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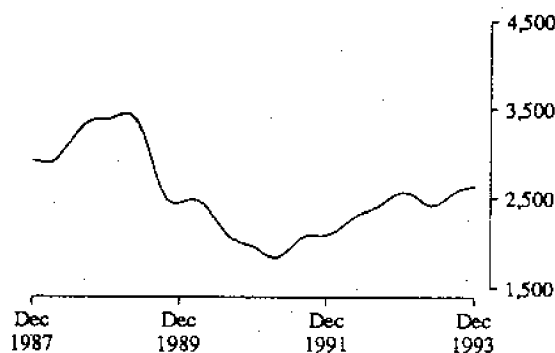
**BUILDING APPROVALS, VICTORIA,
DECEMBER 1993**

As a service to users of Building Approval Statistics, commencing with the October 1993 issue, commentary and tables are included on pages 2 and 3 which provide information on the reliability of Trend Estimate Series published in Table 3.

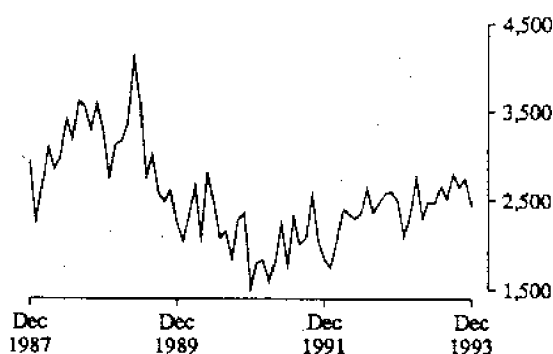
MAIN FEATURES

- Trend estimates of the number of dwelling units approved in December 1993 (2,632) showed a 0.4 per cent increase over the figure recorded for November 1993 (2,622) and a 3 per cent increase when compared with the figure for December 1992 (2,563). After twenty consecutive monthly increases (peaking in January 1993), the trend estimate has decreased over four months to May 1993 before increasing steadily since June 1993.
- In original terms the number of dwelling units approved in December 1993 (2,436) was 11 per cent lower than in November 1993 (2,745) and 2 per cent lower than in December 1992 (2,488).
- For the six months ended December 1993 there were 15,790 new dwelling units approved, 4 per cent higher than the 15,137 recorded for the six months ended December 1992.
- The value of non-residential building approved, at current prices, for the six months ended December 1993 was \$970m, an increase of 39 per cent when compared with the \$699m recorded for the six months ended December 1992.

**NUMBER OF NEW DWELLING UNITS APPROVED
TREND ESTIMATES**



**NUMBER OF NEW DWELLING UNITS APPROVED
ORIGINAL**



INQUIRIES

For further information about statistics in this publication and the availability of related unpublished statistics, contact Bill McNaughtan or Leon Kinnersly on Melbourne (03) 615 7000; or any ABS State office.

For information about other ABS statistics and services contact Information Services on Melbourne (03) 615 7000; or any ABS State office.

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months July to December 1993.

Analysis of building approvals series has shown that the original series can be volatile and that the initial estimates of a month's trend value can be revised substantially. In particular, some months can elapse before a turning point in the trend series is identified reliably. Generally, the size of revisions to the trend estimates tends to be larger, the greater the volatility of the original series. Revisions to trend estimates will also occur with revisions to original data and re-estimation of seasonal adjustment factors. See paragraphs 16 and 17 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 (January 1994) 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 January 1994, the trend estimate for that month would be 2,211, the same as for December 1993. The monthly movements in the trend estimates for October, November and December 1993, which are currently estimated to be 0.8 per cent, 0.4 per cent and 0.1 per cent respectively, would be revised to 0.8 per cent, 0.4 per cent and 0.2 per cent. On the other hand, a 5 per cent seasonally adjusted decline in the number of private houses approved in January 1994 would produce a trend estimate for January 1994 of 2,123, a movement of -1.4 per cent, with the movements in the trend estimates for October, November and December 1993 being revised to 0.2 per cent, -0.6 per cent and -1.0 per cent, respectively.

NUMBER OF NEW PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if January 1994 seasonally adjusted estimate			
			is up 5% on December 1993		is down 5% on December 1993	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1993-94						
July	2,134	0.5	2,133	0.5	2,137	0.7
August	2,155	1.0	2,154	1.0	2,161	1.1
September	2,180	1.2	2,179	1.2	2,183	1.0
October	2,197	0.8	2,197	0.8	2,188	0.2
November	2,206	0.4	2,206	0.4	2,175	-0.6
December	2,209	0.1	2,211	0.2	2,153	-1.0
January	n.y.a.	n.y.a.	2,211	0.0	2,123	-1.4

TOTAL NUMBER OF NEW HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if January 1994 seasonally adjusted estimate			
			is up 6% on December 1993		is down 6% on December 1993	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1993-94						
July	2,229	0.9	2,227	0.8	2,232	1.1
August	2,262	1.5	2,259	1.5	2,269	1.6
September	2,297	1.6	2,296	1.6	2,300	1.4
October	2,324	1.2	2,327	1.3	2,314	0.6
November	2,340	0.7	2,347	0.9	2,307	-0.3
December	2,347	0.3	2,361	0.6	2,285	-0.9
January	n.y.a.	n.y.a.	2,370	0.4	2,256	-1.3

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

	Trend estimate		Revised trend estimate if January 1994 seasonally adjusted estimate			
			is up 6% on December 1993		is down 6% on December 1993	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1993-94						
July	2,477	1.8	2,473	1.6	2,479	1.9
August	2,529	2.1	2,523	2.0	2,534	2.2
September	2,573	1.8	2,570	1.9	2,576	1.7
October	2,603	1.2	2,609	1.5	2,594	0.7
November	2,622	0.7	2,641	1.2	2,592	-0.1
December	2,632	0.4	2,672	1.2	2,581	-0.5
January	n.y.a.	n.y.a.	2,696	0.9	2,557	-0.9

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

	Trend estimate		Revised trend estimate if January 1994 seasonally adjusted estimate			
			is up 6% on December 1993		is down 6% on December 1993	
	\$m	% change on previous month	\$m	% change on previous month	\$m	% change on previous month
1993-94						
July	215.1	2.0	214.9	1.9	215.4	2.2
August	219.9	2.2	219.5	2.1	220.3	2.3
September	223.6	1.7	223.4	1.8	223.8	1.6
October	225.6	0.9	225.9	1.1	224.8	0.5
November	226.3	0.3	227.4	0.7	223.8	-0.5
December	226.3	0.0	228.7	0.6	221.8	-0.9
January	n.y.a.	n.y.a.	229.1	0.2	218.7	-1.4

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

	Trend estimate		Revised trend estimate if January 1994 seasonally adjusted estimate			
			is up 6% on December 1993		is down 6% on December 1993	
	\$m	% change on previous month	\$m	% change on previous month	\$m	% change on previous month
1993-94						
July	45.4	0.5	45.3	0.2	45.4	0.5
August	45.9	1.0	45.6	0.8	45.9	1.0
September	46.9	2.2	46.8	2.5	46.9	2.2
October	48.4	3.3	48.8	4.3	48.5	3.4
November	50.2	3.7	51.3	5.2	50.3	3.8
December	52.0	3.6	54.0	5.2	52.1	3.6
January	n.y.a.	n.y.a.	56.6	4.8	53.7	3.1

TABLE 1. NUMBER OF DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
MELBOURNE STATISTICAL DIVISION									
1990-91	12,068	525	12,593	1,375	329	1,704	13,443	854	14,297
1991-92	14,424	491	14,915	1,477	710	2,187	15,901	1,201	17,102
1992-93	17,104	723	17,827	1,845	163	2,008	18,949	886	19,835
1992-93									
July-December	8,967	197	9,164	894	139	1,033	9,861	336	10,197
1993-94									
July-December	8,756	396	9,152	1,570	65	1,635	10,326	461	10,787
1992—									
October	1,637	50	1,687	105	—	105	1,742	50	1,792
November	1,302	76	1,378	207	104	311	1,509	180	1,689
December	1,474	44	1,518	206	—	206	1,680	44	1,724
1993—									
January	1,006	219	1,225	108	—	108	1,114	219	1,333
February	1,311	91	1,402	213	11	224	1,524	102	1,626
March	1,594	98	1,692	144	11	155	1,738	109	1,847
April	1,275	46	1,321	214	2	216	1,489	48	1,537
May	1,470	17	1,487	145	—	145	1,615	17	1,632
June	1,481	55	1,536	127	—	127	1,608	55	1,663
July	1,441	24	1,465	328	53	381	1,769	77	1,846
August	1,473	47	1,520	168	12	180	1,641	59	1,700
September	1,469	131	1,600	316	—	316	1,785	131	1,916
October	1,477	58	1,535	251	—	251	1,728	58	1,786
November	1,512	84	1,596	243	—	243	1,755	84	1,839
December	1,384	52	1,436	264	—	264	1,648	52	1,700
VICTORIA									
1990-91	20,132	783	20,915	1,934	402	2,336	22,066	1,185	23,251
1991-92	22,358	707	23,065	1,932	1,016	2,948	24,290	1,723	26,013
1992-93	25,969	1,189	27,158	2,186	227	2,413	28,155	1,416	29,571
1992-93									
July-December	13,546	350	13,896	1,060	181	1,241	14,606	531	15,137
1993-94									
July-December	13,471	568	14,039	1,680	71	1,751	15,151	639	15,790
1992—									
October	2,378	71	2,449	133	3	136	2,511	74	2,585
November	2,091	163	2,254	231	104	335	2,322	267	2,589
December	2,208	47	2,255	233	—	233	2,441	47	2,488
1993—									
January	1,621	330	1,951	134	5	139	1,755	335	2,090
February	1,952	120	2,072	236	28	264	2,188	148	2,336
March	2,438	125	2,563	188	11	199	2,626	136	2,762
April	1,954	107	2,061	238	2	240	2,192	109	2,301
May	2,228	69	2,297	183	—	183	2,411	69	2,480
June	2,230	88	2,318	147	—	147	2,377	88	2,465
July	2,210	45	2,255	351	53	404	2,561	98	2,659
August	2,250	56	2,306	192	12	204	2,442	68	2,510
September	2,283	171	2,454	344	—	344	2,627	171	2,798
October	2,272	91	2,363	273	6	279	2,545	97	2,642
November	2,354	137	2,491	254	—	254	2,608	137	2,745
December	2,102	68	2,170	266	—	266	2,368	68	2,436

NOTE: The number of self-contained dwelling units approved as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were 201 such dwelling units approved in December 1993. This includes 158 dwelling units created as the result of the conversion of a hospital to apartments.

