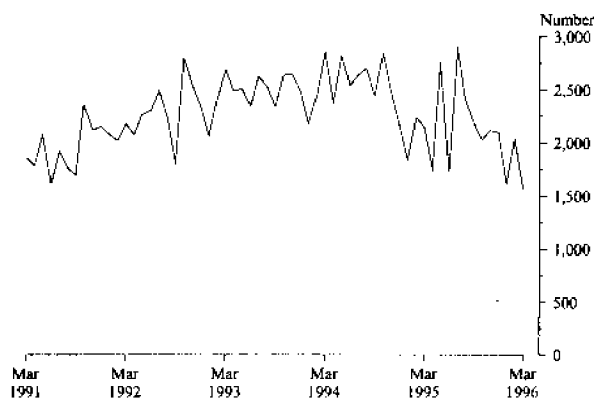


## DWELLING UNIT COMMENCEMENTS BY APPROVING AUTHORITIES VICTORIA, MARCH 1996

### MAIN FEATURES

NEW DWELLING UNITS COMMENCED



- The number of dwelling units reported as commenced in March 1996 was 1,565. Of these 1,062 were in the Melbourne Statistical Division.
- There were 1,257 private sector houses reported, with 786 of these from the Melbourne Statistical Division.
- A total of 292 other residential dwelling units were commenced, with 264 located in the Melbourne Statistical Division. The private sector accounted for 274 of the total other residential dwellings commenced in the State.

### 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- for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7590 or any ABS State Office.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
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
March	786	256	1,042	12	8	20	798	264	1,062
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
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
March	1,257	274	1,531	16	18	34	1,273	292	1,565

(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
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	1,871	2,194	2,334	2,260
October	1,584	1,364	1,772	2,030	1,746	2,151
November	1,863	1,711	1,670	2,117	2,042	2,061
December	1,411	1,630	1,583	2,099	2,266	1,991
1996—						
January	1,403	1,637	1,518	1,616	1,868	1,928
February	1,461	1,459	1,464	2,028	1,974	1,864
March	1,257	1,291	1,410	1,565	1,581	1,799

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

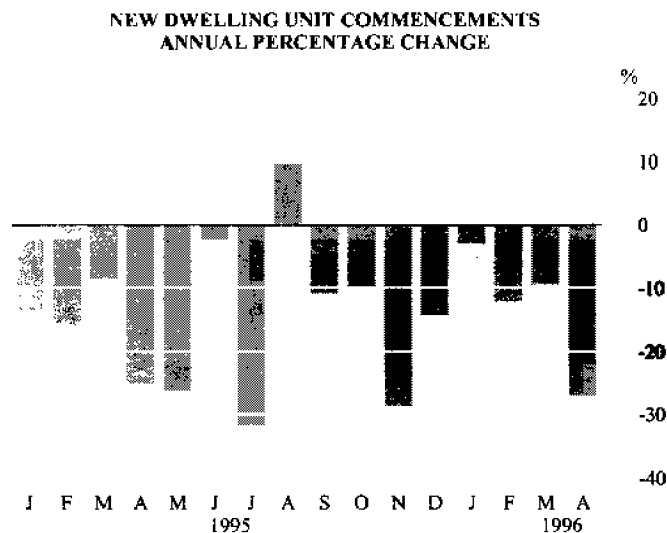


TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS (a) BY TYPE OF RESIDENTIAL BUILDING (a)

