

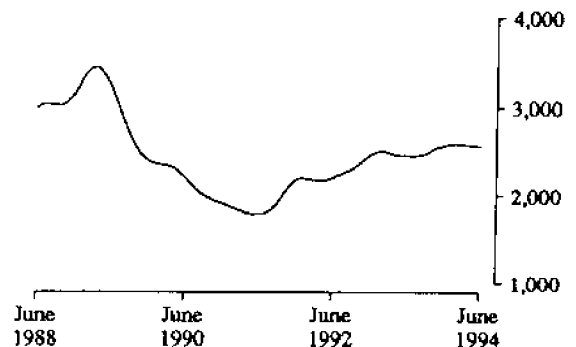
**CATALOGUE NUMBER 8741.2
5 SEPTEMBER 1994**

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

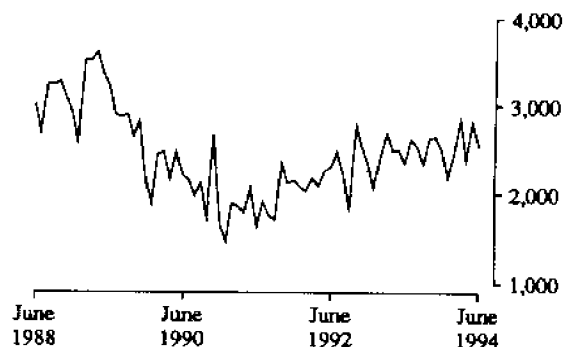
MAIN FEATURES

- Trend estimates of the number of dwelling units commenced in June 1994 (2,567) showed a 0.4 per cent decrease from the figure recorded for May 1994 (2,576) and a 4 per cent increase over the figure for June 1993 (2,461). Apart from successive increases which occurred in the series between August 1993 and February 1994, the trend estimate has shown a slight decrease each month since April 1993.
- In original terms the number of dwelling units commenced in June 1994 (2,542) was 10 per cent lower than in the previous month (2,822) and 8 per cent higher than in June 1993 (2,346).
- There were 45 new public sector houses commenced during June 1994, the lowest number since October 1992 when 38 were recorded.
- During the financial year 1993/94, a total of 30,513 dwelling units commenced, which was an increase of 6 per cent over the corresponding figure for 1992/93 (28,762). Of all types of residential buildings commenced during 1993/94, private sector other residential buildings (3,070) recorded the largest increase in contrast to 1992/93 figures (2,214), an increase of 39 per cent.

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



**NUMBER OF NEW 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For further information about statistics in this publication and the availability of related unpublished statistics, contact Denis Ward or Leon Kinnersly on Melbourne (03) 615 7000; or any ABS State office.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)									
1991-92	14,063	1,446	15,509	411	541	952	14,474	1,987	16,461
1992-93	16,622	1,877	18,499	639	213	852	17,261	2,090	19,351
1993-94	16,918	2,881	19,799	760	296	1,056	17,678	3,177	20,855
1993—									
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
April	1,299	260	1,559	35	34	69	1,334	294	1,628
May	1,538	346	1,884	38	36	74	1,576	382	1,958
June	1,494	158	1,652	36	16	52	1,530	174	1,704
VICTORIA									
1991-92	21,655	1,944	23,599	613	751	1,364	22,268	2,695	24,963
1992-93	25,248	2,214	27,462	978	322	1,300	26,226	2,536	28,762
1993-94	25,895	3,070	28,965	1,107	441	1,548	27,002	3,511	30,513
1993—									
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
April	2,001	270	2,271	62	41	103	2,063	311	2,374
May	2,375	362	2,737	49	36	85	2,424	398	2,822
June	2,286	167	2,453	45	44	89	2,331	211	2,542

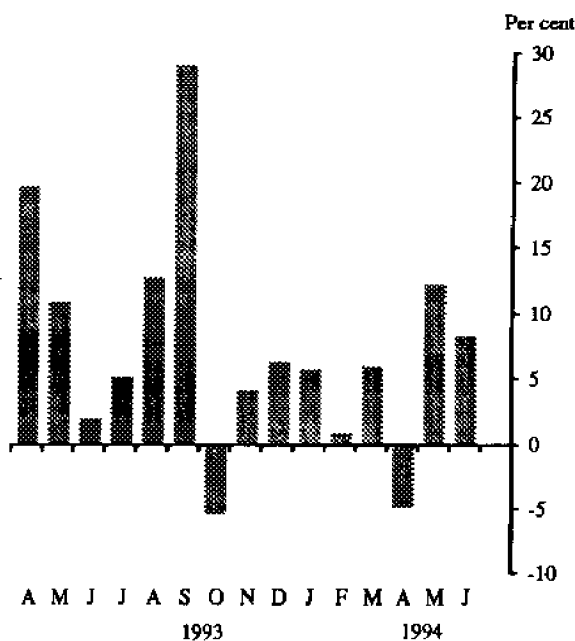
(a) Number of dwelling units. (b) Please refer to page 14 for a summary of changes to Statistical Divisions which were implemented on 1 July 1991.

