

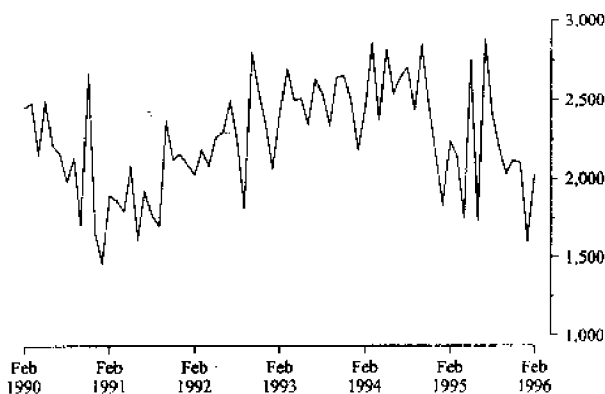
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## DWELLING UNIT COMMENCEMENTS BY APPROVING AUTHORITIES VICTORIA, FEBRUARY 1996

### MAIN FEATURES

NUMBER OF NEW DWELLING UNITS COMMENCED  
ORIGINAL



- The number of dwelling units reported as commenced in February was 2,028. Of these 1,409 were in the Melbourne Statistical Division (MSD).
- There were 1,461 private sector houses reported, with 914 of these from the Melbourne Statistical Division.
- A total of 549 other residential dwelling units were commenced, with 485 located in the Melbourne Statistical Division.
- The private sector accounted for 493 of the total other residential dwellings commenced in the State.

**NOTE:** This publication includes a number of dwellings commenced prior to February for some Local Government Areas. Some of these figures relate to dwellings that were approved prior to July 1995 and have just been reported as commenced to the ABS. These figures have been included as February 1996 commencements.

#### INQUIRIES

- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7590 or any ABS State Office.
- for information about other ABS statistics and services please contact Information Services on Adelaide (08) 8237 7100, call at 55 Currie Street, Adelaide, or write to Information Services, ABS, GPO Box 2272, Adelaide SA 5001.

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

Period	Private sector			Public sector			Total		
	Houses	Other residential buildings (a)	Total	Houses	Other residential buildings (a)	Total	Houses	Other residential buildings (a)	Total
MELBOURNE STATISTICAL DIVISION (b)									
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
1994-95	16,932	2,506	19,438	209	392	601	17,141	2,898	20,039
1994—									
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
March	1,293	205	1,498	41	14	55	1,334	219	1,553
April	1,072	93	1,165	23	44	67	1,095	137	1,232
May	1,474	611	2,085	5	42	47	1,479	653	2,132
June	1,099	86	1,185	—	43	43	1,099	129	1,228
July	1,967	171	2,138	14	75	89	1,981	246	2,227
August	1,525	186	1,711	38	48	86	1,563	234	1,797
September	1,410	183	1,593	35	28	63	1,445	211	1,656
October	1,118	376	1,494	54	15	69	1,172	391	1,563
November	1,295	231	1,526	7	9	16	1,302	240	1,542
December	988	235	1,223	107	271	378	1,095	506	1,601
1996—									
January	805	73	878	20	99	119	825	172	997
February	914	441	1,355	10	44	54	924	485	1,409
VICTORIA									
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
1994-95	24,088	2,629	26,717	459	542	1,001	24,547	3,171	27,718
1994—									
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
March	1,819	214	2,033	80	28	108	1,899	242	2,141
April	1,524	105	1,629	43	82	125	1,567	187	1,754
May	2,074	611	2,685	30	42	72	2,104	653	2,757
June	1,562	86	1,648	43	43	86	1,605	129	1,734
July	2,513	175	2,688	40	163	203	2,553	338	2,891
August	2,122	192	2,314	48	48	96	2,170	240	2,410
September	1,934	183	2,117	45	32	77	1,979	215	2,194
October	1,584	376	1,960	55	15	70	1,639	391	2,030
November	1,863	237	2,100	8	9	17	1,871	246	2,117
December	1,411	238	1,649	121	329	450	1,532	567	2,099
1996—									
January	1,403	77	1,480	25	111	136	1,428	188	1,616
February	1,461	493	1,954	18	56	74	1,479	549	2,028

(a) Number of dwelling units. (b) As a result of minor changes to the Melbourne Statistical Division boundary, data for the periods prior to July 1995 are not strictly comparable to data for periods from July 1995 onward. For further details refer to paragraphs 12 to 14 of the explanatory notes.

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)
1992-93	25,248	25,336	25,335	28,762	28,873	28,896
1993-94	25,895	25,919	25,938	30,513	30,567	30,517
1994-95	24,088	24,030	24,400	27,718	27,643	28,312
1994—						
December	1,854	2,044	2,018	2,164	2,242	2,279
1995—						
January	1,531	1,847	1,931	1,837	2,153	2,194
February	1,953	2,041	1,859	2,237	2,285	2,148
March	1,819	1,755	1,821	2,141	2,088	2,159
April	1,524	1,752	1,835	1,754	1,918	2,231
May	2,074	1,890	1,882	2,757	2,547	2,327
June	1,562	1,568	1,932	1,734	1,793	2,392
July	2,513	2,461	1,955	2,891	2,768	2,402
August	2,122	1,954	1,934	2,410	2,332	2,351
September	1,934	2,015	1,865	2,194	2,334	2,252
October	1,584	1,364	1,764	2,030	1,746	2,138
November	1,863	1,711	1,666	2,117	2,042	2,056
December	1,411	1,630	1,591	2,099	2,266	2,004
1996—						
January	1,403	1,637	1,530	1,616	1,868	1,964
February	1,461	1,459	1,515	2,028	1,974	1,960

