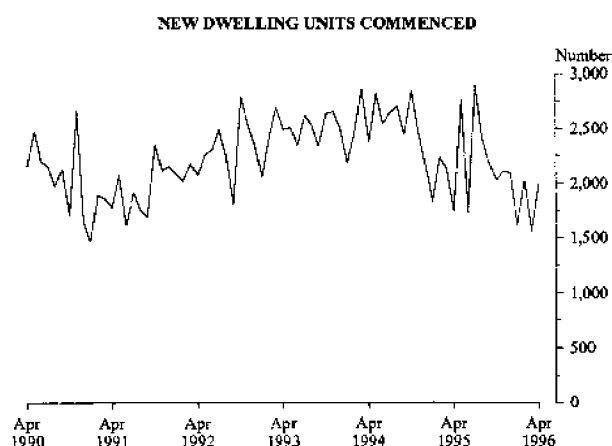


CATALOGUE NO. 8741.2

EMBARGOED UNTIL 11.30 AM TUES 19 NOVEMBER 1996

DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES VICTORIA, APRIL 1996

MAIN FEATURES



- The number of dwelling units reported as commenced in April 1996 was 2,014. Of these, 1,333 were in the Melbourne Statistical Division.
- There were 1,441 private sector houses reported, with 919 of these from the Melbourne Statistical Division.
- A total of 517 other residential dwelling units were commenced, with 383 located in the Melbourne Statistical Division. The private sector accounted for 384 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- *for more information about statistics in this publication and the availability of related unpublished statistics, contact Merv Leaker on Adelaide (08) 8237 7590 or any ABS State Office.*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—									
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
April	919	326	1,245	31	57	88	950	383	1,333
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—									
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
April	1,441	384	1,825	56	133	189	1,497	517	2,014

(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—						
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	1,771	2,030	1,746	2,147
November	1,863	1,711	1,665	2,117	2,042	2,049
December	1,411	1,630	1,580	2,099	2,266	1,985
1996---						
January	1,403	1,637	1,531	1,616	1,868	1,945
February	1,461	1,459	1,492	2,028	1,974	1,910
March	1,257	1,291	1,453	1,565	1,581	1,878
April	1,441	1,525	1,445	2,014	2,046	1,873

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

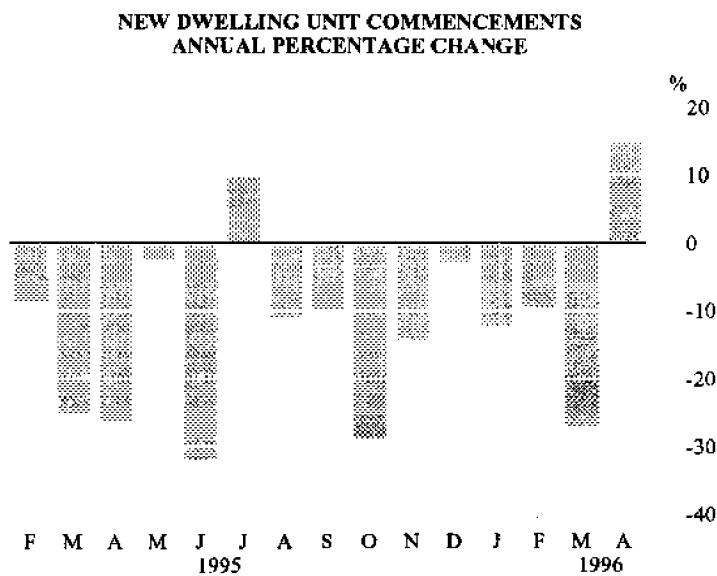


TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS (a) BY TYPE OF RESIDENTIAL BUILDING (a)

