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25 MAY 1995

DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES, VICTORIA, FEBRUARY 1995

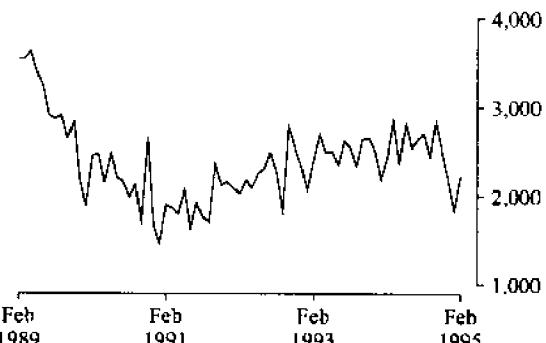
PLEASE NOTE - Two major changes have taken place in the collection and presentation of Building Commencement statistics, commencing with the reference month of July 1994:

- (1) Inclusion in dwelling unit commencement (first inspection) statistics, details relating to approvals issued by Registered Private Surveyors following implementation by the Victorian Government of the Building Act 1993, on 1 July 1994 - refer to paragraph 2 of the explanatory notes.
- (2) Presentation in Table 3 in this publication, of Statistical Local Area information, which reflects boundary changes implemented by the State Government as part of its on-going review of local government boundaries. Refer to paragraphs 15 and 16 in the Explanatory Notes, and the lists of boundary changes enclosed with the July 1994, October 1994, and February 1995 issues of this publication. Copies of these lists are available upon request.

MAIN FEATURES

NUMBER OF NEW DWELLING UNITS COMMENCED
ORIGINAL

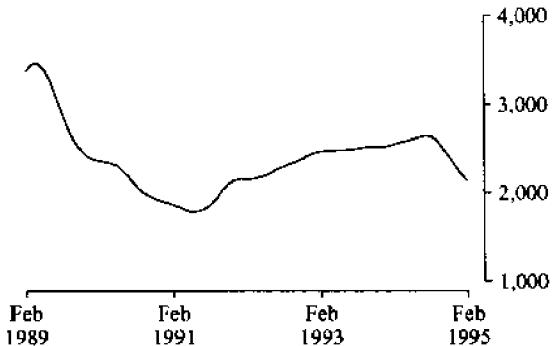
- Trend estimates of the number of dwelling units commenced in February 1995 (2,136) showed a 3 per cent decrease from the level recorded for January 1995 (2,206), and a 16 per cent decrease from the figure for February 1994 (2,543). The trend estimate has decreased slightly each month for the last seven months.



- In original terms the number of dwelling units commenced in February 1995 (2,237) was 22 per cent higher than in January 1995 (1,837), and 9 per cent lower than the level recorded for February 1994 (2,446).

NUMBER OF NEW DWELLING UNITS COMMENCED
TREND ESTIMATES

- There were 125 new public sector dwellings commenced during February 1995, this is the highest number since February 1994, when 196 were recorded.



INQUIRIES

For further information about statistics in this publication and the availability of related unpublished statistics, contact Denis Ward or Leon Kinnery on Melbourne (03) 615 7000; or any ABS State office.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

**TABLE 1. NUMBER OF NEW DWELLING UNITS COMMENCED BY OWNERSHIP
AND TYPE OF RESIDENTIAL BUILDING**

Period	Private sector			Public sector			Total		
			Other residential buildings (a)			Other residential buildings (a)			Other residential buildings (a)
	Houses	Total		Houses	Total		Houses	Total	
MELBOURNE STATISTICAL DIVISION (b)									
1991-92	14,063	1,446	15,509	411	541	952	14,474	1,987	16,461
1992-93	16,622	1,877	18,499	639	213	852	17,261	2,090	19,351
1993-94	16,918	2,881	19,799	760	296	1,056	17,678	3,177	20,855
1993— December	1,189	350	1,539	212	2	214	1,401	352	1,753
1994— January	1,114	266	1,380	72	68	140	1,186	334	1,520
February	1,408	152	1,560	42	49	91	1,450	201	1,651
March	1,744	180	1,924	42	20	62	1,786	200	1,986
April	1,299	260	1,559	35	34	69	1,334	294	1,628
May	1,538	346	1,884	38	36	74	1,576	382	1,958
June	1,494	158	1,652	36	16	52	1,530	174	1,704
July	1,575	182	1,757	20	86	106	1,595	268	1,863
August	1,685	147	1,832	16	3	19	1,701	150	1,851
September	1,597	95	1,692	12	4	16	1,609	99	1,708
October	1,723	305	2,028	3	—	3	1,726	305	2,031
November	1,489	226	1,715	8	—	8	1,497	226	1,723
December	1,358	213	1,571	8	25	33	1,366	238	1,604
1995— January	1,102	194	1,296	42	40	82	1,144	234	1,378
February	1,465	149	1,614	31	91	122	1,496	240	1,736
VICTORIA									
1991-92	21,655	1,944	23,599	613	751	1,364	22,268	2,695	24,963
1992-93	25,248	2,214	27,462	978	322	1,300	26,226	2,536	28,762
1993-94	25,895	3,070	28,965	1,107	441	1,548	27,002	3,511	30,513
1993— December	1,895	354	2,249	247	2	249	2,142	356	2,498
1994— January	1,742	275	2,017	100	68	168	1,842	343	2,185
February	2,084	166	2,250	48	148	196	2,132	314	2,446
March	2,576	199	2,775	58	25	83	2,634	224	2,858
April	2,001	270	2,271	62	41	103	2,063	311	2,374
May	2,375	362	2,737	49	36	85	2,424	398	2,822
June	2,286	167	2,453	45	44	89	2,331	211	2,542
July	2,318	200	2,518	29	92	121	2,347	292	2,639
August	2,480	169	2,649	26	28	54	2,506	197	2,703
September	2,305	105	2,410	19	13	32	2,324	118	2,442
October	2,481	307	2,788	17	38	55	2,498	345	2,843
November	2,187	258	2,445	17	5	22	2,204	263	2,467
December	1,854	221	2,075	56	33	89	1,910	254	2,164
1995— January	1,531	194	1,725	65	47	112	1,596	241	1,837
February	1,953	159	2,112	34	91	125	1,987	250	2,237

