

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

PLEASE NOTE - Two major changes have taken place in the collection and presentation of Building Commencement statistics, commencing with the reference month of July 1994:

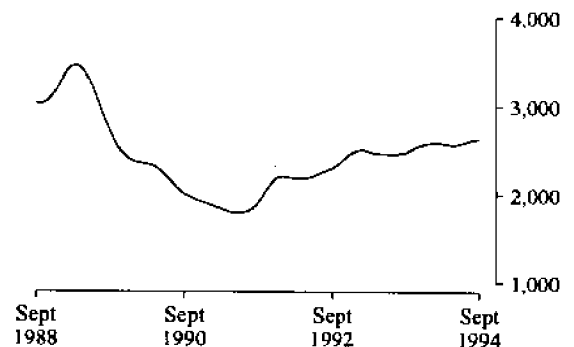
(1) Inclusion in dwelling unit commencement (first inspection) statistics, details relating to approvals issued by Registered Private Surveyors following implementation by the Victorian Government of the Building Act 1993 on 1 July 1994 - refer to paragraph 2 of the explanatory notes.

(2) Presentation in Table 3 in this publication, of Statistical Local Area information, which reflects boundary changes implemented by the State Government as part of its ongoing review of local government boundaries. Refer to paragraphs 15 and 16 in the explanatory notes, and the list of boundary changes enclosed with the July 1994 issue of this publication.

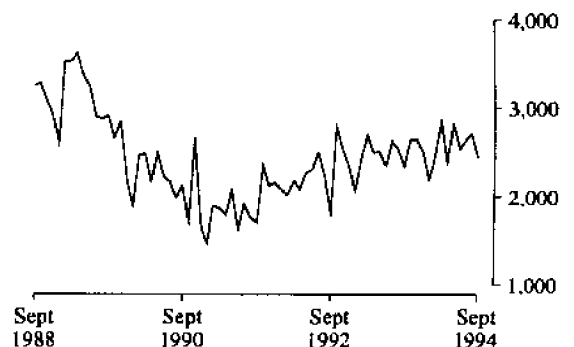
MAIN FEATURES

- Trend estimates of the number of dwelling units commenced in September 1994 (2,632) showed a 0.3 per cent increase over the figure recorded for August 1994 (2,623) and a 6 per cent increase over the figure for September 1993 (2,481). Apart from successive decreases which occurred in the series between March 1994 and May 1994, the trend estimate has shown a slight increase each month since July 1993.
- In original terms the number of dwelling units commenced in September 1994 (2,442) was 10 per cent lower than in August 1994 (2,703) and 4 per cent higher than in September 1993 (2,339).
- There were 105 new private sector other residential buildings commenced during September 1994, the lowest number since September 1992 when 70 units were recorded.

**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For further information about statistics in this publication and the availability of related unpublished statistics, contact Denis Ward or Leon Kinnersly on Melbourne (03) 615 7000; or any ABS State office.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—									
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
July	1,575	182	1,757	20	86	106	1,595	268	1,863
August	1,685	147	1,832	16	3	19	1,701	150	1,851
September	1,597	95	1,692	12	4	16	1,609	99	1,708
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—									
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
July	2,318	200	2,518	29	92	121	2,347	292	2,639
August	2,480	169	2,649	26	28	54	2,506	197	2,703
September	2,305	105	2,410	19	13	32	2,324	118	2,442

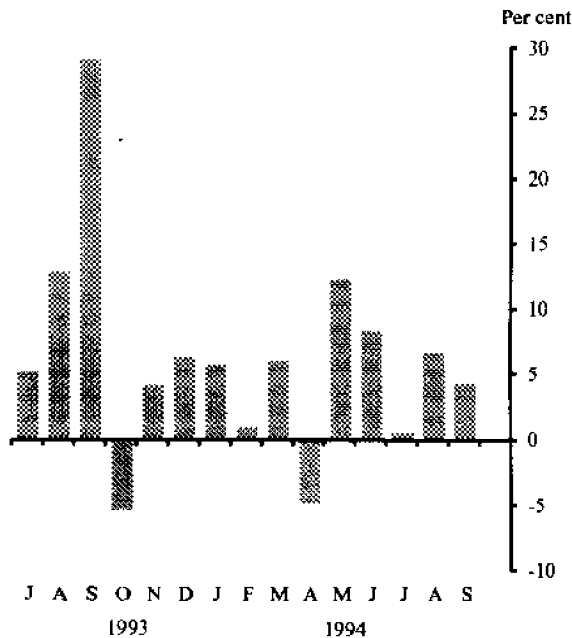
(a) Number of dwelling units. (b) Please refer to page 14 for a summary of changes to Statistical Divisions which were implemented on 1 July 1991.