Statistical Local Area	Houses			Other residential buildings (b)			Total residential buildings			
	July - Mar.		March	July - Mar.		March	July - Mar.		March	
	1994-95	1995-96	1995	1994-95	1995-96	1995	1994-95	1995-96	1995	
MELBOURNE STATISTICAL DIVISION										
Banyule (C)	n.a.	160	n.a.	4	n.a.	123	n.a.	283	n.a.	4
Heidelberg	n.a.	104	n.a.	6	n.a.	6	n.a.	110	n.a.	6
North	n.a.	264	n.a.	10	n.a.	129	n.a.	393	n.a.	10
<i>Total</i>										
Bayside (C)	164	114	13	8	39	11	2	125	13	10
Brighton	n.a.	130	n.a.	11	n.a.	90	2	220	n.a.	13
South	n.a.	244	n.a.	19	n.a.	101	4	345	n.a.	23
<i>Total</i>										
Boroondara (C)	n.a.	156	n.a.	10	n.a.	30	n.a.	186	n.a.	10
Camberwell North	n.a.	113	n.a.	10	n.a.	17	4	130	n.a.	14
Camberwell South	58	22	6	6	53	11	7	33	13	6
Hawthorn	184	69	8	3	21	26	15	95	23	3
Kew	638	360	73	29	120	84	4	444	104	33
<i>Total</i>										
Brimbank (C)	n.a.	621	n.a.	30	n.a.	2	n.a.	623	n.a.	30
Keilor	n.a.	166	n.a.	13	n.a.	11	6	177	n.a.	19
Sunshine	n.a.	787	n.a.	43	n.a.	13	6	800	n.a.	49
<i>Total</i>										
Cardinia (S)	n.a.	130	n.a.	12	n.a.	n.a.	n.a.	130	n.a.	12
Pakenham	n.a.	12	n.a.	1	n.a.	n.a.	n.a.	12	n.a.	1
South	n.a.	142	n.a.	13	n.a.	n.a.	n.a.	142	n.a.	13
<i>Total</i>										
Casey (C)	n.a.	932	n.a.	65	n.a.	9	3	941	n.a.	68
Berwick	n.a.	411	n.a.	23	n.a.	27	n.a.	438	n.a.	23
South	n.a.	1,343	n.a.	88	n.a.	36	3	1,379	n.a.	91
<i>Total</i>										
Darebin (C)	n.a.	70	n.a.	13	n.a.	20	12	90	n.a.	25
Northcote	n.a.	141	n.a.	18	n.a.	70	n.a.	211	n.a.	18
Preston	n.a.	211	n.a.	31	n.a.	90	12	301	n.a.	43
<i>Total</i>										
Frankston (C)	n.a.	243	n.a.	31	n.a.	n.a.	n.a.	243	n.a.	31
East	n.a.	170	n.a.	21	n.a.	7	4	177	n.a.	25
West	n.a.	413	n.a.	52	n.a.	7	4	420	n.a.	56
<i>Total</i>										
Glen Eira (C)	217	269	13	8	169	40	7	386	34	15
Caulfield	n.a.	158	n.a.	5	n.a.	4	n.a.	162	n.a.	5
South	n.a.	427	n.a.	13	n.a.	44	7	471	n.a.	20
<i>Total</i>										
Greater Dandenong (C)	103	63	6	1	n.a.	n.a.	n.a.	103	63	6
Dandenong	n.a.	105	n.a.	7	n.a.	28	n.a.	133	n.a.	7
Balance	n.a.	168	n.a.	8	n.a.	28	n.a.	196	n.a.	8
<i>Total</i>										
Hobsons Bay (C)	n.a.	270	n.a.	29	n.a.	11	n.a.	281	n.a.	29
Altona	n.a.	141	n.a.	11	n.a.	57	6	198	n.a.	17
Williamstown	n.a.	411	n.a.	40	n.a.	68	6	479	n.a.	46
<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					
	1995-96		1996		1994-95		1995-96		1994-95		1995-96		1996	
	July-Mar.	March	July-Mar.	March	July-Mar.	March	July-Mar.	March	July-Mar.	March	July-Mar.	March	July-Mar.	March
MELBOURNE STATISTICAL DIVISION—continued														
Hume (C)	n.a.	84	n.a.	5	n.a.	27	n.a.	—	n.a.	111	n.a.	5	n.a.	31