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

Period	New residential building									Alterations and additions to residential buildings	Non-residential building		Total building	
	Houses			Other residential buildings			Total				Private sector	Total	Private sector	Total
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
MELBOURNE STATISTICAL DIVISION														
1990-91	1,105.2	31.1	1,136.3	81.2	19.9	101.2	1,186.5	51.0	1,237.5	392.6	1,087.9	1,423.7	2,666.7	3,053.8
1991-92	1,280.1	28.8	1,309.0	101.6	47.4	149.0	1,381.7	76.3	1,458.0	413.3	978.6	1,242.4	2,773.2	3,113.7
1992-93	1,538.4	42.4	1,580.8	125.3	10.5	135.9	1,663.7	52.9	1,716.7	429.7	858.2	1,138.2	2,951.4	3,284.6
1992-93														
July-December	796.4	10.3	806.7	59.1	8.8	67.8	855.4	19.1	874.5	224.1	448.9	546.8	1,528.2	1,645.3
1993-94														
July-December	815.3	25.0	840.3	118.8	4.6	123.4	934.1	29.6	963.7	245.4	553.6	827.9	1,733.1	2,037.1
1992—														
October	146.6	2.6	149.2	8.4	—	8.4	155.0	2.6	157.6	39.8	39.9	55.8	234.7	253.2
November	118.4	4.3	122.7	14.0	6.6	20.6	132.3	10.9	143.3	37.1	52.3	70.3	221.7	250.6
December	133.5	2.1	135.7	12.9	—	12.9	146.4	2.1	148.6	38.2	87.9	93.1	272.4	279.8
1993—														
January	92.4	13.1	105.5	6.2	—	6.2	98.6	13.1	111.8	27.8	57.7	78.2	184.1	217.8
February	121.5	7.8	129.4	14.0	1.2	15.2	135.5	9.0	144.6	31.0	47.4	72.1	213.9	247.6
March	146.5	4.8	151.3	11.1	0.5	11.6	157.5	5.3	162.8	36.7	113.8	143.8	308.0	343.3
April	114.0	2.4	116.4	15.2	0.1	15.2	129.1	2.5	131.6	33.7	47.3	61.0	210.2	226.3
May	133.7	1.0	134.7	11.0	—	11.0	144.7	1.0	145.6	37.2	71.3	85.6	253.2	268.4
June	133.9	2.9	136.8	8.9	—	8.9	142.8	2.9	145.7	39.3	71.8	150.9	253.9	335.9
July	133.5	1.4	134.9	23.6	3.8	27.4	157.0	5.3	162.3	37.5	40.2	78.3	234.7	278.0
August	140.2	3.7	143.9	10.6	0.8	11.4	150.8	4.5	155.3	36.0	150.6	262.1	337.4	453.4
September	137.5	7.9	145.4	25.4	—	25.4	162.8	7.9	170.7	37.1	83.3	104.1	283.1	311.9
October	134.8	3.4	138.1	21.2	—	21.2	155.9	3.4	159.3	43.6	127.0	141.0	326.5	343.9
November	139.3	5.6	144.9	17.8	—	17.8	157.2	5.6	162.8	45.9	63.3	136.5	266.4	345.1
December	130.1	3.0	133.0	20.3	—	20.3	150.3	3.0	153.3	45.4	89.2	105.9	284.9	304.6
VICTORIA														
1990-91	1,755.1	46.0	1,801.1	112.1	23.5	135.6	1,867.2	69.5	1,936.7	491.2	1,253.8	1,678.2	3,611.7	4,106.1
1991-92	1,933.9	42.0	1,975.9	129.3	65.7	195.0	2,063.2	107.8	2,170.9	514.1	1,114.9	1,473.7	3,691.5	4,158.8
1992-93	2,262.5	71.4	2,333.8	145.7	14.6	160.3	2,408.2	86.0	2,494.1	533.0	1,066.2	1,406.3	4,006.9	4,433.4
1992-93														
July-December	1,168.1	20.3	1,188.4	69.0	11.6	80.5	1,237.0	31.9	1,268.9	276.8	574.9	699.1	2,088.5	2,244.8
1993-94														
July-December	1,200.4	38.2	1,238.6	125.0	5.3	130.3	1,325.4	43.5	1,368.9	301.0	671.7	969.9	2,297.7	2,639.7
1992—														
October	206.3	4.0	210.3	9.8	0.2	9.9	216.1	4.2	220.3	50.2	52.7	70.0	319.0	340.5
November	184.4	10.0	194.4	15.2	6.6	21.8	199.6	16.6	216.2	47.0	68.7	93.0	315.3	356.2
December	193.1	2.3	195.4	14.4	—	14.4	207.5	2.3	209.8	45.8	105.2	113.5	358.4	369.1
1993—														
January	141.4	18.4	159.8	7.6	0.3	7.9	149.0	18.7	167.7	34.1	67.9	93.5	251.0	295.3
February	175.9	10.0	186.0	15.3	2.2	17.5	191.2	12.3	203.5	39.1	63.7	91.5	294.1	334.1
March	214.3	6.8	221.1	13.5	0.5	13.9	227.8	7.3	235.1	46.1	126.2	158.7	400.1	439.9
April	170.0	7.1	177.0	16.5	0.1	16.6	186.5	7.1	193.6	43.2	60.2	77.1	289.6	313.9
May	196.0	4.0	200.1	14.0	—	14.0	210.0	4.0	214.1	46.0	81.8	107.8	337.8	367.8
June	196.8	4.6	201.4	9.9	—	9.9	206.6	4.6	211.3	47.8	91.5	178.5	345.9	437.6
July	196.3	4.5	200.9	24.8	3.8	28.6	221.1	8.4	229.5	46.8	49.2	90.4	317.0	366.6
August	203.5	4.3	207.7	12.0	0.8	12.7	215.4	5.0	220.5	44.7	184.6	300.8	444.7	566.0
September	204.4	11.4	215.8	27.1	—	27.1	231.6	11.4	242.9	46.7	105.2	127.7	383.2	417.3
October	198.7	5.8	204.4	22.2	0.7	22.9	220.9	6.4	227.3	53.5	136.4	155.8	410.8	436.6
November	208.0	8.3	216.3	18.5	—	18.5	226.5	8.3	234.8	55.7	96.8	174.8	379.0	465.3
December	189.5	4.0	193.5	20.4	—	20.4	209.9	4.0	213.9	53.6	99.4	120.4	363.0	388.0

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

Period	Number of dwelling units				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
1992—						
October	2,207	2,311	2,338	2,412	209.2	43.2
November	2,137	2,300	2,365	2,561	212.8	46.5
December	2,170	2,298	2,452	2,585	212.3	46.5
1993—						
January	2,137	2,394	2,289	2,667	212.7	44.4
February	2,091	2,193	2,338	2,489	215.0	41.5
March	2,314	2,357	2,401	2,557	214.3	44.2
April	2,101	2,263	2,287	2,394	210.0	44.2
May	2,089	2,160	2,266	2,343	204.5	45.4
June	2,089	2,165	2,285	2,359	199.1	46.9
July	2,121	2,202	2,447	2,583	219.4	46.7
August	2,192	2,235	2,366	2,437	215.8	44.5
September	2,165	2,420	2,599	2,723	241.4	43.7
October	2,196	2,284	2,475	2,591	226.6	48.3
November	2,294	2,385	2,494	2,554	214.4	50.3
December	2,119	2,274	2,447	2,634	225.1	56.0
TREND ESTIMATES						
1992—						
October	2,192	2,297	2,384	2,490	208.5	44.5
November	2,179	2,314	2,381	2,535	211.3	44.8
December	2,166	2,317	2,371	2,563	213.0	44.6
1993—						
January	2,162	2,315	2,357	2,565	213.6	44.3
February	2,157	2,299	2,342	2,540	212.9	44.1
March	2,148	2,267	2,322	2,489	210.6	44.2
April	2,138	2,234	2,309	2,439	208.4	44.5
May	2,126	2,211	2,315	2,418	208.4	44.9
June	2,124	2,209	2,344	2,433	210.9	45.2
July	2,134	2,229	2,387	2,477	215.1	45.4
August	2,155	2,262	2,432	2,529	219.9	45.9
September	2,180	2,297	2,469	2,573	223.6	46.9
October	2,197	2,324	2,491	2,603	225.6	48.4
November	2,206	2,340	2,502	2,622	226.3	50.2
December	2,209	2,347	2,502	2,632	226.3	52.0

(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average - see Explanatory Notes for a more detailed explanation.

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							
1990-91	1,670.7	1,714.3	142.7	1,857.0	467.4	1,339.2	1,787.8	3,619.2	4,112.3
1991-92	1,859.7	1,900.2	230.8	2,131.0	494.3	1,328.4	1,756.5	3,880.7	4,381.8
1992-93	2,208.9	2,278.6	200.4	2,478.9	520.4	1,349.1	1,781.6	4,313.1	4,781.0
1992—									
June qtr.	495.8	513.4	58.5	571.9	121.4	222.1	319.4	895.1	1,012.7
Sept. qtr.	568.3	572.2	41.9	614.1	130.2	432.7	525.0	1,180.7	1,269.3
Dec. qtr.	571.9	587.9	57.3	645.1	140.1	285.4	348.2	1,058.4	1,133.4
1993—									
Mar. qtr.	519.6	554.1	49.7	603.9	116.6	329.8	439.5	1,025.2	1,160.0
June qtr.	549.1	564.4	51.4	615.8	133.6	301.3	468.9	1,048.8	1,218.2
Sept. qtr.	590.6	610.4	87.6	698.0	135.0	440.3	673.9	1,265.1	1,506.9

(a) See paragraphs 18-23 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 1989-90 PRICES VICTORIA