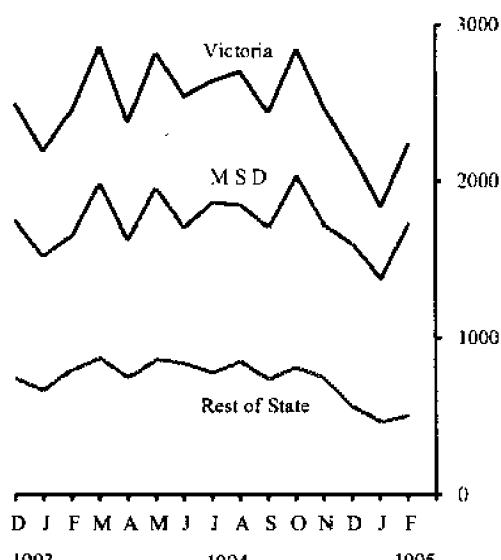
(a) Number of dwelling units. (b) Please refer to page 14 for a summary of changes to Statistical Divisions which were implemented on 1 July 1991.

TABLE 2. NUMBER OF NEW PRIVATE SECTOR HOUSES AND TOTAL NEW DWELLING UNITS COMMENCED,
VICTORIA

Period	Private sector houses			Total dwellings		
	Original	Seasonally adjusted(a)	Trend estimate(a)	Original	Seasonally adjusted(a)	Trend estimate(a)
1991-92	21,655	21,553	21,540	24,963	24,891	24,938
1992-93	25,248	25,252	25,282	28,762	28,757	28,848
1993-94	25,895	25,916	25,902	30,513	30,540	30,469
1993— December	1,895	2,048	2,094	2,498	2,570	2,518
1994—						
January	1,742	2,098	2,129	2,185	2,491	2,525
February	2,084	2,130	2,175	2,446	2,545	2,543
March	2,576	2,441	2,217	2,858	2,630	2,563
April	2,001	2,154	2,251	2,374	2,517	2,579
May	2,375	2,212	2,288	2,822	2,593	2,600
June	2,286	2,353	2,321	2,542	2,658	2,625
July	2,318	2,280	2,344	2,639	2,581	2,649
August	2,480	2,349	2,338	2,703	2,617	2,642
September	2,305	2,467	2,292	2,442	2,681	2,592
October	2,481	2,284	2,206	2,843	2,707	2,503
November	2,187	1,908	2,101	2,467	2,255	2,396
December	1,854	2,071	2,003	2,164	2,287	2,293
1995—						
January	1,531	1,742	1,923	1,837	1,960	2,206
February	1,953	1,993	1,857	2,237	2,326	2,136

(a) See paragraphs 8 to 11 of Explanatory notes.

NUMBER OF NEW DWELLING COMMENCEMENTS



NEW DWELLING COMMENCEMENTS, VICTORIA, ANNUAL PERCENTAGE CHANGE

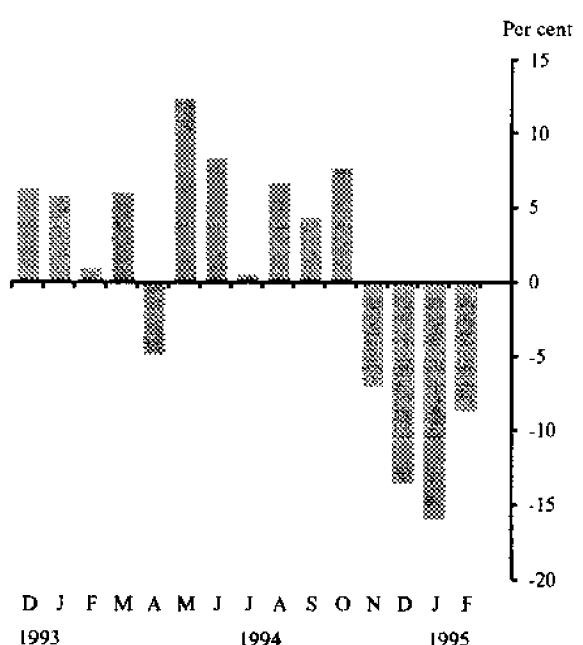


TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING (a)

