

**BUILDING APPROVALS, VICTORIA,  
DECEMBER 1994**

**PLEASE NOTE - Three major changes have taken place in the collection and presentation of Building Approval statistics in recent months.**

**(1) Inclusion in building approval statistics of approvals issued by Registered Private Surveyors following implementation by the Victorian Government of the Building Act 1993 on 1 July 1994 - refer to paragraph 1 of the explanatory notes.**

**(2) Presentation in Tables 8, 9, 12 and 13 in this publication, of Statistical Local Area and Statistical Sub-division information, which reflects boundary changes implemented by the State Government as part of its ongoing review of local government boundaries. Refer to paragraphs 26 and 27 in the explanatory notes, and the lists of boundary changes enclosed with the July and October 1994 issues of this publication. Copies of these lists are also available from ABS Victoria on request.**

**(3) As part of the redesign of the Australian Building Approvals publication 8731.0, commencing with the October 1994 issue, dwelling units approved as part of alterations and additions to existing buildings (including conversions to dwelling units) and as part of the construction of non-residential buildings have been included in the body of some tables, instead of as a footnote. This change has not been reflected in this current state publication, although it will be implemented in the near future. In this publication dwelling units approved as a result of this activity continue to be listed in a footnote to table 1.**

*Please be aware of this when comparing figures from this publication with State figures in the Australian publication.*

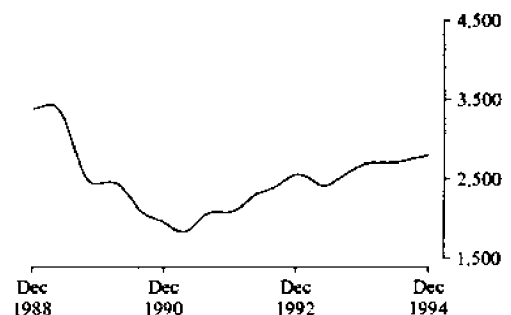
**MAIN FEATURES**

● Trend estimates of the number of dwelling units approved in December 1994 (2,799) show a slight increase over the figure recorded for November 1994 (2,784), and a 5 per cent increase when compared with the level recorded for December 1993 (2,678).

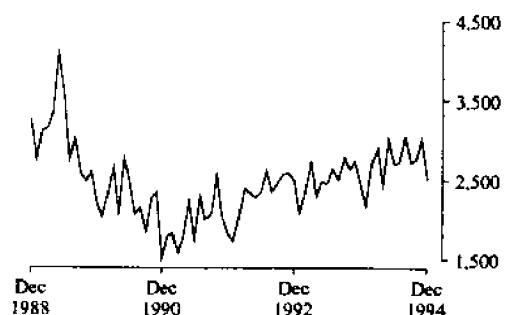
● In original terms the number of dwelling units approved in December 1994 (2,511) was 17 per cent lower than in November 1994 (3,031), but 3 per cent higher than in December 1993 (2,436).

● The value of non-residential buildings approved, at current prices, for the six months ending 31 December 1994 was \$922m, a decrease of 5 per cent when compared with the corresponding figure for the six months ending 31 December 1993 (\$970m).

**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 Denis Ward or John Brand 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 1994.

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 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 January 1995, the trend estimate for that month would be 2,141, a movement of -3.0 per cent. The monthly movements in the trend estimates for October, November and December 1994 which are currently estimated to be -1.8, -2.3 and -2.5 per cent respectively, would be revised to -2.2, -2.8 and -2.9 per cent. On the other hand, a 5 per cent seasonally adjusted decline in the number of private houses approved in January 1995 would produce a trend estimate for that month of 2,058, a movement of -4.4 per cent, with the movements in the trend estimates for October, November and December 1994 being revised to -2.7, -3.7 and -4.1 per cent respectively.

### NUMBER OF NEW PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if January 1995 seasonally adjusted estimate			
			is up 5% on December 1994		is down 5% on December 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
<i>1994-</i>						
July	2,404	0.6	2,406	0.7	2,410	0.9
August	2,408	0.2	2,413	0.3	2,420	0.4
September	2,388	-0.9	2,390	-1.0	2,393	-1.1
October	2,344	-1.8	2,338	-2.2	2,329	-2.7
November	2,290	-2.3	2,273	-2.8	2,244	-3.7
December	2,232	-2.5	2,207	-2.9	2,151	-4.1
January	n.y.a.	n.y.a.	2,141	-3.0	2,058	-4.4

### TOTAL NUMBER OF NEW HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if January 1995 seasonally adjusted estimate			
			is up 5% on December 1994		is down 5% on December 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
<i>1994-</i>						
July	2,491	0.8	2,494	0.9	2,499	1.0
August	2,488	-0.1	2,493	-0.1	2,500	0.1
September	2,460	-1.1	2,462	-1.2	2,466	-1.4
October	2,413	-1.9	2,408	-2.2	2,398	-2.8
November	2,357	-2.3	2,345	-2.6	2,311	-3.6
December	2,297	-2.6	2,283	-2.5	2,219	-4.0
January	n.y.a.	n.y.a.	2,226	-2.5	2,130	-4.0

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

	<i>Trend estimate</i>		<i>Revised trend estimate if January 1995 seasonally adjusted estimate</i>			
			<i>is up 6% on December 1994</i>		<i>is down 6% on December 1994</i>	
	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>
<i>1994-</i>						
July	2,721	0.5	2,717	0.3	2,723	0.6
August	2,740	0.7	2,733	0.6	2,745	0.8
September	2,756	0.6	2,753	0.7	2,758	0.5
October	2,770	0.5	2,777	0.9	2,762	0.1
November	2,784	0.5	2,810	1.2	2,760	-0.1
December	2,799	0.5	2,847	1.3	2,754	-0.2
January	n.y.a.	n.y.a.	2,881	1.2	2,740	-0.5

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

	<i>Trend estimate</i>		<i>Revised trend estimate if January 1995 seasonally adjusted estimate</i>			
			<i>is up 5% on December 1994</i>		<i>is down 5% on December 1994</i>	
	<i>\$m</i>	<i>% change on previous month</i>	<i>\$m</i>	<i>% change on previous month</i>	<i>\$m</i>	<i>% change on previous month</i>
<i>1994-</i>						
July	247.4	-0.3	246.0	-0.8	246.7	-0.6
August	249.6	0.9	247.3	0.5	248.4	0.7
September	255.3	2.3	254.2	2.8	254.8	2.5
October	264.6	3.6	267.5	5.2	265.9	4.4
November	276.0	4.3	285.2	6.6	280.0	5.3
December	288.4	4.5	304.6	6.8	294.9	5.3
January	n.y.a.	n.y.a.	323.5	6.2	308.9	4.7

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

	<i>Trend estimate</i>		<i>Revised trend estimate if January 1995 seasonally adjusted estimate</i>			
			<i>is up 8% on December 1994</i>		<i>is down 8% on December 1994</i>	
	<i>\$m</i>	<i>% change on previous month</i>	<i>\$m</i>	<i>% change on previous month</i>	<i>\$m</i>	<i>% change on previous month</i>
<i>1994-</i>						
July	56.5	8.7	56.9	9.5	57.0	9.7
August	60.2	6.4	60.8	6.8	61.0	7.0
September	61.8	2.7	62.1	2.1	62.2	1.9
October	61.0	-1.1	60.2	-3.0	59.9	-3.6
November	58.5	-4.1	56.0	-7.0	55.1	-8.0
December	55.0	-6.0	50.7	-9.5	49.1	-11.0
January	n.y.a.	n.y.a.	45.1	-11.0	42.6	-13.1

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									
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
1993-94	17,878	585	18,463	2,920	414	3,334	20,798	999	21,797
1993-94 July-December	8,756	396	9,152	1,570	65	1,635	10,326	461	10,787
1994-95 July-December	10,205	161	10,366	1,611	189	1,800	11,816	350	12,166
1993—									
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
1994—									
January	1,225	13	1,238	256	94	350	1,481	107	1,588
February	1,581	36	1,617	169	51	220	1,750	87	1,837
March	1,641	18	1,659	153	125	278	1,794	143	1,937
April	1,339	52	1,391	311	11	322	1,650	63	1,713
May	1,756	22	1,778	312	25	337	2,068	47	2,115
June	1,580	48	1,628	149	43	192	1,729	91	1,820
July	1,706	20	1,726	199	—	199	1,905	20	1,925
August	1,843	11	1,854	228	10	238	2,071	21	2,092
September	1,760	25	1,785	106	29	135	1,866	54	1,920
October	1,726	39	1,765	315	20	335	2,041	59	2,100
November	1,834	48	1,882	239	86	325	2,073	134	2,207
December	1,336	18	1,354	524	44	568	1,860	62	1,922
VICTORIA									
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
1993-94	27,227	830	28,057	3,109	584	3,693	30,336	1,414	31,750
1993-94 July-December	13,471	568	14,039	1,680	71	1,751	15,151	639	15,790
1994-95 July-December	14,503	324	14,827	1,698	285	1,983	16,201	609	16,810
1993—									
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
1994—									
January	1,785	17	1,802	266	115	381	2,051	132	2,183
February	2,340	48	2,388	186	142	328	2,526	190	2,716
March	2,558	36	2,594	167	144	311	2,725	180	2,905
April	2,021	70	2,091	317	14	331	2,338	84	2,422
May	2,610	39	2,649	331	49	380	2,941	88	3,029
June	2,442	52	2,494	162	49	211	2,604	101	2,705
July	2,465	48	2,513	219	—	219	2,684	48	2,732
August	2,716	37	2,753	243	45	288	2,959	82	3,041
September	2,477	49	2,526	120	73	193	2,597	122	2,719
October	2,393	46	2,439	315	22	337	2,708	68	2,776
November	2,591	81	2,672	273	86	359	2,864	167	3,031
December	1,861	63	1,924	528	59	587	2,389	122	2,511

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 14 such dwelling units approved in December 1994.