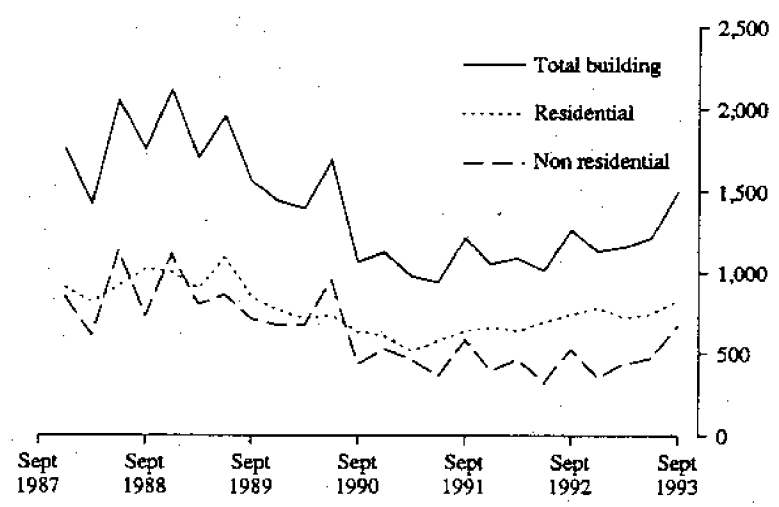


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP, VICTORIA
(\$ million)

Class of building	1991-92	1992-93	July-December		1993		
			1992-93	1993-94	October	November	December
PRIVATE SECTOR							
New houses	1,933.9	2,262.5	1,168.1	1,200.4	198.7	208.0	189.5
New other residential buildings	129.3	145.7	69.0	125.0	22.2	18.5	20.4
<i>Total new residential building</i>	<i>2,063.2</i>	<i>2,408.2</i>	<i>1,237.0</i>	<i>1,325.4</i>	<i>220.9</i>	<i>226.5</i>	<i>209.9</i>
Alterations and additions to residential buildings	513.4	532.5	276.5	300.6	53.5	55.7	53.6
Hotels, etc.	53.1	42.7	14.5	11.2	0.9	3.5	2.1
Shops	139.4	146.7	79.6	259.1	97.4	18.2	20.4
Factories	227.4	269.9	194.1	74.0	14.6	14.5	9.3
Offices	404.4	210.7	95.1	40.2	6.0	7.6	7.1
Other business premises	118.2	155.3	87.3	59.8	7.4	12.4	8.9
Educational	52.9	58.5	31.2	58.0	3.9	15.4	6.5
Religious	14.8	16.1	7.1	8.6	1.6	0.4	0.7
Health	39.5	80.3	32.4	49.1	1.1	15.2	3.4
Entertainment and recreational	35.5	36.5	19.3	51.9	3.1	3.0	38.9
Miscellaneous	29.6	49.7	14.2	59.8	0.5	6.6	1.6
<i>Total non-residential building</i>	<i>1,114.9</i>	<i>1,066.2</i>	<i>574.9</i>	<i>671.7</i>	<i>136.4</i>	<i>96.8</i>	<i>99.4</i>
Total	3,691.5	4,006.9	2,088.5	2,297.7	410.8	379.0	363.0
PUBLIC SECTOR							
New houses	42.0	71.4	20.3	38.2	5.8	8.3	4.0
New other residential buildings	65.7	14.6	11.6	5.3	0.7	—	—
<i>Total new residential building</i>	<i>107.8</i>	<i>86.0</i>	<i>31.9</i>	<i>43.5</i>	<i>6.4</i>	<i>8.3</i>	<i>4.0</i>
Alterations and additions to residential buildings	0.7	0.5	0.3	0.3	—	—	—
Hotels, etc.	4.9	4.3	2.2	1.2	—	0.5	—
Shops	3.7	8.4	6.1	1.2	0.2	0.4	—
Factories	31.4	2.2	0.8	8.5	3.9	2.9	1.5
Offices	67.7	48.8	10.3	25.1	5.9	3.3	5.5
Other business premises	57.4	13.8	10.1	5.9	0.2	0.5	0.4
Educational	83.2	97.0	43.4	74.1	1.6	20.3	9.2
Religious	—	—	—	—	—	—	—
Health	44.6	40.9	6.8	133.9	—	45.9	1.5
Entertainment and recreational	28.4	61.8	26.5	41.6	6.0	3.8	0.5
Miscellaneous	37.5	62.7	18.0	6.7	1.5	0.4	2.3
<i>Total non-residential building</i>	<i>358.8</i>	<i>340.0</i>	<i>124.2</i>	<i>298.2</i>	<i>19.4</i>	<i>78.0</i>	<i>21.0</i>
Total	467.3	426.5	156.4	342.0	25.8	86.3	25.0
TOTAL							
New houses	1,975.9	2,333.8	1,188.4	1,238.6	204.4	216.3	193.5
New other residential buildings	195.0	160.3	80.5	130.3	22.9	18.5	20.4
<i>Total new residential building</i>	<i>2,170.9</i>	<i>2,494.1</i>	<i>1,268.9</i>	<i>1,368.9</i>	<i>227.3</i>	<i>234.8</i>	<i>213.9</i>
Alterations and additions to residential buildings	514.1	533.0	276.8	301.0	53.5	55.7	53.6
Hotels, etc.	58.0	47.0	16.7	12.4	0.9	4.0	2.1
Shops	143.1	155.1	85.7	260.2	97.6	18.6	20.4
Factories	258.8	272.1	194.8	82.5	18.5	17.5	11.3
Offices	472.2	259.5	105.4	65.4	11.9	10.9	12.7
Other business premises	175.6	169.1	97.4	65.7	7.6	12.9	9.4
Educational	136.1	155.5	74.7	132.1	5.5	35.7	15.8
Religious	14.8	16.1	7.1	8.6	1.6	0.4	0.7
Health	84.1	121.2	39.2	183.0	1.1	61.1	4.9
Entertainment and recreational	63.9	98.3	45.8	93.4	9.2	6.8	39.4
Miscellaneous	67.2	112.4	32.2	66.5	2.0	7.0	3.9
<i>Total non-residential building</i>	<i>1,473.7</i>	<i>1,406.3</i>	<i>699.1</i>	<i>969.9</i>	<i>155.8</i>	<i>174.8</i>	<i>120.4</i>
Total	4,158.8	4,433.4	2,244.8	2,639.7	436.6	465.3	388.0

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 \$1 m		\$1 m to less than \$5 m		\$5 m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
HOTELS, ETC.												
1993 October	6	0.5	2	0.4	—	—	—	—	—	—	8	0.9
November	5	0.6	3	0.8	4	2.6	—	—	—	—	12	4.0
December	1	0.1	1	0.4	2	1.6	—	—	—	—	4	2.1
SHOPS												
1993 October	63	5.6	11	2.6	3	2.1	—	—	1	87.4	78	97.6
November	51	4.5	9	2.7	4	2.9	4	8.5	—	—	68	18.6
December	34	2.9	14	3.8	2	1.1	6	12.6	—	—	56	20.4
FACTORIES												
1993 October	26	2.6	12	3.3	5	3.2	1	3.4	1	6.0	45	18.5
November	25	2.7	8	2.4	3	1.6	2	4.8	1	6.0	39	17.5
December	30	2.8	15	4.4	1	0.6	3	3.5	—	—	49	11.3
OFFICES												
1993 October	31	3.3	13	4.3	2	1.3	1	3.0	—	—	47	11.9
November	25	2.3	10	2.9	4	2.9	2	2.7	—	—	41	10.9
December	37	3.3	8	2.4	3	1.9	—	—	1	5.1	49	12.7
OTHER BUSINESS PREMISES												
1993 October	23	2.0	6	1.8	4	2.6	1	1.2	—	—	34	7.6
November	23	2.5	11	3.0	4	2.9	3	4.5	—	—	41	12.9
December	28	2.8	12	3.7	—	—	2	2.8	—	—	42	9.4
EDUCATIONAL												
1993 October	6	0.5	2	0.5	1	0.9	3	3.5	—	—	12	5.5
November	12	1.3	6	1.7	2	1.5	4	5.6	3	25.6	27	35.7
December	15	1.4	4	1.4	5	3.2	1	1.7	1	8.0	26	15.8
RELIGIOUS												
1993 October	1	0.2	4	1.4	—	—	—	—	—	—	5	1.6
November	5	0.4	—	—	—	—	—	—	—	—	5	0.4
December	5	0.5	1	0.2	—	—	—	—	—	—	6	0.7
HEALTH												
1993 October	3	0.2	3	0.9	—	—	—	—	—	—	6	1.1
November	6	0.7	3	1.0	1	0.9	—	—	3	58.5	13	61.1
December	10	1.0	1	0.2	—	—	2	3.7	—	—	13	4.9
ENTERTAINMENT AND RECREATIONAL												
1993 October	12	1.3	6	1.6	—	—	3	6.3	—	—	21	9.2
November	13	1.1	6	1.6	1	0.9	1	3.2	—	—	21	6.8
December	10	1.0	1	0.4	—	—	—	—	1	38.0	12	39.4
MISCELLANEOUS												
1993 October	11	0.8	—	—	2	1.2	—	—	—	—	13	2.0
November	6	0.7	4	1.5	2	1.5	1	3.3	—	—	13	7.0
December	5	0.5	5	1.7	—	—	1	1.7	—	—	11	3.9
TOTAL NON-RESIDENTIAL BUILDING												
1993 October	182	17.0	59	16.8	17	11.2	9	17.4	2	93.4	269	155.8
November	171	16.7	60	17.7	25	17.8	17	32.5	7	90.1	280	174.8
December	175	16.3	62	18.7	13	8.4	15	26.0	3	51.1	268	120.4