Statistical Local Area	Houses				Other residential buildings (b)				Total residential buildings			
	July - Apr.		April		July - Apr.		April		July - Apr.		April	
	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.	185	n.a.	25	n.a.	128	n.a.	5	n.a.	313	n.a.	30
Heidelberg	n.a.	130	n.a.	26	n.a.	9	n.a.	3	n.a.	139	n.a.	29
North	n.a.	315	n.a.	51	n.a.	137	n.a.	8	n.a.	452	n.a.	59
<i>Total</i>												
Bayside (C)	164	125	5	11	39	13	—	2	203	138	5	13
Brighton	n.a.	140	n.a.	10	n.a.	94	n.a.	4	n.a.	234	n.a.	14
South	n.a.	265	n.a.	21	n.a.	107	n.a.	6	n.a.	372	n.a.	27
<i>Total</i>												
Boroondara (C)	n.a.	171	n.a.	15	n.a.	33	n.a.	3	n.a.	204	n.a.	18
Camberwell North	n.a.	129	n.a.	16	n.a.	21	n.a.	4	n.a.	150	n.a.	20
Camberwell South	58	24	7	2	53	11	—	—	111	35	7	2
Hawthorn	184	74	6	5	21	28	—	2	205	102	6	7
Kew	658	398	32	38	120	93	3	9	778	491	35	47
<i>Total</i>												
Brimbank (C)	n.a.	655	n.a.	34	n.a.	4	n.a.	2	n.a.	659	n.a.	36
Keilor	n.a.	170	n.a.	4	n.a.	16	n.a.	5	n.a.	186	n.a.	9
Sunshine	n.a.	825	n.a.	38	n.a.	20	n.a.	7	n.a.	845	n.a.	45
<i>Total</i>												
Cardinia (S)	n.a.	162	n.a.	32	n.a.	2	n.a.	2	n.a.	164	n.a.	34
Pakenham	n.a.	14	n.a.	2	n.a.	—	n.a.	—	n.a.	14	n.a.	2
South	n.a.	176	n.a.	34	n.a.	2	n.a.	2	n.a.	178	n.a.	36
<i>Total</i>												
Casey (C)	n.a.	1,012	n.a.	80	n.a.	13	n.a.	4	n.a.	1,025	n.a.	84
Berwick	n.a.	437	n.a.	26	n.a.	27	n.a.	—	n.a.	464	n.a.	26
South	n.a.	1,449	n.a.	106	n.a.	40	n.a.	4	n.a.	1,489	n.a.	110
<i>Total</i>												
Darebin (C)	n.a.	74	n.a.	4	n.a.	51	n.a.	31	n.a.	125	n.a.	35
Northcote	n.a.	154	n.a.	13	n.a.	74	n.a.	4	n.a.	228	n.a.	17
Preston	n.a.	228	n.a.	17	n.a.	125	n.a.	35	n.a.	353	n.a.	52
<i>Total</i>												
Frankston (C)	n.a.	261	n.a.	18	n.a.	—	n.a.	—	n.a.	261	n.a.	18
East	n.a.	182	n.a.	12	n.a.	9	n.a.	2	n.a.	191	n.a.	14
West	n.a.	443	n.a.	30	n.a.	9	n.a.	2	n.a.	452	n.a.	32
<i>Total</i>												
Glen Eira (C)	217	279	10	10	169	48	—	8	386	327	10	18
Caulfield	n.a.	171	n.a.	13	n.a.	11	n.a.	7	n.a.	182	n.a.	20
South	n.a.	450	n.a.	23	n.a.	59	n.a.	15	n.a.	509	n.a.	38
<i>Total</i>												
Greater Dandenong (C)	103	81	5	18	—	—	—	—	103	81	5	18
Dandenong	n.a.	125	n.a.	20	n.a.	32	n.a.	4	n.a.	157	n.a.	24
Balance	n.a.	206	n.a.	38	n.a.	32	n.a.	4	n.a.	238	n.a.	42
<i>Total</i>												
Hobsons Bay (C)	n.a.	299	n.a.	29	n.a.	17	n.a.	6	n.a.	316	n.a.	35
Altona	n.a.	153	n.a.	12	n.a.	88	n.a.	31	n.a.	241	n.a.	43
Williamstown	n.a.	452	n.a.	41	n.a.	105	n.a.	37	n.a.	557	n.a.	78
<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 - Apr.		April		July - Apr.		April		July - Apr.		April	
	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.	95	n.a.	11	n.a.	27	n.a.	—	n.a.	122	n.a.	11
Broadmeadows	n.a.	379	n.a.	37	n.a.	—	n.a.	—	n.a.	379	n.a.	37
Craigieburn	n.a.	158	n.a.	13	n.a.	—	n.a.	—	n.a.	158	n.a.	13
Sunbury	n.a.	632	n.a.	61	n.a.	27	n.a.	—	n.a.	659	n.a.	61
<i>Total</i>												
Kingsston (C)	n.a.	237	n.a.	23	n.a.	34	n.a.	10	n.a.	271	n.a.	33
North	n.a.	263	n.a.	23	n.a.	107	n.a.	44	n.a.	370	n.a.	67
South	n.a.	500	n.a.	46	n.a.	141	n.a.	54	n.a.	641	n.a.	100
<i>Total</i>												
Knox (C)	n.a.	398	n.a.	16	n.a.	25	n.a.	8	n.a.	423	n.a.	24
Manningham (C)	n.a.	331	n.a.	15	n.a.	70	n.a.	8	n.a.	401	n.a.	23
Mariyong (C)	n.a.	112	n.a.	6	n.a.	142	n.a.	10	n.a.	254	n.a.	16
Maroondah (C)	n.a.	213	n.a.	7	n.a.	34	n.a.	2	n.a.	247	n.a.	9
Croydon	n.a.	101	n.a.	2	n.a.	14	n.a.	2	n.a.	115	n.a.	4
Ringwood	n.a.	314	n.a.	9	n.a.	48	n.a.	4	n.a.	362	n.a.	13
<i>Total</i>												
Melbourne (C)	n.a.	—	n.a.	—	n.a.	19	n.a.	—	n.a.	19	n.a.	—
Inner	n.a.	22	n.a.	2	n.a.	491	n.a.	5	n.a.	513	n.a.	7
Remainder	n.a.	22	n.a.	2	n.a.	310	n.a.	5	n.a.	332	n.a.	7
<i>Total</i>												
Melton (S)	n.a.	118	n.a.	9	n.a.	2	n.a.	—	n.a.	120	n.a.	9
East	n.a.	190	n.a.	13	n.a.	—	n.a.	—	n.a.	190	n.a.	13
Balance	n.a.	308	n.a.	22	n.a.	2	n.a.	—	n.a.	310	n.a.	22
<i>Total</i>												
Monash (C)	n.a.	184	n.a.	10	n.a.	16	n.a.	4	n.a.	200	n.a.	14
South-West	n.a.	107	n.a.	3	n.a.	6	n.a.	2	n.a.	113	n.a.	5
Waverley East	n.a.	270	n.a.	7	n.a.	5	n.a.	—	n.a.	275	n.a.	7
Waverley West	n.a.	561	n.a.	20	n.a.	27	n.a.	6	n.a.	588	n.a.	26
<i>Total</i>												
Moonee Valley (C)	131	147	3	10	170	61	5	6	301	208	8	16
Essendon	n.a.	161	n.a.	8	n.a.	25	n.a.	6	n.a.	186	n.a.	14
West	n.a.	308	n.a.	18	n.a.	86	n.a.	12	n.a.	394	n.a.	30
<i>Total</i>												
Moreland (C)	23	29	1	3	91	14	19	—	114	43	20	3
Brunswick	n.a.	40	n.a.	2	n.a.	20	n.a.	4	n.a.	60	n.a.	6
Coburg	n.a.	104	n.a.	3	n.a.	14	n.a.	—	n.a.	118	n.a.	3
North	n.a.	173	n.a.	8	n.a.	48	n.a.	4	n.a.	221	n.a.	12
<i>Total</i>												
Mornington Peninsula (S)	n.a.	145	n.a.	10	n.a.	—	n.a.	—	n.a.	145	n.a.	10
East	454	310	35	23	—	—	—	—	454	310	35	23
South	n.a.	212	n.a.	18	n.a.	—	n.a.	—	n.a.	212	n.a.	18
West	n.a.	667	n.a.	51	n.a.	—	n.a.	—	n.a.	667	n.a.	51
<i>Total</i>												