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

NEW DWELLING COMMENCEMENTS, VICTORIA  
ANNUAL PERCENTAGE CHANGE



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

Statistical Local Area	Houses						Other residential buildings (b)						Total residential buildings					
	July - Feb.		February		July - Feb.		February		July - Feb.		February		July - Feb.		February			
	1994-95	1995-96	1995	1996	1994-95	1995-96	1995	1996	1994-95	1995-96	1995	1996	1994-95	1995-96	1995	1996		
MELBOURNE STATISTICAL DIVISION																		
Banyule (C)	n.a.	156	n.a.	8	n.a.	123	n.a.	8	n.a.	279	n.a.	16	n.a.	279	n.a.	16		
Heidelberg	n.a.	98	n.a.	—	n.a.	6	n.a.	—	n.a.	104	n.a.	—	n.a.	104	n.a.	—		
North	n.a.	254	n.a.	8	n.a.	129	n.a.	8	n.a.	383	n.a.	16	n.a.	383	n.a.	16		
<i>Total</i>																		
Bayside (C)	164	106	24	13	39	9	6	—	203	115	30	13	203	115	30	13		
Brighton	n.a.	119	n.a.	8	n.a.	88	n.a.	2	n.a.	207	n.a.	10	n.a.	207	n.a.	10		
South	n.a.	225	n.a.	21	n.a.	97	n.a.	2	n.a.	322	n.a.	23	n.a.	322	n.a.	23		
<i>Total</i>																		
Boroondara (C)	n.a.	146	n.a.	12	n.a.	30	n.a.	9	n.a.	176	n.a.	21	n.a.	176	n.a.	21		
Camberwell North	n.a.	103	n.a.	13	n.a.	13	n.a.	—	n.a.	116	n.a.	13	n.a.	116	n.a.	13		
Camberwell South	58	16	6	—	53	11	28	3	111	27	34	3	111	27	34	3		
Hawthorn	184	66	5	5	21	26	—	4	205	92	5	9	205	92	5	9		
Kew	658	331	42	30	120	80	28	16	778	411	70	46	778	411	70	46		
<i>Total</i>																		
Brimbank (C)	n.a.	591	n.a.	49	n.a.	2	n.a.	—	n.a.	593	n.a.	49	n.a.	593	n.a.	49		
Keilor	n.a.	153	n.a.	13	n.a.	5	n.a.	—	n.a.	158	n.a.	13	n.a.	158	n.a.	13		
Sunshine	n.a.	744	n.a.	62	n.a.	7	n.a.	—	n.a.	751	n.a.	62	n.a.	751	n.a.	62		
<i>Total</i>																		
Cardinia (S)	n.a.	118	n.a.	9	n.a.	—	n.a.	—	n.a.	118	n.a.	9	n.a.	118	n.a.	9		
Pakenham	n.a.	11	n.a.	1	n.a.	—	n.a.	—	n.a.	11	n.a.	1	n.a.	11	n.a.	1		
South	n.a.	129	n.a.	10	n.a.	—	n.a.	—	n.a.	129	n.a.	10	n.a.	129	n.a.	10		
<i>Total</i>																		
Casey (C)	n.a.	867	n.a.	97	n.a.	6	n.a.	—	n.a.	873	n.a.	97	n.a.	873	n.a.	97		
Berwick	n.a.	388	n.a.	45	n.a.	27	n.a.	—	n.a.	415	n.a.	45	n.a.	415	n.a.	45		
South	n.a.	1,255	n.a.	142	n.a.	33	n.a.	—	n.a.	1,288	n.a.	142	n.a.	1,288	n.a.	142		
<i>Total</i>																		
Darebin (C)	n.a.	57	n.a.	7	n.a.	8	n.a.	8	n.a.	65	n.a.	15	n.a.	65	n.a.	15		
Northcote	n.a.	123	n.a.	16	n.a.	70	n.a.	4	n.a.	193	n.a.	20	n.a.	193	n.a.	20		
Preston	n.a.	180	n.a.	23	n.a.	78	n.a.	12	n.a.	258	n.a.	35	n.a.	258	n.a.	35		
<i>Total</i>																		
Frankston (C)	n.a.	212	n.a.	26	n.a.	3	n.a.	—	n.a.	212	n.a.	26	n.a.	212	n.a.	26		
East	n.a.	149	n.a.	16	n.a.	3	n.a.	3	n.a.	152	n.a.	19	n.a.	152	n.a.	19		
West	n.a.	361	n.a.	42	n.a.	3	n.a.	3	n.a.	364	n.a.	45	n.a.	364	n.a.	45		
<i>Total</i>																		
Glen Eira (C)	217	261	19	24	169	33	—	12	386	294	19	36	386	294	19	36		
Caulfield	n.a.	153	n.a.	10	n.a.	4	n.a.	2	n.a.	157	n.a.	12	n.a.	157	n.a.	12		
South	n.a.	414	n.a.	34	n.a.	37	n.a.	14	n.a.	451	n.a.	48	n.a.	451	n.a.	48		
<i>Total</i>																		
Greater Dandenong (C)	103	62	19	7	—	—	—	—	103	62	19	7	103	62	19	7		
Dandenong	n.a.	98	n.a.	7	n.a.	28	n.a.	—	n.a.	126	n.a.	7	n.a.	126	n.a.	7		
Balance	n.a.	160	n.a.	14	n.a.	28	n.a.	—	n.a.	188	n.a.	14	n.a.	188	n.a.	14		
<i>Total</i>																		
Hobsons Bay (C)	n.a.	241	n.a.	20	n.a.	11	n.a.	3	n.a.	252	n.a.	23	n.a.	252	n.a.	23		
Altona	n.a.	130	n.a.	11	n.a.	51	n.a.	—	n.a.	181	n.a.	11	n.a.	181	n.a.	11		
Williamstown	n.a.	371	n.a.	31	n.a.	62	n.a.	3	n.a.	433	n.a.	34	n.a.	433	n.a.	34		
<i>Total</i>																		

See footnotes at end of table.

TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS (a) 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	
	1994-95	1995-96	1995	1996	1994-95	1995-96	1995	1996	1994-95	1995-96	1995	1996
MELBOURNE STATISTICAL DIVISION — continued												
Hume (C)	n.a.	79	n.a.	2	n.a.	27	n.a.	7	n.a.	106	n.a.	9
Broadmeadows	n.a.	311	n.a.	20	n.a.	—	n.a.	—	n.a.	311	n.a.	20
Craigieburn	n.a.	127	n.a.	7	n.a.	—	n.a.	—	n.a.	127	n.a.	7
Sunbury	n.a.	517	n.a.	29	n.a.	27	n.a.	7	n.a.	544	n.a.	36
<i>Total</i>	n.a.	201	n.a.	28	n.a.	17	n.a.	2	n.a.	218	n.a.	30
Kingston (C)	n.a.	229	n.a.	22	n.a.	61	n.a.	—	n.a.	290	n.a.	22
North	n.a.	430	n.a.	50	n.a.	78	n.a.	2	n.a.	508	n.a.	52
South	n.a.	365	n.a.	34	n.a.	13	n.a.	5	n.a.	378	n.a.	39
<i>Total</i>	n.a.	275	n.a.	27	n.a.	50	n.a.	7	n.a.	325	n.a.	34
Manningham (C)	n.a.	101	n.a.	5	n.a.	126	n.a.	—	n.a.	227	n.a.	5
Maribymong (C)	n.a.	196	n.a.	28	n.a.	27	n.a.	24	n.a.	223	n.a.	52
Maroondah (C)	n.a.	93	n.a.	9	n.a.	12	n.a.	7	n.a.	105	n.a.	16
Croydon	n.a.	289	n.a.	37	n.a.	39	n.a.	31	n.a.	328	n.a.	68
Ringwood	n.a.	—	n.a.	—	n.a.	19	n.a.	8	n.a.	19	n.a.	8
<i>Total</i>	16	20	n.a.	2	n.a.	416	n.a.	139	n.a.	436	n.a.	141
Melton (S)	n.a.	20	n.a.	2	n.a.	435	n.a.	24	n.a.	455	n.a.	149
East	n.a.	101	n.a.	13	n.a.	—	n.a.	—	n.a.	101	n.a.	13
Balance	n.a.	164	n.a.	25	n.a.	—	n.a.	—	n.a.	164	n.a.	25
<i>Total</i>	n.a.	265	n.a.	38	n.a.	—	n.a.	—	n.a.	265	n.a.	38
Monash (C)	n.a.	163	n.a.	11	n.a.	8	n.a.	4	n.a.	171	n.a.	15
South-West	n.a.	100	n.a.	7	n.a.	—	n.a.	—	n.a.	100	n.a.	7
Waverley East	n.a.	242	n.a.	12	n.a.	3	n.a.	3	n.a.	245	n.a.	15
Waverley West	n.a.	505	n.a.	30	n.a.	11	n.a.	7	n.a.	516	n.a.	37
<i>Total</i>	131	129	n.a.	18	n.a.	42	n.a.	8	n.a.	171	n.a.	26
Moonee Valley (C)	n.a.	143	n.a.	17	n.a.	19	n.a.	16	n.a.	162	n.a.	33
Essendon	n.a.	272	n.a.	35	n.a.	61	n.a.	24	n.a.	333	n.a.	59
West	n.a.	24	n.a.	3	n.a.	14	n.a.	4	n.a.	38	n.a.	3
<i>Total</i>	23	35	n.a.	3	n.a.	16	n.a.	5	n.a.	51	n.a.	8
Moreland (C)	n.a.	97	n.a.	7	n.a.	8	n.a.	—	n.a.	105	n.a.	7
Brunswick	n.a.	156	n.a.	13	n.a.	38	n.a.	5	n.a.	194	n.a.	18
Coburg	n.a.	124	n.a.	2	n.a.	—	n.a.	—	n.a.	124	n.a.	2
North	454	274	n.a.	28	n.a.	—	n.a.	—	n.a.	274	n.a.	28
<i>Total</i>	n.a.	180	n.a.	9	n.a.	—	n.a.	—	n.a.	180	n.a.	9
Mornington Peninsula (S)	n.a.	578	n.a.	38	n.a.	—	n.a.	—	n.a.	578	n.a.	38
East	n.a.	124	n.a.	2	n.a.	—	n.a.	—	n.a.	124	n.a.	2
South	454	274	n.a.	28	n.a.	—	n.a.	—	n.a.	274	n.a.	28
West	n.a.	180	n.a.	9	n.a.	—	n.a.	—	n.a.	180	n.a.	9
<i>Total</i>	n.a.	578	n.a.	38	n.a.	—	n.a.	—	n.a.	578	n.a.	38

See footnotes at end of table.

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

Statistical Local Area	Houses						Total residential buildings						
	July - Feb.			February			July - Feb.			February			
	1994-95	1995-96	1996	1994-95	1995-96	1996	1994-95	1995-96	1996	1994-95	1995-96	1996	
MELBOURNE STATISTICAL DIVISION—continued													
Nillumbik (S)	n.a.	25	n.a.	3	n.a.	—	n.a.	—	n.a.	n.a.	25	n.a.	3
South-West	n.a.	65	n.a.	1	n.a.	—	n.a.	—	n.a.	n.a.	65	n.a.	1
Balance	n.a.	90	n.a.	4	n.a.	—	n.a.	—	n.a.	n.a.	90	n.a.	4
<i>Total</i>	n.a.	36	n.a.	3	n.a.	63	n.a.	—	n.a.	n.a.	99	n.a.	3
Port Phillip (C)	25	73	1	6	129	131	2	—	154	204	3	6	6
St Kilda	n.a.	109	n.a.	9	n.a.	194	n.a.	—	n.a.	303	n.a.	9	9
West	n.a.	56	n.a.	5	n.a.	381	n.a.	136	n.a.	437	n.a.	141	141
<i>Total</i>	143	62	13	9	102	99	—	12	245	161	13	21	21
Stonnington (C)	n.a.	118	n.a.	14	n.a.	480	n.a.	148	n.a.	598	n.a.	162	162
Prahran	205	153	24	15	60	25	—	4	265	178	24	19	19
Malvern	n.a.	69	n.a.	6	n.a.	4	n.a.	4	n.a.	73	n.a.	10	10
<i>Total</i>	n.a.	190	n.a.	17	n.a.	15	n.a.	3	n.a.	205	n.a.	20	20
Whitehorse (C)	522	412	50	38	65	44	—	11	587	456	50	49	49
Box Hill	n.a.	549	n.a.	31	n.a.	48	n.a.	—	n.a.	597	n.a.	31	31
Nunawading East	n.a.	449	n.a.	42	n.a.	2	n.a.	—	n.a.	451	n.a.	42	42
Nunawading West	n.a.	33	n.a.	3	n.a.	180	n.a.	—	n.a.	213	n.a.	3	3
<i>Total</i>	29	18	4	2	40	99	2	31	69	117	6	33	33
Whittlesea (C)	n.a.	51	n.a.	5	n.a.	279	n.a.	31	n.a.	330	n.a.	36	36
Wyndham (C)	n.a.	15	n.a.	—	n.a.	—	n.a.	—	n.a.	15	n.a.	—	—
Yarra (C)	n.a.	24	n.a.	3	n.a.	2	n.a.	2	n.a.	26	n.a.	5	5
Yarra Ranges (S) (c)	n.a.	293	n.a.	23	n.a.	4	n.a.	—	n.a.	297	n.a.	23	23
Central	n.a.	332	n.a.	26	n.a.	6	n.a.	2	n.a.	338	n.a.	28	28
North	n.a.	10,307	n.a.	924	n.a.	2,485	n.a.	485	n.a.	12,792	n.a.	1,409	1,409
South-West	n.a.		n.a.		n.a.		n.a.		n.a.		n.a.		
<i>Total</i>	n.a.		n.a.		n.a.		n.a.		n.a.		n.a.		