TABLE 7. NUMBER AND VALUE OF DWELLING UNITS APPROVED
BY MATERIAL OF OUTER WALLS, DECEMBER 1993

Particulars	Private sector		Public sector		Total	
	Number	Value (\$'000)	Number	Value (\$'000)	Number	Value (\$'000)
MELBOURNE STATISTICAL DIVISION						
Houses —						
Brick, stone or concrete	13	1,322	—	—	13	1,322
Brick-veneer	899	83,595	4	243	903	83,838
Timber	30	2,435	—	—	30	2,435
Fibre cement	—	—	1	10	1	10
Steel, aluminium or other materials	6	588	—	—	6	588
Not stated	436	42,140	47	2,703	483	44,843
Total houses	1,384	130,080	52	2,956	1,436	133,037
<i>Other residential buildings</i>	264	20,260	—	—	264	20,260
Total residential buildings	1,648	150,340	52	2,956	1,700	153,297
REST OF VICTORIA						
Houses —						
Brick, stone or concrete	7	665	—	—	7	665
Brick-veneer	422	36,654	3	315	425	36,969
Timber	72	4,973	—	—	72	4,973
Fibre cement	25	1,204	1	127	26	1,331
Steel, aluminium or other materials	30	2,487	—	—	30	2,487
Not stated	162	13,428	12	596	174	14,023
Total houses	718	59,411	16	1,038	734	60,449
<i>Other residential buildings</i>	2	180	—	—	2	180
Total residential buildings	720	59,591	16	1,038	736	60,629
TOTAL VICTORIA						
Houses —						
Brick, stone or concrete	20	1,987	—	—	20	1,987
Brick-veneer	1,321	120,249	7	558	1,328	120,807
Timber	102	7,409	—	—	102	7,409
Fibre cement	25	1,204	2	137	27	1,341
Steel, aluminium or other materials	36	3,075	—	—	36	3,075
Not stated	598	55,568	59	3,299	657	58,867
Total houses	2,102	189,491	68	3,994	2,170	193,485
<i>Other residential buildings</i>	266	20,440	—	—	266	20,440
Total residential buildings	2,368	209,931	68	3,994	2,436	213,925

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, DECEMBER 1993

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (a)		
	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										
Altona (C)	28	—	2,062	20	—	950	189	1,723	1,723	4,924
Berwick (C)	128	—	11,428	—	—	—	961	940	940	13,329
Box Hill (C)	14	—	1,738	—	—	—	588	536	536	2,861
Brighton (C)	2	—	588	—	—	—	1,026	—	—	1,614
Broadmeadows (C)	16	—	1,622	4	—	260	426	1,968	1,968	4,276
Brunswick (C)	3	—	250	2	—	130	326	930	930	1,636
Bulla (S)	76	2	7,934	—	—	—	303	800	955	9,192
Camberwell (C)	27	—	3,386	4	—	478	1,811	830	830	6,506
Caulfield (C)	5	—	377	8	—	710	231	810	810	2,128
Chelsea (C)	3	—	350	—	—	—	460	—	—	810
Coburg (C)	5	—	355	—	—	—	405	60	60	820
Collingwood (C)	1	—	158	—	—	—	312	1,240	1,240	1,710
Cranbourne (S)	123	—	9,030	—	—	—	633	4,200	4,200	13,863
Croydon (C)	22	—	2,127	—	—	—	398	—	—	2,525
Dandenong (C)	2	—	110	—	—	—	103	665	665	878
Diamond Valley (S)	40	—	4,278	—	—	—	560	100	385	5,222
Doncaster and Templestowe (C)	40	—	5,714	14	—	1,000	655	90	187	7,556
Eltham (S)	21	—	1,920	2	—	130	988	300	300	3,338
Essendon (C)	3	—	335	8	—	460	670	240	240	1,705
Fitzroy (C)	2	—	180	—	—	—	155	200	200	535
Flinders (S)	42	—	4,490	—	—	—	420	240	240	5,149
Footscray (C)	10	—	703	4	—	200	421	564	564	1,887
Frankston (C)	20	—	1,663	—	—	—	458	1,854	1,854	3,975
Hastings (S)	26	—	2,725	—	—	—	290	—	—	3,015
Hawthorn (C)	2	—	175	18	—	1,350	283	372	372	2,180
Healesville (S)	8	—	640	—	—	—	236	—	—	876
Heidelberg (C)	9	—	872	3	—	246	1,045	3,280	3,378	5,541
Keilor (C)	87	3	9,058	—	—	—	327	—	—	9,385
Kew (C)	4	—	759	143	—	11,540	11,401	590	590	24,290
Knox (C)	117	14	11,664	—	—	—	783	3,865	3,865	16,312
Lillydale (S)	30	—	2,674	4	—	320	823	227	227	4,044
Malvern (C)	1	—	600	—	—	—	1,587	205	205	2,392
Melbourne (C)	1	—	70	—	—	—	727	40,255	48,535	49,332
Melton (S)	30	—	2,768	—	—	—	264	1,071	1,185	4,217
Moorabbin (C)	17	—	1,145	—	—	—	1,233	606	606	2,984
Mordialloc (C)	11	—	1,123	—	—	—	493	—	—	1,616
Mornington (S)	16	—	1,367	—	—	—	262	65	65	1,695
Northcote (C)	6	—	430	4	—	310	1,011	215	215	1,966
Nunawading (C)	15	1	1,518	—	—	—	804	199	199	2,521
Oakleigh (C)	18	—	1,182	5	—	275	508	4,076	5,779	7,744
Pakenham (S)	31	—	2,216	—	—	—	344	520	520	3,080
Port Melbourne (C)	1	—	65	—	—	—	235	196	196	496
Prahran (C)	3	—	545	5	—	900	545	720	720	2,710
Preston (C)	5	—	369	3	—	150	153	280	280	951
Richmond (C)	2	—	100	11	—	710	493	303	303	1,606
Ringwood (C)	18	—	1,284	—	—	—	475	100	738	2,497
St Kilda (C)	—	—	—	—	—	—	1,060	338	338	1,397
Sandringham (C)	9	—	1,139	—	—	—	763	311	411	2,313
Sherbrooke (S)	13	—	1,042	—	—	—	1,268	355	465	2,775
South Melbourne (C)	4	—	380	—	—	—	1,929	860	860	3,169
Springvale (C)	35	—	3,043	2	—	141	499	1,659	1,659	5,342
Sunshine (C)	19	—	1,854	—	—	—	309	2,600	2,600	4,762
Upper Yarra (S) Pt A	8	—	859	—	—	—	319	—	—	1,178
Waverley (C)	33	—	3,194	—	—	—	979	1,070	6,170	10,343
Werribee (C)	103	3	9,328	—	—	—	445	1,711	1,771	11,544
Whittlesea (C)	56	—	5,038	—	—	—	710	4,720	4,720	10,468
Williamstown (C)	13	29	3,014	—	—	—	294	140	140	3,448
Melbourne (SD)	1,384	52	133,037	264	—	20,260	45,397	89,197	105,936	304,630

See footnote at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, DECEMBER 1993—continued

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (a)		
	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										
Bannockburn (S) Pt A & B	2	—	165	—	—	—	—	110	110	275
Barrabool (S) Pt A & B	17	—	1,676	—	—	—	106	144	144	1,926
Bellarine (Rural City) Pt A & B	35	—	2,863	—	—	—	301	—	—	3,164
Colac (C)	—	—	—	—	—	—	35	—	—	35
Colac (S)	6	—	437	—	—	—	123	—	—	560
Corio (S) Pt A & B	17	—	1,331	—	—	—	151	475	1,975	3,457
Geelong (C)	5	—	305	—	—	—	143	771	771	1,219
Geelong West (C)	2	—	160	—	—	—	52	98	98	310
Leigh (S)	2	—	169	—	—	—	—	—	—	169
Newtown (C)	6	—	515	—	—	—	395	—	—	910
Otway (S)	2	—	117	—	—	—	—	—	—	117
Queenscliffe (B)	2	—	164	—	—	—	10	—	—	174
South Barwon (C) Pt A & B	28	—	2,041	2	—	180	197	230	230	2,648
Winchelsea (S)	4	—	403	—	—	—	60	—	—	463
Barwon (SD)	128	—	10,347	2	—	180	1,572	1,828	3,328	15,426
WESTERN DISTRICT STATISTICAL DIVISION										
Belfast (S)	1	—	47	—	—	—	40	—	—	87
Camperdown (T)	—	—	—	—	—	—	—	—	—	—
Dundas (S)	—	—	—	—	—	—	15	—	—	15
Glencig (S)	—	—	—	—	—	—	30	—	—	30
Hamilton (C)	2	—	206	—	—	—	59	—	—	265
Hampden (S)	—	—	—	—	—	—	10	—	—	10
Heytesbury (S)	3	—	404	—	—	—	57	—	—	461
Heywood (S)	2	—	163	—	—	—	159	—	—	322
Minhamite (S)	—	—	—	—	—	—	—	—	—	—
Mortlake (S)	—	—	—	—	—	—	—	—	—	—
Mount Rouse (S)	1	—	84	—	—	—	22	—	—	106
Port Fairy (B)	—	—	—	—	—	—	30	100	100	130
Portland (C)	8	—	504	—	—	—	153	—	—	657
Warron (S)	1	—	47	—	—	—	—	—	—	47
Warmambool (C)	16	—	1,598	—	—	—	45	—	—	1,643
Warmambool (S)	1	—	80	—	—	—	32	—	—	112
Lady Julia Percy & Towerhill	—	—	—	—	—	—	—	—	—	—
Western District (SD)	35	—	3,133	—	—	—	651	100	100	3,884
CENTRAL HIGHLANDS STATISTICAL DIVISION										
Ararat (C)	—	—	—	—	—	—	50	364	364	414
Ararat (S)	1	—	32	—	—	—	46	—	—	78
Avoca (S)	2	—	150	—	—	—	—	—	—	150
Bacchus Marsh (S)	15	—	1,690	—	—	—	114	140	140	1,944
Ballaarat (C)	6	—	572	—	—	—	149	388	388	1,109
Ballan (S)	4	—	284	—	—	—	30	—	—	314
Ballaarat (S) Pt A & B	3	—	281	—	—	—	30	495	495	806
Bungaree (S) Pt A & B	5	—	592	—	—	—	14	—	—	606
Buninyong (S) Pt A & B	8	—	912	—	—	—	151	—	—	1,064
Creswick (S)	—	—	—	—	—	—	35	84	84	119
Daylesford and Glenlyon (S)	6	—	406	—	—	—	32	—	—	438
Grenville (S) Pt A & B	17	—	1,286	—	—	—	12	—	—	1,298
Lexton (S)	1	—	48	—	—	—	—	—	—	48
Ripon (S)	1	—	72	—	—	—	17	—	—	89
Sebastopol (B)	12	—	731	—	—	—	55	—	—	786
Talbot and Clunes (S)	4	—	317	—	—	—	24	—	80	421
Central Highlands (SD)	85	—	7,374	—	—	—	760	1,471	1,551	9,685

See footnote at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, DECEMBER 1993—continued