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 - Apr.		April		July - Apr.		April		July - Apr.		April		July - Apr.		April			
	1994-95	1995-96	1995	1996	1994-95	1995-96	1995	1996	1994-95	1995-96	1994-95	1995-96	1994-95	1995-96	1995	1996		
MELBOURNE STATISTICAL DIVISION—continued																		
Nillumbik (S)	n.a.	25	n.a.	—	n.a.	—	n.a.	—	n.a.	—	n.a.	—	n.a.	25	n.a.	—		
South-West	n.a.	74	n.a.	8	n.a.	2	n.a.	2	n.a.	2	n.a.	2	n.a.	76	n.a.	10		
Balance	n.a.	99	n.a.	8	n.a.	2	n.a.	2	n.a.	2	n.a.	2	n.a.	101	n.a.	10		
Total	n.a.	41	n.a.	3	n.a.	96	n.a.	33	n.a.	33	n.a.	43	n.a.	137	n.a.	36		
Port Phillip (C)	25	90	3	11	129	141	23	10	154	231	26	21	231	26	21			
St Kilda	n.a.	131	n.a.	14	n.a.	237	n.a.	43	n.a.	237	n.a.	43	n.a.	368	n.a.	57		
West	n.a.	63	n.a.	3	n.a.	427	n.a.	3	n.a.	427	n.a.	3	n.a.	490	n.a.	6		
Total	143	82	27	18	102	104	33	—	245	186	60	18	245	186	60			
Stommington (C)	n.a.	145	n.a.	21	n.a.	531	n.a.	3	n.a.	531	n.a.	3	n.a.	676	n.a.	24		
Prahran	205	174	5	9	60	27	3	2	265	201	8	11	265	201	8			
Box Hill	n.a.	83	n.a.	5	n.a.	15	n.a.	2	n.a.	98	n.a.	7	n.a.	98	n.a.	7		
Nunawading East	n.a.	226	n.a.	21	n.a.	80	n.a.	55	n.a.	306	n.a.	76	n.a.	306	n.a.	76		
Nunawading West	522	483	27	35	65	122	3	59	587	605	30	94	587	605	30			
Total	n.a.	648	n.a.	64	n.a.	73	n.a.	17	n.a.	721	n.a.	81	n.a.	721	n.a.	81		
Whittlesea (C)	n.a.	545	n.a.	46	n.a.	2	n.a.	—	n.a.	547	n.a.	46	n.a.	547	n.a.	46		
Wyndham (C)	n.a.	39	n.a.	2	n.a.	190	n.a.	10	n.a.	229	n.a.	12	n.a.	229	n.a.	12		
Yarra (C)	29	21	9	1	40	110	—	5	69	131	9	6	69	131	9			
North	n.a.	60	n.a.	3	n.a.	300	n.a.	15	n.a.	360	n.a.	18	n.a.	360	n.a.	18		
Richmond	n.a.	20	n.a.	5	n.a.	—	n.a.	—	n.a.	20	n.a.	5	n.a.	20	n.a.	5		
Total	n.a.	32	n.a.	5	n.a.	2	n.a.	—	n.a.	34	n.a.	5	n.a.	34	n.a.	5		
Yarra Ranges (S) (c)	n.a.	359	n.a.	38	n.a.	8	n.a.	4	n.a.	367	n.a.	42	n.a.	367	n.a.	42		
Central	n.a.	411	n.a.	48	n.a.	10	n.a.	4	n.a.	421	n.a.	52	n.a.	421	n.a.	52		
North	n.a.	12,055	n.a.	950	n.a.	3,132	n.a.	383	n.a.	15,187	n.a.	1,333	n.a.	15,187	n.a.	1,333		
South-West	n.a.	12,055	n.a.	950	n.a.	3,132	n.a.	383	n.a.	15,187	n.a.	1,333	n.a.	15,187	n.a.	1,333		
Total	n.a.	12,055	n.a.	950	n.a.	3,132	n.a.	383	n.a.	15,187	n.a.	1,333	n.a.	15,187	n.a.	1,333		

