

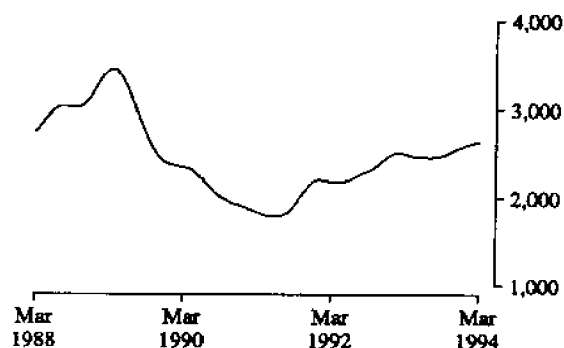
CATALOGUE NUMBER 8741.2
2 JUNE 1994

**DWELLING UNIT COMMENCEMENTS REPORTED BY
APPROVING AUTHORITIES, VICTORIA,
MARCH 1994**

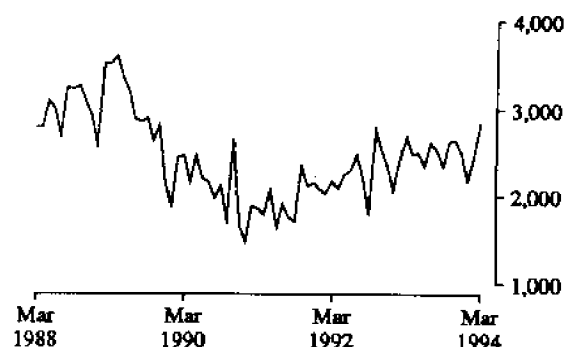
MAIN FEATURES

- Trend estimates of the number of dwelling units commenced in March 1994 (2,636) showed a 0.5 per cent increase over the figure for February 1994 (2,623) and a 6 per cent increase over the figure for March 1993 (2,495). Apart from a slight decline in the series which occurred between March 1993 and July 1993, the trend estimate has shown a steady increase each month since January 1993.
- In original terms the number of dwelling units commenced in March 1994 (2,858) was 17 per cent higher than in the previous month (2,446) and 6 per cent higher than in March 1993 (2,694). The 2,858 dwelling units commenced in March 1994, was the highest monthly figure since September 1989 when 2,906 were recorded.
- There were 2,576 new private sector houses commenced during March 1994, the highest number since October 1992 when 2,586 were recorded.

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



**NUMBER OF DWELLING UNITS COMMENCED
ORIGINAL**



INQUIRIES

For further information about statistics in this publication and the availability of related unpublished statistics, contact Denis Ward or Leon Kinnersly on Melbourne (03) 615 7000; or any ABS State office.

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

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)									
1990-91	11,895	1,331	13,226	683	436	1,119	12,578	1,752	14,330
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—									
January	1,110	125	1,235	45	44	89	1,155	169	1,324
February	1,302	226	1,528	38	11	49	1,340	237	1,577
March	1,574	118	1,692	105	49	154	1,679	167	1,846
April	1,363	183	1,546	105	7	112	1,468	190	1,658
May	1,478	176	1,654	66	11	77	1,544	187	1,731
June	1,351	149	1,500	72	—	72	1,423	149	1,572
July	1,472	316	1,788	67	28	95	1,539	344	1,883
August	1,481	194	1,675	53	14	67	1,534	208	1,742
September	1,255	258	1,513	55	29	84	1,310	287	1,597
October	1,452	206	1,658	64	—	64	1,516	206	1,722
November	1,472	195	1,667	44	—	44	1,516	195	1,711
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
VICTORIA									
1990-91	19,560	1,840	21,400	1,031	593	1,624	20,591	2,433	23,024
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—									
January	1,769	149	1,918	98	49	147	1,867	198	2,065
February	2,053	257	2,310	101	11	112	2,154	268	2,422
March	2,359	146	2,505	140	49	189	2,499	195	2,694
April	2,108	208	2,316	154	24	178	2,262	232	2,494
May	2,187	201	2,388	99	23	122	2,286	224	2,510
June	2,063	196	2,259	85	2	87	2,148	198	2,346
July	2,176	326	2,502	93	28	121	2,269	354	2,623
August	2,216	224	2,440	80	14	94	2,296	238	2,534
September	1,949	271	2,220	90	29	119	2,039	300	2,339
October	2,235	244	2,479	161	—	161	2,396	244	2,640
November	2,360	212	2,572	74	6	80	2,434	218	2,652
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