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	25,904	30,513	30,676	30,538
1993—						
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	2,591
February	2,084	2,071	2,192	2,446	2,463	2,596
March	2,576	2,418	2,217	2,858	2,616	2,588
April	2,001	2,139	2,235	2,374	2,463	2,574
May	2,375	2,179	2,253	2,822	2,553	2,567
June	2,286	2,355	2,281	2,542	2,684	2,580
July	2,318	2,264	2,320	2,639	2,572	2,601
August	2,480	2,349	2,364	2,703	2,582	2,623
September	2,305	2,494	2,394	2,442	2,669	2,632

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

**NEW DWELLING COMMENCEMENTS, VICTORIA.
ANNUAL PERCENTAGE CHANGE**



NUMBER OF NEW DWELLING COMMENCEMENTS

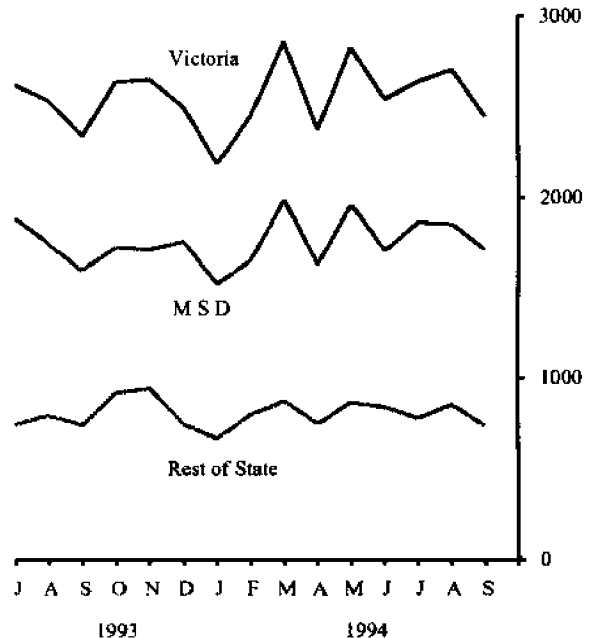


TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING (a)

Statistical Local Area	Houses			Other residential buildings (b)			Total residential buildings				
	July - Sep.	September	September	July - Sep.	September	September	July - Sep.	September	September		
	1993-94	1994-95	1993-94	1993-94	1994-95	1993-94	1993-94	1994-95	1993-94		
MELBOURNE STATISTICAL DIVISION											
Altona (C)	238	91	18	44	61	—	—	299	93	18	44
Berwick (C)	1,850	504	144	133	35	5	—	1,885	509	144	133
Box Hill (C)	162	57	3	19	35	6	31	197	63	34	19
Brighton (C)	121	57	5	21	35	33	—	156	90	5	28
Broadmeadows (C)	280	90	14	22	47	6	8	327	96	22	22
Brunswick (C)	36	15	—	2	39	2	2	75	17	2	2
Bulla (S)	1,091	226	61	76	—	6	—	1,091	232	61	82
Camberwell (C)	355	159	22	47	43	15	—	398	174	22	49
Caulfield (C)	203	65	24	26	129	76	9	332	141	33	52
Chelsea (C)	95	43	6	14	6	11	—	101	54	6	18
Coburg (C)	71	17	3	5	30	—	6	101	17	9	5
Collingwood (C)	20	2	2	1	17	27	4	37	29	6	28
Crabbourne (C)	1,385	293	142	75	36	—	—	1,421	293	142	75
Croydon (C)	292	113	14	23	12	—	—	304	113	14	23
Dandenong (C)	73	28	7	12	16	—	—	89	28	7	12
Diamond Valley (S)	280	63	23	21	6	—	—	286	63	23	21
Doncaster and Templestowe (C)	432	112	34	36	84	—	5	516	112	39	36
Eltham (S)	231	69	26	28	41	—	4	272	69	30	28
Essendon (C) (c)	97	30	5	10	53	8	4	150	38	9	13
Fitzroy (C) (c)	39	3	1	1	178	19	—	217	22	—	1
Flinders (S)	554	150	39	46	—	—	—	554	150	39	46
Footscray (C)	33	19	3	7	59	17	—	92	36	3	7
Frankton (C)	264	71	9	22	6	4	—	270	75	9	22
Hastings (S)	246	52	16	21	—	—	—	246	52	16	21
Ilwaburn (C)	36	17	2	7	77	4	—	113	21	2	11
Healesville (S)	64	15	4	5	—	—	—	64	15	4	5
Heidelberg (C)	278	69	38	10	34	8	4	312	77	42	10
Keilor (C)	968	214	74	75	34	17	6	1,002	231	80	81
Kew (C)	85	77	1	55	187	—	10	272	77	11	55
Knox (C)	1,193	241	90	79	3	7	—	1,196	248	90	79
Lilydale (S)	436	159	33	48	13	2	3	449	161	36	48
Malvern (C)	95	34	6	10	82	4	11	177	38	17	10
Melbourne (C) (c)	25	3	2	—	649	48	152	674	51	154	—
Melton (S)	427	159	33	54	2	2	—	429	161	33	54
Moorabbin (C)	321	112	12	43	34	28	—	355	140	12	43
Mordialloc (C)	117	21	6	6	19	—	6	136	21	12	6
Mornington (S)	364	122	25	40	9	—	—	373	122	25	40
Northcote (C)	52	16	3	5	63	5	—	115	21	3	8
Nunawading (C)	299	80	41	25	82	—	—	381	80	41	25
Oakleigh (C)	142	64	5	13	37	—	3	179	64	8	13
Pakenham (S)	437	80	39	23	—	—	—	437	80	39	23
Port Melbourne (C) (c)	13	4	—	1	21	8	—	34	12	8	1