Broadmeadows	n.a.	342	n.a.	31	n.a.	—	n.a.	—	n.a.	342	n.a.	18	n.a.	18
Craigieburn	n.a.	145	n.a.	18	n.a.	27	n.a.	—	n.a.	145	n.a.	54	n.a.	54
Sunbury	n.a.	571	n.a.	54	n.a.	24	n.a.	7	n.a.	598	n.a.	20	n.a.	20
Total	n.a.	214	n.a.	13	n.a.	63	n.a.	2	n.a.	238	n.a.	13	n.a.	13
Kingston (C)	n.a.	240	n.a.	11	n.a.	87	n.a.	9	n.a.	303	n.a.	33	n.a.	33
North	n.a.	454	n.a.	24	n.a.	17	n.a.	4	n.a.	541	n.a.	21	n.a.	21
South	n.a.	382	n.a.	17	n.a.	62	n.a.	12	n.a.	399	n.a.	53	n.a.	53
Total	n.a.	316	n.a.	41	n.a.	132	n.a.	6	n.a.	378	n.a.	11	n.a.	11
Knox (C)	n.a.	106	n.a.	5	n.a.	32	n.a.	5	n.a.	238	n.a.	15	n.a.	15
Manningham (C)	n.a.	206	n.a.	10	n.a.	12	n.a.	—	n.a.	111	n.a.	6	n.a.	6
Manlymng (C)	n.a.	99	n.a.	6	n.a.	44	n.a.	5	n.a.	349	n.a.	21	n.a.	21
Marmoadah (C)	n.a.	305	n.a.	16	n.a.	19	n.a.	—	n.a.	19	n.a.	—	n.a.	—
Melbourne (C)	n.a.	20	n.a.	—	n.a.	486	n.a.	70	n.a.	506	n.a.	70	n.a.	70
Inner	n.a.	20	n.a.	—	n.a.	505	n.a.	70	n.a.	525	n.a.	4	n.a.	4
Remainder	n.a.	20	n.a.	—	n.a.	—	n.a.	—	n.a.	—	n.a.	—	n.a.	—
Total	16	20	n.a.	4	n.a.	881	n.a.	70	n.a.	897	n.a.	70	n.a.	70
Melton (S)	n.a.	109	n.a.	8	n.a.	2	n.a.	2	n.a.	111	n.a.	10	n.a.	10
East	n.a.	177	n.a.	13	n.a.	—	n.a.	—	n.a.	177	n.a.	13	n.a.	13
Balance	n.a.	286	n.a.	21	n.a.	2	n.a.	2	n.a.	288	n.a.	23	n.a.	23
Total	n.a.	174	n.a.	11	n.a.	12	n.a.	4	n.a.	186	n.a.	15	n.a.	15
Monash (C)	n.a.	104	n.a.	4	n.a.	4	n.a.	4	n.a.	108	n.a.	8	n.a.	8
South-West	n.a.	263	n.a.	21	n.a.	5	n.a.	2	n.a.	268	n.a.	23	n.a.	23
Waverley East	n.a.	541	n.a.	36	n.a.	21	n.a.	10	n.a.	562	n.a.	46	n.a.	46
Waverley West	n.a.	137	n.a.	8	n.a.	55	n.a.	6	n.a.	192	n.a.	21	n.a.	21
Total	n.a.	153	n.a.	10	n.a.	19	n.a.	—	n.a.	172	n.a.	10	n.a.	10
Moonee Valley (C)	n.a.	290	n.a.	18	n.a.	74	n.a.	13	n.a.	364	n.a.	31	n.a.	31
Essendon	n.a.	26	n.a.	2	n.a.	14	n.a.	—	n.a.	40	n.a.	2	n.a.	2
West	n.a.	38	n.a.	3	n.a.	16	n.a.	—	n.a.	54	n.a.	3	n.a.	3
Total	n.a.	101	n.a.	4	n.a.	14	n.a.	6	n.a.	115	n.a.	10	n.a.	10
Moreland (C)	n.a.	165	n.a.	9	n.a.	44	n.a.	6	n.a.	209	n.a.	15	n.a.	15
Brunswick	n.a.	135	n.a.	11	n.a.	—	n.a.	—	n.a.	135	n.a.	11	n.a.	11
Coburg	n.a.	287	n.a.	13	n.a.	—	n.a.	—	n.a.	287	n.a.	13	n.a.	13
North	n.a.	194	n.a.	14	n.a.	—	n.a.	—	n.a.	194	n.a.	14	n.a.	14
Total	n.a.	616	n.a.	38	n.a.	—	n.a.	—	n.a.	616	n.a.	38	n.a.	38
Mornington Peninsula (S)	n.a.	135	n.a.	11	n.a.	—	n.a.	—	n.a.	135	n.a.	11	n.a.	11
East	n.a.	287	n.a.	13	n.a.	—	n.a.	—	n.a.	287	n.a.	13	n.a.	13
South	n.a.	194	n.a.	14	n.a.	—	n.a.	—	n.a.	194	n.a.	14	n.a.	14
West	n.a.	616	n.a.	38	n.a.	—	n.a.	—	n.a.	616	n.a.	38	n.a.	38
Total	n.a.	135	n.a.	11	n.a.	—	n.a.	—	n.a.	135	n.a.	11	n.a.	11