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (a)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
WIMMERA STATISTICAL DIVISION										
Arapiles (S)	—	—	—	—	—	—	—	—	—	—
Dimboola (S)	—	—	—	—	—	—	86	—	—	86
Donald (S)	—	—	—	—	—	—	10	—	—	10
Dunmunkle (S)	1	—	108	—	—	—	—	—	—	108
Horsham (C)	9	—	779	—	—	—	—	120	120	899
Kaniva (S)	—	—	—	—	—	—	25	—	—	25
Kara Kara (S)	—	—	—	—	—	—	—	—	—	—
Kowree (S)	—	—	—	—	—	—	16	—	—	16
Lowan (S)	1	—	30	—	—	—	—	—	—	30
St Arnaud (T)	1	—	10	—	—	—	—	63	63	73
Stawell (C)	2	—	201	—	—	—	71	—	—	272
Stawell (S)	2	—	179	—	—	—	59	—	—	238
Warracknabeal (S)	1	—	42	—	—	—	—	—	—	42
Wimmera (S)	5	—	454	—	—	—	24	—	—	478
Wimmera (SD)	22	—	1,803	—	—	—	290	183	183	2,275
MALLEE STATISTICAL DIVISION										
Birchip (C)	—	—	—	—	—	—	—	—	—	—
Karkaroc (S)	—	—	—	—	—	—	12	—	—	12
Kerang (B)	—	—	—	—	—	—	16	—	—	16
Kerang (S)	3	—	133	—	—	—	45	—	—	178
Mildura (C)	6	—	494	—	—	—	—	340	340	834
Mildura (S) Pt A & B	14	—	1,024	—	—	—	40	—	—	1,064
Swan Hill (C)	2	—	205	—	—	—	101	280	694	1,000
Swan Hill (S)	2	—	102	—	—	—	—	70	70	172
Walpeup (S)	2	—	90	—	—	—	—	65	65	155
Wycheproof (S)	—	—	—	—	—	—	48	—	—	48
Mallee (SD)	29	—	2,048	—	—	—	262	754	1,168	3,478
LODDON-CAMPASPE STATISTICAL DIVISION										
Bendigo (C)	12	6	1,123	—	—	—	226	190	415	1,764
Bet Bet (S)	3	—	164	—	—	—	—	—	—	164
Castlemaine (C)	—	—	—	—	—	—	81	295	295	376
Charlton (S)	1	—	60	—	—	—	—	—	—	60
Cohuna (S)	2	6	478	—	—	—	58	—	—	535
Eaglehawk (B)	5	—	319	—	—	—	107	550	550	976
East Loddon (S)	2	—	94	—	—	—	—	—	—	94
Echuca (C)	7	—	751	—	—	—	39	—	—	790
Gisborne (S)	2	—	216	—	—	—	—	—	—	216
Gordon (S)	—	—	—	—	—	—	—	—	—	—
Huntly (S) Pt A & B	6	—	595	—	—	—	68	—	—	663
Korong (S)	2	—	138	—	—	—	—	—	—	138
Kyneton (S)	3	—	223	—	—	—	—	—	—	223
Melvor (S)	2	—	162	—	—	—	—	—	—	162
Maldon (S)	1	—	93	—	—	—	—	—	100	193
Marong (Rural City) Pt A & B	17	3	1,571	—	—	—	153	94	94	1,818
Maryborough (C)	—	—	—	—	—	—	28	70	70	98
Metcalfe (S)	3	—	294	—	—	—	235	—	—	529
Newham and Woodend (S)	5	—	378	—	—	—	55	—	—	433
Newstead (S)	3	—	273	—	—	—	50	—	—	323
Pyalong (S)	—	—	—	—	—	—	—	—	—	—
Rochester (S)	4	—	388	—	—	—	28	—	—	416
Romsey (S)	15	—	1,193	—	—	—	207	—	—	1,400
Strathfieldsaye (S) Pt A & B	14	—	1,454	—	—	—	142	—	—	1,596
Tullaroop (S)	1	—	35	—	—	—	16	—	—	51
Loddon-Campaspe (SD)	110	15	10,001	—	—	—	1,493	1,199	1,524	13,017

See footnote at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, DECEMBER 1993—continued

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (a)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
GOULBURN STATISTICAL DIVISION										
Alexandra (S)	6	—	527	—	—	—	29	—	—	556
Benalla (C)	1	—	128	—	—	—	50	—	—	178
Benalla (S)	3	—	241	—	—	—	37	—	—	278
Broadford (S)	1	—	61	—	—	—	20	—	—	81
Cobram (S)	7	—	548	—	—	—	13	—	—	560
Deakin (S)	3	—	364	—	—	—	—	—	—	364
Euroa (S)	—	—	—	—	—	—	—	—	—	—
Goulburn (S)	2	—	140	—	—	—	30	—	—	170
Kilmore (S)	6	—	853	—	—	—	15	198	198	1,066
Kyabram (T)	—	—	—	—	—	—	18	—	—	18
Mansfield (S)	—	—	745	—	—	—	92	—	—	837
Nathalia (S)	3	—	209	—	—	—	—	—	—	209
Numurkah (S)	4	—	381	—	—	—	21	110	110	512
Rodney (S) Pt A & B	17	—	1,272	—	—	—	99	—	—	1,371
Seymour (RC)	1	—	75	—	—	—	35	—	—	110
Shepparton (C)	9	—	851	—	—	—	129	70	70	1,050
Shepparton (S) Pt A & B	5	—	595	—	—	—	133	192	192	919
Tungamah (S)	—	—	—	—	—	—	—	—	—	—
Violet Town (S)	—	—	—	—	—	—	—	—	—	—
Waranga (S)	2	—	157	—	—	—	—	—	—	157
Yea (S)	1	—	50	—	—	—	—	—	—	50
Goulburn (SD)	81	—	7,196	—	—	—	720	570	570	8,486
OVENS-MURRAY STATISTICAL DIVISION										
Beechworth (S)	—	—	—	—	—	—	15	—	—	15
Bright (S)	3	—	244	—	—	—	85	750	750	1,079
Chiltern (S)	3	—	257	—	—	—	60	—	—	317
Myrtleford (S)	1	—	84	—	—	—	—	—	—	84
Oxley (S)	—	—	—	—	—	—	—	—	—	—
Rutherglen (S)	2	—	145	—	—	—	21	70	70	236
Tallangatta (S) Pt A & B	1	—	87	—	—	—	90	—	—	177
Upper Murray (S)	2	—	164	—	—	—	22	—	—	186
Wangaratta (C)	4	—	343	—	—	—	35	—	—	377
Wangaratta (S)	3	—	278	—	—	—	17	—	—	295
Wodonga (Rural City)	19	—	1,501	—	—	—	278	180	240	2,018
Yackandandah (S)	1	—	87	—	—	—	65	—	1,311	1,463
Yarrowonga (S)	9	—	680	—	—	—	23	—	—	703
Ovens-Murray (SD)	48	—	3,870	—	—	—	710	1,000	2,371	6,951
EAST GIPPSLAND STATISTICAL DIVISION										
Avon (S)	9	—	661	—	—	—	24	—	—	685
Bairnsdale (C)	8	—	640	—	—	—	45	50	50	735
Bairnsdale (S) Pt A & B	9	—	619	—	—	—	82	—	—	701
Maffra (S)	1	—	65	—	—	—	143	—	—	208
Omco (S)	—	—	—	—	—	—	—	—	—	—
Orbost (S)	7	1	509	—	—	—	84	400	570	1,163
Sale (C)	5	—	411	—	—	—	60	390	390	861
Tambo (S) Pt A & B	17	—	1,157	—	—	—	105	—	—	1,262
East Gippsland (SD)	56	1	4,062	—	—	—	543	840	1,010	5,614

See footnote at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, DECEMBER 1993—continued

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (a)		
	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										
Alberton (S)	2	—	184	—	—	—	16	—	—	200
Bass (S)	5	—	354	—	—	—	—	—	—	354
Buln Buln (S)	11	—	793	—	—	—	47	—	—	840
Korumburra (S)	2	—	193	—	—	—	85	54	54	332
Mirboo (S)	1	—	55	—	—	—	77	—	—	132
Moe (C)	11	—	1,189	—	—	—	111	120	120	1,420
Morwell (C) Pt A & B	9	—	985	—	—	—	68	175	175	1,228
Narracan (S) Pt A & B	6	—	589	—	—	—	16	—	—	605
Phillip Island (S)	14	—	1,114	—	—	—	118	135	135	1,366
Rosedale (S)	11	—	619	—	—	—	34	170	170	823
South Gippsland (S)	10	—	779	—	—	—	139	144	144	1,062
Traralgon (C)	8	—	774	—	—	—	96	50	50	920
Traralgon (S) Pt A & B	2	—	135	—	—	—	36	1,250	1,250	1,421
Upper Yarra (S) Pt B	—	—	—	—	—	—	—	—	—	—
Warragul (RC)	21	—	1,948	—	—	—	75	117	417	2,441
Wonthaggi (B)	2	—	171	—	—	—	40	80	164	375
Woorayl (S)	9	—	735	—	—	—	259	—	—	994
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—
French Island	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
Gippsland (SD)	124	—	10,616	—	—	—	1,216	2,295	2,679	14,511
VICTORIA										
Victoria	2,102	68	193,485	266	—	20,440	53,613	99,437	120,420	387,958