See footnotes at end of table.

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

Statistical Local Area	Houses				Other residential buildings (b)				Total residential buildings			
	July - Sep.		September		July - Sep.		September		July - Sep.		September	
	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994
MELBOURNE STATISTICAL DIVISION—continued												
Pratran (C)	42	14	—	7	167	85	—	—	209	99	—	7
Preston (C)	259	55	9	28	103	3	—	—	362	58	9	28
Richmond (C)	25	4	2	1	77	6	—	2	102	10	2	3
Ringwood (C)	221	42	16	18	2	—	—	—	223	42	16	18
St Kilda (C)	18	4	4	3	28	4	—	6	46	8	10	3
Sandringham (C)	131	49	10	18	10	—	—	5	141	49	15	18
Sherbrooke (S)	51	51	5	44	—	—	—	—	51	51	5	44
South Melbourne (C) (c)	28	2	—	—	222	—	—	—	250	2	—	—
Springvale (C)	446	104	26	35	31	2	—	—	477	106	26	35
Sunshine (C)	239	66	10	31	36	12	—	—	275	78	10	31
Upper Yarra (S) Pt A	61	15	2	5	—	—	—	—	61	15	2	5
Waverley (C)	326	82	17	23	132	3	—	2	458	85	17	25
Werribee (C)	1,117	291	100	86	2	19	—	—	1,119	310	100	86
Whittlesea (C)	744	269	60	79	30	2	—	—	774	271	60	79
Williamstown (C)	170	41	15	20	23	11	—	7	193	52	15	27
Total Division	17,678	4,905	1,310	1,609	3,177	517	287	99	20,855	5,422	1,597	1,708
BARWON STATISTICAL DIVISION												
Banookburn (S) Pt A and Pt B (c)	49	n.a.	5	n.a.	—	n.a.	—	n.a.	49	n.a.	5	n.a.
Barrabool (S) Pt A and Pt B (c)	204	n.a.	25	n.a.	2	n.a.	—	n.a.	206	n.a.	25	n.a.
Bellarine (RC) Pt A and Pt B (c)	483	n.a.	39	n.a.	8	n.a.	—	n.a.	491	n.a.	39	n.a.
Colac (C)	18	4	3	1	—	—	—	—	18	4	3	1
Colac (S) (c)	42	4	—	1	—	—	—	—	42	4	—	1
Corio (S) Pt A and Pt B (c)	305	n.a.	19	n.a.	4	n.a.	—	n.a.	309	n.a.	19	n.a.
Geelong (C) (c)	37	n.a.	1	n.a.	—	n.a.	—	n.a.	37	n.a.	1	n.a.
Geelong West (C) (c)	20	n.a.	—	n.a.	4	n.a.	—	n.a.	24	n.a.	—	n.a.
Greater Geelong (C) — (c)	—	—	—	—	—	—	—	—	—	—	—	—
— Part A	—	—	—	—	—	—	—	—	—	—	—	—
Bellarine — Inner	n.a.	65	n.a.	13	n.a.	—	n.a.	—	n.a.	65	n.a.	13
Corio — Inner	n.a.	88	n.a.	29	n.a.	—	n.a.	—	n.a.	88	n.a.	29
Geelong	n.a.	5	n.a.	2	n.a.	6	n.a.	—	n.a.	11	n.a.	2
Geelong West	n.a.	12	n.a.	12	n.a.	—	n.a.	—	n.a.	12	n.a.	12
Newtown	n.a.	4	n.a.	—	n.a.	4	n.a.	4	n.a.	8	n.a.	4
South Barwon — Inner	n.a.	86	n.a.	23	n.a.	7	n.a.	2	n.a.	93	n.a.	25
— Part B	n.a.	55	n.a.	14	n.a.	—	n.a.	—	n.a.	55	n.a.	14
— Part C	n.a.	1	n.a.	—	n.a.	—	n.a.	—	n.a.	1	n.a.	—
Leigh (S) (c)	18	n.a.	4	n.a.	—	n.a.	—	n.a.	18	n.a.	4	n.a.
Newtown (C) (c)	25	n.a.	1	n.a.	—	n.a.	—	n.a.	25	n.a.	1	n.a.
Orway (S)	59	7	4	1	8	—	—	—	67	7	4	1
Queenscliffe (B)	27	11	—	5	—	—	—	—	27	11	—	5