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							
	1994-95				1995-96				1994-95				1995-96			
	July - Apr.	1995-96	April	1995	July - Apr.	1995-96	April	1996	July - Apr.	1995-96	April	1996	July - Apr.	1995-96	April	1995
BARWON STATISTICAL DIVISION																
Colac-Otway (S)	20	4	1	2	---	---	---	---	---	---	---	---	---	---	---	---
Colac	n.a.	14	n.a.	3	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
North	n.a.	21	n.a.	3	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
South	n.a.	39	n.a.	8	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Total	34	34	2	1	---	---	---	---	---	---	---	---	---	---	---	---
Golden Plains (S)	n.a.	21	n.a.	1	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
North-West	n.a.	55	n.a.	2	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
South-East	163	148	8	12	---	---	---	---	---	---	---	---	---	---	---	---
Total	246	161	18	18	---	---	---	---	---	---	---	---	---	---	---	---
Greater Geelong (C)	44	21	---	1	17	7	---	---	---	---	---	---	---	---	---	---
Part A	18	15	1	1	6	1	24	---	---	---	---	---	---	---	---	---
Bellarine --- Inner	21	12	2	1	8	---	---	---	---	---	---	---	---	---	---	---
Corio --- Inner	259	210	13	35	7	5	---	---	---	---	---	---	---	---	---	---
Geelong West	211	215	9	23	6	6	---	---	---	---	---	---	---	---	---	---
Newtown	n.a.	1	n.a.	---	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
South Barwon --- Inner	n.a.	783	n.a.	91	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Part B	23	24	1	---	---	---	---	---	---	---	---	---	---	---	---	---
Part C	194	180	6	13	---	---	---	---	---	---	---	---	---	---	---	---
Total	n.a.	40	n.a.	1	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Queenscliffe (B)	n.a.	220	n.a.	14	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Surf Coast (S)	194	180	6	13	---	---	---	---	---	---	---	---	---	---	---	---
East	n.a.	40	n.a.	1	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
West	n.a.	220	n.a.	14	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Total	n.a.	1,121	n.a.	115	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
Total Division	n.a.	1,121	n.a.	115	n.a.	n.a.	13	62	n.a.	13	n.a.	1,183	n.a.	128	n.a.	128