**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					
<b>MELBOURNE STATISTICAL DIVISION</b>														
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
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
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
1994-95														
July-December	988.4	10.7	999.1	212.9	14.4	227.3	1,201.3	25.1	1,226.5	306.5	482.4	770.6	1,989.8	2,303.5
1993—														
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
1994—														
January	112.3	0.8	113.2	31.4	8.3	39.7	143.7	9.1	152.8	29.0	34.7	48.4	207.3	230.2
February	147.3	3.1	150.3	15.1	3.2	18.3	162.4	6.3	168.7	34.9	190.0	332.3	387.2	535.8
March	154.9	1.5	156.4	11.6	10.1	21.8	166.6	11.6	178.2	41.2	90.2	112.7	298.0	332.1
April	126.1	4.0	130.2	30.9	0.9	31.8	157.0	5.0	162.0	33.3	102.0	130.0	291.9	325.3
May	175.8	1.6	177.4	23.1	1.5	24.6	198.8	3.2	202.0	85.9	92.7	111.9	369.4	399.8
June	152.1	4.5	156.6	10.9	2.4	13.3	163.0	6.8	169.9	39.4	556.7	575.5	759.2	784.8
July	161.2	1.3	162.6	19.3	—	19.3	180.6	1.3	181.9	36.4	45.7	59.8	262.6	278.1
August	181.6	0.7	182.3	15.4	0.4	15.8	196.9	1.2	198.1	66.3	67.0	91.7	330.2	356.0
September	173.4	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
<b>VICTORIA</b>														
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
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
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
1994-95														
July-December	1,357.7	20.5	1,378.2	218.1	19.6	237.8	1,575.8	40.1	1,615.9	362.4	569.1	921.8	2,506.5	2,900.1
1993—														
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
1994—														
January	160.3	1.1	161.5	32.2	9.5	41.7	192.5	10.6	203.2	36.5	43.6	65.3	272.5	304.9
February	209.4	3.8	213.2	16.3	8.1	24.4	225.7	11.9	237.6	44.1	209.5	363.4	479.3	645.1
March	231.7	2.6	234.3	12.2	11.3	23.5	243.9	13.9	257.8	53.7	104.2	165.3	401.9	476.8
April	185.6	5.4	191.0	31.2	1.1	32.3	216.8	6.5	223.3	42.1	121.5	178.9	379.9	444.4
May	250.3	2.9	253.2	24.3	2.8	27.1	274.6	5.7	280.3	96.7	118.8	151.1	482.1	528.1
June	227.6	4.8	232.3	11.6	2.8	14.4	239.1	7.6	246.7	49.5	584.2	608.7	872.6	904.9
July	227.2	2.9	230.1	20.3	—	20.3	247.5	2.9	250.5	44.7	64.8	80.6	356.9	375.7
August	252.5	2.2	254.7	16.5	2.4	18.9	269.0	4.7	273.7	77.1	79.6	111.5	425.7	462.2
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

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						
1993—						
October	2,173	2,258	2,450	2,629	222.2	48.1
November	2,272	2,359	2,493	2,580	217.3	49.9
December	2,175	2,299	2,481	2,612	228.2	55.3
1994						
January	2,375	2,287	2,673	2,741	250.7	48.8
February	2,488	2,436	2,678	2,844	248.5	47.2
March	2,361	2,377	2,495	2,640	236.7	49.8
April	2,321	2,396	2,581	2,681	253.5	46.2
May	2,334	2,384	2,651	2,694	254.5	88.1
June	2,328	2,465	2,603	2,661	247.7	49.5
July	2,446	2,509	2,597	2,745	243.6	46.7
August	2,490	2,602	2,740	2,875	255.8	75.4
September	2,392	2,417	2,521	2,635	248.8	48.0
October	2,312	2,383	2,627	2,732	254.8	87.7
November	2,410	2,475	2,696	2,835	255.3	53.1
December	2,034	2,120	2,596	2,815	332.8	36.8
TREND ESTIMATES						
1993—						
October	2,191	2,298	2,481	2,613	224.9	48.4
November	2,239	2,317	2,520	2,649	229.1	49.5
December	2,291	2,332	2,553	2,678	233.6	50.1
1994—						
January	2,333	2,344	2,578	2,699	238.7	50.1
February	2,358	2,358	2,592	2,707	243.5	49.0
March	2,368	2,379	2,601	2,708	247.3	48.0
April	2,372	2,409	2,608	2,708	249.4	47.3
May	2,375	2,440	2,610	2,706	249.7	48.4
June	2,389	2,473	2,614	2,708	248.1	52.0
July	2,404	2,491	2,622	2,721	247.4	56.5
August	2,408	2,488	2,629	2,740	249.6	60.2
September	2,388	2,460	2,630	2,756	255.3	61.8
October	2,344	2,413	2,629	2,770	264.6	61.0
November	2,290	2,357	2,629	2,784	276.0	58.5
December	2,232	2,297	2,631	2,799	288.4	55.0

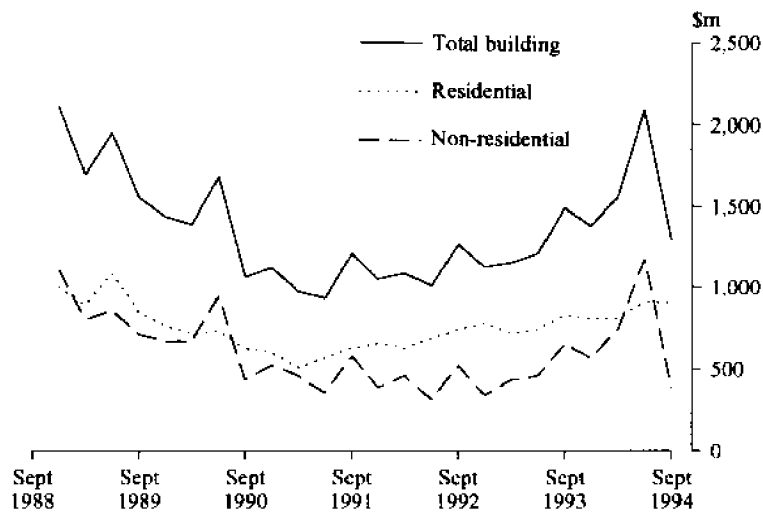
(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average - see Explanatory Notes for a more detailed explanation.

**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							
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	200.2	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	367.4	2,778.6	595.4	2,333.4	3,152.5	5,676.3	6,526.5
1993—									
June qtr.	549.1	564.4	51.2	615.6	133.6	298.2	464.1	1,045.4	1,213.3
Sept. qtr.	590.6	610.4	86.6	697.0	135.0	431.3	660.2	1,254.0	1,492.1
Dec. qtr.	563.5	580.5	77.7	658.3	154.0	420.6	570.2	1,235.6	1,382.4
1994—									
Mar. qtr.	569.0	576.1	111.7	687.8	127.1	449.4	747.2	1,237.8	1,562.0
June qtr.	631.8	644.3	91.3	735.6	179.3	1,032.0	1,175.0	1,949.0	2,089.9
Sept. qtr.	666.1	673.6	70.8	744.4	161.6	311.5	388.5	1,218.1	1,294.6

(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 1989-1990 PRICES**  
**VICTORIA**