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

VALUE OF ALL BUILDING APPROVED, VICTORIA

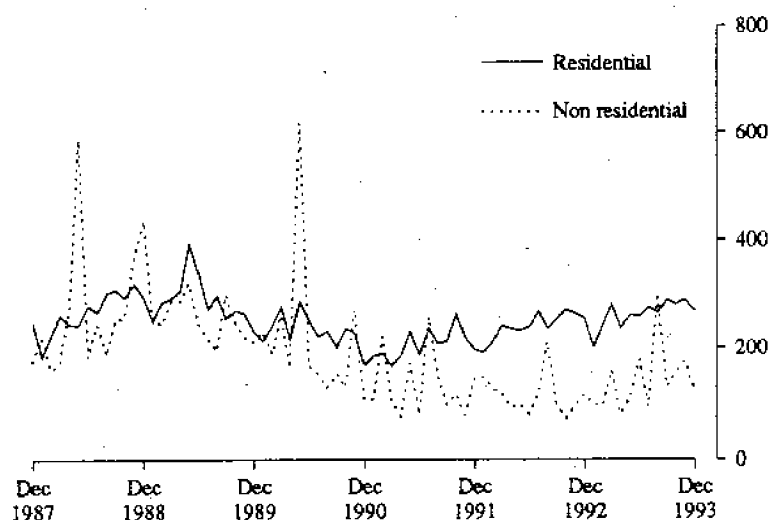


TABLE 9. BUILDING APPROVALS BY SELECTED STATISTICAL SUBDIVISIONS, DECEMBER 1993

Statistical local area	New residential buildings						Non-residential building			
	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)				
GEELONG STATISTICAL SUBDIVISION										
Bannockburn (S) Pt A	—	—	—	—	—	—	—	—	—	—
Barrabool (S) Pt A	6	—	766	—	—	—	20	144	144	930
Bellarine (Rural City) Pt A	17	—	1,278	—	—	—	78	—	—	1,356
Corio (S) Pt A	16	—	1,251	—	—	—	141	475	1,975	3,367
Geelong (C)	5	—	305	—	—	—	143	771	771	1,219
Geelong West (C)	2	—	160	—	—	—	52	98	98	310
Newtown (C)	6	—	515	—	—	—	395	—	—	910
South Barwon (C) Pt A	14	—	1,001	—	—	—	122	230	230	1,353
Geelong (SSD)	66	—	5,277	—	—	—	950	1,718	3,218	9,445
BALLARAT STATISTICAL SUBDIVISION										
Ballarat (C)	6	—	572	—	—	—	149	388	388	1,109
Ballarat (S) Pt A	3	—	281	—	—	—	30	300	300	611
Bungaree (S) Pt A	5	—	592	—	—	—	—	—	—	592
Buninyong (S) Pt A	7	—	801	—	—	—	97	—	—	898
Grenville (S) Pt A	11	—	839	—	—	—	—	—	—	839
Sebastopol (B)	12	—	731	—	—	—	55	—	—	786
Ballarat (SSD)	44	—	3,816	—	—	—	331	688	688	4,836
BENDIGO STATISTICAL SUBDIVISION										
Bendigo (C)	12	6	1,123	—	—	—	226	190	415	1,764
Eaglehawk (B)	5	—	319	—	—	—	107	550	550	976
Huntly (S) Pt A	5	—	465	—	—	—	43	—	—	508
Marong (Rural City) Pt A	14	3	1,347	—	—	—	123	94	94	1,564
Strathfeldsaye (S) Pt A	10	—	1,101	—	—	—	79	—	—	1,180
Bendigo (SSD)	46	9	4,355	—	—	—	578	834	1,059	5,992
SHEPPARTON-MOOROOPNA STATISTICAL SUBDIVISION										
Rodney (S) Pt A	15	—	1,014	—	—	—	81	—	—	1,095
Shepparton (C)	9	—	851	—	—	—	129	70	70	1,050
Shepparton (S) Pt A	4	—	455	—	—	—	40	192	192	687
Shepparton-Mooroopna (SSD)	28	—	2,321	—	—	—	250	262	262	2,833
WODONGA STATISTICAL SUBDIVISION										
Beechworth (S)	—	—	—	—	—	—	15	—	—	15
Chiltern (S)	3	—	257	—	—	—	60	—	—	317
Tallangatta (S) Pt A	1	—	87	—	—	—	55	—	—	142
Wodonga (Rural City)	19	—	1,501	—	—	—	278	180	240	2,018
Yackandandah (S)	1	—	87	—	—	—	65	—	1,311	1,463
Wodonga (SSD)	24	—	1,932	—	—	—	473	180	1,551	3,955
LATROBE VALLEY STATISTICAL SUBDIVISION										
Moe (C)	11	—	1,189	—	—	—	111	120	120	1,420
Morwell (C) Pt A	2	—	195	—	—	—	14	175	175	384
Narracan (S) Pt A	5	—	489	—	—	—	16	—	—	505
Traralgon (C)	8	—	774	—	—	—	96	50	50	920
Traralgon (S) Pt A	1	—	70	—	—	—	14	1,250	1,250	1,334
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
Latrobe Valley (SSD)	27	—	2,716	—	—	—	250	1,595	1,595	4,562
MILDURA STATISTICAL SUBDIVISION										
Mildura (C)	6	—	494	—	—	—	—	340	340	834
Mildura (S) Pt A	14	—	1,024	—	—	—	40	—	—	1,064
Mildura (SSD)	20	—	1,518	—	—	—	40	340	340	1,898

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total
MELBOURNE STATISTICAL DIVISION											
1990-91	38,852	206,267	310,381	305,842	164,882	138,130	14,392	33,937	152,136	58,875	1,423,696
1991-92	45,513	121,806	212,864	457,680	149,455	102,085	10,903	50,882	44,172	47,042	1,242,404
1992-93	32,139	130,559	189,191	238,190	139,480	131,063	12,591	104,291	65,528	95,208	1,138,241
1992 October	390	10,799	6,126	14,116	5,574	11,760	785	1,910	2,447	1,859	55,766
November	2,025	12,823	4,733	9,191	10,068	3,341	1,652	4,690	17,955	3,780	70,258
December	1,982	8,384	14,923	21,088	28,377	5,473	608	8,469	2,599	1,154	93,056
1993 October	345	94,475	16,437	7,157	6,774	2,962	1,588	625	9,074	1,610	141,048
November	935	15,306	7,363	10,079	10,269	32,333	273	46,935	6,139	6,830	136,464
December	1,303	17,158	8,291	11,675	7,534	14,608	359	3,241	38,550	3,216	105,936
BARWON STATISTICAL DIVISION											
1990-91	2,260	2,891	13,367	4,377	7,856	4,093	790	3,199	6,605	2,269	47,707
1991-92	1,239	3,700	23,258	2,153	8,470	5,757	713	5,362	5,100	1,367	57,120
1992-93	3,424	3,171	22,021	3,263	3,465	5,125	330	2,598	6,372	3,543	53,913
1992 October	—	237	150	390	650	1,778	—	—	180	396	3,781
November	—	—	—	—	—	—	—	—	—	—	—
December	—	76	232	—	239	100	70	—	521	—	1,238
1993 October	60	835	899	290	—	—	—	220	—	—	2,304
November	—	—	—	—	—	—	—	—	—	—	—
December	—	908	1,895	120	80	144	—	—	71	110	3,328
WESTERN DISTRICT STATISTICAL DIVISION											
1990-91	676	991	6,905	2,293	1,783	2,329	120	14,326	182	2,097	31,702
1991-92	214	1,820	4,458	454	480	3,187	1,053	3,706	575	1,068	16,995
1992-93	390	324	9,198	563	3,924	1,577	—	65	2,755	2,363	21,158
1992 October	100	—	150	153	—	—	—	—	55	—	458
November	—	—	—	—	—	—	—	—	—	—	—
December	50	—	75	—	340	—	—	—	840	69	1,374
1993 October	—	120	—	—	—	—	—	—	—	—	120
November	—	—	—	—	—	—	—	—	—	—	—
December	—	—	—	—	100	—	—	—	—	—	100
CENTRAL HIGHLANDS STATISTICAL DIVISION											
1990-91	1,606	5,715	3,575	5,164	3,701	6,010	504	1,277	2,707	3,340	33,599
1991-92	2,216	1,954	1,915	473	6,223	3,938	390	3,985	928	1,742	23,766
1992-93	277	2,317	1,646	3,219	1,964	2,431	130	3,904	4,872	244	21,005
1992 October	—	235	130	160	—	—	—	—	1,214	—	1,739
November	—	—	—	—	—	—	—	—	—	—	—
December	—	60	—	100	—	—	130	—	2,420	—	2,710
1993 October	140	66	370	—	—	1,333	—	—	—	130	2,039
November	—	—	—	—	—	—	—	—	—	—	—
December	—	414	300	—	429	178	140	—	90	—	1,551

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total
WIMMERA STATISTICAL DIVISION											
1990-91	250	1,040	884	—	321	774	400	820	235	3,335	8,060
1991-92	1,058	685	370	659	1,207	1,746	65	883	607	1,170	8,451
1992-93	1,077	332	115	2,085	390	60	—	64	100	673	4,896
1992 October	—	—	—	—	110	—	—	—	—	—	110
November	—	—	—	—	—	—	—	—	—	—	—
December	—	—	—	—	—	—	—	—	100	—	100
1993 October	—	100	—	—	—	—	—	—	—	—	100
November	—	—	—	—	—	—	—	—	—	—	—
December	—	63	50	70	—	—	—	—	—	—	183
MALLEE STATISTICAL DIVISION											
1990-91	545	1,947	916	2,775	2,233	3,887	1,519	—	305	—	14,127
1991-92	838	1,351	868	690	1,137	1,446	92	100	910	472	7,903
1992-93	284	1,406	1,499	495	1,049	354	—	1,721	446	417	7,672
1992 October	—	72	—	—	—	—	—	—	—	—	72
November	—	—	—	—	—	—	—	—	—	—	—
December	—	—	100	—	330	—	—	—	331	—	761
1993 October	—	—	—	100	—	—	—	230	—	—	330
November	—	—	—	—	—	—	—	—	—	—	—
December	—	122	—	282	134	—	215	—	—	414	1,168
LODDON-CAMPASPE STATISTICAL DIVISION											
1990-91	622	1,946	3,741	2,934	1,835	2,739	220	3,806	2,401	1,752	21,997
1991-92	1,456	1,362	3,768	3,961	1,175	4,901	509	5,441	1,420	1,845	25,839
1992-93	1,323	4,901	2,906	2,845	4,796	7,270	180	3,719	3,611	2,541	34,092
1992 October	180	1,080	50	90	507	130	—	388	50	—	2,475
November	—	—	—	—	—	—	—	—	—	—	—
December	120	—	50	50	—	700	—	60	70	1,612	2,662
1993 October	—	235	320	150	—	—	—	—	—	55	760
November	—	—	—	—	—	—	—	—	—	—	—
December	—	320	389	—	—	490	—	225	100	—	1,524
GOULBURN STATISTICAL DIVISION											
1990-91	8,535	6,260	1,816	4,376	1,641	2,071	494	543	1,700	4,922	32,359
1991-92	1,858	3,729	1,588	2,140	4,065	704	110	6,988	1,734	8,063	30,980
1992-93	1,094	2,669	34,614	1,706	6,269	1,416	160	1,231	1,980	4,147	55,287
1992 October	—	90	950	863	60	1,000	—	—	252	330	3,545
November	—	—	—	—	—	—	—	—	—	—	—
December	380	1,279	153	100	4,650	—	—	—	—	50	6,612
1993 October	—	320	60	2,982	140	—	—	—	—	125	3,627
November	—	—	—	—	—	—	—	—	—	—	—
December	—	55	70	—	445	—	—	—	—	—	570