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 - Apr.		April		July - Apr.		April		July - Apr.		April		
	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.	11	n.a.	4	n.a.	—	n.a.	—	n.a.	—	11	n.a.	4
North	n.a.	17	n.a.	2	n.a.	—	n.a.	—	n.a.	—	17	n.a.	2
South	n.a.	28	n.a.	6	n.a.	—	n.a.	—	n.a.	—	28	n.a.	6
Total	n.a.	21	n.a.	2	n.a.	—	n.a.	—	n.a.	—	21	n.a.	2
Glenelg (S)	n.a.	3	n.a.	—	n.a.	3	n.a.	3	n.a.	3	6	n.a.	3
Heywood	32	23	4	6	—	—	—	—	32	—	23	4	6
North	n.a.	47	n.a.	8	n.a.	3	n.a.	3	n.a.	50	n.a.	11	11
Portland	n.a.	3	n.a.	—	n.a.	—	n.a.	—	n.a.	—	3	n.a.	—
Total	n.a.	3	n.a.	—	n.a.	—	n.a.	—	n.a.	—	3	n.a.	—
Moyné (S)	n.a.	3	n.a.	—	n.a.	—	n.a.	—	n.a.	—	3	n.a.	—
North-East	n.a.	22	n.a.	2	n.a.	—	n.a.	—	n.a.	—	22	n.a.	2
South-West	n.a.	14	n.a.	1	n.a.	—	n.a.	—	n.a.	—	14	n.a.	1
Balance	n.a.	39	n.a.	3	n.a.	—	n.a.	—	n.a.	—	39	n.a.	3
Total	21	13	3	—	—	—	—	—	21	13	3	—	—
Southern Grampians (S)	n.a.	2	n.a.	—	n.a.	—	n.a.	—	n.a.	—	2	n.a.	—
Hamilton	n.a.	8	n.a.	—	n.a.	—	n.a.	—	n.a.	—	8	n.a.	—
Wannon	n.a.	23	n.a.	—	n.a.	—	n.a.	—	n.a.	—	23	n.a.	—
Balance	n.a.	140	n.a.	10	n.a.	68	n.a.	—	n.a.	208	n.a.	10	—
Total	n.a.	—	n.a.	—	n.a.	—	n.a.	—	n.a.	—	—	n.a.	—
Warrnambool (C)	n.a.	277	n.a.	27	n.a.	71	n.a.	3	n.a.	348	n.a.	30	—
Lady Julia Percy Island	n.a.	—	n.a.	—	n.a.	—	n.a.	—	n.a.	—	—	n.a.	—
Total Division	n.a.	277	n.a.	27	n.a.	71	n.a.	3	n.a.	348	n.a.	30	—
CENTRAL HIGHLANDS STATISTICAL DIVISION													
Ararat (RC)	n.a.	13	n.a.	2	n.a.	5	n.a.	5	n.a.	18	n.a.	7	—
Ballarat (C)	153	112	11	5	10	5	—	—	163	117	11	5	—
Central	104	100	5	9	—	—	—	—	104	100	5	9	—
Inner North	2	4	—	—	—	—	—	—	2	4	—	—	—
North	165	121	7	6	4	3	—	—	169	124	7	6	—
South	424	337	23	20	14	8	—	—	438	345	23	20	—
Total	n.a.	65	n.a.	3	n.a.	2	n.a.	—	n.a.	67	n.a.	3	—
Hepburn (S)	n.a.	9	n.a.	1	n.a.	—	n.a.	—	n.a.	9	n.a.	1	—
East	n.a.	74	n.a.	4	n.a.	2	n.a.	—	n.a.	76	n.a.	4	—
West	n.a.	77	n.a.	12	n.a.	—	n.a.	—	n.a.	77	n.a.	12	—
Total	46	18	—	—	8	—	—	—	54	18	—	—	—
Moorabool (S)	20	18	—	1	—	—	—	—	20	18	—	—	—
Bacchus Marsh	n.a.	113	n.a.	13	n.a.	—	n.a.	—	n.a.	113	n.a.	13	—
Ballan	n.a.	24	n.a.	1	n.a.	—	n.a.	—	n.a.	24	n.a.	1	—
West	n.a.	561	n.a.	40	n.a.	15	n.a.	5	n.a.	576	n.a.	45	—
Total	n.a.	—	n.a.	—	n.a.	—	n.a.	—	n.a.	—	n.a.	—	—
Pyrenees (S)	n.a.	—	n.a.	—	n.a.	—	n.a.	—	n.a.	—	n.a.	—	—
Total Division	n.a.	561	n.a.	40	n.a.	15	n.a.	5	n.a.	576	n.a.	45	—