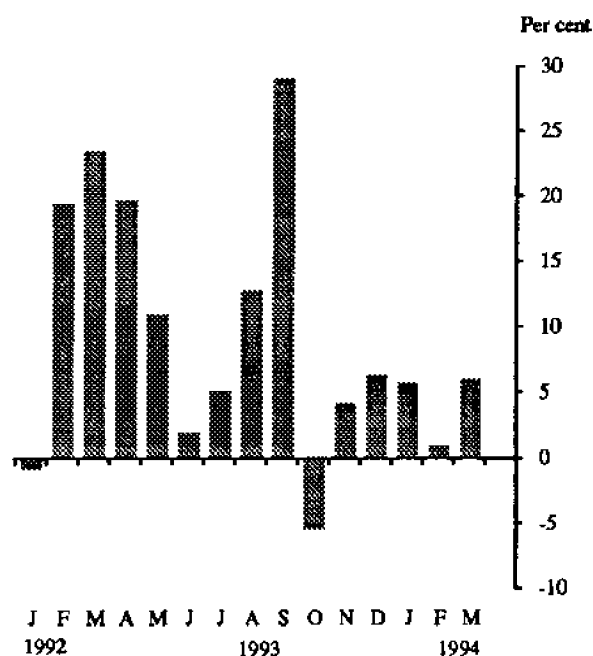
(a) Number of dwelling units. (b) Please refer to page 14 for a summary of changes to Statistical Divisions which were implemented on 1 July 1991.

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)
1990-91	19,560	19,700	19,768	23,024	23,061	23,040
1991-92	21,655	21,599	21,583	24,963	24,999	25,044
1992-93	25,248	25,299	25,328	28,762	28,845	28,945
1993—						
January	1,769	2,321	2,196	2,065	2,686	2,504
February	2,053	2,035	2,194	2,422	2,431	2,513
March	2,359	2,196	2,171	2,694	2,440	2,495
April	2,108	2,209	2,146	2,494	2,580	2,471
May	2,187	2,124	2,130	2,510	2,439	2,465
June	2,063	2,047	2,115	2,346	2,312	2,461
July	2,176	2,084	2,101	2,623	2,547	2,458
August	2,216	2,170	2,089	2,534	2,504	2,465
September	1,949	2,091	2,077	2,339	2,518	2,481
October	2,235	2,044	2,079	2,640	2,489	2,510
November	2,360	2,071	2,094	2,652	2,341	2,542
December	1,895	2,057	2,123	2,498	2,645	2,572
1994—						
January	1,742	2,280	2,165	2,185	2,853	2,600
February	2,084	2,071	2,213	2,446	2,463	2,623
March	2,576	2,418	2,266	2,858	2,616	2,636

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

NEW DWELLING COMMENCEMENTS, VICTORIA, ANNUAL PERCENTAGE CHANGE



NUMBER OF NEW DWELLING COMMENCEMENTS

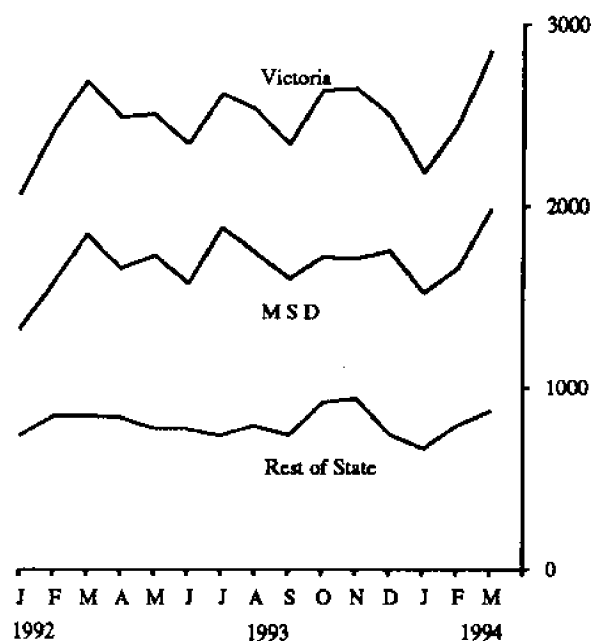


TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING (a)