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 - Mar.	March	March	July - Mar.	March	March	July - Mar.	March	March
	1994-95	1995-96	1996	1994-95	1995-96	1996	1994-95	1995-96	1996
MELBOURNE STATISTICAL DIVISION—continued									
Nilumbik (S)	n.a.	25	n.a.	n.a.	—	—	n.a.	—	—
South-West	n.a.	66	n.a.	n.a.	—	—	n.a.	—	—
Balance	n.a.	91	n.a.	n.a.	—	—	n.a.	—	—
Total	n.a.	117	n.a.	n.a.	—	—	n.a.	—	—
Port Phillip (C)	n.a.	38	n.a.	n.a.	63	—	n.a.	—	—
St Kilda	25	79	6	129	131	2	154	210	8
West	n.a.	117	n.a.	n.a.	194	—	n.a.	311	n.a.
Total	n.a.	165	13	60	25	7	265	190	20
Stonnington (C)	n.a.	60	n.a.	n.a.	424	—	n.a.	484	n.a.
Prahran	143	64	17	102	104	5	245	168	17
Malvern	n.a.	124	n.a.	n.a.	528	—	n.a.	652	n.a.
Total	205	165	13	60	25	7	265	190	20
Whitehorse (C)	n.a.	78	n.a.	n.a.	13	—	n.a.	91	n.a.
Box Hill	n.a.	205	n.a.	n.a.	25	—	n.a.	230	n.a.
Nunawading East	522	448	43	63	63	7	587	511	50
Nunawading West	n.a.	584	n.a.	n.a.	56	—	n.a.	640	n.a.
Total	n.a.	499	n.a.	n.a.	2	—	n.a.	501	n.a.
Whittlesea (C)	n.a.	37	n.a.	n.a.	180	—	n.a.	217	n.a.
Wyndham (C)	29	20	3	40	105	—	69	125	3
Yarra (C)	n.a.	57	n.a.	n.a.	285	—	n.a.	342	n.a.
North	n.a.	15	n.a.	n.a.	—	—	n.a.	15	n.a.
Richmond	n.a.	27	n.a.	n.a.	2	—	n.a.	29	n.a.
Total	n.a.	321	n.a.	n.a.	4	—	n.a.	325	n.a.
Yarra Ranges (S) (c)	n.a.	363	n.a.	n.a.	6	—	n.a.	369	n.a.
Central	n.a.	11,105	n.a.	n.a.	2,749	—	n.a.	13,854	n.a.
North	n.a.	798	n.a.	n.a.	264	—	n.a.	1,062	n.a.
South-West	n.a.	11,105	n.a.	n.a.	2,749	—	n.a.	13,854	n.a.
Total	n.a.	11,105	n.a.	n.a.	2,749	—	n.a.	13,854	n.a.