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 - Apr.		April		July - Apr.		April		July - Apr.		April	
	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.	20	n.a.	—	n.a.	—	n.a.	—	n.a.	20	n.a.	—
Horsham (RC)	81	42	6	2	4	7	—	4	85	49	6	6
Central	n.a.	8	n.a.	—	n.a.	—	n.a.	—	n.a.	8	n.a.	—
Balance	n.a.	50	n.a.	2	n.a.	7	n.a.	4	n.a.	57	n.a.	6
<i>Total</i>	n.a.	8	n.a.	—	n.a.	—	n.a.	—	n.a.	8	n.a.	—
Northern Grampians (S)	n.a.	31	n.a.	3	n.a.	—	n.a.	—	n.a.	31	n.a.	3
St Arnaud	n.a.	39	n.a.	3	n.a.	—	n.a.	—	n.a.	39	n.a.	3
Stawell	n.a.	6	n.a.	—	n.a.	—	n.a.	—	n.a.	6	n.a.	—
<i>Total</i>	3	3	1	—	3	—	—	—	6	3	1	—
West Wimmera (S)	n.a.	2	n.a.	—	n.a.	—	n.a.	—	n.a.	2	n.a.	—
Yarriambiack (S)	n.a.	5	n.a.	—	n.a.	—	n.a.	—	n.a.	5	n.a.	—
<i>Total Division</i>	n.a.	120	n.a.	5	n.a.	7	n.a.	4	n.a.	127	n.a.	9
MALLEE STATISTICAL DIVISION												
Buloke (S)	n.a.	1	n.a.	—	n.a.	—	n.a.	—	n.a.	1	n.a.	1
North	n.a.	1	n.a.	1	n.a.	—	n.a.	—	n.a.	1	n.a.	1
South	n.a.	2	n.a.	1	n.a.	—	n.a.	—	n.a.	2	n.a.	1
<i>Total</i>	n.a.	16	n.a.	—	n.a.	—	n.a.	—	n.a.	16	n.a.	—
Gannawarra (S)	n.a.	135	n.a.	13	n.a.	24	n.a.	16	n.a.	159	n.a.	29
Mildura (RC)	n.a.	11	n.a.	1	n.a.	—	n.a.	—	n.a.	11	n.a.	1
Part A	271	146	10	14	2	24	—	16	273	170	10	30
Part B	67	21	4	1	2	4	—	4	69	25	4	5
<i>Total</i>	n.a.	24	n.a.	2	n.a.	—	n.a.	—	n.a.	24	n.a.	2
Swan Hill (RC)	n.a.	45	n.a.	3	n.a.	4	n.a.	4	n.a.	49	n.a.	7
Central	n.a.	209	n.a.	18	n.a.	28	n.a.	20	n.a.	237	n.a.	38
Balance	n.a.	209	n.a.	18	n.a.	28	n.a.	20	n.a.	237	n.a.	38
<i>Total Division</i>	n.a.	209	n.a.	18	n.a.	28	n.a.	20	n.a.	237	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				Other residential buildings (b)				Total residential buildings			
	July - Apr.		April		July - Apr.		April		July - Apr.		April	
	1994-95	1995-96	1995	1996	1994-95	1995-96	1995	1996	1994-95	1995-96	1995	1996
LOBDON STATISTICAL DIVISION												
Central Goldfields (S)	16	22	1	3	—	2	—	—	16	24	1	3
Maryborough	n.a.	13	n.a.	2	n.a.	2	n.a.	—	n.a.	15	n.a.	2
Balance	n.a.	35	n.a.	5	n.a.	4	n.a.	—	n.a.	39	n.a.	5
Greater Bendigo (C)	51	42	6	3	23	2	—	2	74	44	6	5
Part A	95	100	5	8	5	19	—	13	100	119	5	21
Central	24	29	1	—	—	—	—	—	24	29	1	—
Huntly --- Inner	118	87	6	6	—	22	—	—	118	109	6	6
Marong --- Inner	107	94	1	9	11	—	11	—	118	94	12	9
Strathfieldsaye --- Inner	n.a.	72	n.a.	5	n.a.	—	n.a.	—	n.a.	72	n.a.	5
Part B	n.a.	424	n.a.	31	n.a.	43	n.a.	15	n.a.	467	n.a.	46
Total	n.a.	3	n.a.	—	n.a.	—	n.a.	—	n.a.	3	n.a.	—
Loddon (S)	n.a.	65	n.a.	19	n.a.	46	n.a.	46	n.a.	111	n.a.	65
North	n.a.	68	n.a.	19	n.a.	46	n.a.	46	n.a.	114	n.a.	65
South	n.a.	40	n.a.	4	n.a.	—	n.a.	—	n.a.	40	n.a.	4
Total	63	57	4	2	—	—	—	—	63	57	4	2
Macedon Ranges (S)	n.a.	137	n.a.	11	n.a.	—	n.a.	—	n.a.	137	n.a.	11
Kyneton	n.a.	234	n.a.	17	n.a.	—	n.a.	—	n.a.	234	n.a.	17
Romsey	28	4	2	—	2	5	—	—	30	9	2	—
Balance	n.a.	28	n.a.	3	n.a.	—	n.a.	—	n.a.	28	n.a.	3
Total	n.a.	32	n.a.	3	n.a.	5	n.a.	—	n.a.	37	n.a.	3
Mount Alexander (S)	n.a.	793	n.a.	75	n.a.	98	n.a.	61	n.a.	891	n.a.	136
Castlemaine	n.a.	4	2	—	2	—	—	—	—	—	—	—
Balance	n.a.	28	n.a.	3	n.a.	—	n.a.	—	n.a.	28	n.a.	3
Total	n.a.	32	n.a.	3	n.a.	5	n.a.	—	n.a.	37	n.a.	3
Total Division	n.a.	793	n.a.	75	n.a.	98	n.a.	61	n.a.	891	n.a.	136