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

Class of building	1992-93	1993-94	July-December		1994		
			1993-94	1994-95	October	November	December
<b>PRIVATE SECTOR</b>							
New houses	2,262.5	2,465.2	1,200.4	1,357.7	223.6	243.3	178.2
New other residential buildings	145.7	252.8	125.0	218.1	32.8	23.8	110.5
<i>Total new residential building</i>	<i>2,408.2</i>	<i>2,718.0</i>	<i>1,325.4</i>	<i>1,575.8</i>	<i>256.4</i>	<i>267.1</i>	<i>288.7</i>
Alterations and additions to residential buildings	532.5	614.4	300.6	361.6	94.9	59.3	34.5
Hotels, etc.	42.7	187.1	11.2	13.3	2.9	2.2	3.6
Shops	146.7	483.6	259.1	128.3	41.6	11.5	7.8
Factories	269.9	161.2	74.0	106.1	17.6	31.7	10.1
Offices	210.7	178.1	40.2	96.7	24.6	26.8	16.8
Other business premises	155.3	225.1	59.8	87.1	22.7	9.4	9.9
Educational	58.5	88.1	58.0	38.7	3.4	6.9	6.7
Religious	16.1	13.9	8.6	10.1	2.5	1.1	2.7
Health	80.3	119.8	49.1	34.6	11.7	4.4	4.1
Entertainment and recreational	36.5	308.7	51.9	35.6	3.8	23.8	1.3
Miscellaneous	49.7	87.9	59.8	18.7	3.2	3.4	1.1
<i>Total non-residential building</i>	<i>1,066.2</i>	<i>1,853.6</i>	<i>671.7</i>	<i>569.1</i>	<i>134.0</i>	<i>121.2</i>	<i>64.1</i>
<b>Total</b>	<b>4,006.9</b>	<b>5,186.0</b>	<b>2,297.7</b>	<b>2,506.5</b>	<b>485.3</b>	<b>447.6</b>	<b>387.3</b>
<b>PUBLIC SECTOR</b>							
New houses	71.4	58.8	38.2	20.5	2.7	5.3	4.3
New other residential buildings	14.6	40.9	5.3	19.6	1.6	6.3	5.3
<i>Total new residential building</i>	<i>86.0</i>	<i>99.7</i>	<i>43.5</i>	<i>40.1</i>	<i>4.2</i>	<i>11.6</i>	<i>9.6</i>
Alterations and additions to residential buildings	0.5	9.1	0.3	0.8	—	0.7	0.1
Hotels, etc.	4.3	1.3	1.2	0.2	0.1	—	—
Shops	8.4	3.4	1.2	4.9	0.3	0.3	0.4
Factories	2.2	45.0	8.5	11.8	1.9	9.6	—
Offices	48.8	56.2	25.1	32.9	26.1	1.8	1.6
Other business premises	13.8	141.7	5.9	5.6	—	4.3	0.6
Educational	97.0	119.6	74.1	137.9	63.5	22.3	18.1
Religious	—	—	—	—	—	—	—
Health	40.9	182.9	133.9	19.0	1.3	10.7	2.3
Entertainment and recreational	61.8	69.5	41.6	132.4	115.5	2.3	2.0
Miscellaneous	62.7	29.5	6.7	7.9	4.5	1.2	0.2
<i>Total non-residential building</i>	<i>340.0</i>	<i>649.1</i>	<i>298.2</i>	<i>352.7</i>	<i>213.3</i>	<i>52.6</i>	<i>25.0</i>
<b>Total</b>	<b>426.5</b>	<b>757.9</b>	<b>342.0</b>	<b>393.6</b>	<b>217.5</b>	<b>64.8</b>	<b>34.8</b>
<b>TOTAL</b>							
New houses	2,333.8	2,524.0	1,238.6	1,378.2	226.3	248.6	182.5
New other residential buildings	160.3	293.7	130.3	237.8	34.4	30.1	115.8
<i>Total new residential building</i>	<i>2,494.1</i>	<i>2,817.7</i>	<i>1,368.9</i>	<i>1,615.9</i>	<i>260.6</i>	<i>278.7</i>	<i>298.3</i>
Alterations and additions to residential buildings	533.0	623.5	301.0	362.4	94.9	60.0	34.6
Hotels, etc.	47.0	188.4	12.4	13.5	3.0	2.2	3.6
Shops	155.1	487.1	260.2	133.2	41.9	11.8	8.1
Factories	272.1	206.2	82.5	117.9	19.6	41.3	10.1
Offices	259.5	234.3	65.4	129.6	50.7	28.6	18.4
Other business premises	169.1	366.8	65.7	92.7	22.7	13.6	10.4
Educational	155.5	207.7	132.1	176.6	66.9	29.2	24.8
Religious	16.1	13.9	8.6	10.1	2.5	1.1	2.7
Health	121.2	302.7	183.0	53.6	13.1	15.1	6.5
Entertainment and recreational	98.3	378.2	93.4	168.0	119.3	26.1	3.2
Miscellaneous	112.4	117.4	66.5	26.6	7.7	4.5	1.3
<i>Total non-residential building</i>	<i>1,406.3</i>	<i>2,502.7</i>	<i>969.9</i>	<i>921.8</i>	<i>347.3</i>	<i>173.8</i>	<i>89.2</i>
<b>Total</b>	<b>4,433.4</b>	<b>5,943.9</b>	<b>2,639.7</b>	<b>2,900.1</b>	<b>702.8</b>	<b>512.4</b>	<b>422.0</b>



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

Period	\$50,000 to less than \$200,000		\$200,000 to less than \$500,000		\$500,000 to less than \$1m		\$1m to less than \$5m		\$5m and over		Total	
	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)	No.	Value (\$m)
<b>HOTELS, ETC.</b>												
1994 October	8	0.8	3	0.7	—	—	1	1.5	—	—	12	3.0
November	4	0.3	2	0.9	—	—	1	1.0	—	—	7	2.2
December	4	0.4	5	1.6	—	—	1	1.6	—	—	10	3.6
<b>SHOPS</b>												
1994 October	75	7.2	17	5.3	6	4.0	5	7.5	1	17.8	104	41.9
November	47	3.8	9	2.8	—	—	2	5.2	—	—	58	11.8
December	26	2.5	7	2.1	4	2.5	1	1.0	—	—	38	8.1
<b>FACTORIES</b>												
1994 October	38	3.6	20	5.5	3	2.0	5	8.4	—	—	66	19.6
November	39	3.7	15	4.4	11	6.9	4	7.7	2	18.6	71	41.3
December	40	3.7	18	5.3	2	1.1	—	—	—	—	60	10.1
<b>OFFICES</b>												
1994 October	51	4.9	24	6.7	8	5.1	5	9.6	1	24.4	89	50.7
November	42	3.7	21	5.0	7	4.0	2	3.4	1	12.5	73	28.6
December	35	3.3	13	4.0	8	5.2	2	5.9	—	—	58	18.4
<b>OTHER BUSINESS PREMISES</b>												
1994 October	22	2.3	11	3.0	4	2.7	3	3.7	1	11.0	41	22.7
November	27	2.6	12	3.7	2	1.1	3	6.3	—	—	44	13.6
December	22	2.3	11	3.4	1	0.9	2	3.9	—	—	36	10.4
<b>EDUCATIONAL</b>												
1994 October	14	1.4	3	0.7	4	2.9	8	18.8	3	43.1	32	66.9
November	19	1.9	7	2.3	6	3.7	5	11.9	1	9.4	38	29.2
December	14	1.2	6	1.8	4	3.0	4	9.9	1	8.9	29	24.8
<b>RELIGIOUS</b>												
1994 October	2	0.3	—	—	—	—	1	2.2	—	—	3	2.5
November	5	0.5	—	—	1	0.6	—	—	—	—	6	1.1
December	4	0.4	3	0.8	2	1.5	—	—	—	—	9	2.7
<b>HEALTH</b>												
1994 October	3	0.3	5	1.1	1	0.7	3	4.5	1	6.5	13	13.1
November	3	0.3	5	1.5	—	—	5	8.3	1	5.0	14	15.1
December	9	1.0	2	0.5	1	0.5	3	4.5	—	—	15	6.5
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1994 October	10	0.7	2	0.6	2	1.7	1	2.0	1	114.2	16	119.3
November	14	1.5	2	0.4	2	1.3	2	2.9	1	20.0	21	26.1
December	5	0.4	5	1.3	—	—	1	1.6	—	—	11	3.2
<b>MISCELLANEOUS</b>												
1994 October	14	1.4	3	0.9	3	1.6	2	3.9	—	—	22	7.7
November	17	1.5	5	1.6	—	—	1	1.5	—	—	23	4.5
December	11	1.1	1	0.2	—	—	—	—	—	—	12	1.3
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1994 October	237	22.9	88	24.6	31	20.7	34	62.2	8	216.9	398	347.3
November	217	19.9	78	22.6	29	17.6	25	48.2	6	65.5	355	173.8
December	170	16.3	71	21.0	22	14.7	14	28.3	1	8.9	278	89.2

**TABLE 7. NUMBER AND VALUE OF DWELLING UNITS APPROVED  
BY MATERIAL OF OUTER WALLS, DECEMBER 1994**

<i>Particulars</i>	<i>Private sector</i>		<i>Public sector</i>		<i>Total</i>	
	<i>Number</i>	<i>Value (\$ '000)</i>	<i>Number</i>	<i>Value (\$ '000)</i>	<i>Number</i>	<i>Value (\$ '000)</i>
<b>MELBOURNE STATISTICAL DIVISION</b>						
<b>Houses —</b>						
Brick, stone or concrete	9	1,047	—	—	9	1,047
Brick-veneer	863	83,339	—	—	863	83,339
Timber	40	3,718	—	—	40	3,718
Fibre cement	—	—	—	—	—	—
Steel, aluminium or other materials	1	95	—	—	1	95
Not stated	423	41,425	18	1,551	441	42,976
<b>Total houses</b>	<b>1,336</b>	<b>129,624</b>	<b>18</b>	<b>1,551</b>	<b>1,354</b>	<b>131,175</b>
<b>Other residential buildings</b>	<b>524</b>	<b>110,242</b>	<b>44</b>	<b>4,359</b>	<b>568</b>	<b>114,602</b>
<b>Total residential buildings</b>	<b>1,860</b>	<b>239,867</b>	<b>62</b>	<b>5,910</b>	<b>1,922</b>	<b>245,777</b>
<b>REST OF VICTORIA</b>						
<b>Houses —</b>						
Brick, stone or concrete	6	359	—	—	6	359
Brick-veneer	292	28,785	15	806	307	29,591
Timber	59	4,106	—	—	59	4,106
Fibre cement	13	721	—	—	13	721
Steel, aluminium or other materials	9	920	—	—	9	920
Not stated	146	13,669	30	1,968	176	15,637
<b>Total houses</b>	<b>525</b>	<b>48,560</b>	<b>45</b>	<b>2,774</b>	<b>570</b>	<b>51,334</b>
<b>Other residential buildings</b>	<b>4</b>	<b>248</b>	<b>15</b>	<b>904</b>	<b>19</b>	<b>1,152</b>
<b>Total residential buildings</b>	<b>529</b>	<b>48,808</b>	<b>60</b>	<b>3,678</b>	<b>589</b>	<b>52,485</b>
<b>TOTAL VICTORIA</b>						
<b>Houses —</b>						
Brick, stone or concrete	15	1,407	—	—	15	1,407
Brick-veneer	1,155	112,124	15	806	1,170	112,930
Timber	99	7,823	—	—	99	7,823
Fibre cement	13	721	—	—	13	721
Steel, aluminium or other materials	10	1,015	—	—	10	1,015
Not stated	569	55,094	48	3,519	617	58,613
<b>Total houses</b>	<b>1,861</b>	<b>178,184</b>	<b>63</b>	<b>4,325</b>	<b>1,924</b>	<b>182,509</b>
<b>Other residential buildings</b>	<b>528</b>	<b>110,490</b>	<b>59</b>	<b>5,263</b>	<b>587</b>	<b>115,754</b>
<b>Total residential buildings</b>	<b>2,389</b>	<b>288,674</b>	<b>122</b>	<b>9,588</b>	<b>2,511</b>	<b>298,262</b>