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total
OVENS MURRAY STATISTICAL DIVISION											
1990-91	3,069	325	7,053	570	1,540	805	230	3,556	1,135	1,993	20,276
1991-92	1,627	1,797	877	802	1,045	5,311	—	1,796	80	1,574	14,910
1992-93	1,817	1,931	745	1,063	703	1,340	440	1,014	1,436	889	11,378
1992 October	—	80	200	115	60	—	—	—	—	—	455
November	—	—	—	—	—	—	—	—	—	—	—
December	90	130	70	140	129	—	180	—	74	60	873
1993 October	—	685	—	630	—	—	—	—	—	—	1,315
November	—	—	—	—	—	—	—	—	—	—	—
December	750	—	90	90	70	—	—	1,311	60	—	2,371
EAST GIPPSLAND STATISTICAL DIVISION											
1990-91	490	3,929	755	524	1,390	2,526	130	1,393	511	986	12,635
1991-92	1,252	2,175	1,726	1,640	1,249	382	103	56	4,737	460	13,781
1992-93	310	1,689	1,021	1,224	250	85	440	680	1,630	380	7,709
1992 October	—	—	—	—	—	—	—	—	—	—	—
November	—	—	—	—	—	—	—	—	—	—	—
December	—	100	415	855	—	—	—	600	165	—	2,135
1993 October	—	—	—	—	—	—	—	—	—	60	60
November	—	—	—	—	—	—	—	—	—	—	—
December	—	—	50	70	400	—	—	—	490	—	1,010
GIPPSLAND STATISTICAL DIVISION											
1990-91	1,496	1,546	1,186	2,596	3,028	4,403	495	738	1,900	1,429	18,818
1991-92	692	2,743	7,101	1,502	1,129	6,634	877	4,886	3,622	2,380	31,565
1992-93	2,101	4,667	2,829	4,441	1,446	3,349	1,399	682	7,290	580	28,784
1992 October	—	180	50	350	352	—	250	—	464	—	1,646
November	—	—	—	—	—	—	—	—	—	—	—
December	280	210	345	220	662	140	—	120	—	—	1,977
1993 October	372	800	384	575	667	1,200	—	—	90	—	4,088
November	—	—	—	—	—	—	—	—	—	—	—
December	—	1,330	202	359	170	354	—	120	—	144	2,679
TOTAL VICTORIA											
1990-91	58,452	234,130	355,068	332,419	190,867	169,020	19,969	64,533	170,259	83,440	1,678,157
1991-92	57,964	143,123	258,794	472,155	175,616	136,092	14,815	84,086	63,886	67,184	1,473,715
1992-93	47,017	155,112	272,071	259,451	169,113	155,501	16,059	121,215	98,310	112,411	1,406,261
1992 October	670	12,773	7,806	16,237	7,313	14,668	1,035	2,298	4,662	2,585	70,048
November	4,805	13,968	11,018	9,547	15,444	4,774	2,042	5,934	20,245	5,206	92,983
December	2,902	10,239	16,363	22,553	34,727	6,413	988	9,249	7,120	2,945	113,499
1993 October	917	97,636	18,470	11,884	7,581	5,496	1,588	1,075	9,164	1,980	155,792
November	4,010	18,605	17,467	10,857	12,853	35,719	405	61,076	6,794	7,026	174,813
December	2,053	20,371	11,337	12,666	9,363	15,774	714	4,897	39,361	3,884	120,420

TABLE 11. NEW DWELLING UNITS APPROVED, BY TYPE AND STATISTICAL DIVISION
DECEMBER 1993

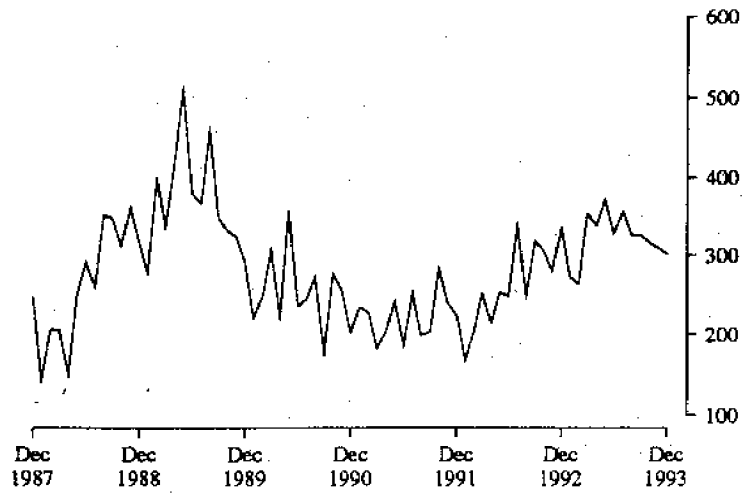
Statistical division	Other residential building									Total residential building
	Houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Melbourne	1,436	84	146	230	—	34	—	34	264	1,700
Barwon	128	—	2	2	—	—	—	—	—	130
Western District	35	—	—	—	—	—	—	—	—	35
Central Highlands	85	—	—	—	—	—	—	—	—	85
Wimmera	22	—	—	—	—	—	—	—	—	22
Mallee	29	—	—	—	—	—	—	—	—	29
Loddon-Campaspe	125	—	—	—	—	—	—	—	—	125
Goulburn	81	—	—	—	—	—	—	—	—	81
Ovens-Murray	48	—	—	—	—	—	—	—	—	48
East Gippsland	57	—	—	—	—	—	—	—	—	57
Gippsland	124	—	—	—	—	—	—	—	—	124
Victoria	2,178	84	148	232	—	34	—	34	266	2,436
VALUE (\$'000)										
Melbourne	133,037	5,375	13,085	18,460	—	1,800	—	1,800	20,260	153,297
Barwon	10,347	—	180	180	—	—	—	—	180	10,527
Western District	3,133	—	—	—	—	—	—	—	—	3,133
Central Highlands	7,374	—	—	—	—	—	—	—	—	7,374
Wimmera	1,803	—	—	—	—	—	—	—	—	1,803
Mallee	2,048	—	—	—	—	—	—	—	—	2,048
Loddon-Campaspe	10,001	—	—	—	—	—	—	—	—	10,001
Goulburn	7,196	—	—	—	—	—	—	—	—	7,196
Ovens-Murray	3,870	—	—	—	—	—	—	—	—	3,870
East Gippsland	4,062	—	—	—	—	—	—	—	—	4,062
Gippsland	10,616	—	—	—	—	—	—	—	—	10,616
Victoria	193,485	5,375	13,265	18,640	—	1,800	—	1,800	20,440	213,925

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

Statistical division / subdivision	1991-92	1992-93	July - Dec. 1993-94	Dec. 1993
Melbourne (SD)	2,206	2,918	1,490	253
Geelong (SSD)	100	159	110	12
Barwon (SD)	142	202	156	22
Western District (SD)	62	51	22	2
Ballarat (SSD)	33	81	16	2
Central Highlands (SD)	47	96	21	2
Wimmera (SD)	14	27	9	3
Mildura (SSD)	n.a.	n.a.	26	2
Mallee (SD)	18	31	37	2
Bendigo (SSD)	40	114	57	5
Loddon-Campaspe (SD)	59	145	71	5
Shepparton-Mooroopna (SSD)	32	42	18	—
Goulburn (SD)	73	89	45	—
Wodonga (SSD)	52	76	31	5
Ovens-Murray (SD)	82	103	35	7
East Gippsland (SD)	24	34	11	—
Latrobe Valley (SSD)	11	34	17	—
Gippsland (SD)	30	59	40	6
East Central (SD)	4	—	n.a.	n.a.
Victoria	2,761	3,755	1,937	302

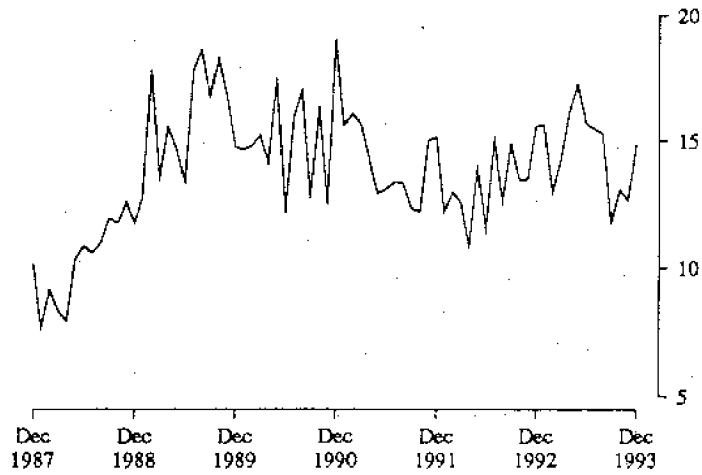
(a) Refer to paragraph 8 of the explanatory notes.

NUMBER OF NEW DUAL OCCUPANCY DWELLING UNITS APPROVED, VICTORIA



Note: Refer to paragraph 8 of Explanatory Notes.

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



Note: Refer to paragraph 8 of Explanatory Notes.