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 - Apr.		April		July - Apr.		April		July - Apr.		April	
	1994-95	1995-96	1995	1996	1994-95	1995-96	1995	1996	1994-95	1995-96	1995	1996
GOULBURN STATISTICAL DIVISION												
Campaspe (S)												
Echuca	116	48	13	10	—	—	—	—	116	48	13	10
Kyabram	n.a.	28	n.a.	4	n.a.	—	n.a.	—	n.a.	28	n.a.	4
Rochester	n.a.	42	n.a.	2	n.a.	—	n.a.	—	n.a.	42	n.a.	2
South	n.a.	5	n.a.	1	n.a.	—	n.a.	—	n.a.	5	n.a.	1
Total	n.a.	123	n.a.	17	n.a.	—	n.a.	—	n.a.	123	n.a.	17
Delatite (S)												
Benalla	50	24	3	8	7	24	3	—	57	48	6	8
North	n.a.	26	n.a.	6	n.a.	—	n.a.	—	n.a.	26	n.a.	6
South	81	64	7	20	—	16	—	8	81	80	7	28
Total	n.a.	114	n.a.	34	n.a.	40	n.a.	8	n.a.	154	n.a.	42
Greater Shepparton (C)												
Part A	n.a.	185	n.a.	27	n.a.	28	n.a.	4	n.a.	213	n.a.	31
Part B												
East	n.a.	14	n.a.	1	n.a.	—	n.a.	—	n.a.	14	n.a.	1
West	n.a.	21	n.a.	3	n.a.	—	n.a.	—	n.a.	21	n.a.	3
Total	n.a.	220	n.a.	31	n.a.	28	n.a.	4	n.a.	248	n.a.	35
Mitchell (S)												
North	n.a.	29	n.a.	4	n.a.	—	n.a.	—	n.a.	29	n.a.	4
South	n.a.	88	n.a.	3	n.a.	—	n.a.	—	n.a.	88	n.a.	3
Total	n.a.	117	n.a.	7	n.a.	—	n.a.	—	n.a.	117	n.a.	7
Moira (S)												
Murrindindi (S)	n.a.	103	n.a.	10	n.a.	33	n.a.	8	n.a.	136	n.a.	18
East	34	20	6	3	—	—	—	—	34	20	6	3
West	n.a.	30	n.a.	10	n.a.	—	n.a.	—	n.a.	30	n.a.	10
Total	n.a.	50	n.a.	13	n.a.	—	n.a.	—	n.a.	50	n.a.	13
Strathbogie (S)												
Strathbogie (S)	n.a.	29	n.a.	3	n.a.	—	n.a.	—	n.a.	29	n.a.	3
Total Division	n.a.	756	n.a.	115	n.a.	101	n.a.	20	n.a.	857	n.a.	135