See footnotes at end of table.

TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS (S) 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
	1994-95	1995-96	1995	1994-95	1995-96	1995	1994-95	1995-96	1995
BARWON STATISTICAL DIVISION									
Colac-Oxway (S)									
Colac	20	2	2	—	—	—	20	2	2
North	n.a.	11	n.a.	1	n.a.	—	n.a.	11	n.a.
South	n.a.	18	n.a.	1	n.a.	n.a.	n.a.	18	n.a.
Total	n.a.	31	n.a.	2	n.a.	—	n.a.	31	n.a.
Golden Plains (S)									
North-West	34	33	1	—	—	—	34	33	1
South-East	n.a.	20	n.a.	3	n.a.	—	n.a.	20	n.a.
Total	n.a.	53	n.a.	3	n.a.	—	n.a.	53	n.a.
Greater Geelong (C)									
Part A									
Bellarine — Inner	163	136	12	11	—	—	163	157	12
Corio — Inner	246	143	14	12	—	—	246	146	14
Geelong	44	20	5	1	17	—	61	27	5
Geelong West	18	14	—	—	6	6	24	14	6
Newtown	21	11	3	2	—	4	29	11	7
South Barwon — Inner	259	175	5	17	—	—	266	175	5
Part B	211	192	16	14	6	—	217	195	16
Part C	n.a.	1	n.a.	—	n.a.	—	n.a.	1	n.a.
Total	n.a.	692	n.a.	57	n.a.	34	n.a.	726	n.a.
Queenscliffe (B)	23	24	1	—	—	7	23	31	1
Surf Coast (S)									
East	194	167	13	12	—	—	194	171	13
West	n.a.	39	n.a.	5	n.a.	4	n.a.	43	n.a.
Total	n.a.	206	n.a.	17	n.a.	8	n.a.	214	n.a.
<b>Total Division</b>	<b>n.a.</b>	<b>1,006</b>	<b>n.a.</b>	<b>79</b>	<b>n.a.</b>	<b>49</b>	<b>n.a.</b>	<b>1,055</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 - Mar.	March	March	July - Mar.	March	March	July - Mar.	March	March	
	1994-95	1995-96	1995-96	1994-95	1995-96	1995-96	1994-95	1995-96	1995-96	
WESTERN DISTRICT STATISTICAL DIVISION										
Corangamite (S)	n.a.	7	n.a.	—	n.a.	—	n.a.	—	7	n.a.
North	n.a.	15	n.a.	—	n.a.	—	n.a.	—	15	n.a.
South	n.a.	22	n.a.	—	n.a.	—	n.a.	—	22	n.a.
Total	n.a.	19	n.a.	—	n.a.	—	n.a.	—	19	n.a.
Gleneig (S)	n.a.	3	n.a.	—	n.a.	—	n.a.	—	3	n.a.
Heywood	n.a.	17	2	—	n.a.	—	32	—	17	2
North	n.a.	39	n.a.	3	n.a.	—	n.a.	—	39	n.a.
Portland	n.a.	3	n.a.	—	n.a.	—	n.a.	—	3	n.a.
Total	n.a.	3	n.a.	—	n.a.	—	n.a.	—	3	n.a.
Moyne (S)	n.a.	3	n.a.	—	n.a.	—	n.a.	—	3	n.a.
North-East	n.a.	20	n.a.	—	n.a.	—	n.a.	—	20	n.a.
South-West	n.a.	13	n.a.	—	n.a.	—	n.a.	—	13	n.a.
Balance	n.a.	36	n.a.	2	n.a.	—	n.a.	—	36	n.a.
Total	n.a.	13	n.a.	—	n.a.	—	21	—	13	1
Southern Grampians (S)	n.a.	2	n.a.	—	n.a.	—	n.a.	—	2	n.a.
Hamilton	n.a.	8	n.a.	—	n.a.	—	n.a.	—	8	n.a.
Wannon	n.a.	23	n.a.	4	n.a.	—	n.a.	—	23	n.a.
Balance	n.a.	130	n.a.	10	n.a.	68	n.a.	2	198	n.a.
Total	n.a.	—	n.a.	—	n.a.	—	n.a.	—	—	n.a.
Warrambool (C)	n.a.	250	n.a.	20	n.a.	68	n.a.	2	318	n.a.
Lady Julia Percy Island	n.a.	—	n.a.	—	n.a.	—	n.a.	—	—	n.a.
Total Division	n.a.	521	n.a.	59	n.a.	10	n.a.	7	531	n.a.
CENTRAL HIGHLANDS STATISTICAL DIVISION										
Ararat (RC)	n.a.	11	n.a.	3	n.a.	—	n.a.	—	11	n.a.
Ballarat (C)	153	107	14	10	10	5	163	4	112	14
Central	104	91	6	11	—	—	104	—	91	6
Inner North	2	4	—	1	—	—	2	—	4	—
North	165	115	17	14	4	3	169	3	118	17
South	424	317	37	36	14	8	438	7	325	37
Total	n.a.	62	n.a.	8	n.a.	2	n.a.	—	64	n.a.
Hepburn (S)	n.a.	8	n.a.	—	n.a.	—	n.a.	—	8	n.a.
East	n.a.	70	n.a.	8	n.a.	2	n.a.	—	72	n.a.
West	n.a.	65	n.a.	6	n.a.	—	n.a.	—	65	n.a.
Total	n.a.	18	n.a.	3	n.a.	—	n.a.	—	18	n.a.
Moorabool (S)	46	20	17	4	8	—	54	—	18	3
Bacchus Marsh	20	17	4	—	—	—	20	—	17	4
Ballan	n.a.	100	n.a.	10	n.a.	—	n.a.	—	100	n.a.
West	n.a.	23	n.a.	2	n.a.	—	n.a.	—	23	n.a.
Total	n.a.	521	n.a.	59	n.a.	10	n.a.	7	531	n.a.
Pyrenees (S)	n.a.	—	n.a.	—	n.a.	—	n.a.	—	—	n.a.
Total Division	n.a.	521	n.a.	59	n.a.	10	n.a.	7	531	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 - Mar.		March	July - Mar.		March	July - Mar.		March		
	1994-95	1995-96	1995	1994-95	1995-96	1995	1994-95	1995-96	1995	1996	
WIMMERA STATISTICAL DIVISION											
Hindmarsh (S)	n.a.	20	n.a.	3	n.a.	—	n.a.	—	20	n.a.	3
Horsham (RC)	81	40	8	5	4	3	—	85	43	8	5
Central	n.a.	8	n.a.	—	n.a.	—	n.a.	n.a.	8	n.a.	—
Balance	n.a.	48	n.a.	5	n.a.	3	n.a.	n.a.	51	n.a.	5
Total	n.a.	8	n.a.	1	n.a.	—	n.a.	n.a.	8	n.a.	1
Northern Grampians (S)	n.a.	28	n.a.	3	n.a.	—	n.a.	n.a.	28	n.a.	3
St Arnaud	n.a.	36	n.a.	4	n.a.	—	n.a.	n.a.	36	n.a.	4
Stawell	n.a.	6	n.a.	1	n.a.	—	n.a.	n.a.	6	n.a.	1
Total	3	3	—	2	3	—	—	6	3	—	2
Yarriambiack (S)	n.a.	2	n.a.	—	n.a.	—	n.a.	n.a.	2	n.a.	—
North	n.a.	5	n.a.	2	n.a.	—	n.a.	n.a.	5	n.a.	2
South	n.a.	115	n.a.	15	n.a.	3	n.a.	n.a.	118	n.a.	15
Total Division	n.a.	115	n.a.	15	n.a.	3	n.a.	n.a.	118	n.a.	15
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.	—
Total	n.a.	16	n.a.	1	n.a.	—	n.a.	n.a.	16	n.a.	1
Geannawarra (S)	n.a.	122	n.a.	13	n.a.	8	n.a.	n.a.	130	n.a.	15
Mildura (RC)	n.a.	10	n.a.	—	n.a.	—	n.a.	n.a.	10	n.a.	—
Part A	271	132	43	13	2	8	—	273	140	43	15
Part B	67	20	—	—	2	—	—	69	20	—	—
Total	n.a.	22	n.a.	—	n.a.	—	n.a.	n.a.	22	n.a.	—
Swan Hill (RC)	n.a.	42	n.a.	—	n.a.	—	n.a.	n.a.	42	n.a.	—
Central	n.a.	191	n.a.	14	n.a.	8	n.a.	n.a.	199	n.a.	16
Balance	n.a.	—	n.a.	—	n.a.	—	n.a.	n.a.	—	n.a.	—
Total	n.a.	42	n.a.	—	n.a.	—	n.a.	n.a.	42	n.a.	—
Total Division	n.a.	191	n.a.	14	n.a.	8	n.a.	n.a.	199	n.a.	16