See footnotes at end of table.

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

Statistical Local Area	Houses			Other residential buildings (b)			Total residential buildings					
	July - Sep.	September	September	July - Sep.	September	September	July - Sep.	September	September			
	1993-94	1994-95	1993-94	1993-94	1994-95	1993-94	1994-95	1993-94	1993-94			
BARWON STATISTICAL DIVISION — continued												
South Barwon (C) Pt A and Pt B (c)	420	n.a.	34	n.a.	31	n.a.	2	n.a.	451	n.a.	36	n.a.
Southern Rural (S) ---- (c)												
— Central	n.a.	2	n.a.	2	n.a.	—	n.a.	—	n.a.	2	n.a.	2
— East	n.a.	11	n.a.	—	n.a.	—	n.a.	—	n.a.	11	n.a.	—
Surf Coast (S) - (c)												
— Part A	n.a.	79	n.a.	33	n.a.	—	n.a.	—	n.a.	79	n.a.	33
— Part B	n.a.	26	n.a.	10	n.a.	—	n.a.	—	n.a.	26	n.a.	10
Winchelsea (S) (c)	52	n.a.	3	n.a.	n.a.	n.a.	—	n.a.	52	n.a.	3	n.a.
Total Division	1,759	460	138	146	57	17	2	6	1,816	477	140	152
WESTERN DISTRICT STATISTICAL DIVISION												
Belfast (S)	2	—	—	—	—	—	—	—	2	—	—	—
Camperdown (T)	3	—	—	—	—	4	—	—	3	4	—	—
Dundas (S)	5	3	—	1	—	—	—	—	5	3	—	1
Glenelg (S)	6	1	—	—	—	—	—	—	6	1	—	—
Hamilton (C)	27	2	—	2	—	—	—	—	27	2	—	2
Hampton (S)	22	3	2	2	—	—	—	—	22	3	2	2
Heyesbury (S)	30	—	1	—	2	—	—	—	32	—	1	—
Heywood (S)	25	7	2	2	—	—	—	—	25	7	2	2
Minhamite (S)	2	—	—	—	—	—	—	—	2	—	—	—
Mortlake (S)	5	1	—	—	—	—	—	—	5	1	—	—
Mount Rouse (S)	3	2	—	1	—	—	—	—	3	2	—	—
Port Fairy (B)	27	7	6	1	2	—	—	—	29	7	6	1
Portland (C)	46	7	5	1	—	—	—	—	46	7	5	1
Wannon (S)	5	1	—	—	—	—	—	—	5	1	—	—
Warnambool (C)	236	63	14	20	4	1	—	—	240	64	14	20
Warnambool (S)	51	10	6	3	—	—	—	—	51	10	6	3
Lady Julia Percy Island and Tower Hill Lake Reserve	—	—	—	—	—	—	—	—	—	—	—	—
Total Division	495	107	36	33	8	5	—	—	503	112	36	33

See footnotes at end of table.