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 - Apr.		April		July - Apr.		April		July - Apr.		April	
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.	48	n.a.	4	n.a.	—	—	n.a.	—	n.a.	48	4
East	n.a.	21	n.a.	4	n.a.	—	—	n.a.	—	n.a.	21	n.a.
West	n.a.	69	n.a.	8	n.a.	—	—	n.a.	—	n.a.	69	n.a.
Total												8
Indigo (S)	n.a.	47	n.a.	5	n.a.	—	—	n.a.	—	n.a.	47	n.a.
Part A	26	18	2	2	—	—	—	26	—	—	18	2
Part B	n.a.	65	n.a.	7	n.a.	—	—	n.a.	—	n.a.	65	n.a.
Total												7
Milawa (S)	n.a.	29	n.a.	3	n.a.	—	—	n.a.	—	n.a.	29	n.a.
North	n.a.	12	n.a.	1	n.a.	—	—	n.a.	—	n.a.	12	n.a.
South	51	75	2	4	6	1	—	57	—	—	76	2
Wangaratta	n.a.	116	n.a.	8	n.a.	1	—	n.a.	—	n.a.	117	n.a.
Total												8
Towong (S)	n.a.	5	n.a.	1	n.a.	—	—	n.a.	—	n.a.	5	n.a.
Part A	n.a.	11	n.a.	—	n.a.	—	—	n.a.	—	n.a.	11	n.a.
Part B	31	16	1	1	—	—	—	31	—	—	16	1
Total												1
Wodonga (RC)	n.a.	199	n.a.	15	n.a.	4	n.a.	n.a.	—	n.a.	203	n.a.
Total Division	n.a.	465	n.a.	39	n.a.	5	n.a.	n.a.	n.a.	n.a.	470	n.a.
EAST GIPPSLAND STATISTICAL DIVISION												
East Gippsland (S)	n.a.	175	n.a.	18	n.a.	2	n.a.	n.a.	—	n.a.	177	n.a.
Bairnsdale	41	28	4	3	3	5	—	44	—	—	33	4
Oribost	n.a.	15	n.a.	1	n.a.	—	—	n.a.	—	n.a.	15	n.a.
South-West	n.a.	23	n.a.	2	n.a.	—	—	n.a.	—	n.a.	23	n.a.
Balance	n.a.	241	n.a.	24	n.a.	7	n.a.	n.a.	—	n.a.	248	n.a.
Total												24
Wellington (S)	30	14	3	—	—	—	—	30	—	—	14	3
Alberton	n.a.	14	n.a.	—	n.a.	—	—	n.a.	—	n.a.	14	n.a.
Avon	42	30	3	3	13	8	—	55	—	—	30	11
Maffra	n.a.	46	n.a.	5	n.a.	—	—	n.a.	—	n.a.	46	n.a.
Rosedale	39	65	1	8	—	—	—	39	—	—	65	1
Sale	n.a.	169	n.a.	16	n.a.	—	—	n.a.	—	n.a.	169	n.a.
Total												16
Total Division	n.a.	410	n.a.	40	n.a.	7	n.a.	n.a.	n.a.	n.a.	417	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 - Apr.		April		July - Apr.		April		July - Apr.		April	
	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	116	3	11	---	2	---	2	119	118	3	13
Phillip Island	n.a.	114	n.a.	7	n.a.	2	n.a.	n.a.	n.a.	116	n.a.	7
Balance	n.a.	230	n.a.	18	n.a.	4	n.a.	2	n.a.	234	n.a.	20
<i>Total</i>												
Baw Baw (S)	n.a.	20	n.a.	2	n.a.	---	n.a.	---	n.a.	20	n.a.	2
Part A												
Part B												
East	n.a.	10	n.a.	3	n.a.	---	n.a.	---	n.a.	10	n.a.	3
West	n.a.	96	n.a.	14	n.a.	---	n.a.	---	n.a.	96	n.a.	14
<i>Total</i>	n.a.	126	n.a.	19	n.a.	---	n.a.	---	n.a.	126	n.a.	19
La Trobe (S)												
Moc	n.a.	40	n.a.	1	n.a.	8	n.a.	4	n.a.	48	n.a.	5
Morwell	n.a.	25	n.a.	6	n.a.	---	n.a.	---	n.a.	25	n.a.	6
Traralgon	n.a.	84	n.a.	10	n.a.	5	n.a.	2	n.a.	89	n.a.	12
Balance	n.a.	15	n.a.	1	n.a.	---	n.a.	---	n.a.	15	n.a.	1
<i>Total</i>	n.a.	164	n.a.	18	n.a.	13	n.a.	6	n.a.	177	n.a.	24
South Gippsland (S)												
Central	n.a.	88	n.a.	9	n.a.	---	n.a.	---	n.a.	88	n.a.	9
East	34	22	---	4	---	---	---	---	34	22	---	4
West	n.a.	21	n.a.	4	n.a.	---	n.a.	---	n.a.	21	n.a.	4
<i>Total</i>	n.a.	131	n.a.	17	n.a.	---	n.a.	---	n.a.	131	n.a.	17
Yarra Ranges (S) --- Part B (c)	n.a.	1	n.a.	---	n.a.	---	n.a.	---	n.a.	1	n.a.	---
Bass Strait Islands	1	1	---	1	---	---	---	---	1	1	---	1
French Island	---	---	---	---	---	---	---	---	---	---	---	---
Yallourn Works Area	---	---	---	---	---	---	---	---	---	---	---	---
Total Division	n.a.	653	n.a.	73	n.a.	17	n.a.	8	n.a.	670	n.a.	81
TOTAL VICTORIA												
	24,547	17,421	1,567	1,497	3,171	3,543	187	517	27,718	20,964	1,754	2,014

(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, APRIL, 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>
PRIVATE SECTOR						
Melbourne	43	591	8	19	258	919
Barwon	13	78	2	4	18	115
Western District	6	16	—	4	1	27
Central Highlands	3	3	—	2	32	40
Wimmera	1	3	—	—	1	5
Mallee	3	1	—	—	14	18
Loddon	9	20	—	4	25	58
Goulburn	8	54	—	4	43	109
Ovens-Murray	17	11	2	2	7	39
East Gippsland	5	12	—	6	16	39
Gippsland	2	30	7	7	26	72
Total Victoria	110	819	19	52	441	1,441
PUBLIC SECTOR						
Melbourne	—	9	—	—	22	31
Barwon	—	—	—	—	—	—
Western District	—	—	—	—	—	—
Central Highlands	—	—	—	—	—	—
Wimmera	—	—	—	—	—	—
Mallee	—	—	—	—	—	—
Loddon	—	—	—	—	17	17
Goulburn	—	2	—	—	4	6
Ovens-Murray	—	—	—	—	—	—
East Gippsland	—	—	—	—	1	1
Gippsland	—	—	—	—	1	1
Total Victoria	—	11	—	—	45	56
TOTAL						
Melbourne	43	600	8	19	280	950
Barwon	13	78	2	4	18	115
Western District	6	16	—	4	1	27
Central Highlands	3	3	—	2	32	40
Wimmera	1	3	—	—	1	5
Mallee	3	1	—	—	14	18
Loddon	9	20	—	4	42	75
Goulburn	8	56	—	4	47	115
Ovens-Murray	17	11	2	2	7	39
East Gippsland	5	12	—	6	17	40
Gippsland	2	30	7	7	27	73
Total Victoria	110	830	19	52	486	1,497

(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

