	---	---	---	32	300	300	650
Marong Inner	9	---	706	---	---	---	29	570	570	1,305
Strathfieldsaye --- Inner	5	---	482	---	---	---	115	1,580	1,580	2,177
Greater Bendigo City Part A (SSD)	27	1	2,370	---	6	309	458	2,802	21,228	24,366
GREATER SHEPPARTON CITY PART A STATISTICAL SUBDIVISION										
Greater Shepparton (C) Pt A	14	---	1,171	---	---	---	359	1,837	1,837	3,367
Shepparton City Part A (SSD)	14	---	1,171	---	---	---	359	1,837	1,837	3,367
WODONGA STATISTICAL SUBDIVISION										
Indigo (S) --- Pt A	5	---	524	---	---	---	51	---	---	575
Traralgon (S) --- Pt A	---	---	---	---	---	---	---	---	---	---
Wodonga (RC)	21	---	1,706	---	---	---	80	1,010	1,010	2,797
Wodonga (SSD)	26	---	2,231	---	---	---	131	1,010	1,010	3,372
LA TROBE VALLEY STATISTICAL SUBDIVISION										
Baw Baw (S) --- Pt A	---	---	---	---	---	---	---	---	---	---
La Trobe (S) ---										
Moe	1	3	298	---	---	---	80	---	---	378
Morwell	---	---	---	---	---	---	155	750	803	958
Traralgon	11	---	1,278	---	---	---	472	242	242	1,992
Balance	---	---	---	---	---	---	---	---	---	---
Yallourn Works Area	---	---	---	---	---	---	---	---	---	---
La Trobe Valley (SSD)	19	3	2,243	---	---	---	963	992	1,045	4,252

(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.

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	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 September	---	110	---	---	---	---	---	---	---	---	110
October	---	---	110	---	201	---	---	1,345	---	---	1,656
November	65	---	113	---	80	---	---	---	---	160	418
1995 September	---	---	---	---	---	---	---	---	80	---	80
October	---	---	220	842	---	60	---	---	90	330	1,542
November	122	---	160	---	---	---	---	---	---	---	282
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 September	50	100	---	130	80	994	---	---	---	---	1,354
October	---	---	95	75	---	2,621	---	---	---	---	2,791
November	490	50	100	---	50	698	---	224	---	---	1,612
1995 September	---	60	54	105	72	267	---	---	---	---	558
October	300	---	145	---	500	1,414	112	85	---	---	2,556
November	---	395	150	200	---	2,506	---	---	---	---	3,251
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 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.
November	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995 September	---	327	89	72	170	---	110	150	---	---	918
October	1,063	487	---	1,405	70	---	---	---	300	336	4,561
November	70	17,180	1,500	498	2,170	---	---	---	---	150	21,568
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 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.
November	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995 September	---	1,515	200	470	110	---	371	2,346	194	67	5,272
October	---	800	75	---	99	416	---	4,300	---	305	5,995
November	187	286	1,711	203	382	---	---	---	320	267	3,355

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educa- tional	Religious	Health	Enterta- inment and recreati- onal	Miscel- laneous	Total
OVENS MURRAY STATISTICAL DIVISION											
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 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.
November	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995 September	-	1,320	166	1,619	2,885	-	50	180	-	-	6,220
October	120	150	85	-	205	-	-	-	-	179	739
November	-	225	100	-	4,460	1,208	-	110	73	275	6,451
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 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.
November	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995 September	160	150	-	382	134	585	-	480	-	285	2,176
October	330	200	100	140	120	174	-	-	-	60	1,124
November	-	90	-	1,790	-	-	-	430	-	268	2,578
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 September	-	910	601	630	-	947	-	-	-	176	3,264
October	200	5,208	320	180	688	60	-	153	-	224	7,033
November	-	213	365	159	84	-	70	-	-	160	1,051
1995 September	-	720	933	278	393	577	-	-	1,100	-	4,001
October	500	193	225	227	403	963	-	-	-	-	2,511
November	-	1,180	170	-	144	1,774	-	50	140	215	3,673
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	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
1994 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
November	2,245	11,848	41,316	28,577	13,647	29,203	1,111	15,144	26,112	4,548	173,754
1995 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
November	2,244	41,562	22,214	35,308	40,999	48,191	780	12,496	5,499	3,645	212,939

(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.