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

Statistical Local Area	Houses						Other residential buildings (b)						Total residential buildings					
	July - Sep.		September		July - Sep.		September		July - Sep.		September		July - Sep.		September			
	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994		
CENTRAL HIGHLANDS STATISTICAL DIVISION																		
Ararat (C)	13	4	1	1	—	—	—	—	—	—	—	—	13	4	1	1		
Ararat (S)	15	5	—	—	2	—	—	—	—	—	—	—	17	5	—	—		
Avoca (S)	14	7	1	1	—	—	—	—	—	—	—	—	14	7	1	1		
Bacchus Marsh (S)	181	46	12	14	—	—	—	—	—	—	—	—	181	46	12	14		
Ballaarat (C) (c)	126	n.a.	14	n.a.	10	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	136	n.a.	14	n.a.		
Ballan (S) (c)	49	n.a.	4	n.a.	—	—	—	—	—	—	—	—	49	n.a.	4	n.a.		
Ballaarat (C) — (c)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—		
— Central	n.a.	39	n.a.	14	n.a.	10	n.a.	2	n.a.	—	—	—	n.a.	49	n.a.	16		
— Inner North	n.a.	25	n.a.	6	n.a.	n.a.	n.a.	—	n.a.	—	—	—	n.a.	25	n.a.	6		
— North	n.a.	1	n.a.	—	n.a.	—	n.a.	—	n.a.	—	—	—	n.a.	1	n.a.	—		
— South	n.a.	42	n.a.	11	n.a.	4	n.a.	—	n.a.	—	—	—	n.a.	46	n.a.	11		
Ballaarat (S) Pt A and Pt B (c)	142	n.a.	5	n.a.	—	n.a.	n.a.	n.a.	n.a.	—	—	—	142	n.a.	5	n.a.		
Bungaree (S) Pt A and Pt B (c)	65	n.a.	4	n.a.	—	n.a.	—	n.a.	n.a.	—	—	—	65	n.a.	4	n.a.		
Buninyong (S) Pt A and Pt B (c)	100	n.a.	10	n.a.	2	n.a.	2	n.a.	n.a.	—	—	—	102	n.a.	12	n.a.		
Creswick (S)	25	8	2	3	—	—	—	—	—	—	—	—	25	8	2	3		
Daylesford and Glenlyon (S)	97	16	2	4	2	4	—	—	—	—	—	—	99	20	2	4		
Grenville (S) Pt A and Pt B (c)	106	n.a.	4	n.a.	—	n.a.	—	n.a.	n.a.	—	—	—	106	n.a.	4	n.a.		
Lexton (S)	9	4	1	1	—	—	—	—	—	—	—	—	9	4	1	1		
Moorabool (S) — (c)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—		
— East	n.a.	12	n.a.	4	n.a.	—	n.a.	—	n.a.	—	—	—	n.a.	12	n.a.	4		
— West	n.a.	5	n.a.	2	n.a.	—	n.a.	—	n.a.	—	—	—	n.a.	5	n.a.	2		
Ripon (S) (c)	14	2	—	1	—	—	—	—	—	—	—	—	14	2	—	1		
Sebastopol (B) (c)	75	n.a.	11	n.a.	14	n.a.	—	n.a.	n.a.	—	—	—	89	n.a.	11	n.a.		
Southern Rural (S) — (c)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—		
— West	n.a.	10	n.a.	4	n.a.	—	n.a.	—	n.a.	—	—	—	n.a.	10	n.a.	4		
Talbot and Clunes (S)	12	4	1	2	2	—	—	—	—	—	—	—	14	4	1	2		
Total Division	1,043	230	72	68	32	18	2	2	1,075	248	74	70						

See footnotes at end of table.