See footnotes at end of table.

TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS (a) 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	
	1994-95	1995-96	1993	1996	1994-95	1995-96	1995	1996	1994-95	1995-96	1995	1996
BARWON STATISTICAL DIVISION												
Colac-Orway (S)	20	2	2	1	—	—	—	—	—	—	—	—
Colac	n.a.	10	n.a.	2	n.a.	—	—	—	20	2	2	1
North	n.a.	17	n.a.	4	n.a.	—	n.a.	—	n.a.	10	n.a.	2
South	n.a.	29	n.a.	7	n.a.	—	n.a.	—	n.a.	17	n.a.	4
Total	34	33	7	4	—	—	—	—	34	33	7	4
Golden Plains (S)	n.a.	17	n.a.	—	n.a.	—	—	—	n.a.	17	n.a.	—
North-West	n.a.	50	n.a.	4	n.a.	—	n.a.	—	n.a.	50	n.a.	4
South-East	n.a.	125	5	8	—	21	—	—	163	146	5	29
Total	246	131	18	18	—	3	—	21	246	134	18	21
Greater Geelong (C)	44	19	1	—	17	5	—	3	61	24	1	—
Part A	18	14	—	3	6	—	—	—	24	14	—	3
Bellarine Inner	21	9	2	—	8	—	—	—	29	9	2	—
Corio Inner	259	158	17	11	7	—	—	—	266	158	17	11
Geelong West	211	178	16	17	6	—	6	—	217	178	22	17
Geelong West	n.a.	1	n.a.	—	n.a.	—	—	—	n.a.	1	n.a.	—
Newtown	n.a.	635	n.a.	57	n.a.	29	n.a.	24	n.a.	664	n.a.	87
South Barwon Inner	23	24	4	—	—	7	—	—	23	31	4	—
Part B	194	155	8	18	—	4	—	—	194	159	8	18
Part C	n.a.	34	n.a.	1	n.a.	4	n.a.	—	n.a.	38	n.a.	1
Total	n.a.	189	n.a.	19	n.a.	8	n.a.	—	n.a.	197	n.a.	19
Queenscliffe (B)	n.a.	927	n.a.	87	n.a.	44	n.a.	24	n.a.	971	n.a.	111
Surf Coast (S)	n.a.	155	8	18	—	4	—	—	194	159	8	18
East	n.a.	34	n.a.	1	n.a.	4	n.a.	—	n.a.	38	n.a.	1
West	n.a.	189	n.a.	19	n.a.	8	n.a.	—	n.a.	197	n.a.	19
Total	n.a.	927	n.a.	87	n.a.	44	n.a.	24	n.a.	971	n.a.	111

See footnotes at end of table.

TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS (a) 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		July - Feb.		February			
	1994-95	1995-96	1995	1996	1994-95	1995-96	1995	1996	1994-95	1995-96	1995	1996	1994-95	1995-96	1995	1996		
WESTERN DISTRICT STATISTICAL DIVISION																		
Corangamite (S)	n.a.	7	n.a.	1	n.a.	...	n.a.	...	n.a.	...	n.a.	...	n.a.	...	7	n.a.		
North	n.a.	14	n.a.	5	n.a.	...	n.a.	...	n.a.	...	n.a.	...	n.a.	...	14	n.a.		
South	n.a.	21	n.a.	6	n.a.	...	n.a.	...	n.a.	...	n.a.	...	n.a.	...	21	n.a.		
Total	n.a.	18	n.a.	1	n.a.	...	n.a.	...	n.a.	...	n.a.	...	n.a.	...	18	n.a.		
Glenelg (S)	n.a.	3	n.a.	1	n.a.	...	n.a.	...	n.a.	...	n.a.	...	n.a.	...	3	n.a.		
Heywood	32	15	4	2	...	...	...	...	...	...	...	...	...	...	15	4		
North	n.a.	36	n.a.	4	n.a.	...	n.a.	...	n.a.	...	n.a.	...	n.a.	...	36	n.a.		
Portland	n.a.	2	n.a.	...	n.a.	...	n.a.	...	n.a.	...	n.a.	...	n.a.	...	2	n.a.		
Total	n.a.	2	n.a.	...	n.a.	...	n.a.	...	n.a.	...	n.a.	...	n.a.	...	2	n.a.		
Moynie (S)	n.a.	19	n.a.	3	n.a.	...	n.a.	...	n.a.	...	n.a.	...	n.a.	...	19	n.a.		
North-East	n.a.	13	n.a.	1	n.a.	...	n.a.	...	n.a.	...	n.a.	...	n.a.	...	13	n.a.		
South-West	n.a.	34	n.a.	4	n.a.	...	n.a.	...	n.a.	...	n.a.	...	n.a.	...	34	n.a.		
Balance	n.a.	12	n.a.	1	n.a.	...	n.a.	...	n.a.	...	n.a.	...	n.a.	...	12	n.a.		
Total	n.a.	1	n.a.	1	n.a.	...	n.a.	...	n.a.	...	n.a.	...	n.a.	...	1	n.a.		
Southern Grampians (S)	n.a.	6	n.a.	1	n.a.	...	n.a.	...	n.a.	...	n.a.	...	n.a.	...	6	n.a.		
Hamilton	n.a.	19	n.a.	2	n.a.	...	n.a.	...	n.a.	...	n.a.	...	n.a.	...	19	n.a.		
Wannon	n.a.	13	n.a.	1	n.a.	...	n.a.	...	n.a.	...	n.a.	...	n.a.	...	13	n.a.		
Balance	n.a.	34	n.a.	4	n.a.	...	n.a.	...	n.a.	...	n.a.	...	n.a.	...	34	n.a.		
Total	n.a.	12	n.a.	1	n.a.	...	n.a.	...	n.a.	...	n.a.	...	n.a.	...	12	n.a.		
Southern Grampians (S)	21	1	n.a.	...	n.a.	...	n.a.	...	n.a.	...	n.a.	...	n.a.	...	21	n.a.		
Hamilton	n.a.	1	n.a.	1	n.a.	...	n.a.	...	n.a.	...	n.a.	...	n.a.	...	1	n.a.		
Wannon	n.a.	6	n.a.	1	n.a.	...	n.a.	...	n.a.	...	n.a.	...	n.a.	...	6	n.a.		
Balance	n.a.	19	n.a.	2	n.a.	...	n.a.	...	n.a.	...	n.a.	...	n.a.	...	19	n.a.		
Total	n.a.	120	n.a.	15	n.a.	66	n.a.	8	n.a.	66	n.a.	8	n.a.	186	n.a.	23		
Warmambool (C)	n.a.	...	n.a.	...	n.a.	...	n.a.	...	n.a.	...	n.a.	...	n.a.	...	...	n.a.		
Lady Julia Percy Island	n.a.	...	n.a.	...	n.a.	...	n.a.	...	n.a.	...	n.a.	...	n.a.	...	...	n.a.		
Total Division	n.a.	230	n.a.	31	n.a.	66	n.a.	8	n.a.	66	n.a.	8	n.a.	296	n.a.	39		
CENTRAL HIGHLANDS STATISTICAL DIVISION																		
Ararat (RC)	n.a.	8	n.a.	1	n.a.	...	n.a.	...	n.a.	...	n.a.	...	n.a.	...	8	n.a.		
Ballarat (C)	153	97	9	12	10	1	...	...	...	...	...	...	...	98	9	12		
Central	104	80	5	12	...	...	...	...	...	...	...	...	...	80	5	12		
Inner North	2	3	1	...	...	...	...	...	...	...	...	...	...	3	1	...		
North	165	101	12	25	4	...	...	...	...	...	...	...	...	101	12	25		
South	424	281	27	49	14	1	...	...	...	...	...	...	...	282	27	49		
Total	n.a.	54	n.a.	10	n.a.	2	n.a.	...	n.a.	...	n.a.	...	n.a.	...	56	n.a.		
Hepburn (S)	n.a.	8	n.a.	1	n.a.	...	n.a.	...	n.a.	...	n.a.	...	n.a.	...	8	n.a.		
East	n.a.	62	n.a.	11	n.a.	2	n.a.	...	n.a.	...	n.a.	...	n.a.	...	64	n.a.		
West	n.a.	59	n.a.	6	n.a.	...	n.a.	...	n.a.	...	n.a.	...	n.a.	...	59	n.a.		
Total	n.a.	14	n.a.	5	n.a.	8	n.a.	...	n.a.	...	n.a.	...	n.a.	...	14	n.a.		
Moorabool (S)	46	17	1	1	...	...	...	...	...	...	...	...	...	17	1	1		
Bacchus Marsh	20	90	n.a.	9	n.a.	...	n.a.	...	n.a.	...	n.a.	...	n.a.	...	90	n.a.		
Ballan	n.a.	21	n.a.	4	n.a.	...	n.a.	...	n.a.	...	n.a.	...	n.a.	...	21	n.a.		
West	n.a.	462	n.a.	74	n.a.	3	n.a.	...	n.a.	...	n.a.	...	n.a.	...	465	n.a.		
Total	n.a.	462	n.a.	74	n.a.	3	n.a.	...	n.a.	...	n.a.	...	n.a.	...	465	n.a.		
Pyrenees (S)	n.a.	...	n.a.	...	n.a.	...	n.a.	...	n.a.	...	n.a.	...	n.a.	...	...	n.a.		
Total Division	n.a.	462	n.a.	74	n.a.	3	n.a.	...	n.a.	...	n.a.	...	n.a.	...	465	n.a.		