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	Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
NUMBER OF DWELLING UNITS										
Melbourne	1,273	170	40	210	2	12	-	14	224	1,497
Barwon	122	-	28	28	-	-	-	-	28	150
Western District	38	-	-	-	-	-	-	-	-	38
Central Highlands	74	2	-	2	-	-	-	-	2	76
Wimmera	6	-	-	-	-	-	-	-	-	6
Mallee	21	-	-	-	-	-	-	-	-	21
Loddon	61	6	-	6	-	-	-	-	6	67
Goulburn	59	5	-	5	-	-	-	-	5	64
Ovens-Murray	51	-	-	-	-	-	-	-	-	51
East Gippsland	22	7	-	7	-	-	-	-	7	29
Gippsland	68	-	-	-	-	-	-	-	-	68
Victoria	1,811	190	68	258	2	12	-	14	272	2,083
VALUE (\$'000)										
Melbourne	131,340	12,179	3,420	15,599	140	2,040	-	2,180	17,779	149,119
Barwon	11,626	-	3,100	3,100	-	-	-	-	3,100	14,726
Western District	3,855	-	-	-	-	-	-	-	-	3,855
Central Highlands	6,842	100	-	100	-	-	-	-	100	6,942
Wimmera	461	-	-	-	-	-	-	-	-	461
Mallee	1,749	-	-	-	-	-	-	-	-	1,749
Loddon	5,687	309	-	309	-	-	-	-	309	5,997
Goulburn	5,496	400	-	400	-	-	-	-	400	5,896
Ovens-Murray	4,462	-	-	-	-	-	-	-	-	4,462
East Gippsland	1,900	548	-	548	-	-	-	-	548	2,447
Gippsland	6,012	-	-	-	-	-	-	-	-	6,012
Victoria	180,837	13,536	6,520	20,056	140	2,040	-	2,180	22,236	203,073

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

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 - Nov. 1995-96	Nov. 1995
Melbourne (SD)	3,021	2,672	883	186
Greater Geelong City Part A (SSD)	193	108	38	12
Barwon (SD)	275	164	41	15
Western District (SD)	43	56	16	4
Ballarat City (SSD) (c)	n.a.	45	18	7
Central Highlands (SD)	43	58	23	11
Wimmera (SD)	17	20	4	1
Mildura Rural City Part A (SSD)	48	27	-	-
Mallee (SD)	75	49	3	1
Greater Bendigo City Part A (SSD)	100	54	21	2
Loddon (SD) (c)	n.a.	n.a.	26	2
Greater Shepparton City Part A (SSD)	27	20	5	1
Goulburn (SD) (c)	n.a.	n.a.	17	1
Wodonga (SSD) (c)	n.a.	n.a.	10	-
Ovens-Murray (SD) (c)	n.a.	n.a.	19	2
East Gippsland (SD) (c)	n.a.	n.a.	5	-
Latrobe Valley (SSD) (c)	n.a.	n.a.	19	2
Gippsland (SD)	86	76	30	5
Victoria	3,858	3,382	1,067	228