Statistical Local Area	Houses				Other residential buildings (b)				Total residential buildings							
	1993-94		1993-94		1993-94		1993-94		1992-93		1992-93		1993-94		1993-94	
	July - Mar.	March	July - Mar.	March	July - Mar.	March	July - Mar.	March	July - Mar.	March	July - Mar.	March	July - Mar.	March	July - Mar.	March
MELBOURNE STATISTICAL DIVISION																
Altona (C)	222	165	18	13	2	26	—	—	—	—	224	191	18	13	—	—
Berwick (C)	1,715	1,350	171	204	9	11	—	—	—	—	1,724	1,361	171	204	—	—
Box Hill (C)	135	117	28	14	115	35	16	2	—	—	250	152	44	16	—	—
Brighton (C)	79	75	2	8	4	35	—	—	—	—	83	110	2	10	—	—
Breadmeadows (C)	490	202	31	46	59	43	13	2	—	—	549	245	44	48	—	—
Brunswick (C)	44	24	4	3	90	21	3	—	—	—	134	45	7	3	—	—
Bulla (S)	883	829	90	100	42	—	4	—	—	—	925	829	94	100	—	—
Camberwell (C)	231	265	33	43	32	26	—	—	—	—	263	291	33	54	—	—
Caulfield (C)	160	138	10	14	94	74	—	—	—	—	212	212	10	18	—	—
Chelsea (C)	123	68	8	11	15	6	—	—	—	—	138	74	8	11	—	—
Coburg (C)	63	45	4	5	11	30	—	—	—	—	74	75	4	12	—	—
Collingwood (C)	15	18	3	1	16	13	—	—	—	—	31	31	3	5	—	—
Cranbourne (C)	1,693	1,098	123	146	82	4	18	—	—	—	1,775	1,102	141	146	—	—
Croydon (C)	425	216	39	32	24	12	5	12	—	—	449	228	44	44	—	—
Dandenong (C)	97	56	18	6	—	—	—	—	—	—	97	56	18	6	—	—
Diamond Valley (S)	306	220	22	29	9	6	—	—	—	—	315	226	22	29	—	—
Doncaster and Templestowe (C)	392	311	25	28	51	58	—	—	—	—	443	369	25	47	—	—
Filham (S)	278	183	18	20	28	19	4	—	—	—	306	202	22	20	—	—
Essendon (C)	111	76	24	16	28	42	—	—	—	—	139	118	24	28	—	—
Fitzroy (C)	5	38	—	—	127	160	—	—	—	—	132	198	—	—	—	—
Flinders (S)	426	413	84	39	—	—	—	—	—	—	426	413	84	39	—	—
Footscray (C)	46	26	6	1	42	46	—	—	—	—	88	72	6	1	—	—
Frankston (C)	258	187	29	24	40	4	26	—	—	—	298	191	55	24	—	—
Heidelberg (C)	355	206	26	25	—	—	—	—	—	—	355	206	26	25	—	—
Hawthorn (C)	30	24	2	1	21	71	—	—	—	—	51	95	2	5	—	—
Healesville (S)	79	45	8	3	—	—	—	—	—	—	79	45	8	3	—	—
Heidelberg (C)	148	201	35	26	5	34	—	—	—	—	153	235	35	26	—	—
Kew (C)	919	774	108	96	12	26	—	—	—	—	931	800	108	96	—	—
Knox (C)	65	46	8	7	17	184	2	—	—	—	82	230	10	7	—	—
Lillydale (S)	432	345	45	82	16	3	—	—	—	—	875	898	72	176	—	—
Malvern (C)	51	53	5	4	45	56	—	—	—	—	441	354	45	84	—	—
Melbourne (C)	91	15	2	2	153	535	—	—	—	—	96	109	5	10	—	—
Melton (S)	430	315	37	31	20	—	—	—	—	—	244	550	2	11	—	—
Moorabbin (C)	255	248	16	39	18	26	—	—	—	—	450	315	37	31	—	—
Mordialloc (C)	83	76	3	20	8	12	—	—	—	—	273	274	16	39	—	—
Mornington (S)	320	267	26	33	16	9	—	—	—	—	91	88	3	20	—	—
Northcote (C)	53	41	3	4	66	30	4	13	—	—	336	276	26	35	—	—
Nunawading (C)	362	229	21	25	21	76	—	—	—	—	119	71	7	17	—	—
Oakleigh (C)	134	112	13	16	21	30	—	—	—	—	383	305	21	25	—	—
Pakenham (S)	433	326	42	47	8	—	—	—	—	—	441	326	42	47	—	—
Port Melbourne (C)	10	12	1	5	7	19	—	—	—	—	17	31	1	5	—	—

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 - Mar.		March		July - Mar.		March		July - Mar.		March	
	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994
MELBOURNE STATISTICAL DIVISION—continued												
Prahran (C)	27	15	6	2	38	43	4	13	65	58	10	15
Preston (C)	152	210	18	15	16	42	2	3	168	252	20	18
Richmond (C)	16	17	2	4	44	77	7	12	60	94	9	16
Ringwood (C)	159	169	16	18	6	2	—	2	165	171	16	20
St Kilda (C)	26	9	—	1	66	25	—	—	92	34	—	1
Sandringham (C)	101	95	5	11	4	10	—	2	105	105	5	13
Sherbrooke (S)	61	36	1	6	—	—	—	—	61	36	1	6
South Melbourne (C)	25	18	11	—	341	202	4	18	366	220	15	18
Springvale (C)	508	320	56	48	20	11	—	4	528	331	56	52
Sunshine (C)	268	170	28	9	14	20	—	8	282	190	28	17
Upper Yarra (S) Pt A	66	42	6	12	—	—	—	—	66	42	6	12
Waverley (C)	237	231	30	28	77	104	4	27	314	335	34	55
Warribee (C)	1,424	861	174	101	13	—	—	—	1,437	861	174	101
Whitlessa (C)	743	566	53	45	4	—	—	—	747	566	53	45
Williamstown (C)	142	129	10	41	64	—	47	—	206	129	57	41
Total Division	17,261	13,238	1,679	1,786	2,090	2,327	167	200	19,351	15,565	1,846	1,986
BARWON STATISTICAL DIVISION												
Banockburn (S) Pt A and Pt B	51	36	5	6	—	—	—	—	51	36	5	6
Barrabool (S) Pt A and Pt B	180	149	17	17	4	4	2	—	184	151	17	17
Bellarine (RC) Pt A and Pt B	403	376	32	50	5	8	—	—	408	384	32	50
Colac (C)	17	15	—	2	—	—	—	—	17	15	—	2
Colac (S)	35	34	2	5	—	—	—	—	35	34	2	5
Corio (S) Pt A and Pt B	320	220	36	29	30	—	2	—	350	220	38	29
Geelong (C)	27	32	3	3	26	—	—	—	53	32	3	3
Geelong West (C)	14	16	4	4	7	—	—	—	21	16	4	4
Leigh (S)	17	14	1	—	—	—	—	—	17	14	1	—
Newtown (C)	16	15	—	1	2	—	—	—	18	15	—	1
Otway (S)	56	42	4	5	6	8	—	—	62	50	4	5
Queenscliffe (B)	24	23	2	2	—	—	—	—	24	23	2	2
South Barwon (C) Pt A and Pt B	463	304	49	42	19	14	2	6	482	318	51	48
Winchelsea (S)	47	41	4	11	—	—	—	—	47	41	4	11
Total Division	1,670	1,317	159	177	99	32	4	6	1,769	1,349	163	183