See footnotes at end of table.

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

Statistical Local Area	Houses			Other residential buildings (b)			Total residential buildings			
	July - Mar.	March	March	July - Mar.	1994-95	March	July - Mar.	1994-95	March	
	1994-95	1995-96	1995-96	1995-96	1994-95	1995-96	1995-96	1994-95	1995-96	
LODDON STATISTICAL DIVISION										
Central Goldfields (S)										
Maryborough	16	19	3	—	—	—	—	16	21	3
Balance	n.a.	11	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	13	n.a.
Total	n.a.	30	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	34	n.a.
Greater Bendigo (C)										
Part A										
Eaglehawk	51	39	—	4	23	—	—	74	39	—
Central	95	92	4	3	5	—	—	100	98	4
Huntly — Inner	24	29	—	2	—	—	—	24	29	—
Marong — Inner	118	81	3	9	—	—	—	118	103	3
Strathfieldsaye — Inner	107	85	3	6	11	—	—	118	85	3
Part B	n.a.	67	n.a.	8	n.a.	—	n.a.	n.a.	67	n.a.
Total	n.a.	393	n.a.	32	n.a.	28	n.a.	n.a.	421	n.a.
Loddon (S)										
North	n.a.	3	n.a.	—	n.a.	—	n.a.	n.a.	3	n.a.
South	n.a.	46	n.a.	2	n.a.	—	n.a.	n.a.	46	n.a.
Total	n.a.	49	n.a.	2	n.a.	—	n.a.	n.a.	49	n.a.
Macdon Ranges (S)										
Kyneton	n.a.	36	n.a.	4	n.a.	—	n.a.	n.a.	36	n.a.
Roysey	63	55	3	7	—	—	—	63	55	3
Balance	n.a.	126	n.a.	12	n.a.	—	n.a.	n.a.	126	n.a.
Total	n.a.	217	n.a.	23	n.a.	—	n.a.	n.a.	217	n.a.
Mount Alexander (S)										
Castlemaine	28	4	5	—	2	5	2	30	9	7
Balance	n.a.	25	n.a.	4	n.a.	—	n.a.	n.a.	25	n.a.
Total	n.a.	29	n.a.	4	n.a.	5	n.a.	n.a.	34	n.a.
<b>Total Division</b>	<b>n.a.</b>	<b>718</b>	<b>n.a.</b>	<b>61</b>	<b>n.a.</b>	<b>37</b>	<b>n.a.</b>	<b>n.a.</b>	<b>755</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 - Mar.	1995-96	March	July - Mar.	1994-95	1995-96	July - Mar.	1994-95	1995-96	March
	1994-95	1995-96	1996	1994-95	1995-96	1996	1994-95	1995-96	1996	
<b>GOULBURN STATISTICAL DIVISION</b>										
<b>Campaspe (S)</b>										
Echuca	116	38	9	—	—	—	116	38	9	2
Kyabram	n.a.	24	n.a.	n.a.	—	—	n.a.	24	n.a.	3
Rochester	n.a.	40	n.a.	n.a.	—	—	n.a.	40	n.a.	5
South	n.a.	4	n.a.	n.a.	—	—	n.a.	4	n.a.	—
<i>Total</i>	n.a.	106	n.a.	n.a.	—	—	n.a.	106	n.a.	10
<b>Delatite (S)</b>										
Benalla	50	16	1	7	24	—	57	40	1	1
North	n.a.	20	n.a.	n.a.	—	—	n.a.	20	n.a.	3
South	81	44	8	—	8	—	81	52	8	5
<i>Total</i>	n.a.	80	n.a.	n.a.	32	n.a.	n.a.	112	n.a.	9
<b>Greater Shepparton (C)</b>										
Part A	n.a.	158	n.a.	n.a.	24	n.a.	n.a.	182	n.a.	19
Part B										
East	n.a.	13	n.a.	n.a.	—	—	n.a.	13	n.a.	1
West	n.a.	18	n.a.	n.a.	—	—	n.a.	18	n.a.	3
<i>Total</i>	n.a.	189	n.a.	n.a.	24	n.a.	n.a.	213	n.a.	23
<b>Mitchell (S)</b>										
North	n.a.	25	n.a.	n.a.	—	—	n.a.	25	n.a.	1
South	n.a.	85	n.a.	n.a.	—	—	n.a.	85	n.a.	4
<i>Total</i>	n.a.	110	n.a.	n.a.	25	n.a.	n.a.	110	n.a.	5
<b>Moira (S)</b>										
Murrumbidgee (S)										
East	n.a.	93	n.a.	n.a.	9	—	n.a.	118	n.a.	11
West	34	17	5	—	—	—	34	17	5	2
<i>Total</i>	n.a.	20	n.a.	n.a.	—	—	n.a.	20	n.a.	4
<b>Strathbogie (S)</b>										
East	n.a.	37	n.a.	n.a.	6	—	n.a.	37	n.a.	6
West	n.a.	26	n.a.	n.a.	6	—	n.a.	26	n.a.	6
<b>Total Division</b>	n.a.	641	n.a.	n.a.	81	n.a.	n.a.	722	n.a.	70