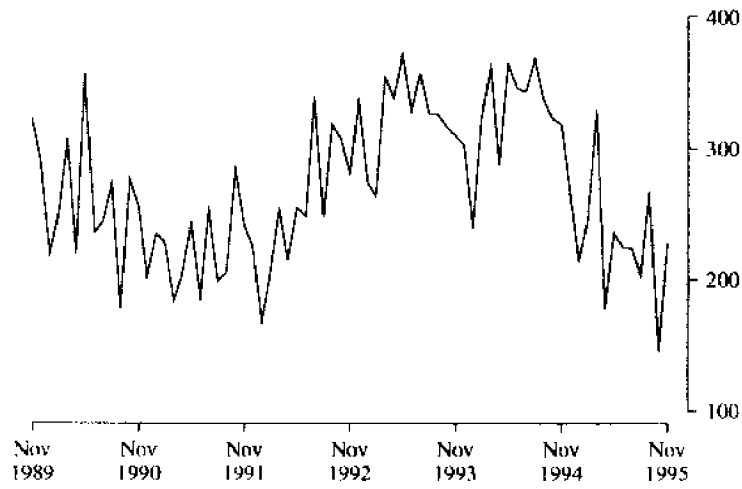
(a) Refer to paragraph 8 of the explanatory notes. (b) As a result of changes to Statistical Division and Statistical Subdivision boundaries, data for periods prior to July 1995 are not directly comparable to data for periods from July 1995 onward. For further details please refer to paragraphs 27 to 29 of the explanatory notes. (c) Data for periods marked "n.a." are not available because boundaries have been significantly altered.

Statistical local area (b) (c)	1993-94	1994-95	July - Nov. 1995-96	Nov. 1995
Banyule (C)				
Heidelberg	n.a.	n.a.	14	5
North	n.a.	n.a.	10	2
Total	n.a.	n.a.	24	7
Bayside (C)				
Brighton	62	87	24	8
South	n.a.	n.a.	34	13
Total	n.a.	n.a.	58	21
Boroondara (C)				
Camberwell North	n.a.	n.a.	19	8
Camberwell South	n.a.	n.a.	12	6
Hawthorn	24	23	6	2
Kew	36	35	13	—
Total	211	174	50	16
Brimbank (C)				
Keilor	n.a.	n.a.	39	6
Sunshine	n.a.	n.a.	3	2
Total	n.a.	n.a.	42	8
Cardinia (S)				
Pakenham	n.a.	n.a.	10	—
South	n.a.	n.a.	1	—
Total	n.a.	n.a.	11	—
Casey (C)				
Berwick	n.a.	n.a.	21	1
South	n.a.	n.a.	4	—
Total	n.a.	n.a.	25	1
Darebin (C)				
Northcote	n.a.	n.a.	9	4
Preston	n.a.	n.a.	12	—
Total	n.a.	n.a.	21	4
Frankston (C)				
East	n.a.	n.a.	4	—
West	n.a.	n.a.	3	—
Total	n.a.	n.a.	7	—
Glen Eira (C)				
Caulfield	86	106	36	7
South	n.a.	n.a.	51	7
Total	n.a.	n.a.	87	14
Greater Dandenong (C)				
Dandenong	34	25	2	—
Balance	n.a.	n.a.	12	3
Total	n.a.	n.a.	14	3
Hobsons Bay (C)				
Altona	n.a.	n.a.	30	12
Williamstown	n.a.	n.a.	18	3
Total	n.a.	n.a.	48	15
Hume (C)				
Broadmeadows	n.a.	n.a.	11	3
Craigieburn	n.a.	n.a.	—	—
Sunbury	n.a.	n.a.	1	—
Total	n.a.	n.a.	12	3
Kingston (C)				
North	n.a.	n.a.	30	1
South	n.a.	n.a.	13	5
Total	n.a.	n.a.	43	6
Knox (C)				
Manningham (C)	n.a.	n.a.	8	—
Maribymong (C)	n.a.	n.a.	34	7
Maroondah (C)	n.a.	n.a.	19	3
Maroondah (C)				
Croydon	n.a.	n.a.	21	3
Ringwood	n.a.	n.a.	10	4
Total	n.a.	n.a.	31	7
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.	21	12
Waverley East	n.a.	n.a.	25	6
Waverley West	n.a.	n.a.	62	5
Total	n.a.	n.a.	108	23