Statistical Local Area	Houses		Other residential buildings (b)		Total residential buildings	
	July - Feb.		February		July - Feb.	
	1993-94	1994-95	1994	1995	1993-94	1994
MELBOURNE STATISTICAL DIVISION						
Banyule (C) —	278	204	31	18	34	17
— Heidelberg (C)	121	119	12	24	35	39
— Bayside (C) —	131	97	11	20	10	43
— Sandringham (C)						
— Boronia (C) —	355	288	28	31	43	24
— Camberwell (C)	36	43	3	6	77	35
— Hawthorn (C)	85	159	5	5	187	6
— Kew (C) —						
— Brimbank (C) —	968	643	90	63	34	19
— Keilor (C)	239	162	14	18	36	24
— Sunshine (C)						
— Cardinia (S) —	437	184	41	21	—	—
— Pakenham (S)						
— Casey (C) —	1,850	1,143	149	107	35	10
— Berwick (C)	1,385	842	138	138	36	—
— Cranbourne (C)						
— Darebin (C) —	52	80	6	38	63	12
— Northcote (C)	259	187	43	44	103	26
— Preston (C)						
— Frankston (C) —	264	229	25	24	6	6
— Frankston (C)						
— Glen Eira (C) —	203	147	8	19	129	110
— Caulfield (C)						
— Greater Dandenong (C) —	73	83	7	19	16	—
— Dandenong (C)	446	240	39	20	31	45
— Springvale (C)						
— Hobsons Bay (C) —	238	179	13	15	61	4
— Altona (C)	170	100	9	7	23	11
— Williamstown (C)						
— Hume (C) —	280	243	18	37	47	11
— Broadmeadows (C)	1,091	607	103	84	—	9
— Bulla (S)						
— Kingston (C) —	95	105	11	6	6	13
— Chelsea (C)	321	339	31	27	34	31
— Moorabbin (C)	117	82	13	5	19	—
— Mordialloc (C)						
— Knox (C) —	1,193	563	51	57	3	7
— Knox (C)						
— Manningham (C) —	432	314	33	57	84	54
— Doncaster and Templestowe (C)						
— Maribyrnong (C) —	33	70	5	13	59	41
— Footscray (C)						
— Moonee Ponds (C) —	292	232	19	20	12	5
— Croydon (C)	221	130	29	17	2	—
— Ringwood (C)						

See Footnotes at end of table.

TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING (a)—continued

Statistical Local Area	Houses				Other residential buildings (b)				Total residential buildings			
	July - Feb.		February		July - Feb.		February		July - Feb.		February	
	1993-94	1994-95	1994	1995	1993-94	1994-95	1994	1995	1993-94	1994-95	1994	1995
MELBOURNE STATISTICAL DIVISION—continued												
Melbourne (C)	25	11	1	1	649	314	11	24	674	325	12	25
— Melton (S)	427	313	41	31	2	4	—	2	429	317	41	33
Monash (C) —	142	171	17	23	37	20	—	4	179	191	17	27
— Oakleigh (C)	326	186	32	11	132	23	2	—	458	209	34	11
— Werribee (C)	—	—	—	—	—	—	—	—	—	—	—	—
Moonee Valley (C) —	97	81	19	12	53	81	2	10	150	162	21	22
— Essendon (C)	—	—	—	—	—	—	—	—	—	—	—	—
Moreland (C) —	36	20	1	1	39	72	2	4	75	92	3	5
— Brunswick (C)	71	39	2	7	30	6	—	—	101	45	2	7
— Coburg (C)	—	—	—	—	—	—	—	—	—	—	—	—
Mornington Peninsula (S) —	554	312	35	28	—	—	—	—	554	312	35	28
— Flinders (S)	246	149	27	17	—	—	—	—	246	149	27	17
— Hastings (S)	364	325	37	32	9	—	—	—	373	325	37	32
Nillumbik (S) —	280	192	25	110	6	25	—	25	286	217	25	135
— Diamond Valley (S)	231	168	8	20	41	—	—	—	272	168	8	20
— Eltham (S)	—	—	—	—	—	—	—	—	—	—	—	—
Port Phillip (C) —	13	5	—	—	21	10	—	2	34	15	—	2
— Port Melbourne (C)	18	35	—	3	28	97	—	65	46	132	—	68
— St Kilda (C)	28	8	1	1	222	91	—	—	250	99	1	1
Stonnington (C) —	95	88	3	13	82	63	11	—	177	151	14	13
— Malvern (C)	42	37	2	7	167	152	13	4	209	189	15	11
— Prahran (C)	—	—	—	—	—	—	—	—	—	—	—	—
Whitemhorse (C) —	162	177	17	24	35	50	—	—	197	227	17	24
— Box Hill (C)	299	175	21	26	82	5	—	—	381	180	21	26
Whitelsea (C) —	744	653	65	48	30	8	—	—	774	661	65	48
Wynndham (C) —	1,117	628	50	69	2	19	—	—	1,119	647	50	69
— Werribee (C)	—	—	—	—	—	—	—	—	—	—	—	—
Yarra (C) —	20	5	—	3	17	36	3	9	37	41	3	12
— Collingwood (C)	39	7	—	2	178	25	13	—	217	32	13	2
— Fitzroy (C)	25	17	—	4	77	38	2	2	102	55	2	6
— Richmond (C)	—	—	—	—	—	—	—	—	—	—	—	—
Yarra Ranges (S) —	64	48	6	2	—	—	—	—	64	48	6	2
— Healesville (S)	436	350	44	30	13	19	—	—	449	369	44	30
— Lillydale (S)	51	83	3	7	—	—	—	—	51	83	3	7
— Sherbrooke (S)	61	37	8	4	—	—	—	—	61	37	8	4
— Upper Yarra (S) Pt A	—	—	—	—	—	—	—	—	—	—	—	—
Total Division	17,678	12,134	1,450	1,496	3,177	1,760	201	240	20,855	13,894	1,651	1,736

See footnotes at end of table.

TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING (a)—continued

See footnotes at end of Table.

TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING (a)—continued

Statistical Local Area	Houses		Other residential buildings (b)		Total residential buildings	
	July - Feb.		February		July - Feb.	
	1993-94	1994-95	1994	1995	1993-94	1994-95
WESTERN DISTRICT STATISTICAL DIVISION						
Corangamite (S) —						
— Camperdown (T)	3	2	—	—	4	—
— Hampden (S)	22	5	1	—	—	—
— Heytesbury (S)	30	10	4	1	2	—
Glenelg (S) —						
— Glenelg (S)	6	5	1	1	—	—
— Heywood (S)	25	21	2	1	—	—
— Portland (C)	46	19	—	4	—	—
Morne (S) —						
— Belfast (S)	2	3	—	1	—	—
— Minhamite (S)	2	—	—	—	—	—
— Mortlake (S)	5	1	1	—	—	—
— Port Fairy (B)	27	16	3	1	2	—
— Warmambool (S)	51	23	4	4	—	—
Southern Grampians (S) —						
— Dundas (S)	5	5	—	1	—	—
— Hamilton (C)	27	10	4	1	—	—
— Mount Rouse (S)	3	5	—	3	—	—
— Wannon (S)	5	1	—	—	—	—
Warmambool (C) —						
— Warmambool (C)	236	150	12	5	4	3
Lady Julia Percy Island and Tower Hill Lake Reserve	—	—	—	—	—	—
Total Division	495	276	32	24	8	12
					2	—
					503	288
						34
						24

See footnotes at end of table.

TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING (a)—continued

Statistical Local Area	Houses		Other residential buildings (b)		Total residential buildings							
	July - Feb.		February		July - Feb.		February		July - Feb.		February	
	1993-94	1994-95	1994	1995	1993-94	1995	1994	1995	1993-94	1995	1994	1995
CENTRAL HIGHLANDS STATISTICAL DIVISION												
Ararat (RC) —												
— Ararat (C)	13	11	1	2	—	—	—	—	13	11	1	2
— Ararat (S)	15	8	3	—	2	—	—	—	17	8	3	—
Ballaarat (C)	126	n.a.	13	n.a.	10	n.a.	5	n.a.	136	n.a.	18	n.a.
Ballan (S)	49	n.a.	—	n.a.	—	n.a.	—	n.a.	49	n.a.	—	n.a.
Ballarat (C) —												
— Central												
— Inner North												
— North												
— South												
Ballarat (S) Pt A and Pt B	n.a.	99	n.a.	9	n.a.	10	n.a.	—	n.a.	109	n.a.	9
Bungaree (S) Pt A and Pt B	n.a.	73	n.a.	5	n.a.	—	n.a.	—	n.a.	73	n.a.	5
Buninyong (S) Pt A and Pt B	n.a.	2	n.a.	1	n.a.	—	n.a.	—	n.a.	2	n.a.	1
Central Goldfields (S) —												
— Talbot and Clunes (S)												
Golden Plains (S) —												
— West												
Grenville (S) Pt A and Pt B	n.a.	26	n.a.	7	n.a.	—	n.a.	—	n.a.	26	n.a.	7
Hepburn (S) —												
— Creswick (S)												
— Daylesford and Glenlyon (S)	97	49	6	4	2	4	—	—	99	53	6	4
Moorabool (S) —												
— Bacchus Marsh (S)												
— East												
— West												
Pyrenees (S) —												
— Avoca (S)	14	11	3	—	—	—	—	—	14	11	3	—
— Lexton (S)	9	5	1	1	—	—	—	—	9	5	1	1
— Ripon (S)	14	3	—	—	—	—	—	—	14	3	—	—
Sebastopol (B)	75	n.a.	7	n.a.	14	n.a.	—	n.a.	89	n.a.	7	n.a.
Total Division	1,043	564	91	56	32	26	5	—	1,075	590	96	56

See footnotes at end of table.

TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING (a)—continued

Statistical Local Area	Houses						Other residential buildings (b)						Total residential buildings			
	July - Feb.			February			July - Feb.			February			July - Feb.		February	
	1993-94	1994-95	1994	1995	1993-94	1994-95	1994	1995	1993-94	1994-95	1994	1995	1994-95	1994	1995	
WIMMERA STATISTICAL DIVISION																
Buloke (S) —	5	3	1	—	—	—	—	—	—	—	—	—	5	3	1	—
— Donald (S)	6	4	1	—	—	—	—	—	—	—	—	—	6	4	1	—
Hindmarsh (S) —	15	5	3	—	—	—	—	—	—	—	—	—	15	5	3	—
— Dimboola (S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Lowan (S)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Norham (RC) —	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
— Arapies (S)	2	4	—	1	—	—	—	—	—	—	—	—	2	4	—	1
— Horham (C)	114	60	8	—	7	—	4	—	—	—	—	—	121	64	8	—
— Wimmera (S)	20	18	1	2	—	—	—	—	—	—	—	—	20	18	1	2
Northern Grampians (S) —	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
— Kara Kara (S)	5	3	—	—	—	—	—	—	—	—	—	—	5	3	—	—
— St Arnaud (T)	12	2	2	—	—	—	—	—	—	—	—	—	12	2	2	—
— Stawell (C)	26	18	2	1	—	—	—	—	—	—	—	—	26	18	2	1
— Stawell (S)	27	14	4	—	—	—	—	—	—	—	—	—	4	—	4	4
West Wimmera (S) —	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
— Kaniva (S)	1	—	—	—	—	—	—	—	—	—	—	—	1	—	—	—
— Kowree (S)	6	5	1	2	—	—	—	—	—	—	—	—	6	5	1	2
Yarramhnick (S) —	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
— Dunnungle (S)	5	4	1	—	—	—	—	—	—	—	—	—	7	4	1	—
— Warracknabeal (S)	9	7	1	—	—	—	—	—	—	—	—	—	9	7	1	1
Total Division	253	147	25	7	9	8	—	4	—	4	262	155	25	11	—	—
MALLEE STATISTICAL DIVISION																
Buloke (S) —	—	—	—	—	—	—	—	—	—	—	—	—	—	5	—	—
— Birchip (S)	—	5	—	—	—	—	—	—	—	—	—	—	2	2	—	—
— Wycheepoof (S)	2	2	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Gannawarra (S) —	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
— Kerang (B)	22	4	3	—	2	—	—	—	—	—	—	—	24	4	3	—
— Kerang (S)	18	6	1	—	—	—	—	—	—	—	—	—	18	6	1	—
Mildura (RC) —	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
— Mildura (C)	218	90	2	2	23	—	19	—	—	—	—	—	241	90	21	2
— Mildura (S) Pt A and Pt B	157	90	10	18	2	—	2	—	—	—	—	—	159	92	10	18
— Walpeup (S)	9	—	1	—	—	—	—	—	—	—	—	—	9	—	1	—
Swan Hill (RC) —	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
— Swan Hill (C)	47	47	7	9	17	2	13	—	—	—	—	—	64	49	20	9
— Swan Hill (S)	37	9	1	—	—	—	—	—	—	—	—	—	37	9	1	—
Yarriambiack (S) —	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
— Karkaroc (S)	3	1	—	—	—	—	—	—	—	—	—	—	3	4	—	—
Total Division	513	254	25	29	44	7	32	—	—	—	557	261	57	29	—	—

See footnotes at end of table.

TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING (a)—continued

Statistical Local Area	Houses		Other residential buildings (b)		Total residential buildings							
	July - Feb.		February		July - Feb.		February		July - Feb.		February	
	1993-94	1994-95	1994	1995	1993-94	1994-95	1994	1995	1993-94	1994-95	1994	1995
LODDON-CAMPASPE STATISTICAL DIVISION												
Bendigo (C)	125	n.a.	9	n.a.	12	n.a.	—	n.a.	137	n.a.	9	n.a.
Buloke (S) —	5	—	—	—	—	—	—	—	5	—	—	—
— Charlton (S)												
Campaspe (S) —	110	72	8	5	2	—	—	—	112	72	8	5
— Echuca (C)	50	35	6	3	—	—	—	—	50	35	6	3
Central Goldfields (S) —												
— Bet Bet (S)	19	5	2	1	—	—	—	—	19	5	2	1
— Maryborough (C)	15	9	1	—	—	—	—	—	15	9	1	—
— Tullaroop (S)	17	8	1	1	—	—	—	—	17	8	1	1
Eaglehawk (B)	70	n.a.	4	n.a.	—	n.a.	—	n.a.	70	n.a.	4	n.a.
Gannawarra (S) —												
— Cohuna (S)	12	11	—	—	—	—	—	—	12	11	—	—
Greater Bendigo (C) —												
— Part A												
Eaglehawk	n.a.	41	n.a.	7	n.a.	23	n.a.	—	n.a.	64	n.a.	7
Central	n.a.	69	n.a.	6	n.a.	5	n.a.	—	n.a.	74	n.a.	6
Henty — Inner	n.a.	20	n.a.	1	n.a.	—	n.a.	—	n.a.	20	n.a.	1
Marong — Inner	n.a.	101	n.a.	12	n.a.	—	n.a.	—	n.a.	101	n.a.	12
Strathfieldsaye — Inner	n.a.	94	n.a.	7	n.a.	—	n.a.	—	n.a.	94	n.a.	7
— Hunly Balance	n.a.	3	n.a.	—	n.a.	—	n.a.	—	n.a.	3	n.a.	—
— Marong Balance	n.a.	19	n.a.	4	n.a.	—	n.a.	—	n.a.	19	n.a.	4
— Strathfieldsaye Balance	n.a.	28	n.a.	3	n.a.	—	n.a.	—	n.a.	28	n.a.	3
Henty (S) Pt A and Pt B	n.a.	38	n.a.	2	n.a.	—	n.a.	—	n.a.	38	n.a.	2
Loddon (S) —												
— East Loddon (S)	3	2	—	2	—	—	—	—	3	2	—	2
— Gordon (S)	14	4	1	—	—	—	—	—	14	4	1	—
— Korong (S)	23	10	2	2	—	—	—	—	23	10	2	2
Macedon Ranges (S) —												
— Gisborne (S)	76	49	5	7	12	—	—	—	88	49	5	7
— Kyneton (S)	66	40	5	3	—	—	—	—	66	40	5	3
— Newham and Woodend (S)	47	23	6	5	—	2	—	—	47	25	6	5
— Romsey (S)	85	46	4	7	—	—	—	—	85	46	4	7
Marong (RC) Pt A and Pt B	252	n.a.	21	n.a.	—	n.a.	—	n.a.	252	n.a.	21	n.a.
Mitchell (S) —												
— McIvor (S)	40	14	2	—	—	—	—	—	40	14	2	—
— Pyalong (S)	10	4	—	2	—	—	—	—	10	4	—	2
Mount Alexander (S) —												
— Castlemaine (C)	26	18	1	3	—	—	—	—	26	18	1	3
— Maldon (S)	24	12	1	3	—	—	—	—	24	12	1	3
— Metcalfe (S)	19	12	—	—	—	—	—	—	19	12	—	—
— Newstead (S) Pt A and Pt B	26	20	3	1	—	—	—	—	26	20	3	1
Strathfieldsaye (S) Pt A and Pt B	253	n.a.	19	n.a.	10	n.a.	—	n.a.	263	n.a.	19	n.a.
Total Division	1,425	769	103	85	36	30	—	—	1,461	799	103	85

See footnotes at end of table.

TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING (a) -continued

Statistical Local Area	Houses						Other residential buildings (b)						Total residential buildings		
	July - Feb.			February			July - Feb.			February			July - Feb.		
	1993-94	1994-95	1994	1995	1993-94	1994-95	1994	1995	1993-94	1994-95	1994	1995	1994-95	1994	1995
GOULBURN STATISTICAL DIVISION															
Campaspe (S) —															
— Deakin (S)	30	21	—	2	—	—	—	—	—	—	30	21	—	—	2
— Kyabram (T)	47	23	2	2	—	—	—	—	—	—	47	23	2	2	2
— Warang (S)	26	15	—	1	—	—	—	—	—	—	26	15	—	—	1
Delatite (S) —	66	42	—	3	—	—	4	—	—	—	66	46	—	—	3
— Benalla (C)	25	29	4	2	—	—	—	—	—	—	25	29	4	4	2
— Benalla (S)	119	47	8	5	2	—	—	—	—	—	121	47	8	8	5
— Mansfield (S)															
Greater Shepparton (C) —															
— Rodney (S) Pt A and Pt B	195	82	22	6	—	—	—	—	—	—	195	82	22	22	6
— Shepparton (C)	152	117	5	10	9	—	—	—	—	—	161	117	5	10	10
— Shepparton (S) Pt A and Pt B	102	72	10	6	—	—	—	—	—	—	102	72	10	10	6
Mitchell (S) —															
— Broadford (S)	38	14	—	1	—	—	—	—	—	—	38	14	—	—	1
— Kilmore (S)	79	61	12	12	—	—	—	—	—	—	79	61	12	12	12
— Seymour (RC)	63	38	2	—	6	—	17	—	—	—	69	55	2	2	—
Moira (S) —															
— Cobram (S)	73	47	5	1	4	—	—	—	—	—	77	47	5	5	1
— Nathalia (S)	21	10	1	6	—	—	—	—	—	—	21	10	1	1	6
— Numurkah (S)	39	25	1	3	—	—	—	—	—	—	59	25	1	1	3
— Tungamah (S)	13	9	—	1	—	—	—	—	—	—	13	9	—	—	1
Murrindindi (S) —															
— Alexandra (S)	49	22	2	3	2	—	—	—	—	—	51	22	2	2	3
— Yea (S)	36	18	9	2	—	—	—	—	—	—	36	18	9	9	2
Strathbogie (S) —															
— Euroa (S)	22	5	2	2	—	—	—	—	—	—	22	5	2	2	2
— Goulburn (S)	20	11	—	1	—	—	—	—	—	—	20	11	—	—	1
— Violet Town (S)	13	8	3	—	—	—	—	—	—	—	13	8	3	3	—
Total Division	1,248	716	88	69	23	21	—	—	—	—	1,271	737	88	89	69

See footnotes at end of table.

TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING (a)—continued

Statistical Local Area	Hours						Other residential buildings (b)						Total residential buildings			
	July - Feb.			February			July - Feb.			February			July - Feb.		February	
	1993-94	1994-95	1994	1995	1993-94	1994-95	1994	1995	1993-94	1994-95	1994	1995	1994-95	1994	1995	
OVENS-MURRAY STATISTICAL DIVISION																
Alpine (S) —																
— Bright (S)	44	42	1	2	6	—	—	—	—	—	—	50	42	1	2	
— Myrtleford (S)	18	10	—	1	—	—	—	—	—	—	—	18	10	—	1	
Indigo (S) —																
— Beechworth (S)	21	21	1	11	4	—	—	—	—	—	—	25	21	1	11	
— Chiltern (S)	30	23	3	—	—	—	—	—	—	—	—	30	23	3	—	
— Rutherglen (S)	24	18	3	2	—	—	—	—	—	—	—	24	18	3	2	
— Yackandandah (S)	26	12	2	1	—	—	—	—	—	—	—	26	12	2	1	
Milawa (S) —																
— Oxley (S)	18	21	1	2	—	—	—	—	—	—	—	18	21	1	2	
— Wangaratta (C)	36	41	4	5	6	—	—	—	—	—	—	42	47	4	4	
— Wangaratta (S)	21	15	4	5	—	—	—	—	—	—	—	21	15	4	5	
Moira (S) —																
— Yarrawonga (S)	85	51	11	1	3	—	—	—	—	—	—	88	51	11	1	
Towong (S) —																
— Tallangatta (S) Pt A and Pt B	13	20	1	—	—	—	—	—	—	—	—	13	20	1	—	
— Upper Murray (S)	10	3	1	—	—	—	—	—	—	—	—	10	3	1	—	
Wodonga (RC) —																
— Wodonga (RC)	398	201	26	11	7	—	—	3	—	—	—	405	201	29	11	
Total Division	744	478	58	40	26	6	3	—	—	—	—	770	484	61	40	
EAST GIPPSLAND STATISTICAL DIVISION																
East Gippsland (S) —																
— Bairnsdale (C)	86	63	—	7	—	—	—	—	—	—	—	86	63	—	7	
— Bairnsdale (S) Pt A and Pt B	124	58	14	3	2	—	3	—	—	—	—	126	61	14	3	
— Omeo (S)	23	12	4	—	—	—	—	—	—	—	—	23	12	4	—	
— Orbost (S)	79	29	6	2	15	3	12	—	—	—	—	94	32	18	2	
— Tambo (S) Pt A and Pt B	143	123	5	8	—	5	—	—	—	—	—	143	128	5	8	
Wellington (S) —																
— Avon (S)	26	10	2	1	—	—	—	—	—	—	—	26	10	2	1	
— Maffra (S)	55	31	3	—	6	—	—	—	—	—	—	55	31	3	—	
— Sale (C)	81	26	3	2	6	—	6	—	—	—	—	87	26	9	2	
Total Division	617	352	37	23	23	11	18	—	—	—	—	640	363	55	23	