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

Period	Private sector houses			Total dwellings		
	Original	Seasonally adjusted(a)	Trend estimate(a)	Original	Seasonally adjusted(a)	Trend estimate(a)
1991-92	21,655	21,599	21,583	24,963	24,999	25,044
1992-93	25,248	25,299	25,328	28,762	28,845	28,945
1993-94	25,895	25,955	25,916	30,513	30,676	30,533
1993—						
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	2,080	2,640	2,489	2,513
November	2,360	2,071	2,098	2,652	2,341	2,550
December	1,895	2,057	2,124	2,498	2,645	2,575
1994—						
January	1,742	2,280	2,157	2,185	2,853	2,590
February	2,084	2,071	2,192	2,446	2,463	2,594
March	2,576	2,418	2,221	2,858	2,616	2,587
April	2,001	2,139	2,242	2,374	2,463	2,578
May	2,375	2,179	2,260	2,822	2,553	2,576
June	2,286	2,355	2,276	2,542	2,684	2,567

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

NEW DWELLING COMMENCEMENTS, VICTORIA, ANNUAL PERCENTAGE CHANGE



NUMBER OF NEW DWELLING COMMENCEMENTS

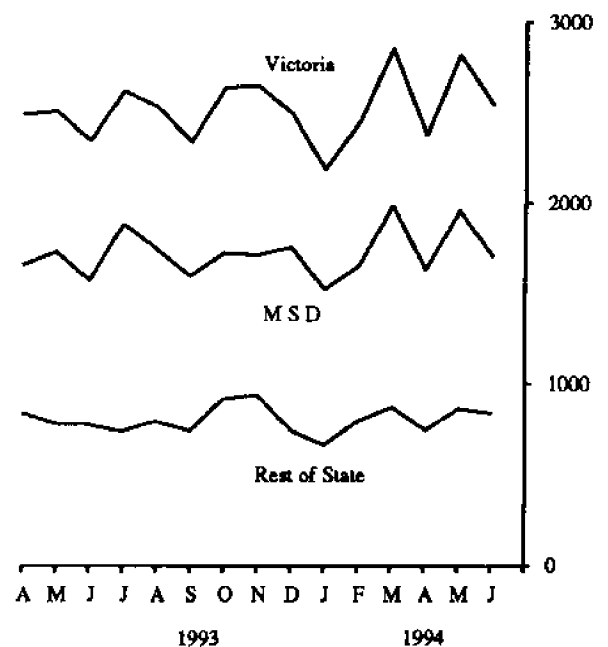


TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING (a)