See footnotes at end of table.



TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS (a) 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	
	1994-95	1995-96	1995	1996	1994-95	1995-96	1995	1996	1994-95	1995-96	1995	1996
WIMMERA STATISTICAL DIVISION												
Hindmarsh (S)	n.a.	17	n.a.	—	n.a.	—	n.a.	—	n.a.	17	n.a.	—
Horsham (RC)	81	35	—	1	4	3	—	3	85	38	—	4
Central	n.a.	8	n.a.	1	n.a.	—	n.a.	—	n.a.	8	n.a.	1
Balance	n.a.	43	n.a.	2	n.a.	3	n.a.	3	n.a.	46	n.a.	5
<i>Total</i>	n.a.	7	n.a.	1	n.a.	—	n.a.	—	n.a.	7	n.a.	1
Northern Grampians (S)	n.a.	25	n.a.	2	n.a.	—	n.a.	—	n.a.	25	n.a.	2
St Arnaud	n.a.	32	n.a.	3	n.a.	—	n.a.	—	n.a.	32	n.a.	3
Stawell	n.a.	5	n.a.	1	n.a.	—	n.a.	—	n.a.	5	n.a.	1
<i>Total</i>	3	1	—	—	3	—	—	—	6	1	—	—
Yarnambiack (S)	n.a.	2	n.a.	1	n.a.	—	n.a.	—	n.a.	2	n.a.	1
North	n.a.	3	n.a.	1	n.a.	—	n.a.	—	n.a.	3	n.a.	1
South	n.a.	3	n.a.	1	n.a.	—	n.a.	—	n.a.	3	n.a.	1
<i>Total</i>	n.a.	100	n.a.	7	n.a.	3	n.a.	3	n.a.	103	n.a.	10
<b>Total Division</b>												
MALLEE STATISTICAL DIVISION												
Buloke (S)	n.a.	1	n.a.	—	n.a.	—	n.a.	—	n.a.	1	n.a.	—
North	n.a.	—	n.a.	—	n.a.	—	n.a.	—	n.a.	—	n.a.	—
South	n.a.	1	n.a.	—	n.a.	—	n.a.	—	n.a.	1	n.a.	—
<i>Total</i>	n.a.	15	n.a.	2	n.a.	—	n.a.	—	n.a.	15	n.a.	2
Gannawarra (S)	n.a.	109	n.a.	13	n.a.	6	n.a.	2	n.a.	115	n.a.	15
Mildura (RC)	n.a.	10	n.a.	1	n.a.	—	n.a.	—	n.a.	10	n.a.	1
Part A	271	119	20	14	2	6	—	2	273	125	20	16
Part B	67	20	9	1	2	—	—	—	69	20	9	1
<i>Total</i>	n.a.	22	n.a.	2	n.a.	—	n.a.	—	n.a.	22	n.a.	2
Swan Hill (RC)	n.a.	42	n.a.	3	n.a.	—	n.a.	—	n.a.	42	n.a.	3
Central	n.a.	177	n.a.	19	n.a.	6	n.a.	2	n.a.	183	n.a.	21
Balance	n.a.	177	n.a.	19	n.a.	6	n.a.	2	n.a.	183	n.a.	21
<i>Total</i>												

See footnotes at end of table.