See footnotes at end of table.

TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING (a)—*continued*

Statistical Local Area	Houses						Other residential buildings (b)						Total residential buildings					
	July - Feb.			February			July - Feb.			February			July - Feb.			February		
	1993-94	1994-95	1995	1993-94	1994-95	1995	1993-94	1994-95	1995	1993-94	1994-95	1995	1993-94	1994-95	1995	1993-94	1994-95	1995
GIPPSLAND STATISTICAL DIVISION																		
Bass Coast (S) —																		
— Bass (S)	46	18	6	—	—	—	—	—	—	—	—	—	46	18	6	—	—	—
— Phillip Island (S)	153	81	8	11	—	—	—	—	—	—	—	—	153	81	8	11	—	—
— Wonthaggi (B)	59	37	3	5	—	—	—	—	—	—	—	—	59	37	3	5	—	—
Baw Baw (S) —																		
— Bulin Bulin (S)	93	75	8	10	2	—	—	—	—	—	—	—	95	75	8	10	—	—
— Narracan (S) Pt A and Pt B	50	24	7	4	2	—	—	—	—	—	—	—	52	24	7	4	—	—
— Warragul (RC)	115	63	14	4	2	—	—	—	—	—	—	—	117	63	14	4	—	—
La Trobe (S) —																		
— Moe (S)	62	34	6	3	4	—	—	—	—	—	—	—	66	34	6	3	—	—
— Morwell (C) Pt A and Pt B	69	22	7	—	63	—	—	—	—	—	—	—	36	49	—	—	56	—
— Traralgon (C)	113	77	8	13	—	—	—	—	—	—	—	—	113	77	8	13	—	—
— Traralgon (S) Pt A and Pt B	32	17	3	3	—	—	—	—	—	—	—	—	32	17	3	3	—	—
South Gippsland (S) —																		
— Korumburra (S)	38	7	—	—	—	—	—	—	—	—	—	—	38	7	—	—	—	—
— Mirboo (S)	21	10	3	—	—	—	—	—	—	—	—	—	21	10	3	—	—	—
— South Gippsland (S)	51	31	1	5	—	—	—	—	—	—	—	—	51	31	1	5	—	—
— Woorayl (S)	165	79	12	5	3	—	—	—	—	—	—	—	168	88	12	5	—	—
Wellington (S) —																		
— Alberton (S)	30	21	—	2	—	—	—	—	—	—	—	—	30	21	—	2	—	—
— Rosedale (S)	123	65	10	5	—	—	—	—	—	—	—	—	123	65	10	5	—	—
Yarra Ranges (S) —																		
— Upper Yarra (S) Pt B	7	2	—	—	—	—	—	—	—	—	—	—	7	2	—	—	—	—
— Bass Strait Islands	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
— French Island	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
— Yallourn Works Area	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total Division	1,227	663	96	70	76	—	45	49	—	—	—	—	1,303	708	145	70	—	—

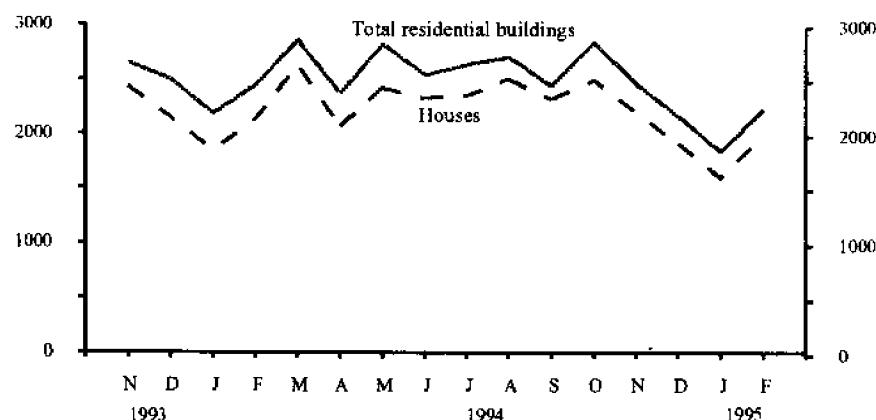
(a) For details of changes to Statistical local areas and Statistical subdivision, please refer to paragraphs 29 and 30 of the explanatory notes, and also to the leaflets which were enclosed with the July and October 1994 and February 1995 issues of this publication. Copies of these leaflets are available on request from ABS Victoria. (b) Number of dwelling units.