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, DECEMBER 1994

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)				
<b>MELBOURNE STATISTICAL DIVISION</b>										
Berwick (C)	97	—	8,028	—	—	—	276	915	915	9,219
Boroondara (C) — (b)										
— Camberwell (C)	28	—	4,538	6	—	350	2,825	—	—	7,713
— Hawthorn (C)	1	—	250	3	—	200	864	80	80	1,394
— Kew (C)	31	—	2,935	2	—	150	534	120	120	3,738
Box Hill (C)	32	—	2,824	—	—	—	827	400	400	4,050
Brighton (C)	18	—	2,597	—	—	—	322	—	—	2,919
Broadmeadows (C)	30	—	2,119	2	—	100	208	2,265	2,265	4,692
Bulla (S)	76	—	8,048	—	—	—	172	100	220	8,440
Caulfield (C)	23	—	2,114	2	—	160	507	1,156	10,056	12,836
Chelsea (C)	11	—	1,308	—	—	—	353	—	—	1,661
Cranbourne (C)	61	—	4,882	—	—	—	511	705	772	6,164
Croydon (C)	34	—	2,554	—	—	—	286	1,455	1,455	4,294
Dandenong (C)	8	—	680	—	—	—	326	730	730	1,736
Darebin (C) — (b)										
— Northcote (C)	1	—	55	—	—	—	118	267	267	440
— Preston (C)	30	—	2,357	5	—	350	709	692	692	4,108
Diamond Valley (S)	15	—	1,856	—	—	—	297	150	150	2,303
Doncaster and Templestowe (C)	40	—	5,618	—	—	—	673	255	255	6,546
Eltham (S)	18	—	2,085	—	—	—	314	450	450	2,849
Essendon (C) (b)	8	—	655	10	38	4,674	948	780	780	7,058
Flinders (S)	30	—	3,036	—	—	—	296	1,655	1,655	4,987
Footscray (C) (b)	14	—	1,303	9	—	700	234	659	659	2,896
Frankston (C)	27	—	2,483	—	—	—	539	984	1,034	4,056
Hastings (S)	16	—	1,757	—	—	—	375	786	1,016	3,148
Healesville (S)	10	—	740	—	—	—	722	418	418	1,879
Heidelberg (C)	6	6	1,165	—	—	—	293	230	230	1,688
Hobsons Bay (C) — (b)										
— Altona (C)	16	—	1,031	—	—	—	341	785	785	2,157
— Williamstown (C)	15	—	1,767	—	—	—	238	292	292	2,297
Keilor (C)	95	—	8,608	3	4	356	327	4,000	4,000	13,291
Knox (C)	49	—	4,969	—	—	—	963	934	3,061	8,992
Lilydale (S)	46	—	4,237	—	—	—	983	950	950	6,170
Melbourne (C) (b)	2	—	200	24	—	2,000	334	10,275	11,343	13,877
Melton (S)	19	—	1,781	4	—	182	121	225	782	2,866
Moorabbin (C)	33	—	2,340	—	—	—	894	1,995	2,243	5,477
Moreland (C) — (b)										
— Brunswick (C)	2	—	130	—	—	—	342	336	336	808
— Coburg (C)	4	—	260	—	—	—	197	400	400	857
Mordialloc (C)	17	—	1,531	—	—	—	139	150	150	1,820
Mornington (S)	33	—	3,023	—	—	—	297	—	—	3,320
Nunawading (C)	19	—	1,847	3	—	150	775	490	2,085	4,858
Oakleigh (C)	30	—	2,183	8	—	410	168	1,230	1,230	3,991
Pakenham (S)	16	—	1,730	—	—	—	87	150	150	1,967
Port Phillip (C) — (b)										
— Port Melbourne (C)	—	—	—	—	—	—	120	—	—	120
— St Kilda (C)	5	—	425	2	—	150	695	4,620	4,620	5,890
— South Melbourne (C)	1	—	70	91	—	13,570	255	895	895	14,790
Ringwood (C)	4	—	420	—	—	—	336	730	2,468	3,223
Sandringham (C)	6	—	890	—	—	—	694	100	100	1,684
Sherbrooke (S)	2	—	312	—	—	—	231	—	—	542
Springvale (C)	20	—	2,026	—	—	—	429	1,279	2,038	4,493
Stonnington (C) — (b)										
— Malvern (C)	26	—	2,951	25	—	2,650	1,820	700	700	8,121
— Prahran (C)	6	—	1,320	293	—	86,200	341	420	420	88,281
Sunshine (C)	30	1	3,044	6	—	430	354	3,470	3,470	7,298
Upper Yarra (S) Pt A	5	—	563	—	—	—	190	—	—	753
Waverley (C)	19	11	3,082	—	2	179	495	785	785	4,541
Werrimbee (C)	91	—	8,613	—	—	—	389	595	595	9,597
Whittlesea (C)	57	—	5,560	9	—	440	491	2,224	2,224	8,714

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, DECEMBER 1994—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)				
<b>MELBOURNE STATISTICAL DIVISION</b>										
Yarra (C) — (b)										
— Collingwood (C)	—	—	—	—	—	—	360	810	810	1,170
— Fitzroy (C) (b)	1	—	100	2	—	200	528	200	300	1,128
— Richmond (C)	2	—	176	15	—	1,000	92	410	410	1,678
<b>Melbourne (SD)</b>	<b>1,336</b>	<b>18</b>	<b>131,175</b>	<b>524</b>	<b>44</b>	<b>114,602</b>	<b>27,551</b>	<b>54,702</b>	<b>72,260</b>	<b>345,588</b>
<b>BARWON STATISTICAL DIVISION</b>										
Colac — Otway (S) — (b)										
— Colac (C)	2	—	210	—	—	—	11	—	—	220
— Colac (S)	1	—	131	—	—	—	74	—	—	205
— Otway (S)	5	—	252	—	—	—	160	—	—	412
Golden Plains (S) — (b)										
— Central	1	—	80	—	—	—	23	—	—	102
— East	4	—	381	—	—	—	30	—	—	411
Greater Geelong (C) — (b)										
— Part A										
Bellarine — Inner	13	—	1,020	—	—	—	168	—	—	1,188
Corio — Inner	10	—	957	—	—	—	151	767	767	1,875
Geelong	2	—	120	—	7	356	173	351	549	1,198
Geelong West	2	—	115	—	—	—	—	—	—	115
Newtown	—	—	—	—	—	—	120	145	145	265
South Barwon — Inner	14	—	1,889	—	—	—	170	200	200	2,259
— Part B	21	—	2,371	—	—	—	308	—	—	2,679
— Part C	—	—	—	—	—	—	10	—	—	10
Queenscliffe (B)	—	—	—	—	—	—	50	—	—	50
Surf Coast (S) — (b)										
— Part A	7	1	792	—	—	—	61	—	—	853
— Part B	2	—	175	—	—	—	20	—	—	195
<b>Barwon (SD)</b>	<b>84</b>	<b>1</b>	<b>8,490</b>	<b>—</b>	<b>7</b>	<b>356</b>	<b>1,529</b>	<b>1,463</b>	<b>1,662</b>	<b>12,036</b>
<b>WESTERN DISTRICT STATISTICAL DIVISION</b>										
Corangamite (S) — (b)										
— Camperdown (T)	1	—	126	—	—	—	55	—	—	181
— Hampden (S)	1	—	89	—	—	—	11	65	65	164
— Heytesbury (S)	1	—	116	—	—	—	—	—	—	116
Glenelg (S) — (b)										
— Glenelg (S)	—	—	—	—	—	—	13	—	—	13
— Heywood (S)	4	—	225	—	—	—	20	—	—	245
— Portland (C)	3	—	350	—	—	—	11	—	—	361
Moyne (S) — (b)										
— Belfast (S)	1	—	130	—	—	—	—	—	—	130
— Mortlake (S)	—	—	—	—	—	—	96	—	—	96
— Minhamite (S)	—	—	—	—	—	—	40	—	—	40
— Port Fairy (B)	1	—	60	—	—	—	135	—	—	195
— Warrnambool (S)	1	—	450	—	—	—	—	—	—	450
Southern Grampians (S) — (b)										
— Dundas (S)	1	—	150	—	—	—	—	—	—	150
— Hamilton (S)	5	—	351	—	—	—	18	50	50	419
— Mount Rouse (S)	—	—	—	—	—	—	—	—	—	—
— Wannon (S)	—	—	—	—	—	—	17	—	—	17
Warrnambool (C) — (b)										
— Warrnambool (C)	13	—	1,380	2	—	124	80	454	454	2,038
Lady Julia Percy & Towerhill	—	—	—	—	—	—	—	—	—	—
<b>Western District (SD)</b>	<b>32</b>	<b>—</b>	<b>3,426</b>	<b>2</b>	<b>—</b>	<b>124</b>	<b>495</b>	<b>569</b>	<b>569</b>	<b>4,615</b>