Statistical Local Area	Houses				Other residential buildings (b)				Total residential buildings			
	June				June				June			
	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994
MELBOURNE STATISTICAL DIVISION												
Altona (C)	222	238	23	17	2	61	2	20	224	299	25	37
Berwick (C)	1,715	1,850	141	178	9	35	9	—	1,724	1,885	141	178
Box Hill (C)	135	162	14	19	115	35	10	—	250	197	24	19
Brighton (C)	79	121	7	21	4	35	—	—	83	156	7	21
Broadmeadows (C)	490	280	39	24	59	47	—	—	549	327	39	24
Brunswick (C)	44	36	5	4	90	39	—	13	134	75	5	17
Bulla (S)	883	1,091	78	100	42	—	4	—	925	1,091	82	100
Camberwell (C)	231	355	16	22	32	43	2	4	263	398	18	26
Caufield (C)	160	203	7	11	94	129	4	25	254	332	11	36
Chelsea (C)	123	95	5	13	15	6	11	—	138	101	16	13
Coburg (C)	63	71	5	7	11	30	—	—	74	101	5	7
Collingwood (C)	15	20	—	1	16	17	—	2	31	37	—	3
Cranbourne (C)	1,693	1,385	125	100	82	36	—	—	1,775	1,421	125	100
Croydon (C)	425	292	31	27	24	12	—	—	449	304	31	27
Dandenong (C)	97	73	1	5	—	16	—	9	97	89	1	14
Diamond Valley (S)	306	280	17	26	9	6	—	—	315	286	17	26
Doncaster and Templestowe (C)	392	432	29	38	51	84	11	—	443	516	40	38
Etham (S)	278	231	31	11	28	41	—	6	306	272	31	17
Essendon (C)	111	97	9	4	28	53	2	2	139	150	11	6
Fitzroy (C)	5	39	—	—	127	178	—	—	132	217	—	—
Flinders (S)	426	554	30	54	—	—	—	—	426	554	30	54
Footscray (C)	46	33	3	4	42	59	17	5	88	92	20	9
Frankston (C)	258	264	29	17	40	6	2	—	298	270	31	17
Hastings (S)	355	246	28	19	—	—	—	—	355	246	28	19
Hawthorn (C)	30	36	3	4	21	77	—	—	51	113	3	4
Healesville (S)	79	64	5	6	—	—	—	—	79	64	5	6
Heidelberg (C)	148	278	14	39	5	34	—	—	153	312	14	39
Keilor (C)	919	968	85	65	12	34	2	—	931	1,002	87	65
Kew (C)	65	85	6	19	17	187	—	—	82	272	6	19
Knox (C)	859	1,193	83	87	16	3	—	—	875	1,196	83	87
Lilydale (S)	432	436	32	42	9	13	—	2	441	449	32	44
Malvern (C)	51	95	4	14	45	82	12	—	96	177	16	14
Melbourne (C)	91	25	1	5	153	649	—	—	244	674	1	7
Melton (S)	430	427	37	47	20	2	—	2	450	429	37	49
Moorabbin (C)	255	321	28	21	18	34	—	3	273	355	28	24
Mordialloc (C)	83	117	8	19	8	19	2	—	91	136	10	19
Mornington (S)	320	364	37	50	16	9	—	—	336	373	37	50
Northcote (C)	53	52	8	3	66	63	16	6	119	115	24	9
Nunawading (C)	362	299	50	17	21	82	2	—	383	381	52	17
Oakleigh (C)	134	142	10	8	21	37	—	7	155	179	10	15
Pakenham (S)	433	437	38	37	8	—	8	—	441	437	46	37
Port Melbourne (C)	10	13	—	—	7	21	2	2	17	34	2	2

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			
	June				June				June			
	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	42	1	4	38	167	4	18	65	209	5	22
Preston (C)	152	259	3	13	16	103	—	12	168	362	3	25
Richmond (C)	16	25	1	6	44	77	7	—	60	102	8	6
Ringwood (C)	159	221	18	14	6	2	4	—	165	223	22	14
St Kilda (C)	26	18	—	5	66	28	—	3	92	46	—	8
Sandringham (C)	101	131	9	15	4	10	—	—	105	141	9	15
Sherbrooke (S)	61	51	9	1	—	—	—	—	61	51	9	1
South Melbourne (C)	25	28	—	1	341	222	20	20	366	250	20	21
Springvale (C)	508	446	40	44	20	31	—	—	528	477	40	44
Sunshine (C)	268	239	35	16	14	36	—	5	282	275	35	21
Upper Yarra (S) Pt A	66	61	6	6	—	—	—	—	66	61	6	6
Waverley (C)	237	326	11	27	77	132	3	6	314	458	14	33
Werrisbee (C)	1,424	1,117	95	113	13	2	—	—	1,437	1,119	95	113
Whittlesea (C)	743	744	70	49	4	30	—	—	747	774	70	49
Williamstown (C)	142	170	3	11	64	23	2	—	206	193	5	11
Total Division	17,261	17,678	1,423	1,530	2,090	3,177	149	174	19,351	20,855	1,572	1,704
BARWON STATISTICAL DIVISION												
Barnockburn (S) Pt A and Pt B	51	49	6	9	—	—	—	—	51	49	6	9
Barrabool (S) Pt A and Pt B	180	204	14	12	4	2	—	—	184	206	14	12
Bellarine (RC) Pt A and Pt B	403	483	23	43	5	8	—	—	408	491	23	43
Colac (C)	17	18	1	—	—	—	—	—	17	18	1	—
Colac (S)	35	42	6	3	—	—	—	—	35	42	6	3
Corio (S) Pt A and Pt B	320	305	21	26	30	4	2	—	350	309	23	26
Geelong (C)	27	37	—	4	26	—	—	—	53	37	—	4
Geelong West (C)	14	20	—	2	7	4	—	—	21	24	—	2
Leigh (S)	17	18	3	2	—	—	—	—	17	18	3	2
Newtown (C)	16	25	—	6	2	—	—	—	18	25	—	6
Otway (S)	56	59	3	5	6	8	—	—	62	67	3	5
Queenscliffe (B)	24	27	1	1	—	—	—	—	24	27	1	1
South Barwon (C) Pt A and Pt B	463	420	43	46	19	31	—	7	482	451	43	53
Winchelsea (S)	47	52	1	7	—	—	—	—	47	52	1	7
Total Division	1,670	1,759	122	166	99	57	2	7	1,769	1,816	124	173