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 - Mar.		March		July - Mar.		March		July - Mar.		March	
	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994
WESTERN DISTRICT STATISTICAL DIVISION												
Belfast (S)	6	2	2	—	—	—	—	—	6	2	2	—
Camperdown (T)	6	2	—	—	—	—	—	—	6	2	—	—
Dundas (S)	11	3	—	—	—	—	—	—	11	3	—	—
Glenside (S)	6	6	—	—	—	—	—	—	6	6	—	—
Hamilton (C)	27	19	4	—	4	—	—	—	31	19	4	—
Hampden (S)	15	12	3	2	—	—	—	—	15	12	3	2
Heysbury (S)	23	17	5	4	—	—	—	—	23	17	5	4
Heywood (S)	35	18	4	2	—	—	—	—	35	18	4	2
Minhamite (S)	5	1	—	—	—	—	—	—	5	1	—	—
Montlake (S)	3	3	—	1	—	—	—	—	3	3	—	1
Mount Rouse (S)	4	2	1	—	—	—	—	—	4	2	1	—
Port Fairy (B)	20	25	3	3	4	2	—	—	24	27	3	3
Portland (C)	35	34	3	2	—	—	—	—	35	34	3	2
Waroon (S)	2	2	—	—	—	—	—	—	2	2	—	—
Warmambool (C)	222	180	13	26	24	2	—	—	246	182	13	26
Warmambool (S)	40	39	5	6	—	—	—	—	40	39	5	6
Lady Julia Percy Island and Tower Hill Lake Reserve	—	—	—	—	—	—	—	—	—	—	—	—
Total Division	460	365	43	46	32	4	—	—	492	369	43	46
CENTRAL HIGHLANDS STATISTICAL DIVISION												
Ararat (C)	14	9	1	—	—	—	—	—	14	9	1	—
Ararat (S)	28	13	2	1	—	2	—	—	28	15	2	1
Avoca (S)	14	11	2	1	3	—	—	—	17	11	2	1
Bacchus Marsh (S)	166	132	20	8	—	—	—	—	166	132	20	8
Ballaarat (C)	115	101	12	14	33	8	—	—	148	109	12	14
Ballan (S)	67	36	—	3	—	—	—	—	67	36	—	3
Ballaarat (S) Pt A and Pt B	93	114	4	11	6	—	—	—	99	114	4	11
Bungaree (S) Pt A and Pt B	49	43	8	10	—	—	—	—	49	43	8	10
Buninyong (S) Pt A and Pt B	113	72	8	10	—	2	—	—	113	74	8	10
Creswick (S)	29	14	—	2	—	—	—	—	29	14	—	2
Daylesford and Glenlyon (S)	65	69	5	11	—	2	—	—	65	71	5	11
Grenville (S) Pt A and Pt B	81	80	10	12	—	—	—	—	81	80	10	12
Lexton (S)	9	8	—	—	—	—	—	—	9	8	—	—
Ripon (S)	11	9	—	2	—	—	—	—	11	9	—	2
Sebastopol (H)	72	62	3	4	—	—	—	—	72	62	3	4
Talbot and Clunes (S)	22	11	2	1	—	2	—	2	22	13	2	3
Total Division	948	784	77	90	42	16	—	2	990	800	77	92