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, DECEMBER 1994—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)				
<b>CENTRAL HIGHLANDS STATISTICAL DIVISION</b>										
Ararat (RC) — (b)										
— Ararat (C)	3	—	219	—	—	—	36	—	—	255
— Ararat (S)	2	—	72	—	—	—	63	—	—	135
Bacchus Marsh (S)	20	—	2,180	—	—	—	102	—	—	2,282
Ballarat (C) — (b)										
— Central	10	—	1,066	—	—	—	263	1,013	1,013	2,341
— Inner North	9	—	955	—	—	—	66	1,060	1,060	2,080
— North	—	—	—	—	—	—	—	—	—	—
— South	12	2	1,289	—	—	—	72	—	—	1,361
Creswick (S)	3	—	160	—	—	—	—	—	—	160
Daylesford and Glenlyon (S)	6	—	502	—	—	—	68	—	—	570
Golden Plains (S) — (b)										
— West	2	—	297	—	—	—	58	—	—	355
Moorabool (S) — (b)										
— East	3	3	500	—	8	548	140	—	—	1,188
— West	—	—	—	—	—	—	140	—	—	140
Pyrenees (S) — (b)										
— Avoca (S)	1	—	51	—	—	—	50	—	—	101
— Lexton (S)	—	—	—	—	—	—	—	—	—	—
— Ripon (S)	1	—	48	—	—	—	—	—	—	48
Talbot and Clunes (S)	1	—	20	—	—	—	—	—	—	20
<b>Central Highlands (SD)</b>	<b>73</b>	<b>5</b>	<b>7,359</b>	<b>—</b>	<b>8</b>	<b>548</b>	<b>1,057</b>	<b>2,073</b>	<b>2,073</b>	<b>11,037</b>
<b>WIMMERA STATISTICAL DIVISION</b>										
Arapiles (S)	—	—	—	—	—	—	—	—	—	—
Dimboola (S)	—	—	—	—	—	—	20	—	—	20
Donald (S)	—	—	—	—	—	—	—	—	—	—
Dunnunkle (S)	—	—	—	—	—	—	15	—	—	15
Horsham (C)	8	—	621	—	—	—	20	—	3,156	3,798
Kaniva (S)	—	—	—	—	—	—	—	—	—	—
Kara Kara (S)	—	—	—	—	—	—	—	—	—	—
Kowree (S)	1	—	70	—	—	—	—	—	—	70
Lowan (S)	—	—	—	—	—	—	—	—	—	—
St Arnaud (T)	1	—	63	—	—	—	35	—	1,800	1,898
Stawell (C)	1	—	96	—	—	—	75	336	336	507
Stawell (S)	1	—	136	—	—	—	—	—	—	136
Warracknabeal (S)	—	—	—	—	—	—	—	—	—	—
Wimmera (S)	5	—	531	—	—	—	25	—	—	556
<b>Wimmera (SD)</b>	<b>17</b>	<b>—</b>	<b>1,517</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>190</b>	<b>336</b>	<b>5,292</b>	<b>7,000</b>
<b>MALLEE STATISTICAL DIVISION</b>										
Birchip (C)	—	—	—	—	—	—	—	—	—	—
Karkaroc (S)	—	—	—	—	—	—	35	—	—	35
Kerang (B)	—	—	—	—	—	—	—	—	—	—
Kerang (S)	—	—	—	—	—	—	16	100	100	116
Mildura (C)	6	23	1,943	—	—	—	56	200	200	2,198
Mildura (S) Pt A & B	9	—	756	—	—	—	15	90	90	861
Swan Hill (C)	3	—	313	2	—	124	20	130	130	587
Swan Hill (S)	2	—	189	—	—	—	16	—	—	205
Walpeup (S)	—	—	—	—	—	—	—	—	—	—
Wycheproof (S)	—	—	—	—	—	—	—	—	—	—
<b>Mallee (SD)</b>	<b>20</b>	<b>23</b>	<b>3,201</b>	<b>2</b>	<b>—</b>	<b>124</b>	<b>158</b>	<b>520</b>	<b>520</b>	<b>4,003</b>

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, DECEMBER 1994—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)				
<b>LODDON-CAMPASPE STATISTICAL DIVISION</b>										
Bet Bet (S)	—	—	—	—	—	—	30	—	—	30
Castlemaine (C)	1	—	130	—	—	—	38	—	—	168
Charlton (S)	—	—	—	—	—	—	—	—	—	—
Cohuna (S)	—	—	—	—	—	—	—	—	—	—
East Loddon (S)	—	—	—	—	—	—	—	—	—	—
Greater Bendigo (C) — (b)	—	—	—	—	—	—	—	—	—	—
— Part A	—	—	—	—	—	—	—	—	—	—
Eaglehawk	5	—	393	—	—	—	—	145	145	538
Central	7	—	598	—	—	—	225	—	—	823
Huntly — Inner	1	—	115	—	—	—	61	—	—	176
Marong — Inner	6	—	585	—	—	—	97	105	105	787
Strathfieldsaye — Inner	13	—	1,140	—	—	—	35	—	—	1,175
— Huntly Balance	1	—	75	—	—	—	—	—	—	75
— Marong Balance	3	—	154	—	—	—	52	—	—	206
— Strathfieldsaye Balance	2	—	155	—	—	—	60	60	60	275
Echuca (C)	7	—	700	—	—	—	15	621	621	1,336
Gisborne (S)	6	—	697	—	—	—	145	—	—	841
Gordon (S)	—	—	—	—	—	—	—	—	—	—
Korong (S)	3	—	88	—	—	—	—	—	—	88
Kyneton (S)	1	—	50	—	—	—	14	—	—	64
McIvor (S)	2	—	135	—	—	—	113	—	—	248
Maldon (S)	1	—	80	—	—	—	22	195	195	297
Maryborough (C)	—	—	—	—	—	—	—	—	—	—
Metcalfe (S)	3	—	287	—	—	—	61	—	—	348
Newham and Woodend (S)	5	—	479	—	—	—	24	94	94	597
Newstead (S)	1	—	129	—	—	—	—	—	—	129
Pyalong (S)	—	—	—	—	—	—	—	—	—	—
Rochester (S)	3	—	212	—	—	—	14	66	979	1,205
Romsey (S)	5	—	560	—	—	—	108	—	—	668
Tullaroop (S)	—	—	—	—	—	—	60	—	429	489
<b>Loddon-Campaspe (SD)</b>	<b>76</b>	<b>—</b>	<b>6,761</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>1,174</b>	<b>1,286</b>	<b>2,628</b>	<b>10,562</b>
<b>GOULBURN STATISTICAL DIVISION</b>										
Alexandra (S)	3	—	470	—	—	—	20	—	—	490
Benalla (C)	11	—	630	—	—	—	15	140	140	785
Benalla (S)	—	—	—	—	—	—	—	—	—	—
Broadford (S)	—	—	—	—	—	—	30	—	—	30
Cobram (S)	4	—	442	—	—	—	30	—	—	472
Deakin (S)	1	—	90	—	—	—	—	—	—	90
Euroa (S)	3	—	158	—	—	—	—	—	—	158
Goulburn (S)	2	—	152	—	—	—	15	—	—	167
Kilmore (S)	6	—	558	—	—	—	104	—	—	662
Kyabram (T)	—	—	—	—	—	—	—	—	—	—
Mansfield (S)	4	—	287	—	—	—	25	—	—	312
Nathalia (S)	1	—	30	—	—	—	—	—	—	30
Numurkah (S)	3	—	243	—	—	—	60	230	230	533
Rodney (S) Pt A & B	15	—	1,481	—	—	—	73	65	65	1,619
Seymour (RC)	4	—	325	—	—	—	17	—	—	342
Shepparton (C)	10	—	818	—	—	—	31	—	—	849
Shepparton (S) Pt A & B	6	—	560	—	—	—	29	—	—	589
Tungamah (S)	—	—	—	—	—	—	—	—	—	—
Violet Town (S)	—	—	—	—	—	—	30	70	70	100
Waranga (S)	—	—	—	—	—	—	—	—	—	—
Yea (S)	2	—	112	—	—	—	57	—	—	169
<b>Goulburn (SD)</b>	<b>75</b>	<b>—</b>	<b>6,356</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>535</b>	<b>505</b>	<b>505</b>	<b>7,396</b>