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				
	June					June					June				
	1992-93	1993-94	1993	1994	1993-94	1992-93	1993-94	1993	1994	1993-94	1992-93	1993-94	1993	1994	
WESTERN DISTRICT STATISTICAL DIVISION															
Belfast (S)	6	2	—	—	—	—	—	—	—	—	6	2	—	—	
Camperdown (T)	6	3	1	—	—	—	—	—	—	—	6	3	1	—	
Dundas (S)	11	5	1	—	—	—	—	—	—	—	11	5	1	—	
Glenelg (S)	6	6	1	—	—	—	—	—	—	—	6	6	1	—	
Hamilton (C)	27	27	1	5	4	—	—	—	—	—	31	27	1	5	
Hampden (S)	15	22	—	4	—	—	—	—	—	—	15	22	4	—	
Heyesbury (S)	23	30	2	3	2	—	—	—	2	—	23	32	2	5	
Heywood (S)	35	25	1	3	—	—	—	—	—	—	35	25	1	3	
Minharite (S)	5	2	1	—	—	—	—	—	—	—	5	2	1	—	
Mortlake (S)	3	5	—	—	—	—	—	—	—	—	3	5	—	—	
Mount Rouse (S)	4	3	1	—	—	—	—	—	—	—	4	3	1	—	
Port Fairy (B)	20	27	1	—	4	2	—	—	—	—	24	29	1	—	
Portland (C)	35	46	1	2	—	—	—	—	—	—	35	46	1	2	
Waroon (S)	2	5	—	1	—	—	—	—	—	—	2	5	—	1	
Warmambool (C)	222	236	24	17	24	—	—	—	—	—	246	240	26	17	
Warmambool (S)	40	51	3	5	—	—	—	—	—	—	40	51	3	5	
Lady Julia Percy Island and Tower Hill Lake Reserve	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Total Division	460	495	38	40	32	8	2	2	2	492	503	40	42		
CENTRAL HIGHLANDS STATISTICAL DIVISION															
Ararat (C)	14	13	3	1	—	—	—	—	—	—	14	13	3	1	
Ararat (S)	28	15	2	—	—	2	—	—	—	—	28	17	2	—	
Avoca (S)	14	14	3	—	3	—	—	—	—	—	17	14	3	—	
Bacchus Marsh (S)	166	181	16	16	—	—	—	—	—	—	166	181	16	16	
Ballaarat (C)	115	126	10	16	33	10	6	—	—	—	148	136	16	16	
Ballan (S)	67	49	6	3	—	—	—	—	—	—	67	49	6	3	
Ballarat (S) Pt A and Pt B	93	142	9	11	6	—	—	—	—	—	99	142	9	11	
Bungaree (S) Pt A and Pt B	49	65	3	5	—	—	—	—	—	—	49	65	3	5	
Buninyong (S) Pt A and Pt B	113	100	6	9	—	2	—	—	—	—	113	102	6	9	
Creswick (S)	29	25	2	4	—	—	—	—	—	—	29	25	2	4	
Daylesford and Glenlyon (S)	65	97	7	14	—	2	—	—	—	—	65	99	7	14	
Grenville (S) Pt A and Pt B	81	106	7	12	—	—	—	—	—	—	81	106	7	12	
Lexton (S)	9	9	—	—	—	—	—	—	—	—	9	9	—	—	
Rippon (S)	11	14	1	1	—	—	—	—	—	—	11	14	1	1	
Sebastopol (B)	72	75	4	3	—	14	—	—	—	—	72	89	4	17	
Talbot and Clunes (S)	22	12	3	1	—	2	—	—	—	—	22	14	3	1	
Total Division	948	1,043	82	96	42	32	6	14	14	990	1,075	88	110		