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 - Mar.		March		July - Mar.		March		July - Mar.		March	
	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994
WIMMERA STATISTICAL DIVISION												
Arapiles (S)	3	1	—	—	—	—	—	—	3	1	—	—
Dimboola (S)	7	3	—	1	—	—	—	—	7	3	—	1
Donald (S)	7	4	—	—	—	—	—	—	7	4	—	—
Dunmunkle (S)	7	2	—	—	—	2	—	—	7	4	—	—
Horsham (C)	90	86	9	12	—	7	—	3	90	93	9	15
Kaniva (S)	17	1	6	1	—	—	—	—	17	1	6	1
Kara Kara (S)	9	4	1	1	—	—	—	—	9	4	1	1
Kowree (S)	13	5	1	—	—	—	—	—	13	5	1	—
Lowan (S)	13	14	4	7	—	—	—	—	13	14	4	7
St Arnaud (T)	12	6	—	—	—	—	—	—	16	6	—	—
Stawell (C)	26	22	1	1	—	4	—	—	31	22	1	1
Stawell (S)	9	22	—	5	—	—	—	—	9	22	—	5
Warracknabeal (S)	2	8	—	1	—	—	—	—	2	8	—	1
Wimmera (S)	22	12	3	1	—	—	—	—	22	12	3	1
Total Division	237	190	25	30	9	9	9	3	246	199	25	33
MALLEE STATISTICAL DIVISION												
Birchip (S)	1	—	—	—	—	—	—	—	—	—	—	—
Karkaroo (S)	8	3	2	—	—	—	—	—	8	3	2	—
Kerang (B)	9	15	3	3	—	—	—	—	9	15	3	3
Kerang (S)	24	16	3	1	—	—	—	—	24	16	3	1
Mildura (C)	203	164	11	6	—	—	—	—	233	187	19	6
Mildura (S) Pt A and Pt B	129	125	10	13	30	23	8	—	137	127	10	13
Swan Hill (C)	40	38	5	6	—	2	—	—	42	55	7	6
Swan Hill (S)	36	26	3	1	—	—	—	—	36	26	3	1
Walpeup (S)	2	8	—	1	—	—	—	—	2	8	—	1
Wycheproof (S)	5	—	—	—	—	—	—	—	5	—	—	—
Total Division	457	395	37	31	40	42	10	—	497	437	47	31

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 - Mar.	March	March	July - Mar.	March	March	July - Mar.	March	March	
	1992-93	1993-94	1993	1992-93	1993-94	1993	1992-93	1993-94	1993	
LODIXON-CAMPASPE STATISTICAL DIVISION										
Bendigo (C)	120	90	8	5	12	—	125	102	8	11
Bet Bet (S)	18	16	1	2	—	—	18	16	1	2
Castlemaine (C)	20	17	1	2	—	—	20	17	1	2
Charlton (S)	1	4	—	—	—	—	1	4	—	—
Cohuna (S)	11	9	1	—	—	—	11	9	1	—
Eaglehawk (B)	63	52	5	9	—	—	65	52	5	9
East Loddon (S)	5	3	—	2	—	—	7	3	—	—
Echuca (C)	104	78	7	9	2	—	108	80	7	9
Gisborne (S)	89	54	6	8	15	—	104	66	6	8
Gordon (S)	5	11	—	3	—	—	5	11	—	3
Huntly (S) Pt A and Pt B	40	33	1	3	—	—	40	33	1	3
Korong (S)	17	15	—	2	—	—	17	15	—	2
Kyneton (S)	66	51	6	8	—	—	66	51	6	8
McIvor (S)	32	33	5	—	—	—	32	33	5	—
Maldon (S)	22	19	2	6	—	—	22	19	2	6
Marong (RC) Pt A and Pt B	282	195	42	25	—	—	284	195	42	25
Maryborough (C)	15	10	—	1	—	—	19	10	—	1
Meicallie (S)	24	13	1	4	—	—	24	13	1	4
Newham and Woodend (S)	43	31	2	3	—	—	43	31	2	3
Newstead (S)	35	24	1	4	—	—	35	24	1	4
Pyalong (S)	9	8	1	2	—	—	9	8	1	2
Rochester (S)	34	40	3	3	—	—	40	40	3	3
Romsey (S)	103	59	5	4	—	—	110	59	5	4
Sirathfieldsaye (S) Pt A and Pt B	219	184	21	21	14	—	233	194	25	21
Tullaroop (S)	26	12	1	2	—	—	26	12	1	2
Total Division	1,403	1,061	120	126	61	4	1,464	1,097	124	132