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, DECEMBER 1994—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)				
<b>OVENS-MURRAY STATISTICAL DIVISION</b>										
Beechworth (S)	5	—	484	—	—	—	—	—	—	484
Bright (S)	2	—	147	—	—	—	62	850	850	1,059
Chiltern (S)	3	15	1,173	—	—	—	50	—	—	1,223
Myrtleford (S)	—	—	—	—	—	—	—	—	—	—
Oxley (S)	—	—	—	—	—	—	—	—	—	—
Rutherglen (S)	3	—	273	—	—	—	—	—	—	273
Tallangatta (S) Pt A & B	1	—	80	—	—	—	11	—	—	91
Upper Murray (S)	1	—	166	—	—	—	—	—	—	166
Wangaratta (C)	6	—	521	—	—	—	116	106	106	743
Wangaratta (S)	1	—	144	—	—	—	—	—	—	144
Wodonga (RC)	20	—	1,781	—	—	—	139	—	—	1,920
Yackandandah (S)	2	—	223	—	—	—	—	70	70	293
Yarrawonga (S)	4	—	462	—	—	—	39	—	—	501
<b>Ovens-Murray (SD)</b>	<b>48</b>	<b>15</b>	<b>5,453</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>417</b>	<b>1,026</b>	<b>1,026</b>	<b>6,896</b>
<b>EAST GIPPSLAND STATISTICAL DIVISION</b>										
Avon (S)	1	—	104	—	—	—	47	—	—	151
Bairnsdale (C)	7	—	616	—	—	—	30	530	530	1,176
Bairnsdale (S) Pt A & B	7	—	824	—	—	—	91	—	—	915
Maffra (S)	1	—	75	—	—	—	14	—	—	89
Ormeo (S)	—	—	—	—	—	—	—	—	—	—
Orbost (S)	3	1	379	—	—	—	46	—	—	424
Sale (C)	2	—	172	—	—	—	42	—	—	214
Tambo (S) Pt A & B	9	—	825	—	—	—	93	—	120	1,039
<b>East Gippsland (SD)</b>	<b>30</b>	<b>1</b>	<b>2,994</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>363</b>	<b>530</b>	<b>650</b>	<b>4,008</b>
<b>GIPPSLAND STATISTICAL DIVISION</b>										
Alberton (S)	2	—	186	—	—	—	43	—	—	229
Bass (S)	1	—	100	—	—	—	42	50	50	192
Buln Buln (S)	7	—	556	—	—	—	—	—	163	719
Korumburra (S)	—	—	—	—	—	—	26	—	—	26
Mirboo (S)	—	—	—	—	—	—	70	70	70	140
Moe (C)	4	—	336	—	—	—	114	50	50	500
Morwell (C) Pt A & B	7	—	675	—	—	—	179	250	250	1,104
Narracan (S) Pt A & B	5	—	348	—	—	—	—	—	—	348
Phillip Island (S)	5	—	345	—	—	—	86	80	80	511
Rosedale (S)	4	—	148	—	—	—	94	—	—	242
South Gippsland (S)	3	—	230	—	—	—	—	60	60	290
Traralgon (C)	3	—	295	—	—	—	90	268	268	653
Traralgon (S) Pt A & B	6	—	801	—	—	—	—	—	650	1,451
Upper Yarra (S) Pt B	—	—	—	—	—	—	—	—	—	—
Warragul (RC)	10	—	769	—	—	—	62	100	156	987
Wonthaggi (B)	5	—	336	—	—	—	170	120	120	625
Woorayl (S)	8	—	650	—	—	—	139	60	60	849
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—
French Island	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
<b>Gippsland (SD)</b>	<b>70</b>	<b>—</b>	<b>5,775</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>1,116</b>	<b>1,108</b>	<b>1,977</b>	<b>8,867</b>
<b>VICTORIA</b>										
<b>Victoria</b>	<b>1,861</b>	<b>63</b>	<b>182,509</b>	<b>528</b>	<b>59</b>	<b>115,754</b>	<b>34,585</b>	<b>64,119</b>	<b>89,161</b>	<b>422,009</b>

(a) Details relating to individual classes of building are available on request. (b) For further details of changes to Statistical local areas and general presentation of small area statistics, please refer to paragraphs 26 to 29 of the explanatory notes, and also to the list of local government boundary changes listed on pages 26 and 27 of this publication. Please also refer to the leaflet which was enclosed with the July 1994 issue of this publication. Copies of this leaflet are available on request from ABS Victoria.

TABLE 9. BUILDING APPROVALS BY SELECTED STATISTICAL SUBDIVISIONS, DECEMBER 1994

Statistical local area	New residential buildings						Non-residential building (a)			
	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)				
<b>GREATER GEELONG CITY PART A STATISTICAL SUBDIVISION (b)</b>										
Bellarine — Inner	13	—	1,020	—	—	—	168	—	—	1,188
Corio — Inner	10	—	957	—	—	—	151	767	767	1,875
Geelong	2	—	120	—	7	356	173	351	549	1,198
Geelong West	2	—	115	—	—	—	—	—	—	115
Newtown	—	—	—	—	—	—	120	145	145	265
South Barwon — Inner	14	—	1,889	—	—	—	170	200	200	2,259
<b>Greater Geelong City Part A (SSD)</b>	<b>41</b>	<b>—</b>	<b>4,100</b>	<b>—</b>	<b>7</b>	<b>356</b>	<b>782</b>	<b>1,463</b>	<b>1,662</b>	<b>6,900</b>
<b>BALLARAT CITY STATISTICAL SUBDIVISION (b)</b>										
Ballarat (C) — Central	10	—	1,066	—	—	—	263	1,013	1,013	2,341
Ballarat (C) — Inner North	9	—	955	—	—	—	66	1,060	1,060	2,080
Ballarat (C) — North	—	—	—	—	—	—	—	—	—	—
Ballarat (C) — South	12	2	1,289	—	—	—	72	—	—	1,361
<b>Ballarat City (SSD)</b>	<b>31</b>	<b>2</b>	<b>3,310</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>400</b>	<b>2,073</b>	<b>2,073</b>	<b>5,783</b>
<b>GREATER BENDIGO CITY PART A STATISTICAL SUBDIVISION (b)</b>										
Eaglehawk	5	—	393	—	—	—	—	145	145	538
Greater Bendigo (C) — Central	7	—	598	—	—	—	225	—	—	823
Huntly — Inner	1	—	115	—	—	—	61	—	—	176
Marong — Inner	6	—	585	—	—	—	97	105	105	787
Strathfieldsaye — Inner	13	—	1,140	—	—	—	35	—	—	1,175
<b>Greater Bendigo City Part A (SSD)</b>	<b>32</b>	<b>—</b>	<b>2,831</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>418</b>	<b>250</b>	<b>250</b>	<b>3,499</b>
<b>SHEPPARTON-MOOROOPNA STATISTICAL SUBDIVISION</b>										
Rodney (S) Pt A	14	—	1,356	—	—	—	27	—	—	1,383
Shepparton (C)	10	—	818	—	—	—	31	—	—	849
Shepparton (S) Pt A	5	—	500	—	—	—	18	—	—	518
<b>Shepparton-Mooroopna (SSD)</b>	<b>29</b>	<b>—</b>	<b>2,675</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>76</b>	<b>—</b>	<b>—</b>	<b>2,751</b>
<b>WODONGA STATISTICAL SUBDIVISION</b>										
Beechworth (S)	5	—	484	—	—	—	—	—	—	484
Chiltern (S)	3	15	1,173	—	—	—	50	—	—	1,223
Tallangatta (S) Pt A	—	—	—	—	—	—	11	—	—	11
Wodonga (RC)	20	—	1,781	—	—	—	139	—	—	1,920
Yackandandah (S)	2	—	223	—	—	—	—	70	70	293
<b>Wodonga (SSD)</b>	<b>30</b>	<b>15</b>	<b>3,660</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>200</b>	<b>70</b>	<b>70</b>	<b>3,930</b>
<b>LATROBE VALLEY STATISTICAL SUBDIVISION</b>										
Moe (C)	4	—	336	—	—	—	114	50	50	500
Morwell (C) Pt A	5	—	454	—	—	—	153	250	250	857
Narracan (S) Pt A	—	—	—	—	—	—	—	—	—	—
Traralgon (C)	3	—	295	—	—	—	90	268	268	653
Traralgon (S) Pt A	2	—	378	—	—	—	—	—	650	1,028
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
<b>Latrobe Valley (SSD)</b>	<b>14</b>	<b>—</b>	<b>1,463</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>357</b>	<b>568</b>	<b>1,218</b>	<b>3,038</b>
<b>MILDURA STATISTICAL SUBDIVISION</b>										
Mildura (C)	6	23	1,943	—	—	—	56	200	200	2,198
Mildura (S) Pt A	8	—	691	—	—	—	15	90	90	796
<b>Mildura (SSD)</b>	<b>14</b>	<b>23</b>	<b>2,634</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>71</b>	<b>290</b>	<b>290</b>	<b>2,995</b>

(a) Details relating to individual classes of building are available on request. (b) For details of changes to Statistical local areas and Statistical subdivisions, please refer to paragraphs 26 and 27 of the explanatory notes, and also to the list of local government boundary changes enclosed with this publication.



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

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertainment and recreational</i>	<i>Miscellaneous</i>	<i>Total</i>
<b>MELBOURNE STATISTICAL DIVISION</b>											
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
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
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
1994 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
December	3,537	5,878	8,627	17,394	7,740	18,936	1,800	4,671	2,717	960	72,260
<b>BARWON STATISTICAL DIVISION</b>											
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	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
1993 October	60	835	899	290	—	—	—	220	—	—	2,304
November	530	1,776	100	50	145	700	—	—	50	—	3,351
December	—	908	1,895	120	80	144	—	—	71	110	3,328
1994 October	200	100	315	304	60	22,752	—	220	—	50	24,002
November	—	420	1,170	120	365	150	110	—	1,219	—	3,554
December	—	448	71	75	390	—	255	—	200	223	1,662
<b>WESTERN DISTRICT STATISTICAL DIVISION</b>											
1991-92	214	1,820	4,458	454	460	3,187	1,053	3,706	575	1,068	16,995
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
1993 October	—	120	—	—	—	—	—	—	—	—	120
November	150	58	—	—	—	—	132	7,222	85	—	7,647
December	—	—	—	—	100	—	—	—	—	—	100
1994 October	—	598	100	—	—	—	—	—	—	—	698
November	100	170	200	—	—	—	—	—	300	—	770
December	—	—	50	364	—	90	—	—	65	—	569
<b>CENTRAL HIGHLANDS STATISTICAL DIVISION</b>											
1991-92	2,216	1,954	1,915	473	6,223	3,938	390	3,985	928	1,742	23,766
1992-93	277	2,377	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
1993 October	140	66	370	—	—	1,333	—	—	—	130	2,039
November	—	662	—	—	—	—	—	—	—	—	662
December	—	414	300	—	429	178	140	—	90	—	1,551
1994 October	50	714	2,243	410	—	—	—	—	50	191	3,658
November	520	—	450	80	—	50	—	—	—	—	1,100
December	—	750	110	163	50	1,000	—	—	—	—	2,073