Statistical Local Area	Houses				Other residential buildings (b)				Total residential buildings			
	July - Sep.		September		July - Sep.		September		July - Sep.		September	
	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994
WIMMERA STATISTICAL DIVISION												
Arapiles (S)	2	2	1	1	—	—	—	—	2	2	—	—
Dimboola (S)	6	1	—	—	—	—	—	—	6	1	—	—
Donald (S)	5	2	1	—	—	—	—	—	5	2	1	—
Dunnunkle (S)	5	1	—	—	—	—	—	—	7	1	—	—
Horsham (C)	114	23	8	4	7	—	—	—	121	23	8	4
Kaniva (S)	1	—	—	—	—	—	—	—	1	—	—	—
Kara Kara (S)	5	2	—	1	—	—	—	—	5	2	—	—
Kowree (S)	6	2	2	—	—	—	—	—	6	2	2	—
Lowan (S)	15	1	—	—	—	—	—	—	15	1	—	—
St Arnaud (T)	12	—	—	—	—	—	—	—	12	—	—	—
St Arnaud (C)	26	4	4	1	—	—	—	—	26	4	4	1
Stawell (S)	27	6	5	2	—	—	—	—	27	6	5	2
Warracknabeal (S)	9	3	—	1	—	—	—	—	9	3	—	—
Wimmera (S)	20	6	—	1	—	—	—	—	20	6	—	—
Total Division	253	53	20	13	9	—	—	—	262	53	20	13
MALLEE STATISTICAL DIVISION												
Birchip (S)	—	5	—	—	—	—	—	—	—	—	—	—
Karkaroo (S)	3	—	1	—	—	—	—	—	3	3	1	3
Kerang (B)	22	2	5	1	2	—	—	—	24	2	5	1
Kerang (S)	18	3	1	1	—	—	—	—	18	3	1	1
Mildura (C)	218	35	17	9	23	—	—	—	241	35	17	9
Mildura (S) Pt A and Pt B	157	48	23	17	2	—	—	—	159	48	23	17
Swan Hill (C)	47	22	5	5	17	—	—	—	64	22	5	5
Swan Hill (S)	37	5	5	2	—	—	—	—	37	5	5	2
Walpeup (S)	9	—	1	—	—	—	—	—	9	—	1	—
Wycheproof (S)	2	—	—	—	—	—	—	—	2	—	—	—
Total Division	513	120	58	35	44	3	—	3	557	123	58	38

See footnotes at end of table.

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

Statistical Local Area	Houses			Other residential buildings (b)			Total residential buildings					
	July - Sep.		September	July - Sep.		September	July - Sep.		September			
	1993-94	1994-95	1993	1994	1993-94	1994-95	1993-94	1994-95	1993	1994		
LODDON-CAMPASPE STATISTICAL DIVISION												
Bendigo (C) (c)	125	n.a.	7	n.a.	12	n.a.	2	n.a.	137	n.a.	9	n.a.
Bet Bet (S)	19	4	1						19	4	1	
Castlemaine (C)	26	9	5	1					26	9	5	1
Charlton (S)	5								5			
Cohuna (S)	12	7							12	7		
Laglehawk (B) (c)	70	n.a.	3	n.a.					70	n.a.	3	n.a.
East Loddon (S)	3		1						3		1	
Fast Loddon (S)	110	32	6	13	2				112	32	6	13
Fchuca (C)	76	17	2	5	12				88	17	2	5
Gisborne (S)												
Gordon (S)	14	1		1					14	1		1
Greater Bendigo (C) — (c)												
--- Part A												
Eaglehawk	n.a.	17	n.a.	6	n.a.				n.a.	17	n.a.	6
Central	n.a.	37	n.a.	9	n.a.				n.a.	37	n.a.	9
Huntly — Inner	n.a.	11	n.a.	5	n.a.				n.a.	11	n.a.	5
Marong — Inner	n.a.	47	n.a.	11	n.a.				n.a.	47	n.a.	11
Strathfieldsaye — Inner	n.a.	35	n.a.	11	n.a.				n.a.	35	n.a.	11
--- Huntly Balance	n.a.	1	n.a.		n.a.				n.a.	1	n.a.	
--- Marong Balance	n.a.	9	n.a.	3	n.a.				n.a.	9	n.a.	3
--- Strathfieldsaye Balance	n.a.	16	n.a.	10	n.a.				n.a.	16	n.a.	10
Huntly (S) Pt A and Pt B (c)	n.a.	n.a.	2	n.a.					n.a.	n.a.	2	n.a.
Korong (S)	23	3	3	1					23	3	3	1
Kyneton (S)	66	18	6	8					66	18	6	8
Melvor (S)	40	9	7	4					40	9	7	4
Maldon (S)	24	1	1						24	1	1	
Marong (RC) Pt A and Pt B (c)	252	n.a.	25	n.a.					252	n.a.	25	n.a.
Maryborough (C)	15	4	1	2					15	4	1	2
Metcalfe (S)	19	5	1	4					19	5	1	4
Newham and Woodend (S)	47	8	3						47	8	3	
Newstead (S)	26	8	2	3					26	8	2	3
Pyalong (S)	10	2	2	1					10	2	2	1
Rochester (S)	50	15	5	4					50	15	5	4
Ramsay (S)	85	19	2	5					85	19	2	5
Strathfieldsaye (S) Pt A and Pt B (c)	253	n.a.	20	n.a.	10				263	n.a.	20	n.a.
Tullaroop (S)	17	5	1	2					17	5	1	2
Total Division	1,425	340	106	109	36		2		1,461	340	108	109

See footnotes at end of table.