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			
	June				June				June			
	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994
WIMMERA STATISTICAL DIVISION												
Arapiles (S)	3	2	—	1	—	—	—	—	3	2	—	1
Dimboola (S)	7	6	—	1	—	—	—	—	7	6	—	1
Donald (S)	7	5	—	—	—	—	—	—	7	5	—	—
Duurnunkle (S)	7	5	—	1	—	—	—	—	7	7	—	—
Horsham (C)	90	114	9	7	—	—	—	—	90	121	9	7
Kaniva (S)	17	1	—	—	—	—	—	—	17	1	—	—
Kara Kara (S)	9	5	1	—	—	—	—	—	9	5	1	—
Kowree (S)	13	6	—	—	—	—	—	—	13	6	—	—
Lowan (S)	13	15	2	—	—	—	—	—	13	15	2	—
St Arnaud (T)	12	12	1	2	4	—	—	—	16	12	1	2
Stawell (C)	26	26	3	3	5	—	—	—	31	26	3	3
Stawell (S)	9	27	1	1	—	—	—	—	9	27	1	1
Warracknabeal (S)	2	9	—	—	—	—	—	—	2	9	—	—
Wimmera (S)	22	20	6	2	—	—	—	—	22	20	6	2
Total Division	237	253	23	18	9	9	—	—	246	262	23	18
MALLEE STATISTICAL DIVISION												
Birehip (S)	1	—	—	—	—	—	—	—	—	—	—	—
Karkaroc (S)	8	3	2	—	—	—	—	—	1	8	3	2
Kerang (B)	9	22	1	3	—	—	—	—	9	24	1	3
Kerang (S)	24	18	1	—	—	—	—	—	24	18	1	—
Mildura (C)	203	218	13	14	30	23	—	—	233	241	13	14
Mildura (S) Pt A and Pt B	129	157	17	14	8	2	—	—	137	159	17	14
Swan Hill (C)	40	47	2	2	2	17	—	—	42	64	2	2
Swan Hill (S)	36	37	3	3	—	—	—	—	36	37	3	3
Walpeup (S)	2	9	—	—	—	—	—	—	2	9	—	—
Wycheproof (S)	5	2	2	1	—	—	—	—	5	2	2	1
Total Division	457	513	41	37	40	44	—	—	497	557	41	37

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			
	June				June				June			
	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994
LODDON-CAMPASPE STATISTICAL DIVISION												
Bendigo (C)	120	125	13	6	5	12	—	—	125	137	13	6
Bet Bet (S)	18	19	2	—	—	—	—	—	18	19	2	—
Castlemaine (C)	20	26	3	1	—	—	—	—	20	26	3	1
Charlton (S)	1	5	—	—	—	—	—	—	1	5	—	—
Cohuna (S)	11	12	2	1	—	—	—	—	11	12	2	1
Eaglehawk (B)	63	70	6	9	2	—	—	—	65	70	6	9
East Loddon (S)	5	3	—	—	2	—	—	—	7	3	—	—
Echuca (C)	104	110	11	12	4	2	—	—	108	112	11	12
Gisborne (S)	89	76	11	9	15	12	—	—	104	88	11	9
Gordon (S)	5	14	—	—	—	—	—	—	5	14	—	—
Humly (S) Pt A and Pt B	40	38	4	1	—	—	—	—	40	38	4	1
Korong (S)	17	23	1	2	—	—	—	—	17	23	1	2
Kyneton (S)	66	66	8	7	—	—	—	—	66	66	8	7
McIvor (S)	32	40	3	1	—	—	—	—	32	40	3	1
Maldon (S)	22	24	1	2	—	—	—	—	22	24	1	2
Marong (RC) Pt A and Pt B	282	252	25	16	2	—	—	—	284	252	25	16
Maryborough (C)	15	15	—	2	4	—	—	—	19	15	4	2
Metcalfe (S)	24	19	—	3	—	—	—	—	24	19	—	3
Newham and Woodend (S)	43	47	11	4	—	—	—	—	43	47	11	4
Newstead (S)	35	26	2	2	—	—	—	—	35	26	2	2
Pyalong (S)	9	10	—	1	—	—	—	—	9	10	—	1
Rochester (S)	34	50	4	3	6	—	—	—	40	50	4	3
Romsey (S)	103	85	8	6	7	—	—	—	110	85	8	6
Strathfieldsaye (S) Pt A and Pt B	219	253	12	25	14	10	2	—	233	263	14	25
Tullaroop (S)	26	17	1	2	—	—	—	—	26	17	1	2
Total Division	1,403	1,425	128	115	61	36	6	—	1,464	1,461	134	115