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total
<b>WIMMERA STATISTICAL DIVISION</b>											
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
1993-94	883	1,605	7,618	210	816	2,035	—	1,006	580	120	14,874
1993 October	—	100	—	—	—	—	—	—	—	—	100
November	200	50	—	—	250	—	—	—	—	—	500
December	—	63	50	70	—	—	—	—	—	—	183
1994 October	—	—	110	—	—	201	—	1,345	—	—	1,656
November	65	—	113	—	—	80	—	—	—	160	418
December	—	120	—	216	—	3,156	—	1,800	—	—	5,292
<b>MALLEE STATISTICAL DIVISION</b>											
1991-92	838	1,351	868	690	1,137	1,446	92	100	910	472	7,903
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
1993 October	—	—	—	100	—	—	—	230	—	—	330
November	—	370	—	—	200	—	—	—	—	—	570
December	—	122	—	282	134	—	215	—	—	414	1,168
1994 October	—	—	95	75	—	2,621	—	—	—	—	2,791
November	490	50	100	—	50	698	—	224	—	—	1,612
December	—	200	230	—	90	—	—	—	—	—	520
<b>LODDON-CAMPASPE STATISTICAL DIVISION</b>											
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	1,433	4,901	3,106	3,113	4,861	7,270	180	3,769	3,825	2,772	35,230
1993-94	567	7,922	6,520	7,665	1,708	680	—	14,613	1,820	2,262	43,758
1993 October	—	235	320	150	—	—	—	—	—	55	760
November	—	197	580	—	450	60	—	1,138	320	—	2,745
December	—	320	389	—	—	490	—	225	100	—	1,524
1994 October	—	834	—	—	220	2,907	—	—	280	—	4,241
November	—	335	725	—	420	940	—	5,524	—	—	7,944
December	105	545	431	—	85	1,461	—	—	—	—	2,628
<b>GOULBURN STATISTICAL DIVISION</b>											
1991-92	1,858	3,729	1,588	2,140	4,065	704	110	6,988	1,734	8,063	30,980
1992-93	1,294	2,819	37,691	1,706	6,435	1,416	160	1,231	2,121	4,600	59,473
1993-94	9,323	8,352	47,503	4,042	5,089	6,591	—	300	2,471	7,596	91,267
1993 October	—	320	60	2,982	140	—	—	—	—	125	3,627
November	1,000	—	8,878	—	1,325	1,000	—	—	—	71	12,274
December	—	55	70	—	445	—	—	—	—	—	570
1994 October	50	321	493	—	365	—	—	—	80	481	1,791
November	—	465	—	—	382	3,711	86	92	1,170	431	6,338
December	—	—	140	—	295	—	70	—	—	—	505

**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
<b>OVENS MURRAY STATISTICAL DIVISION</b>											
1991-92	1,627	1,797	877	802	1,045	5,311	—	1,796	80	1,574	14,910
1992-93	1,817	1,988	825	1,063	703	1,340	440	1,014	1,436	889	11,515
1993-94	2,411	3,145	1,385	2,013	1,184	1,084	217	9,008	470	13,437	34,354
1993 October	—	685	—	630	—	—	—	—	—	—	1,315
November	1,015	—	125	—	55	—	—	5,782	—	—	6,977
December	750	—	90	90	70	—	—	1,311	60	—	2,371
1994 October	—	1,300	75	556	—	—	—	200	—	57	2,188
November	—	60	100	150	441	—	—	250	64	162	1,227
December	—	106	70	—	850	—	—	—	—	—	1,026
<b>EAST GIPPSLAND STATISTICAL DIVISION</b>											
1991-92	1,252	2,175	1,726	1,640	1,249	382	103	56	4,737	460	13,781
1992-93	610	1,883	1,021	1,224	250	319	440	1,661	1,630	512	9,550
1993-94	1,914	5,999	1,329	2,035	992	2,926	750	2,179	3,530	1,809	23,463
1993 October	—	—	—	—	—	—	—	—	—	60	60
November	—	65	146	—	159	1,426	—	—	—	125	1,921
December	—	—	50	70	400	—	—	—	490	—	1,010
1994 October	—	84	167	—	900	—	—	—	936	372	2,458
November	—	150	—	—	80	100	—	—	—	345	675
December	—	—	—	120	—	—	530	—	—	—	650
<b>GIPPSLAND STATISTICAL DIVISION</b>											
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	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
1993 October	372	800	384	575	667	1,200	—	—	90	—	4,088
November	180	120	275	728	—	200	—	—	200	—	1,703
December	—	1,330	202	359	170	354	—	120	—	144	2,679
1994 October	200	5,208	320	180	688	60	—	—	153	224	7,033
November	—	213	365	159	84	—	70	—	—	160	1,051
December	—	60	400	50	938	163	—	—	260	105	1,976
<b>TOTAL VICTORIA</b>											
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
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
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
1994 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
December	3,642	8,107	10,129	18,382	10,438	24,806	2,655	6,471	3,242	1,288	89,161

**TABLE 11. NEW DWELLING UNITS APPROVED, BY TYPE AND STATISTICAL DIVISION  
DECEMBER 1994**

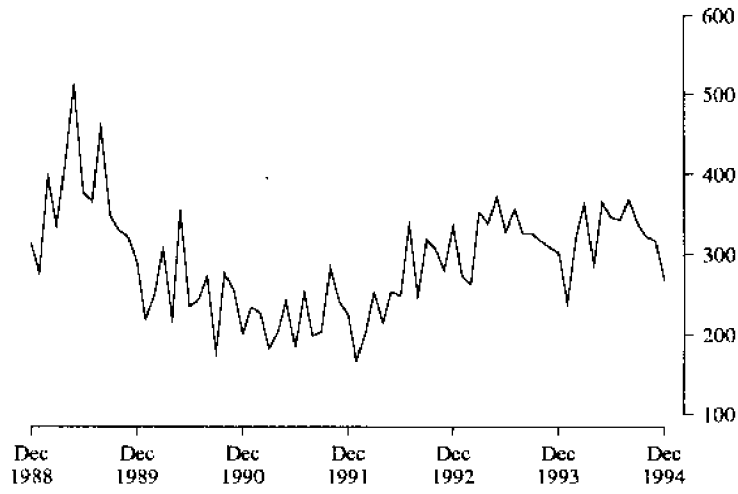
Statistical division	Other residential building									Total residential building
	Houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of			Total		
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys			
NUMBER OF DWELLING UNITS										
Melbourne	1,354	81	78	159	4	—	405	409	568	1,922
Barwon	85	7	—	7	—	—	—	—	7	92
Western District	32	2	—	2	—	—	—	—	2	34
Central Highlands	78	8	—	8	—	—	—	—	8	86
Wimmera	17	—	—	—	—	—	—	—	—	17
Mallee	43	2	—	2	—	—	—	—	2	45
Loddon-Campaspe	76	—	—	—	—	—	—	—	—	76
Goulburn	75	—	—	—	—	—	—	—	—	75
Ovens-Murray	63	—	—	—	—	—	—	—	—	63
East Gippsland	31	—	—	—	—	—	—	—	—	31
Gippsland	70	—	—	—	—	—	—	—	—	70
<b>Victoria</b>	<b>1,924</b>	<b>100</b>	<b>78</b>	<b>178</b>	<b>4</b>	<b>—</b>	<b>405</b>	<b>409</b>	<b>587</b>	<b>2,511</b>
VALUE (\$'000)										
Melbourne	131,175	5,272	6,779	12,052	1,400	—	101,150	102,550	114,602	245,777
Barwon	8,490	356	—	356	—	—	—	—	356	8,846
Western District	3,426	124	—	124	—	—	—	—	124	3,550
Central Highlands	7,359	548	—	548	—	—	—	—	548	7,907
Wimmera	1,517	—	—	—	—	—	—	—	—	1,517
Mallee	3,201	124	—	124	—	—	—	—	124	3,325
Loddon-Campaspe	6,761	—	—	—	—	—	—	—	—	6,761
Goulburn	6,356	—	—	—	—	—	—	—	—	6,356
Ovens-Murray	5,453	—	—	—	—	—	—	—	—	5,453
East Gippsland	2,994	—	—	—	—	—	—	—	—	2,994
Gippsland	5,775	—	—	—	—	—	—	—	—	5,775
<b>Victoria</b>	<b>182,509</b>	<b>6,424</b>	<b>6,779</b>	<b>13,204</b>	<b>1,400</b>	<b>—</b>	<b>101,150</b>	<b>102,550</b>	<b>115,754</b>	<b>298,262</b>

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

Statistical division / subdivision	1992-93	1993-94	July - Dec. 1994-95	Dec. 1994
Melbourne (SD)	2,918	3,021	1,536	226
Greater Geelong City Part A (SSD) (b)	159	193	77	2
Barwon (SD)	202	275	112	6
Western District (SD)	51	43	36	6
Ballarat City (SSD) (b)	81	33	27	4
Central Highlands (SD)	96	43	32	4
Wimmera (SD)	27	17	14	2
Mildura (SSD)	27	48	14	2
Mallee (SD)	31	75	20	2
Greater Bendigo City Part A (SSD) (b)	114	100	37	6
Loddon-Campaspe (SD)	145	134	58	11
Shepparton-Mooroopna (SSD)	42	27	7	—
Goulburn (SD)	89	76	43	3
Wodonga (SSD)	76	56	19	2
Ovens-Murray (SD)	103	65	35	3
East Gippsland (SD)	34	23	27	—
Latrobe Valley (SSD)	34	42	24	4
Gippsland (SD)	59	86	44	4
<b>Victoria</b>	<b>3,755</b>	<b>3,858</b>	<b>1,957</b>	<b>267</b>