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 - Mar.		March		July - Mar.		March		July - Mar.		March	
	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994
GOULBURN STATISTICAL DIVISION												
Alexandra (S)	58	35	5	8	4	2	—	—	62	37	5	8
Benalla (C)	34	45	7	5	5	—	—	—	39	45	7	5
Benalla (S)	26	15	2	1	—	—	—	—	26	15	2	1
Broadford (S)	49	26	2	3	—	—	—	—	49	26	2	3
Cobram (S)	66	58	3	4	17	—	4	—	83	58	7	4
Deakin (S)	30	20	1	1	2	—	—	—	32	20	1	1
Euroa (S)	28	17	2	4	—	—	—	—	28	17	2	4
Goulburn (S)	20	17	—	2	—	—	—	—	20	17	—	2
Kilmore (S)	109	55	16	3	—	—	—	—	109	55	16	3
Kyabram (T)	71	29	3	1	2	—	2	—	73	29	5	1
Mansfield (S)	97	85	4	12	4	2	—	—	101	87	4	12
Nathalia (S)	13	16	—	3	—	—	—	—	13	16	—	3
Numurkah (S)	41	42	2	11	9	—	4	—	50	42	6	11
Rodney (S) Pt A and Pt B	151	158	5	19	2	—	—	—	153	158	5	19
Seymour (RC)	72	49	19	7	—	6	—	—	72	55	19	7
Shepparton (C)	161	108	10	20	8	9	—	—	169	117	10	20
Shepparton (S) Pt A and Pt B	105	73	11	10	—	—	—	—	105	73	11	10
Tungamah (S)	8	12	—	2	—	—	—	—	8	12	—	2
Violet Town (S)	6	8	—	1	—	—	—	—	6	8	—	1
Waranga (S)	20	19	1	1	—	—	—	—	20	19	1	1
Yea (S)	44	26	9	3	—	—	—	—	44	26	9	3
Total Division	1,209	913	102	121	53	19	10	—	1,262	932	112	121
OVENS-MURRAY STATISTICAL DIVISION												
Rochworth (S)	27	15	4	1	—	4	—	—	27	19	4	1
Bright (S)	73	28	1	—	—	—	—	—	73	28	1	—
Chiltern (S)	18	22	1	4	—	—	—	—	18	22	1	4
Myrtleford (S)	23	9	—	3	—	—	—	—	23	9	—	3
Oxley (S)	25	11	—	2	—	—	—	—	25	11	—	2
Rutherfords (S)	19	21	2	7	—	—	—	—	19	21	2	7
Tallangatta (S) Pt A and Pt B	13	11	—	6	—	—	—	—	13	11	—	6
Upper Murray (S)	10	5	—	—	—	—	—	—	10	5	—	—
Wangaratta (C)	59	26	7	2	2	2	—	—	61	28	7	2
Wangaratta (S)	20	13	2	2	—	—	—	—	20	13	2	2
Woodong (RC)	414	316	47	38	15	7	—	—	429	323	47	38
Yackandandah (S)	24	20	2	—	—	—	—	—	24	20	2	—
Yarrawonga (S)	62	57	9	6	2	3	—	—	64	60	9	6
Total Division	787	554	75	71	19	16	—	—	806	570	75	71

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 - Mar.	March	July - Mar.	July - Mar.	March	July - Mar.	July - Mar.	March	July - Mar.
	1992-93	1993-94	1993-94	1992-93	1993-94	1993-94	1992-93	1993-94	1993-94
EAST GIPPSLAND STATISTICAL DIVISION									
Avon (S)	24	15	—	—	—	—	24	15	—
Bairnsdale (C)	85	66	16	2	—	—	87	66	16
Bairnsdale (S) Pt A and Pt B	122	101	9	2	—	—	124	101	9
Maffra (S)	52	39	4	3	—	—	52	39	4
Omeo (S)	34	16	8	4	—	—	34	16	8
Orbost (S)	40	57	3	9	—	—	49	69	3
Sale (C)	42	55	4	9	—	—	42	61	4
Tambo (S) Pt A and Pt B	138	108	15	13	29	—	167	108	15
Total Division	537	457	59	47	42	18	579	475	59
GIPPSLAND STATISTICAL DIVISION									
Alberton (S)	35	18	2	4	—	—	35	18	2
Bass (S)	46	39	3	3	—	—	46	39	3
Buin Buln (S)	100	76	8	4	2	—	102	78	8
Korumburra (S)	44	28	8	6	—	—	44	28	8
Mirboo (S)	17	16	1	2	—	—	17	16	1
Moe (S)	67	49	10	3	—	—	67	49	10
Morwell (C) Pt A and Pt B	120	58	9	9	7	63	127	121	9
Narracan (S) Pt A and Pt B	37	42	5	4	5	2	42	44	5
Phillip Island (S)	128	109	19	16	18	—	146	109	19
Rosedale (S)	128	93	15	6	—	—	128	93	15
South Gippsland (S)	59	43	6	5	—	—	59	43	6
South Gippsland (S)	144	80	8	15	6	—	150	80	15
Traralgon (C)	37	19	5	2	—	—	37	19	5
Traralgon (S) Pt A and Pt B	2	5	—	—	—	—	2	5	—
Upper Yarra (S) Pt B	79	83	6	9	4	2	83	85	6
Warragul (RC)	66	33	4	6	4	—	70	33	4
Wonthaggi (B)	148	119	14	15	3	3	151	122	14
Wooyyl (S)	—	—	—	—	—	—	—	—	—
Bass Strait Islands	—	—	—	—	—	—	—	—	—
French Island	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—
Total Division	1,257	910	123	109	49	72	1,306	982	123
TOTAL VICTORIA									
Total Division	26,226	20,184	2,499	2,634	2,536	2,591	28,762	22,775	2,694