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				
	June					June					June				
	1992-93	1993-94	1993	1994	1994	1992-93	1993-94	1993	1994	1994	1992-93	1993-94	1993	1994	1994
GOULBURN STATISTICAL DIVISION															
Alexandra (S)	58	49	6	8	8	4	2	—	—	—	62	51	6	8	8
Benalla (C)	34	66	2	6	6	5	—	3	—	—	39	66	5	6	6
Benalla (S)	26	25	1	4	4	—	—	—	—	—	26	25	1	4	4
Broadford (S)	49	38	4	8	8	—	—	—	—	—	49	38	4	8	8
Cobram (S)	66	73	2	3	3	17	4	—	4	—	83	77	2	7	7
Deakin (S)	30	30	2	5	5	2	—	—	—	—	32	30	2	5	5
Euroa (S)	28	22	3	1	1	—	—	—	—	—	28	22	3	1	1
Goulburn (S)	20	20	3	1	1	—	—	—	—	—	20	20	3	1	1
Kilmore (S)	109	79	11	4	4	—	—	—	—	—	109	79	11	4	4
Kyabram (T)	71	47	4	15	15	2	2	—	—	—	73	47	4	15	15
Mansfield (S)	97	119	11	13	13	4	2	—	—	—	101	121	11	13	13
Nathalia (S)	13	21	—	1	1	—	—	—	—	—	13	21	—	1	1
Numurkah (S)	41	59	5	4	4	9	—	—	—	—	50	59	5	4	4
Rodney (S) Pt A and Pt B	151	195	7	10	10	2	—	—	—	—	153	195	7	10	10
Seymour (RC)	72	63	4	3	3	—	6	—	—	—	72	69	4	3	3
Shepparton (C)	161	152	17	13	13	8	9	—	—	—	169	161	17	13	13
Shepparton (S) Pt A and Pt B	105	102	12	16	16	—	—	—	—	—	105	102	12	16	16
Tungamah (S)	8	13	2	1	1	—	—	—	—	—	8	13	2	1	1
Violet Town (S)	6	13	—	2	2	—	—	—	—	—	6	13	—	2	2
Waranga (S)	20	26	1	1	1	—	—	—	—	—	20	26	1	1	1
Yea (S)	44	36	4	3	3	—	—	—	—	—	44	36	4	3	3
Total Division	1,209	1,248	101	122	122	53	23	3	4	4	1,262	1,271	104	126	126
OVENS-MURRAY STATISTICAL DIVISION															
Beechworth (S)	27	21	1	1	1	—	4	—	—	—	27	25	1	1	1
Bright (S)	73	44	5	2	2	—	6	—	6	—	73	50	5	8	8
Chiltem (S)	18	30	2	4	4	—	—	—	—	—	18	30	2	4	4
Myrtleford (S)	23	18	—	2	2	—	—	—	—	—	23	18	—	2	2
Oxley (S)	25	18	1	3	3	—	—	—	—	—	25	18	1	3	3
Rutherglen (S)	19	24	1	1	1	—	—	—	—	—	19	24	1	1	1
Tallangatta (S) Pt A and Pt B	13	13	1	—	—	—	—	—	—	—	13	13	1	—	—
Upper Murray (S)	10	10	3	—	—	—	—	—	—	—	10	10	3	—	—
Wangaratta (C)	59	36	1	4	4	2	6	—	—	—	61	42	1	4	4
Wangaratta (S)	20	21	2	3	3	—	—	—	—	—	20	21	2	3	3
Wodonga (RC)	414	398	27	30	30	15	7	—	—	—	429	405	27	30	30
Yackandandah (S)	24	26	2	5	5	—	—	—	—	—	24	26	2	5	5
Yarrawonga (S)	62	85	9	3	3	2	3	—	—	—	64	88	9	3	3
Total Division	787	744	55	58	58	19	26	—	6	6	806	770	55	64	64

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			
	June				June				June			
	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994
EAST GIPPSLAND STATISTICAL DIVISION												
Avon (S)	24	26	6	5	—	—	—	—	24	26	6	5
Bairnsdale (C)	85	86	3	9	2	—	—	—	87	86	3	9
Bairnsdale (S) Pt A and Pt B	122	124	12	9	2	2	—	—	124	126	12	9
Maffra (S)	52	55	4	3	—	—	—	—	52	55	4	3
Ormeo (S)	34	23	1	2	—	—	—	—	34	23	1	2
Orbost (S)	40	79	1	8	9	15	4	—	49	94	5	8
Sale (C)	—	81	2	6	—	6	—	—	42	87	2	6
Tambo (S) Pt A and Pt B	138	143	5	8	29	—	20	—	167	143	25	8
Total Division	537	617	34	50	42	23	24	—	579	640	58	50
GIPPSLAND STATISTICAL DIVISION												
Alberton (S)	35	30	3	2	—	—	—	—	35	30	3	2
Bass (S)	46	46	6	1	—	—	—	—	46	46	6	1
Buln Buln (S)	100	93	9	6	2	2	—	—	102	95	9	6
Korumburra (S)	44	38	2	2	—	—	—	—	44	38	2	2
Mirboo (S)	17	21	2	1	—	—	—	—	17	21	2	1
Moe (S)	67	62	5	5	—	4	—	4	67	66	5	9
Morwell (C) Pt A and Pt B	120	69	6	4	7	63	—	—	127	132	6	4
Narracan (S) Pt A and Pt B	37	50	—	3	5	2	—	—	42	52	—	3
Phillip Island (S)	128	153	11	17	18	—	3	—	146	153	14	17
Rosedale (S)	128	123	9	7	—	—	—	—	128	123	9	7
South Gippsland (S)	59	51	4	3	—	—	—	—	59	51	4	3
Traralgon (C)	144	113	16	12	6	—	—	—	150	113	16	12
Traralgon (S) Pt A and Pt B	37	32	1	4	—	—	—	—	37	32	1	4
Upper Yarra (S) Pt B	2	7	1	1	—	—	—	—	2	7	1	1
Warragul (RC)	79	115	5	13	4	2	—	—	83	117	5	13
Wonthaggi (B)	66	59	6	8	4	—	—	—	70	59	6	8
Woorayl (S)	148	165	15	10	3	3	—	—	151	168	18	10
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—	—	—
French Island	—	—	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—	—	—
Total Division	1,257	1,227	101	99	49	76	6	4	1,306	1,303	107	103
TOTAL VICTORIA												
Total Division	26,226	27,002	2,148	2,331	2,536	3,511	198	211	28,762	30,513	2,346	2,542