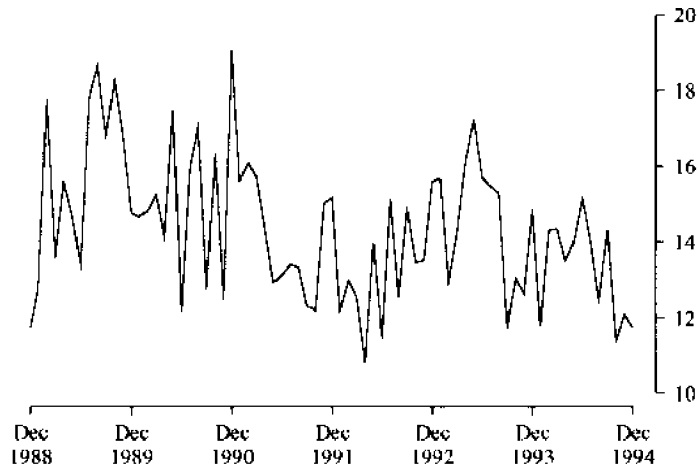
(a) Refer to paragraph 8 of the explanatory notes. (b) For details of changes to Statistical local areas and Statistical subdivisions, please refer to paragraphs 26 and 27 of the explanatory notes, and also to the list of local government boundary changes enclosed with this publication.

**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 TOTAL 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	1992-93	1993-94	July - Dec. 1994-95	Dec. 1994
Berwick (C)	99	59	41	9
Boroondara (C) — (b)				
— Camberwell (C)	128	151	57	7
— Hawthorn (C)	11	24	15	—
— Kew (C)	28	36	24	8
Box Hill (C)	64	96	40	14
Brighton (C)	39	62	47	4
Broadmeadows (C)	82	87	32	4
Bulla (S)	34	16	15	4
Caulfield (C)	85	86	48	5
Chelsea (C)	26	48	36	11
Cranbourne (C)	25	41	4	1
Croydon (C)	50	51	29	5
Dandenong (C)	44	34	17	1
Darebin (C) — (b)				
— Northcote (C)	26	37	22	1
— Preston (C)	74	74	56	6
Diamond Valley (S)	40	42	16	—
Doncaster and Templestowe (C)	109	115	39	4
Eltham (S)	70	61	24	2
Essendon (C) (b)	66	64	29	2
Flinders (S)	2	10	6	—
Footscray (C)	12	16	30	7
Frankston (C)	66	53	26	6
Hastings (S)	19	13	4	—
Healesville (S)	2	3	1	—
Heidelberg (C)	67	60	24	3
Hobsons Bay (C) — (b)				
— Altona (C)	84	86	39	6
— Williamstown (C)	12	20	9	—
Keilor (C)	104	132	86	18
Knox (C)	50	53	31	—
Lillydale (S)	22	34	20	6
Melbourne (C) (b)	10	12	4	2
Melton (S)	16	18	8	—
Moorabbin (C)	162	179	115	14
Moreland (C) — (b)				
— Brunswick (C)	16	27	5	2
— Coburg (C)	14	25	20	4
Mordialloc (C)	59	78	30	9
Mornington (S)	31	27	17	—
Numawading (C)	146	117	82	7
Oakleigh (C)	55	81	27	—
Pakenham (S)	16	16	3	1
Port Phillip (C) — (b)				
— Port Melbourne (C)	6	11	2	—
— St Kilda (C)	10	17	6	1
— South Melbourne (C)	15	10	2	2
Ringwood (C)	81	64	17	2
Sandringham (C)	54	81	39	4
Sherbrooke (S)	—	4	2	—
Springvale (C)	86	49	36	1
Stonnington (C) — (b)				
— Malvern (C)	25	28	28	7
— Prahran (C)	28	29	23	6
Sunshine (C)	105	26	14	4
Upper Yarra (S) Pt A	2	1	1	—
Waverley (C)	137	160	75	13
Werribee (C)	113	81	26	2
Whittlesea (C)	172	182	60	6
Yarra (C) — (b)				
— Collingwood (C)	8	8	—	—
— Fitzroy (C)	5	4	9	3
— Richmond (C)	6	22	18	2
Melbourne Statistical Division	2,918	3,021	1,536	226
Rest of Victoria	837	837	421	41
Total Victoria	3,755	3,858	1,957	267

(a) Refer to paragraph 8 of the explanatory notes. (b) For details of changes to Statistical local areas and Statistical subdivisions, please refer to paragraphs 26 and 27 of the explanatory notes, and also to the list of local government boundary changes enclosed with this publication.

## EXPLANATORY NOTES

**Introduction**

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. 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 July 1991 to June 1994 inclusive contain geographical division and nomenclature based on the *Australian Standard Geographical Classification* (ASGC) Edition 2.3. 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.

From 1 July 1991, the date of effect of these changes emanating from the review for building approval statistics, the only Local Government Area (LGA) 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.

26. As a result of an ongoing review of local government boundaries initiated by the Victorian Government, substantial alterations have been made to Statistical Local Areas and Statistical Subdivisions in Victoria in 1994. Changes resulting from the review of boundaries in the Geelong, Bendigo and Ballarat regions, together with changes resulting from the creation of the Shire of Surf Coast and the redefinition of the boundaries of the City of Melbourne have been effected in Edition 2.4 of the ASGC. New Statistical Local Areas have been included in the Barwon, Central Highlands and Loddon-Campaspe Statistical Divisions. Details of changes are provided in a listing enclosed with the July 1994 issue of this publication. Copies of this list are available from ABS Victoria on request.

These changes have been incorporated in Building Statistics from 1 July 1994. Tables 8 and 13 show the Statistical Local Areas, and Tables 9 and 12 show the Statistical Subdivisions. There have been no changes to Statistical Divisions boundaries as a result of these Local Government Area changes.

27. Further changes resulting from the review of boundaries will not be reflected in SLA changes until the next review of the ASGC, due in July 1995. As an interim measure the affected SLA's are grouped on a 'best fit' basis under the heading of the newly created LGA's.

Changes resulting from the reviews dealing with the Inner Melbourne and South Western Victorian regions have been applied on this basis from the October 1994 issue of this publication and details are provided in a listing enclosed with that issue. Copies of this list are also available on request.

#### **Unpublished data and related publications**

28. 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.

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

*Building Approvals, Australia* (8731.0) (monthly) (\$13.50)

*Building Approvals, Victoria - Small Area Summary* (8733.2) (annual) (\$8.50)

*Dwelling Unit Commencements Reported by Approving Authorities, Victoria* (8741.2) (monthly) (\$11.00)

*Building Activity, Australia: Dwelling Unit Commencements, Preliminary* (8750.0) (quarterly) (\$11.00)

*Building Activity, Australia* (8752.0) (quarterly)  
(\$14.50)

*Building Activity, Victoria* (8752.2) (quarterly)  
(\$11.00)

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

30. 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.

#### **Electronic services**

A large range of data is available via on-line services, diskette, magnetic tape, tape cartridge and CD ROM. For more details about our electronic data services, contact any ABS Office.

#### **Floppy disk service**

Selected ABS statistics are available on floppy disk. Further information is available on (06) 252 6684.

#### **Recorded message services**

**0055 26400**

*Consumer Price Index*

*National Accounts*

*Balance of Payments*

*Labour Force Estimates*

*Average Weekly Earnings*

*Estimated Resident Population*

#### **Symbols and 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*



## *For more information ...*

The ABS publishes a wide range of statistics and other information on Australia's economic and social conditions. Details of what is available in various publications and other products can be found in the *ABS Catalogue of Publications and Products* available at all ABS Offices (see below for contact details).

### **Information Consultancy Service**

Information tailored to special needs of clients can be obtained from the Information Consultancy Service available at ABS Offices (see Information Inquiries below for contact details).

### **National Dial-a-Statistic Line**

0055 86 400

(Steadycom P/L: premium rate 25c/21.4 secs.)

This number gives 24-hour access, 365 days a year, for a range of statistics.

### **Electronic Data Services**

A large range of data is available via on-line services, diskette, magnetic tape, tape cartridge and CD ROM. For more details about these electronic data services, contact any ABS Office (see below).

### **Bookshops and Subscriptions**

There is a large number of ABS publications available from ABS bookshops (see below Bookshop Sales for contact details). The ABS also provides a subscription service through which nominated publications are supplied by mail on a regular basis (telephone Subscription Service toll free on 008 02 0608 Australia wide).

## *Sales and Inquiries*

<b>Regional Offices</b>	<b>Information Inquiries</b>	<b>Bookshop Sales</b>
SYDNEY (02)	268 4611	268 4620
MELBOURNE (03)	615 7000	615 7829
BRISBANE (07)	222 6351	222 6350
PERTH (09)	360 5140	360 5307
ADELAIDE (08)	237 7100	237 7582
HOBART (002)	20 5800	20 5800
CANBERRA (06)	207 0326	207 0326
DARWIN (089)	43 2111	43 2111
<b>National Office</b>		
ACT (06)	252 6007	008 020 608

### **ABS Email Addresses**

Keylink	STAT.INFO/ABS
X.400	(C:AU,A:TELMEMO,O:ABS,SN:INFO,FN:STAT)
Internet	STAT.INFO@ABS. TELEMEMO.AU



Information Services, ABS, PO Box 10, Belconnen ACT 2616

© Commonwealth of Australia 1995

**Recommended retail price: \$13.00**



**2873120013933**  
ISSN 1031-1998