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 - Mar.		March	July - Mar.		March	July - Mar.		March	
	1994-95	1995-96	1995	1994-95	1995-96	1995	1994-95	1995-96	1995	
OVENS-MURRAY STATISTICAL DIVISION										
Alpine (S)	n.a.	44	n.a.	6	n.a.	—	n.a.	44	n.a.	6
East	n.a.	17	n.a.	1	n.a.	—	n.a.	17	n.a.	1
West	n.a.	61	n.a.	7	n.a.	—	n.a.	61	n.a.	7
Total	n.a.	42	n.a.	7	n.a.	—	n.a.	42	n.a.	7
Indigo (S)	26	16	3	1	—	—	26	16	3	1
Part A	n.a.	58	n.a.	8	n.a.	—	n.a.	58	n.a.	8
Part B	n.a.	26	n.a.	5	n.a.	—	n.a.	26	n.a.	5
Total	51	71	4	7	6	1	57	72	4	7
Milawa (S)	n.a.	108	n.a.	14	n.a.	1	n.a.	109	n.a.	14
North	n.a.	4	n.a.	—	n.a.	—	n.a.	4	n.a.	—
South	n.a.	11	n.a.	2	n.a.	—	n.a.	11	n.a.	2
Wangaratta	51	71	4	7	6	1	57	72	4	7
Total	n.a.	108	n.a.	14	n.a.	1	n.a.	109	n.a.	14
Towong (S)	n.a.	4	n.a.	—	n.a.	—	n.a.	4	n.a.	—
Part A	n.a.	11	n.a.	1	n.a.	—	n.a.	11	n.a.	1
Part B	31	15	3	1	—	—	31	15	3	1
Total	n.a.	184	n.a.	18	n.a.	4	n.a.	188	n.a.	18
Total Division	n.a.	426	n.a.	48	n.a.	5	n.a.	431	n.a.	48
EAST GIPPSLAND STATISTICAL DIVISION										
East Gippsland (S)	n.a.	157	n.a.	14	n.a.	2	n.a.	159	n.a.	14
Bairnsdale	41	25	5	5	3	5	44	30	5	10
Orbost	n.a.	14	n.a.	2	n.a.	—	n.a.	14	n.a.	2
South-West	n.a.	21	n.a.	2	n.a.	—	n.a.	21	n.a.	2
Palance	n.a.	217	n.a.	23	n.a.	7	n.a.	224	n.a.	28
Total	30	14	1	2	—	—	30	14	1	2
Wellington (S)	n.a.	14	n.a.	3	n.a.	—	n.a.	14	n.a.	3
Alberron	42	27	4	6	13	5	55	27	9	6
Avon	n.a.	41	n.a.	6	n.a.	—	n.a.	41	n.a.	6
Maffra	39	57	5	9	—	—	39	57	5	9
Rosedale	n.a.	153	n.a.	26	n.a.	—	n.a.	153	n.a.	26
Sale	n.a.	370	n.a.	49	n.a.	7	n.a.	377	n.a.	54
Total	n.a.	370	n.a.	49	n.a.	7	n.a.	377	n.a.	54