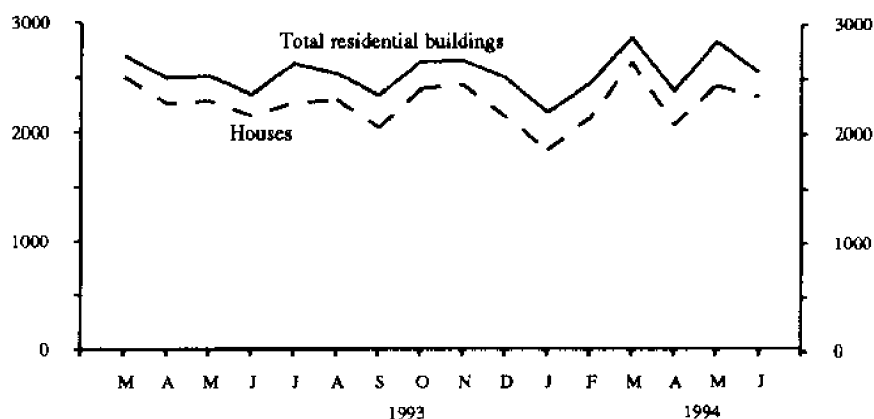
(a) Please refer to page 14 for a summary of changes to Statistical Divisions which were implemented on 1 July 1991. (b) Number of dwelling units.

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

Statistical division	Double brick, stone and concrete	Brick veneer	Fibre cement	Timber	Other and not stated	Total
PRIVATE SECTOR						
Melbourne	11	889	4	22	568	1,494
Barwon	1	72	2	16	75	166
Western District	—	34	—	4	2	40
Central Highlands	1	29	2	12	51	95
Wimmera	—	16	—	1	1	18
Mallee	1	16	3	—	17	37
Loddon-Campaspe	2	75	2	5	31	115
Goulburn	3	56	—	15	40	114
Ovens-Murray	1	36	—	2	19	58
East Gippsland	2	21	5	5	17	50
Gippsland	2	34	14	10	39	99
Total Victoria	24	1,278	32	92	860	2,286
PUBLIC SECTOR						
Melbourne	—	1	1	—	34	36
Barwon	—	—	—	—	—	—
Western District	—	—	—	—	—	—
Central Highlands	—	1	—	—	—	1
Wimmera	—	—	—	—	—	—
Mallee	—	—	—	—	—	—
Loddon-Campaspe	—	—	—	—	—	—
Goulburn	—	8	—	—	—	8
Ovens-Murray	—	—	—	—	—	—
East Gippsland	—	—	—	—	—	—
Gippsland	—	—	—	—	—	—
Total Victoria	—	10	1	—	34	45
TOTAL						
Melbourne	11	890	5	22	602	1,530
Barwon	1	72	2	16	75	166
Western District	—	34	—	4	2	40
Central Highlands	1	30	2	12	51	96
Wimmera	—	16	—	1	1	18
Mallee	1	16	3	—	17	37
Loddon-Campaspe	2	75	2	5	31	115
Goulburn	3	64	—	15	40	122
Ovens-Murray	1	36	—	2	19	58
East Gippsland	2	21	5	5	17	50
Gippsland	2	34	14	10	39	99
Total Victoria	24	1,288	33	92	894	2,331

(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, with 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) (\$13.50)
Building Approvals, Victoria (8731.2) (monthly) (\$11.00)
Building Approvals, Victoria - Small Area Summary (8733.2) (annual) (\$8.50)
Building Activity, Australia (8752.0) (quarterly) (\$14.50)
Building Activity, Victoria (8752.2) (quarterly) (\$11.00)
Engineering Construction, Australia (8762.0) (quarterly) (\$11.00)
Building, Victoria (8710.2) (P.O.A.)