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

Statistical local area	1991-92	1992-93	July - Dec. 1993-94	Dec. 1993
Altona (C)	52	84	43	10
Berwick (C)	82	99	30	1
Box Hill (C)	53	64	52	11
Brighton (C)	19	39	29	—
Broadmeadows (C)	88	82	45	5
Brunswick (C)	16	16	12	4
Bulla (S)	7	34	6	5
Camberwell (C)	53	128	65	19
Caulfield (C)	83	85	42	6
Chelsea (C)	31	26	23	2
Coburg (C)	7	14	9	2
Collingwood (C)	2	8	4	—
Cranbourne (S)	43	25	20	8
Croydon (C)	43	50	21	5
Dandenong (C)	25	44	14	2
Diamond Valley (S)	29	40	19	5
Doncaster and Templestowe (C)	85	109	74	14
Eltham (S)	38	70	28	2
Essendon (C)	41	66	13	2
Fitzroy (C)	—	5	2	2
Flinders (S)	6	2	6	2
Footscray (C)	24	12	9	1
Frankston (C)	35	66	35	10
Hastings (S)	8	19	4	—
Hawthorn (C)	10	11	9	2
Healesville (S)	1	2	2	2
Heidelberg (C)	47	67	30	5
Keilor (C)	99	104	68	7
Kew (C)	14	28	24	—
Knox (C)	32	50	27	5
Lilydale (S)	18	22	20	2
Malvern (C)	24	25	14	—
Melbourne (C)	—	10	3	—
Melton (S)	22	16	9	4
Moorabbin (C)	144	162	73	9
Mordialloc (C)	47	59	35	6
Mornington (S)	12	31	11	—
Northcote (C)	28	26	25	5
Nunawading (C)	136	146	58	10
Oakleigh (C)	47	55	49	15
Pakenham (S)	14	16	9	1
Port Melbourne (C)	—	6	5	1
Prahran (C)	10	28	3	—
Preston (C)	47	74	30	3
Richmond (C)	6	6	11	6
Ringwood (C)	53	81	29	5
St Kilda (C)	7	10	10	—
Sandringham (C)	42	54	39	6
Sherbrooke (S)	—	—	2	—
South Melbourne (C)	—	15	4	2
Springvale (C)	72	86	31	7
Sunshine (C)	85	105	21	—
Upper Yarra (S) Pt A	n.a.	n.a.	1	—
Waverley (C)	83	137	70	8
Werribee (C)	79	113	47	8
Whittlesea (C)	147	172	103	14
Williamstown (C)	4	12	13	2
Melbourne Statistical Division	2,206	2,918	1,490	253
Rest of Victoria	555	837	447	49
Total Victoria	2,761	3,755	1,937	302

(a) Refer to paragraph 8 of the explanatory notes.

EXPLANATORY NOTES

Introduction

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

- (a) permits issued by local government authorities in areas subject to building control by those authorities; and
- (b) contracts (let or day labour work) authorised by Commonwealth, State, semi-government, and local government authorities.

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

Scope and coverage

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

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

4. From July 1990, the statistics cover:

- (a) all approved new residential building jobs valued at \$10,000 or more (previously \$5,000 or more).
- (b) approved alterations and additions to residential buildings valued at \$10,000 or more (no change in cut-off limit for this category); and
- (c) all approved non-residential building jobs valued at \$50,000 or more (previously \$30,000 or more).

These changes mainly affect non-residential building data. In particular, care should be taken interpreting data for specific classes of non-residential building.

Definitions

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

6. A *dwelling unit* is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential purposes. Units (whether self-contained or not) within buildings offering institutional care, such as hospitals, or temporary accommodation such as motels, hostels, and holiday apartments, are not defined as dwelling units.

The value of units of this type is included in the appropriate category of non-residential building approved.

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

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

8. Commencing with the March 1989 issue details of *dual occupancy dwelling units* approved are included in Tables 12 and 13 of this publication. The dual occupancy concept applies in each case where two dwelling units occupy a single residential allotment and *new* dwelling units are created as follows:

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

The number of dwelling units created by alterations and additions to existing buildings and through the construction of new non-residential buildings is not included in Tables 1 to 10, but is shown in the note following Table 1.

9. *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

10. *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.

11. *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).

12. *Functional classification of building - Dwelling Structure Classification (DSC).* From July 1992, an expanded functional classification of buildings based on the Dwelling Structure Classification (DSC) has been introduced by the ABS to provide more detailed information on residential building approvals.

The DSC has been developed by the ABS to provide a standard classification of the different types of dwelling structures (houses, flats, townhouses, etc.). The DSC will be implemented across all major collections of housing data in the ABS. The DSC has the same overall scope as the classification used in previous collections but provides more detail than previously available to reflect the current interest in medium to high density housing.

In particular, for Building Approvals, DSC allows new other residential building to be classified as follows:

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

- b) Flats, units or apartments, etc. (dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell) in a building of:
 - one or two storeys;
 - three storeys;
 - four or more storeys.

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

General

13. 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

14. 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.

15. 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.

16. Trend estimate dwelling approval statistics are shown in Table 3. The trend estimates (formerly referred to as smoothed seasonally adjusted series) have been derived by applying a 13-term Henderson-weighted moving average to the series.

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

Estimates at constant prices

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

19. 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.

20. 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).

21. 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.

22. 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'.

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

Australian Standard Geographical Classification

24. Issues of this publication from November 1986 to June 1991 inclusive contain geographical division and nomenclature based on the *Australian Standard Geographical Classification* (ASGC) edition 3. The 'Off shore areas and migratory' category has been excluded from all tables.

25. Following a review of statistical geographic boundaries undertaken by the ABS, the Shires of Cranbourne, Healesville and Pakenham, each

formerly split into two Statistical Local Areas (SLAs), one in the Melbourne Statistical Division and one in the East Central Statistical Division, have each been amalgamated to one SLA, these being located fully in the Melbourne Statistical Division.

26. From 1 July 1991, the date of effect of these changes emanating from the review for building approval statistics, the only Local Government Area which is split into 2 SLAs, and transverses statistical division boundaries, is the Shire of Upper Yarra which is partly in the Melbourne Statistical Division and partly in the Gippsland Statistical Division.

27. The statistical subdivisions are not shown in Table 8. Table 9 shows those selected statistical subdivisions, which are identical to the statistical districts previously published.

28. The next edition of the ASGC, incorporating the changes outlined in paragraphs 25 and 26 of the explanatory notes, will be issued shortly.

Unpublished data and related publications

29. In some cases, the ABS can also make available information which is not published. This information may be made available in one or more of the following forms: microfiche, photocopy, data tape, computer printout, manually-extracted tabulation. Generally, a charge is made for providing unpublished information.

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

Building Approvals, Australia (8731.0) (monthly) (\$13.30)

Building Approvals, Victoria - Small Area Summary (8733.2) (annual) (\$8.20)

Dwelling Unit Commencements Reported by Approving Authorities, Victoria (8741.2) (monthly) (\$10.70)

Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) (quarterly) (\$10.70)

Building Activity, Australia (8752.0) (quarterly) (\$14.30)

Building Activity, Victoria (8752.2) (quarterly) (\$10.70)

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

31. 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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Estimated Resident population

Symbols and other usages

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

.. not applicable

- nil or rounded down to zero

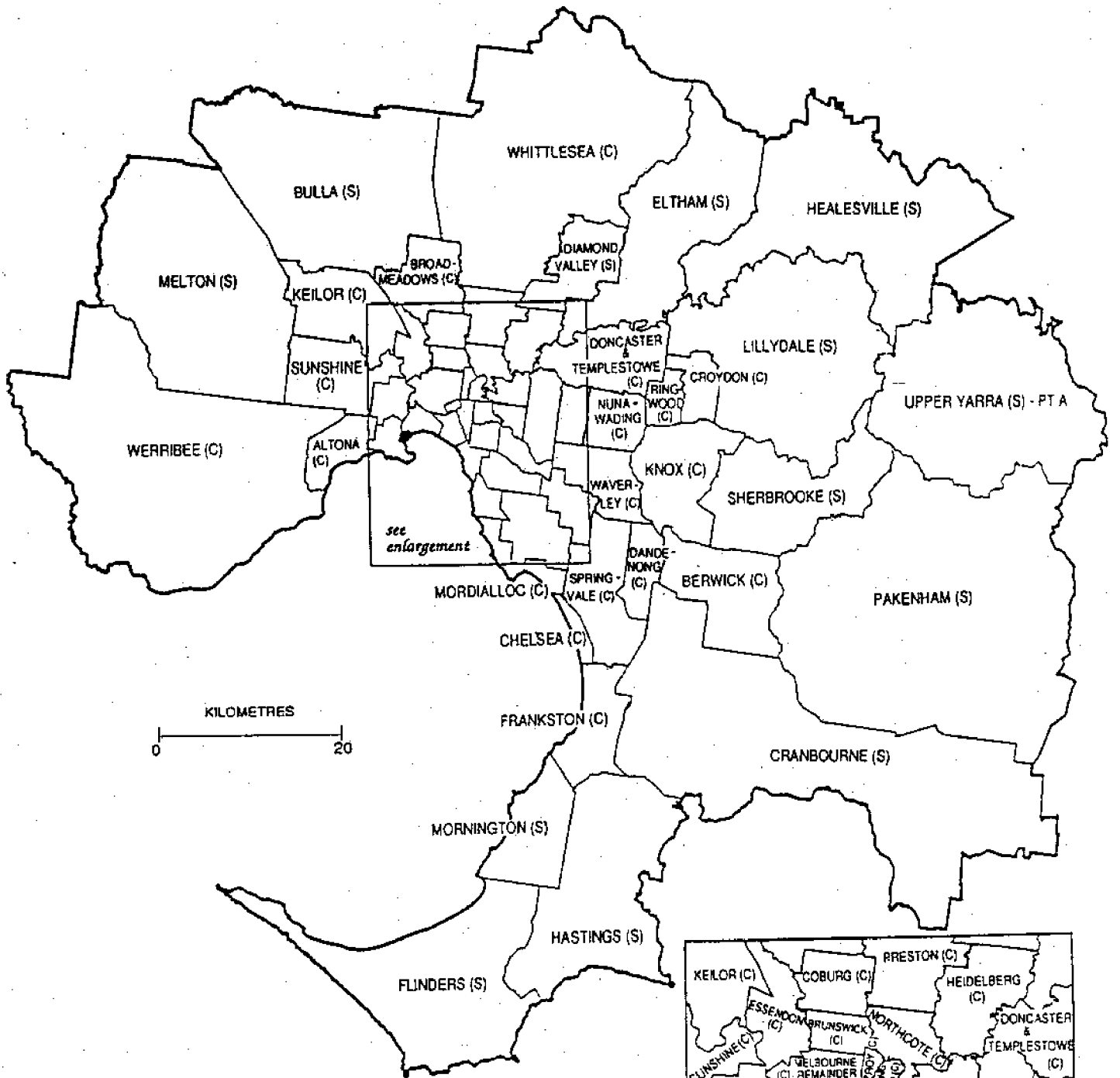
----- break in continuity of series

(where line is drawn across a column between two consecutive figures)

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

STUART JACKSON

Deputy Commonwealth Statistician



MELBOURNE STATISTICAL DIVISION

Statistical Local Areas

As at September 1992

City (C) Shire (S)