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

Statistical Local Area	Houses			Other residential buildings (b)			Total residential buildings		
	July - Feb.	February	July - Feb.	July - Feb.	February	July - Feb.	July - Feb.	February	
	1994-95	1995-96	1995-96	1994-95	1995-96	1995-96	1994-95	1995-96	
LODDON STATISTICAL DIVISION									
Central Goldfields (S)									
Maryborough	16	19	—	8	—	—	—	—	—
Balance	n.a.	11	n.a.	5	n.a.	2	n.a.	21	10
Total	n.a.	30	n.a.	13	n.a.	2	n.a.	13	5
Greater Bendigo (C)									
Part A									
Eaglehawk	51	35	7	1	23	—	—	74	7
Central	95	89	6	10	5	6	—	100	6
Hundy — Inner	24	27	1	2	—	—	—	24	1
Marong — Inner	118	72	12	10	—	—	—	118	12
Strathfieldsaye — Inner	107	79	7	8	11	—	—	118	7
Part B	n.a.	59	n.a.	9	n.a.	—	n.a.	59	n.a.
Total	n.a.	361	n.a.	40	n.a.	28	n.a.	389	n.a.
Loddon (S)									
North	n.a.	3	n.a.	—	n.a.	—	n.a.	3	n.a.
South	n.a.	44	n.a.	4	n.a.	—	n.a.	44	n.a.
Total	n.a.	47	n.a.	4	n.a.	—	n.a.	47	n.a.
Macedon Ranges (S)									
Kyneton	n.a.	32	n.a.	3	n.a.	—	n.a.	32	n.a.
Romsey	63	48	7	8	—	—	—	48	7
Balance	n.a.	114	n.a.	5	n.a.	—	n.a.	114	n.a.
Total	n.a.	194	n.a.	16	n.a.	—	n.a.	194	n.a.
Mount Alexander (S)									
Castlemaine	28	4	3	1	2	—	—	30	4
Balance	n.a.	21	n.a.	4	n.a.	—	n.a.	21	n.a.
Total	n.a.	25	n.a.	5	n.a.	—	n.a.	25	n.a.
<b>Total Division</b>	<b>n.a.</b>	<b>657</b>	<b>n.a.</b>	<b>78</b>	<b>n.a.</b>	<b>32</b>	<b>n.a.</b>	<b>689</b>	<b>n.a.</b>

See footnotes at end of table.

TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS (a) 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	
	1994-95	1995-96	1995	1996	1994-95	1995-96	1995	1996	1994-95	1995-96	1995	1996
GOULBURN STATISTICAL DIVISION												
Campaspe (S)	116	36	5	6	—	—	—	—	116	36	5	6
Echuca	n.a.	21	n.a.	3	n.a.	—	n.a.	—	n.a.	21	n.a.	3
Kyabram	n.a.	35	n.a.	8	n.a.	—	n.a.	—	n.a.	35	n.a.	8
Rochester	n.a.	4	n.a.	2	n.a.	—	n.a.	—	n.a.	4	n.a.	2
South	n.a.	96	n.a.	19	n.a.	—	n.a.	—	n.a.	96	n.a.	19
Total	50	15	3	1	7	24	—	—	57	39	3	1
Delatite (S)	n.a.	17	n.a.	1	n.a.	—	n.a.	—	n.a.	17	n.a.	1
Benalla	81	39	5	2	—	8	—	8	81	47	5	10
North	n.a.	71	n.a.	4	n.a.	32	n.a.	8	n.a.	103	n.a.	12
South	n.a.	139	n.a.	13	n.a.	24	n.a.	12	n.a.	163	n.a.	25
Total	n.a.	12	n.a.	1	n.a.	—	n.a.	—	n.a.	12	n.a.	1
Greater Shepparton (C)	n.a.	15	n.a.	1	n.a.	—	n.a.	—	n.a.	15	n.a.	1
Part A	n.a.	166	n.a.	15	n.a.	24	n.a.	12	n.a.	190	n.a.	27
Part B	n.a.	24	n.a.	3	n.a.	—	n.a.	—	n.a.	24	n.a.	3
East	n.a.	81	n.a.	10	n.a.	—	n.a.	—	n.a.	81	n.a.	10
West	n.a.	105	n.a.	13	n.a.	—	n.a.	—	n.a.	105	n.a.	13
Total	n.a.	84	n.a.	8	n.a.	23	n.a.	—	n.a.	107	n.a.	8
Mitchell (S)	34	15	3	3	—	—	—	—	34	15	3	3
North	n.a.	16	n.a.	7	n.a.	—	n.a.	—	n.a.	16	n.a.	7
South	n.a.	31	n.a.	10	n.a.	—	n.a.	—	n.a.	31	n.a.	10
Total	n.a.	20	n.a.	8	n.a.	—	n.a.	—	n.a.	20	n.a.	8
Moira (S)	n.a.	573	n.a.	77	n.a.	79	n.a.	20	n.a.	652	n.a.	97
Murrumbidgee (S)	n.a.	573	n.a.	77	n.a.	79	n.a.	20	n.a.	652	n.a.	97
East	n.a.	573	n.a.	77	n.a.	79	n.a.	20	n.a.	652	n.a.	97
West	n.a.	573	n.a.	77	n.a.	79	n.a.	20	n.a.	652	n.a.	97
Total	n.a.	573	n.a.	77	n.a.	79	n.a.	20	n.a.	652	n.a.	97
Strathbogie (S)	n.a.	573	n.a.	77	n.a.	79	n.a.	20	n.a.	652	n.a.	97
Total Division	n.a.	573	n.a.	77	n.a.	79	n.a.	20	n.a.	652	n.a.	97

See footnotes at end of table.

TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS (a) 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		July - Feb.		February			
	1994-95	1995-96	1995	1996	1994-95	1995-96	1995	1996	1994-95	1995-96	1995	1996	1994-95	1995-96	1995	1996		
OVENS-MURRAY STATISTICAL DIVISION																		
Alpine (S)	n.a.	38	n.a.	3	n.a.	—	n.a.	—	n.a.	—	n.a.	—	n.a.	38	n.a.	3		
East	n.a.	16	n.a.	1	n.a.	—	n.a.	—	n.a.	—	n.a.	—	n.a.	16	n.a.	1		
West	n.a.	54	n.a.	4	n.a.	—	n.a.	—	n.a.	—	n.a.	—	n.a.	54	n.a.	4		
Total	n.a.	35	n.a.	9	n.a.	—	n.a.	—	n.a.	—	n.a.	—	n.a.	35	n.a.	9		
Indigo (S)	26	15	2	2	—	—	—	—	26	—	—	—	26	15	2	2		
Part A	n.a.	50	n.a.	11	n.a.	—	n.a.	—	n.a.	—	n.a.	—	n.a.	50	n.a.	11		
Part B	n.a.	21	n.a.	1	n.a.	—	n.a.	—	n.a.	—	n.a.	—	n.a.	21	n.a.	1		
Total	n.a.	9	n.a.	1	n.a.	—	n.a.	—	n.a.	—	n.a.	—	n.a.	9	n.a.	1		
Milawa (S)	51	64	4	3	6	1	—	—	57	65	4	3	65	65	4	3		
North	n.a.	94	n.a.	5	n.a.	1	n.a.	—	n.a.	95	n.a.	5	n.a.	95	n.a.	5		
South	n.a.	4	n.a.	—	n.a.	—	n.a.	—	n.a.	4	n.a.	—	n.a.	4	n.a.	—		
Wangarata	n.a.	10	n.a.	—	n.a.	—	n.a.	—	n.a.	10	n.a.	—	n.a.	10	n.a.	—		
Total	31	14	—	—	—	—	—	—	31	14	—	—	31	14	—	—		
Towong (S)	n.a.	166	n.a.	18	n.a.	4	n.a.	—	n.a.	170	n.a.	—	n.a.	170	n.a.	18		
Part A	n.a.	378	n.a.	38	n.a.	5	n.a.	—	n.a.	383	n.a.	—	n.a.	383	n.a.	38		
Part B	n.a.	10	n.a.	—	n.a.	—	n.a.	—	n.a.	10	n.a.	—	n.a.	10	n.a.	—		
Total	n.a.	166	n.a.	18	n.a.	4	n.a.	—	n.a.	170	n.a.	—	n.a.	170	n.a.	18		
Wedonga (RC)	n.a.	378	n.a.	38	n.a.	5	n.a.	—	n.a.	383	n.a.	—	n.a.	383	n.a.	38		
Total Division	n.a.	378	n.a.	38	n.a.	5	n.a.	—	n.a.	383	n.a.	—	n.a.	383	n.a.	38		
EAST GIPPSLAND STATISTICAL DIVISION																		
East Gippsland (S)	n.a.	143	n.a.	38	n.a.	2	n.a.	—	n.a.	145	n.a.	—	n.a.	145	n.a.	38		
Bairnsdale	41	20	2	4	3	—	—	—	44	20	2	4	44	20	2	4		
Orbost	n.a.	12	n.a.	4	n.a.	—	n.a.	—	n.a.	12	n.a.	—	n.a.	12	n.a.	4		
South-West	n.a.	19	n.a.	4	n.a.	—	n.a.	—	n.a.	19	n.a.	—	n.a.	19	n.a.	4		
Balance	n.a.	194	n.a.	50	n.a.	2	n.a.	—	n.a.	196	n.a.	—	n.a.	196	n.a.	50		
Total	30	12	2	1	—	—	—	—	30	12	2	1	30	12	2	1		
Wellington (S)	n.a.	11	n.a.	1	n.a.	—	n.a.	—	n.a.	11	n.a.	—	n.a.	11	n.a.	1		
Alberton	42	21	—	4	13	—	—	—	55	21	—	4	55	21	—	4		
Avon	n.a.	35	n.a.	3	n.a.	—	n.a.	—	n.a.	35	n.a.	—	n.a.	35	n.a.	3		
Maffra	39	48	2	10	—	—	—	—	39	48	2	10	39	48	2	10		
Rosedale	n.a.	127	n.a.	19	n.a.	—	n.a.	—	n.a.	127	n.a.	—	n.a.	127	n.a.	19		
Sale	n.a.	321	n.a.	69	n.a.	2	n.a.	—	n.a.	323	n.a.	—	n.a.	323	n.a.	69		
Total	n.a.	321	n.a.	69	n.a.	2	n.a.	—	n.a.	323	n.a.	—	n.a.	323	n.a.	69		

See footnotes at end of table.

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

Statistical Local Area	Houses						Total residential buildings					
	Other residential buildings (b)			Total residential buildings			Other residential buildings (b)			Total residential buildings		
	July - Feb. 1994-95	February 1995	February 1996	July - Feb. 1994-95	February 1995	February 1996	July - Feb. 1995-96	February 1995	February 1996	July - Feb. 1995-96	February 1995	February 1996
GIPPSLAND STATISTICAL DIVISION												
Bass Coast (S)	119	94	11	9	11	9	—	—	—	—	—	—
Phillip Island	n.a.	96	n.a.	14	n.a.	14	n.a.	—	—	—	—	—
Balance	n.a.	190	n.a.	23	n.a.	23	n.a.	2	n.a.	2	n.a.	2
<i>Total</i>	n.a.	190	n.a.	23	n.a.	23	n.a.	2	n.a.	2	n.a.	2
Baw Baw (S)	n.a.	14	n.a.	2	n.a.	2	n.a.	—	n.a.	—	n.a.	2
Part A	n.a.	14	n.a.	2	n.a.	2	n.a.	—	n.a.	—	n.a.	2
Part B	n.a.	—	n.a.	—	n.a.	—	n.a.	—	n.a.	—	n.a.	—
East	n.a.	5	n.a.	1	n.a.	1	n.a.	—	n.a.	—	n.a.	1
West	n.a.	72	n.a.	12	n.a.	12	n.a.	—	n.a.	—	n.a.	12
<i>Total</i>	n.a.	91	n.a.	15	n.a.	15	n.a.	—	n.a.	—	n.a.	15
La Trobe (S)	n.a.	38	n.a.	9	n.a.	9	n.a.	4	n.a.	—	n.a.	9
Moe	n.a.	18	n.a.	2	n.a.	2	n.a.	—	n.a.	—	n.a.	2
Morwell	n.a.	71	n.a.	11	n.a.	11	n.a.	3	n.a.	3	n.a.	14
Traralgon	n.a.	14	n.a.	4	n.a.	4	n.a.	—	n.a.	—	n.a.	4
Balance	n.a.	141	n.a.	26	n.a.	26	n.a.	7	n.a.	3	n.a.	29
<i>Total</i>	n.a.	141	n.a.	26	n.a.	26	n.a.	7	n.a.	3	n.a.	29
South Gippsland (S)	n.a.	69	n.a.	5	n.a.	5	n.a.	—	n.a.	—	n.a.	5
Central	n.a.	13	n.a.	3	n.a.	3	n.a.	—	n.a.	—	n.a.	3
East	n.a.	34	n.a.	5	n.a.	5	n.a.	—	n.a.	—	n.a.	5
West	n.a.	13	n.a.	3	n.a.	3	n.a.	—	n.a.	—	n.a.	3
<i>Total</i>	n.a.	95	n.a.	11	n.a.	11	n.a.	—	n.a.	—	n.a.	11
Yarra Ranges (S) — Part B (c)	n.a.	1	n.a.	—	n.a.	—	n.a.	—	n.a.	—	n.a.	—
Bass Strait Islands	1	—	—	—	—	—	—	—	—	—	—	—
French Island	—	—	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—	—	—
<b>Total Division</b>	n.a.	518	n.a.	75	n.a.	75	n.a.	9	n.a.	5	n.a.	80
TOTAL VICTORIA												
	24,547	14,651	1,987	1,479	3,171	2,734	250	549	27,718	17,385	2,237	2,028