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

A large range of data is available via on-line services, diskette, magnetic tape, tape cartridge and CD ROM. For more details about our electronic data services, contact any ABS Office.

Symbols and other usages

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

r figure or series revised since previous issue
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

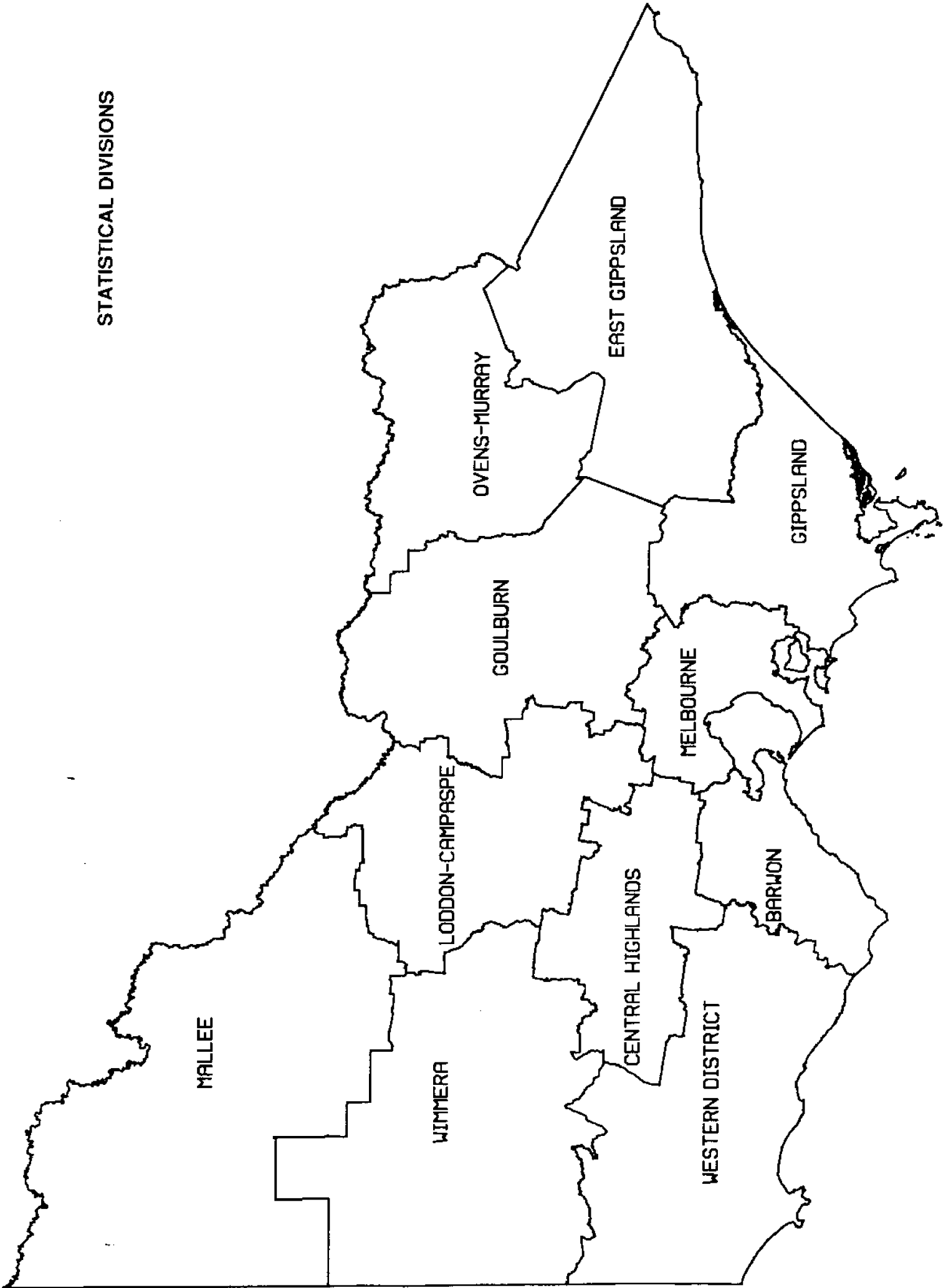
CHANGES TO STATISTICAL DIVISION (SD) BOUNDARIES

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)