TABLE 4. NUMBER OF NEW HOUSES COMMENCED BY MATERIAL OF OUTER WALLS, OWNERSHIP, AND STATISTICAL DIVISION, FEBRUARY 1995 (a)

Statistical division	Double brick, stone and concrete	Brick veneer	Fibre cement	Timber	Other and not stated	Total
PRIVATE SECTOR						
Melbourne	15	871	—	38	541	1,465
Barwon	3	51	—	9	25	88
Western District	2	14	—	2	3	21
Central Highlands	—	22	—	9	25	56
Wimmera	1	1	—	1	4	7
Mallee	3	20	—	1	5	29
Loddon-Campaspe	3	71	2	7	21	104
Goulburn	—	44	1	9	15	69
Ovens-Murray	—	28	—	3	9	40
East Gippsland	—	5	4	3	11	23
Gippsland	—	44	6	8	12	70
Total Victoria	26	1,158	14	87	668	1,953
PUBLIC SECTOR						
Melbourne	—	2	—	—	29	31
Barwon	—	—	—	—	—	—
Western District	—	3	—	—	—	3
Central Highlands	—	—	—	—	—	—
Wimmera	—	—	—	—	—	—
Mallee	—	—	—	—	—	—
Loddon-Campaspe	—	—	—	—	—	—
Goulburn	—	—	—	—	—	—
Ovens-Murray	—	—	—	—	—	—
East Gippsland	—	—	—	—	—	—
Gippsland	—	—	—	—	—	—
Total Victoria	—	5	—	—	29	34
TOTAL						
Melbourne	15	873	—	38	570	1,496
Barwon	3	51	—	9	25	88
Western District	2	17	—	2	3	24
Central Highlands	—	22	—	9	25	56
Wimmera	1	1	—	1	4	7
Mallee	3	20	—	1	5	29
Loddon-Campaspe	3	71	2	7	21	104
Goulburn	—	44	1	9	15	69
Ovens-Murray	—	28	—	3	9	40
East Gippsland	—	5	4	3	11	23
Gippsland	—	44	6	8	12	70
Total Victoria	26	1,163	14	87	697	1,987

(a) Please refer to page 14 for a summary of changes to Statistical Divisions which were implemented on 1 July 1991.

NUMBER OF NEW DWELLING COMMENCEMENTS BY TYPE, VICTORIA



EXPLANATORY NOTES

Introduction

This publication contains monthly details of the number of new dwelling units reported by approving authorities as having commenced in each statistical local area.

Scope and coverage

2. The statistics were compiled from monthly reports, provided by local and other government authorities, together with licensed private building surveyors, of commencements of new houses and new other residential buildings for which:

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

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

3. 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.

Definitions

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

5. 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.

- (b) An other residential building is defined as a building which is predominantly used for long-term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes townhouses, duplexes, apartment buildings, etc.).

6. *Commencements.* For the purposes of this statistical series, a residential building is regarded as being commenced on the date when:

- (a) The building work is first inspected by a local government or other government authority building inspector or surveyor, whether the work is passed or not. In general, the first inspection is undertaken at the foundations or footings stage of construction; or
- (b) The building work is determined as commenced by a building inspector or surveyor.

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

Seasonal adjustment

8. Original and seasonally adjusted building statistics are shown in Table 2. 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.

9. 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.

10. Trend estimate dwelling unit commencement statistics are shown in Table 2. 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.

11. 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.

Australian Standard Geographical Classification

12. 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.

13. 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.

14. From 1 July 1991, the date of effect of these changes emanating from the review for building commencement 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.

15. 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 SLAs have been included in the Barwon, Central Highlands and Loddon-Campaspe divisions. Details of these changes are provided in a listing enclosed with the July 1994 issue of this publication. Copies of the list are available from ABS Victoria on request.

These changes have been incorporated in Building Statistics from 1 July 1994. In Table 3 statistics from July 1994 onwards are presented on the new SLA basis. Statistics in Table 3 relating to previous periods are presented on the former SLA basis. There have been no changes to Statistical Divisions boundaries as a result of these Local Government Area changes.

16. 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 changes resulting from the reviews dealing with the remaining areas have been applied from the February 1995 issue. Details of these changes are provided in a listing enclosed with the October 1994 and February 1995 issues of this publication. Copies of these lists are available from ABS Victoria on request.

Comparability of statistics

17. Because of the difference in data sources, collection methodologies, and timing of notification of commencements, care should be exercised in comparing quarterly data derived from monthly dwelling unit commencements statistics, with the quarterly dwelling unit commencements statistics from the Building Activity Survey (published in *Building Activity, Victoria* 8752.2).

Unpublished data and related publications

18. The ABS can also make available certain dwelling unit commencement data which are not published. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms: microfiche, photocopy, computer printout, and manually extracted tabulation. A charge may be made for providing unpublished information in these forms.

19. 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 (8731.2) (monthly)
(\$11.00)

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

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

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

Engineering Construction, Australia (8762.0)
(quarterly) (\$11.00)

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

20. All publications produced by the ABS are listed in the *Catalogue of Publications, Australia* (1101.0) which is 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.

Symbols and other usages

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

r figure or series revised since previous issue
n.a. not available

- nil or rounded down to zero

M.S.D. Melbourne Statistical Division

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

STUART JACKSON

Deputy Commonwealth Statistician



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