(a) For details of changes to Statistical Local Areas and Statistical Divisions, please refer to paragraphs 12 to 14 of the explanatory notes. (b) Number of dwelling units. (c) The Shire of Yarra Ranges comprises four Statistical Local Areas (SLA). Commencements for three SLAs are included in the Melbourne Statistical Division and the other SLA is included in the Gippsland Statistical Division

TABLE 4. NUMBER OF NEW HOUSES COMMENCED BY MATERIAL OF OUTER WALLS, OWNERSHIP, AND STATISTICAL DIVISION, FEBRUARY 1996

<i>Statistical division (a)</i>	<i>Double brick, stone and concrete</i>	<i>Brick veneer</i>	<i>Fibre cement</i>	<i>Timber</i>	<i>Other and not stated</i>	<i>Total</i>
<b>PRIVATE SECTOR</b>						
Melbourne	25	577	4	12	296	914
Barwon	1	53	1	5	27	87
Western District	10	15	—	6	—	31
Central Highlands	2	6	4	3	59	74
Wimmera	—	3	—	1	3	7
Mallee	2	3	—	1	13	19
Loddon	4	35	1	4	34	78
Goulburn	5	43	2	8	18	76
Ovens-Murray	6	27	—	—	5	38
East Gippsland	5	21	6	3	29	64
Gippsland	2	30	9	8	24	73
<b>Total Victoria</b>	<b>62</b>	<b>813</b>	<b>27</b>	<b>51</b>	<b>508</b>	<b>1,461</b>
<b>PUBLIC SECTOR</b>						
Melbourne	—	4	—	—	6	10
Barwon	—	—	—	—	—	—
Western District	—	—	—	—	—	—
Central Highlands	—	—	—	—	—	—
Wimmera	—	—	—	—	—	—
Mallee	—	—	—	—	—	—
Loddon	—	—	—	—	—	—
Goulburn	—	1	—	—	—	1
Ovens-Murray	—	—	—	—	—	—
East Gippsland	—	—	—	—	5	5
Gippsland	—	—	—	—	2	2
<b>Total Victoria</b>	<b>—</b>	<b>5</b>	<b>—</b>	<b>—</b>	<b>13</b>	<b>18</b>
<b>TOTAL</b>						
Melbourne	25	581	4	12	302	924
Barwon	1	53	1	5	27	87
Western District	10	15	—	6	—	31
Central Highlands	2	6	4	3	59	74
Wimmera	—	3	—	1	3	7
Mallee	2	3	—	1	13	19
Loddon	4	35	1	4	34	78
Goulburn	5	44	2	8	18	77
Ovens-Murray	6	27	—	—	5	38
East Gippsland	5	21	6	3	34	69
Gippsland	2	30	9	8	26	75
<b>Total Victoria</b>	<b>62</b>	<b>818</b>	<b>27</b>	<b>51</b>	<b>521</b>	<b>1,479</b>

(a) For details of changes to Statistical Divisions, please refer to paragraphs 12 to 14 of the explanatory notes.

## EXPLANATORY NOTES

**Introduction**

This publication contains monthly details of the number of new dwelling units reported by approving authorities as having commenced. Data for selected statistical local areas are included.

**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; and
- (b) contracts were let or day labour work was authorised by Commonwealth, State, semi-government and local government authorities.
- (c) building permits were issued by licensed municipal 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 e.g. 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 dwelling unit is regarded as being commenced on the date when:

- (a) the residential building 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 residential building is determined as commenced by a building inspector or surveyor.

7. *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 seasonal 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 seasonal adjusted series does not necessarily indicate a change of trend. Particular care should therefore be taken in interpreting individual month to month movements.

**Trend Estimates**

10. Trend estimate dwelling unit commencement statistics are shown in Table 2. The trend estimates have been obtained by applying a 13-term Henderson-weighted moving average to the series.

11. While this technique enables trend estimate data to be produced for the latest few months, it does result in revisions to the trend estimates as new data become available. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

**Australian Standard Geographical Classification (ASGC)**

12. Area statistics are now being classified to the *Australian Standard Geographical Classification, Edition 2.5* (1216.0) and ASGC terminology has been adopted in the presentation of building statistics.

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

14. Table 3 shows commencements statistics according to the new SLA structure and includes data for periods prior to July 1995 relating to those geographic areas for which no boundary changes have been made. Table 1 includes data for the Melbourne Statistical Division for periods prior to July 1995 because only minor boundary changes have been made. (Historical data for SDs subject to significant boundary changes can, in some instances, be provided as a special data service. Charges apply for these services.)

**Comparability of statistics**

15. 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 commencement statistics with the quarterly dwelling unit commencement statistics from the Building Activity Survey.

**Unpublished data**

16. 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 clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

**Related publications**

17. Other ABS publications which may be of interest include:

*Building Approvals, Australia* (8731.0) – issued monthly  
*Building Approvals, Victoria* (8731.2) – issued monthly  
*Building Activity, Australia: Dwelling Unit Commencements, Preliminary* (8750.0) – issued quarterly  
*Building Activity, Victoria* (8752.2) – issued quarterly

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

**Symbols and other usages**

n.a. not available  
 – nil or rounded to zero

**STUART JACKSON**  
**Deputy Commonwealth Statistician**