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 - Mar.		March		July - Mar.		March		July - Mar.		March	
	1994-95	1995-96	1995	1996	1994-95	1995-96	1995	1996	1994-95	1995-96	1995	1996
GIPPSLAND STATISTICAL DIVISION												
Bass Coast (S)	119	105	11	11	—	—	—	—	119	105	11	11
Phillip Island	n.a.	107	n.a.	11	n.a.	2	n.a.	—	n.a.	109	n.a.	11
Balance	n.a.	212	n.a.	22	n.a.	2	n.a.	—	n.a.	214	n.a.	22
<i>Total</i>												
Baw Baw (S)	n.a.	18	n.a.	4	n.a.	—	n.a.	—	n.a.	18	n.a.	4
Part A												
Part B												
East	n.a.	7	n.a.	2	n.a.	—	n.a.	—	n.a.	7	n.a.	2
West	n.a.	82	n.a.	10	n.a.	—	n.a.	—	n.a.	82	n.a.	10
<i>Total</i>	n.a.	107	n.a.	16	n.a.	—	n.a.	—	n.a.	107	n.a.	16
La Trobe (S)												
Moe	n.a.	39	n.a.	1	n.a.	4	n.a.	—	n.a.	43	n.a.	1
Morwell	n.a.	19	n.a.	1	n.a.	—	n.a.	—	n.a.	19	n.a.	1
Traralgon	n.a.	74	n.a.	3	n.a.	3	n.a.	—	n.a.	77	n.a.	3
Balance	n.a.	14	n.a.	—	n.a.	—	n.a.	—	n.a.	14	n.a.	—
<i>Total</i>	n.a.	146	n.a.	5	n.a.	7	n.a.	—	n.a.	153	n.a.	5
South Gippsland (S)												
Central	n.a.	79	n.a.	10	n.a.	—	n.a.	—	n.a.	79	n.a.	10
East	34	18	3	5	—	—	—	—	34	18	3	5
West	n.a.	17	n.a.	4	n.a.	—	n.a.	—	n.a.	17	n.a.	4
<i>Total</i>	n.a.	114	n.a.	19	n.a.	—	n.a.	—	n.a.	114	n.a.	19
Yarra Ranges (S) — Part B (c)	n.a.	1	n.a.	—	n.a.	—	n.a.	—	n.a.	1	n.a.	—
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—	—	—
French Island	1	—	—	—	—	—	—	—	1	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—	—	—
<b>Total Division</b>	<b>n.a.</b>	<b>580</b>	<b>n.a.</b>	<b>62</b>	<b>n.a.</b>	<b>9</b>	<b>n.a.</b>	<b>—</b>	<b>n.a.</b>	<b>589</b>	<b>n.a.</b>	<b>62</b>
TOTAL VICTORIA												
	<b>24,547</b>	<b>15,924</b>	<b>1,899</b>	<b>1,273</b>	<b>3,171</b>	<b>3,026</b>	<b>242</b>	<b>292</b>	<b>27,718</b>	<b>18,950</b>	<b>2,341</b>	<b>1,565</b>

(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, MARCH 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	50	487	3	17	229	786
Barwon	1	55	1	2	20	79
Western District	—	16	—	3	1	20
Central Highlands	5	1	1	1	50	58
Wimmera	4	8	—	1	2	15
Mallee	—	1	—	—	13	14
Loddon	9	18	1	8	25	61
Goulburn	2	36	4	4	19	65
Ovens-Murray	14	19	2	5	8	48
East Gippsland	11	12	3	9	14	49
Gippsland	3	20	5	9	25	62
<b>Total Victoria</b>	<b>99</b>	<b>673</b>	<b>20</b>	<b>59</b>	<b>406</b>	<b>1,257</b>
<b>PUBLIC SECTOR</b>						
Melbourne	—	2	—	—	10	12
Barwon	—	—	—	—	—	—
Western District	—	—	—	—	—	—
Central Highlands	—	—	—	—	1	1
Wimmera	—	—	—	—	—	—
Mallee	—	—	—	—	—	—
Loddon	—	—	—	—	—	—
Goulburn	—	1	—	—	2	3
Ovens-Murray	—	—	—	—	—	—
East Gippsland	—	—	—	—	—	—
Gippsland	—	—	—	—	—	—
<b>Total Victoria</b>	<b>—</b>	<b>3</b>	<b>—</b>	<b>—</b>	<b>13</b>	<b>16</b>
<b>TOTAL</b>						
Melbourne	50	489	3	17	239	798
Barwon	1	55	1	2	20	79
Western District	—	16	—	3	1	20
Central Highlands	5	1	1	1	51	59
Wimmera	4	8	—	1	2	15
Mallee	—	1	—	—	13	14
Loddon	9	18	1	8	25	61
Goulburn	2	37	4	4	21	68
Ovens-Murray	14	19	2	5	8	48
East Gippsland	11	12	3	9	14	49
Gippsland	3	20	5	9	25	62
<b>Total Victoria</b>	<b>99</b>	<b>676</b>	<b>20</b>	<b>59</b>	<b>419</b>	<b>1,273</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 town-houses, 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**  
 Regional Director