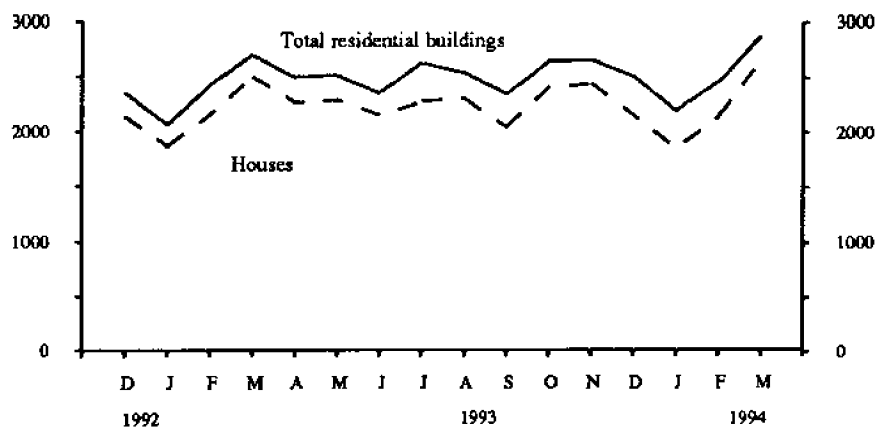
(a) Please refer to page 14 for a summary of changes to Statistical Divisions which were implemented on 1 July 1991. (b) Number of dwelling units.

TABLE 4. NUMBER OF NEW HOUSES COMMENCED BY MATERIAL OF OUTER WALLS, OWNERSHIP, AND STATISTICAL DIVISION, MARCH 1994 (a)

Statistical division	Double brick, stone and concrete	Brick veneer	Fibre cement	Timber	Other and not stated	Total
PRIVATE SECTOR						
Melbourne	12	950	—	36	746	1,744
Barwon	1	93	2	11	70	177
Western District	—	38	—	1	5	44
Central Highlands	3	56	—	10	19	88
Wimmera	—	9	2	1	18	30
Mallee	2	21	—	1	7	31
Loddon-Campaspe	3	68	3	10	40	124
Goulburn	2	73	5	25	16	121
Ovens-Murray	—	53	1	3	4	61
East Gippsland	—	31	5	8	3	47
Gippsland	2	41	14	19	33	109
Total Victoria	25	1,433	32	125	961	2,576
PUBLIC SECTOR						
Melbourne	—	3	—	—	39	42
Barwon	—	—	—	—	—	—
Western District	—	—	—	—	2	2
Central Highlands	—	2	—	—	—	2
Wimmera	—	—	—	—	—	—
Mallee	—	—	—	—	—	—
Loddon-Campaspe	—	—	—	—	2	2
Goulburn	—	—	—	—	—	—
Ovens-Murray	—	4	—	—	6	10
East Gippsland	—	—	—	—	—	—
Gippsland	—	—	—	—	—	—
Total Victoria	—	9	—	—	49	58
TOTAL						
Melbourne	12	953	—	36	785	1,786
Barwon	1	93	2	11	70	177
Western District	—	38	—	1	7	46
Central Highlands	3	58	—	10	19	90
Wimmera	—	9	2	1	18	30
Mallee	2	21	—	1	7	31
Loddon-Campaspe	3	68	3	10	42	126
Goulburn	2	73	5	25	16	121
Ovens-Murray	—	57	1	3	10	71
East Gippsland	—	31	5	8	3	47
Gippsland	2	41	14	19	33	109
Total Victoria	25	1,442	32	125	1,010	2,634

(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, of commencements of new houses and new other residential buildings for which:

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

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

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 transverse 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. The next edition of the ASGC, incorporating the changes outlined in paragraphs 13 and 14 of the explanatory notes, and also set out on page 14 of this publication, will be issued shortly.

Comparability of statistics

16. 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 tests the quarterly dwelling unit commencements statistics from the Building Activity Survey (published in *Building Activity, Victoria* 8752.2).

Unpublished data and related publications

17. 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.

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

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

Building Approvals, Victoria (8731.2) (monthly) (\$10.70)

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

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

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

Engineering Construction, Australia (8762.0) (quarterly) (\$10.70)

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

19. All publications produced by the ABS are listed in the *Catalogue of Publications, Australia* (1101.0) which is available free of charge from any ABS Office.

Electronic services

DISCOVERY The ABS intends discontinuing its statistical information service on DISCOVERY. Please contact Peter Davidson (Phone 06 252 6684) to discuss possible alternatives for acquiring statistics or if you wish to comment on this proposal.

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PC-TELESTATS This service delivers major economic indicator publications ready to download into your computer on the day of release.

For further information phone (06) 252 5408.