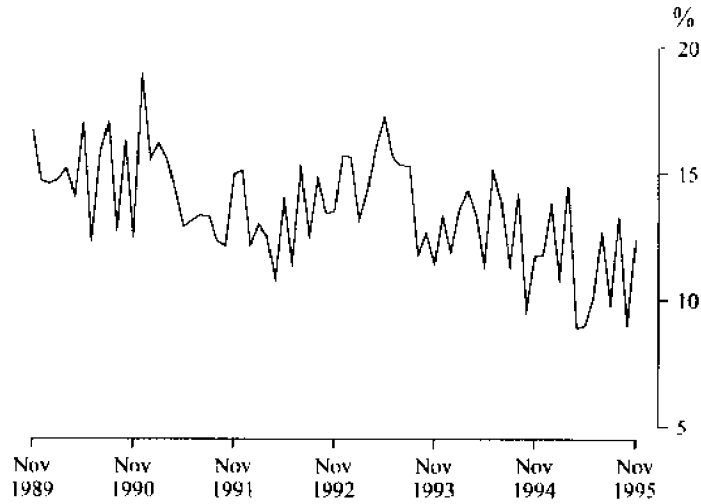
<i>Statistical local area (b) (c)</i>	<i>1993-94</i>	<i>1994-95</i>	<i>July - Nov. 1995-96</i>	<i>Nov. 1995</i>
Moonee Valley (C)				
Essendon	64	55	27	11
West	n.a.	n.a.	18	2
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>45</i>	<i>13</i>
Moreland (C)				
Brunswick	27	6	5	1
Coburg	n.a.	n.a.	3	3
North	n.a.	n.a.	4	—
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>12</i>	<i>4</i>
Mornington Peninsula (S)				
East	n.a.	n.a.	4	2
South	10	14	4	—
West	n.a.	n.a.	5	1
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>13</i>	<i>3</i>
Nilfumbik (S)				
South-West	n.a.	n.a.	—	—
Balance	n.a.	n.a.	4	1
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>4</i>	<i>1</i>
Port Phillip (C)				
St Kilda	n.a.	n.a.	10	2
West	n.a.	10	8	—
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>18</i>	<i>2</i>
Stonnington (C)				
Prahran	n.a.	n.a.	12	2
Malvern	28	59	9	—
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>21</i>	<i>2</i>
Whitehorse (C)				
Box Hill	96	69	19	3
Nunawading East	n.a.	n.a.	6	1
Nunawading West	n.a.	n.a.	24	6
<i>Total</i>	<i>213</i>	<i>190</i>	<i>49</i>	<i>10</i>
Whittlesea (C)	n.a.	n.a.	34	3
Wyndham (C)	n.a.	n.a.	13	4
Yarra (C)				
North	n.a.	n.a.	1	—
Richmond	22	29	13	4
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>14</i>	<i>4</i>
Yarra Ranges (S) (d)				
Central	1	2	2	—
North	n.a.	n.a.	—	—
South-West	n.a.	n.a.	14	2
<i>Total</i>	<i>n.a.</i>	<i>n.a.</i>	<i>16</i>	<i>2</i>
Melbourne Statistical Division	3,021	2,672	883	186
Rest of Victoria	837	710	184	42
Total Victoria	3,858	3,382	1,067	228

(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.

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



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



EXPLANATORY NOTES

INTRODUCTION

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) (\$14.50)
- *Dwelling Unit Commencements Reported by Approving Authorities, Victoria* (8741.2) (monthly) (\$13.50)
- *Building Activity, Australia: Dwelling Unit Commencements, Preliminary* (8750.0) (quarterly) (\$13.00)
- *Building Activity, Victoria* (8752.2) (quarterly) (\$14.00)

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 Publications Advice (1105.0) which lists publications to be released in the next few days. These are available from any ABS Office.

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STUART JACKSON
Deputy Commonwealth Statistician



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