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

na not applicable

- 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

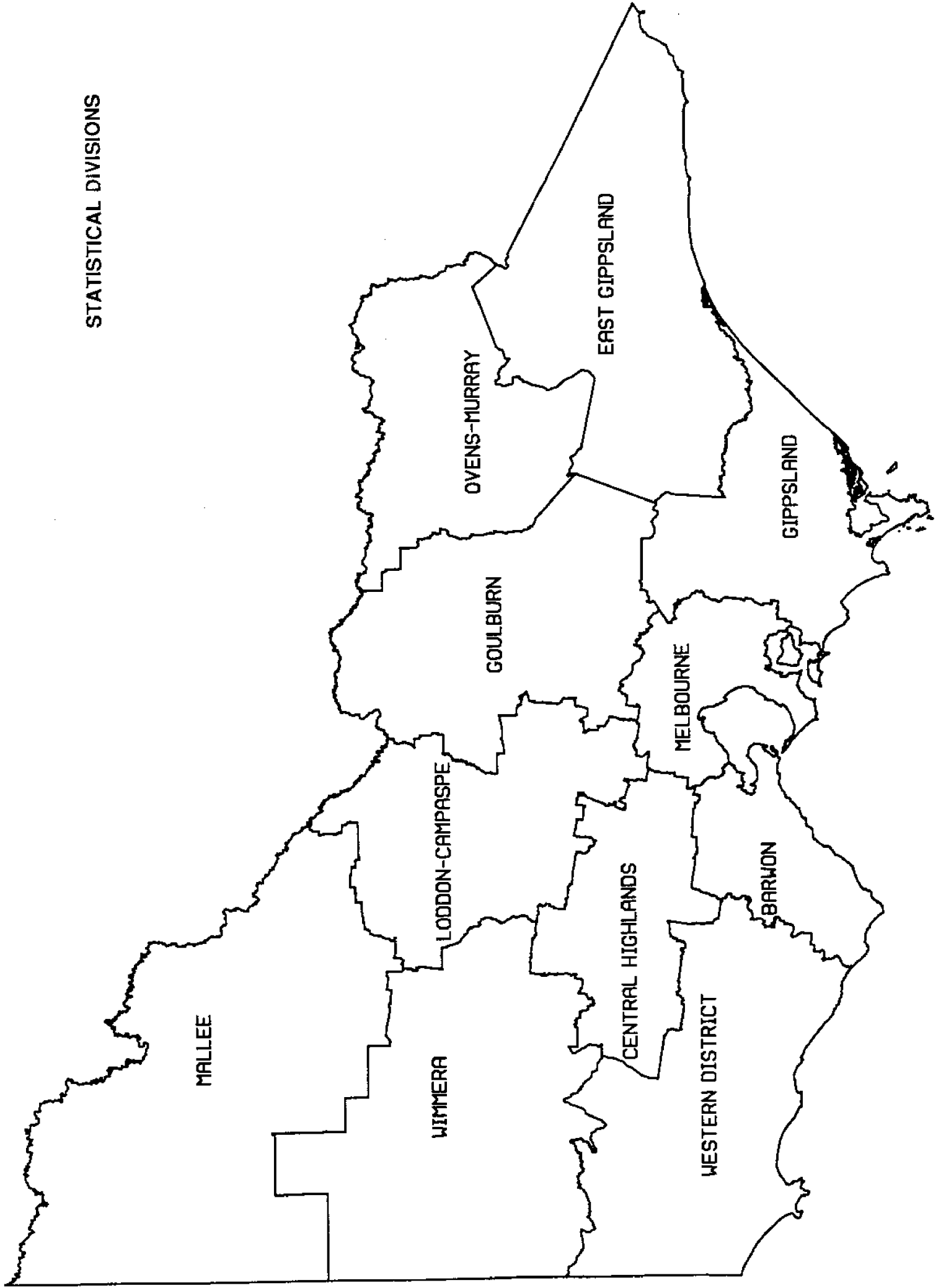
CHANGES TO STATISTICAL DIVISION (SD) BOUNDARIES

Victorian SD boundaries were established prior to the 1966 Census of Population and Housing. A review of these statistical geographic boundaries was recently undertaken by the ABS (with extensive input from various interested organisations) in line with criteria outlined below.

The main criteria in determining SD boundaries were that the boundaries were relatively homogeneous from social, economic, and geographic perspectives, that they would remain unchanged for a period of 15 to 20 years, and that any changes would be introduced in time for the 1991 Census of Population and Housing. As a result of this review a number of changes have been made to SDs. These changes, implemented from 1 July 1991, are outlined below.

Statistical Division	Changes
Melbourne	Extended to include the entire Shires of Healesville, Pakenham and Cranbourne and Part A of the Shire of Upper Yarra.
Barwon	No change.
South Western	Name changed to Western District.
Central Highlands	No change.
Wimmera	The Shires of Karkaroc and Birchip have been included in Mallee SD. Now includes the Shire of Kara Kara and the Town of St Arnaud from Loddon-Campaspe.
Northern Mallee	Renamed Mallee. Now includes the Shires of Karkaroc and Birchip from Wimmera SD.
Loddon-Campaspe	The Shire of Kara Kara and the Town of St Arnaud have been included in Wimmera SD.
Goulburn	No change.
North Eastern	Renamed Ovens-Murray.
East Gippsland	Unincorporated Bass Strait Islands have been included in Gippsland SD.
Central Gippsland	Renamed Gippsland and extended to include Shires of Phillip Island and Bass, Part B of the Shire of Upper Yarra, Borough of Wonthaggi and unincorporated French Island and Bass Strait Islands.
East Central	Abolished. The Statistical Local Areas which formed this SD have been included with Melbourne or Gippsland SDs.

STATISTICAL DIVISIONS





**MELBOURNE
STATISTICAL DIVISION**
Statistical Local Areas

As at September 1992
City (C) Shire (S)