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

Statistical Local Area	Houses				Other residential buildings (b)				Total residential buildings			
	July - Sep		September		July - Sep		September		July - Sep		September	
	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994
GOULBURN STATISTICAL DIVISION												
Alexandra (S)	49	7	2	—	2	—	—	—	51	7	2	—
Benalla (C)	66	14	8	7	—	—	—	—	66	18	8	7
Benalla (S)	25	13	1	5	—	4	—	—	25	13	1	5
Broadford (S)	38	7	5	1	—	—	—	—	38	7	5	1
Cobram (S)	73	19	1	2	4	—	—	—	77	19	1	2
Deakin (S)	30	10	1	—	—	—	—	—	30	10	1	—
Euroa (S)	22	2	1	1	—	—	—	—	22	2	1	1
Goulburn (S)	20	5	3	1	—	—	—	—	20	5	3	1
Kilmore (S)	79	14	6	9	—	—	—	—	79	14	6	9
Kyabram (T)	47	9	1	4	—	—	—	—	47	9	1	4
Mansfield (S)	119	23	6	5	2	—	—	—	121	23	6	5
Nathalia (S)	21	2	1	—	—	—	—	—	21	2	1	—
Numurkah (S)	59	12	3	3	—	—	—	—	59	12	3	3
Rodney (S) Pt A and Pt B	195	47	19	16	—	—	—	—	195	47	19	16
Seymour (RC)	63	18	4	10	6	17	—	—	69	35	4	10
Shepparton (C)	152	51	18	17	9	—	—	—	161	51	18	17
Shepparton (S) Pt A and Pt B	102	23	8	7	—	—	—	—	102	23	8	7
Tungamah (S)	13	4	1	—	—	—	—	—	13	4	1	—
Violet Town (S)	13	5	—	1	—	—	—	—	13	5	—	1
Waranga (S)	26	7	3	1	—	—	—	—	26	7	3	1
Yea (S)	36	6	1	2	—	—	—	—	36	6	1	2
Total Division	1,248	298	93	92	23	21	—	—	1,271	319	93	92
OVENS-MURRAY STATISTICAL DIVISION												
Beechworth (S)	21	7	2	—	4	—	—	—	25	7	2	—
Bright (S)	44	19	2	6	6	—	—	—	50	19	2	6
Chiltern (S)	30	3	—	—	—	—	—	—	30	3	—	—
Myrtleford (S)	18	3	—	2	—	—	—	—	18	3	—	—
Oxley (S)	18	11	1	3	—	—	—	—	18	11	1	3
Rutherglen (S)	24	5	—	—	—	—	—	—	24	5	—	—
Tallangatta (S) Pt A and Pt B	13	15	—	10	—	—	—	—	13	15	—	10
Upper Murray (S)	10	2	—	—	—	—	—	—	10	2	—	—
Wangaratta (C)	36	18	6	7	6	6	2	6	42	24	8	13
Wangaratta (S)	21	4	1	—	—	—	—	—	21	4	1	—
Woodonga (RC)	398	89	43	26	7	—	—	—	405	89	43	26
Yackandandah (S)	26	6	3	3	—	—	—	—	26	6	3	3
Yarrawonga (S)	85	32	5	16	3	—	3	—	88	32	5	16
Total Division	744	214	63	73	26	6	5	6	770	220	68	79

See footnotes at end of table.

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

Statistical Local Area	Houses			Other residential buildings (b)			Total residential buildings					
	July - Sep	September	July - Sep	July - Sep	September	July - Sep	September	July - Sep	September			
	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994	1993-94	1994-95	1993	1994
EAST GIPPSLAND STATISTICAL DIVISION												
Avon (S)	26	6	1	—	—	—	—	—	26	6	1	—
Bairnsdale (C)	86	23	8	1	—	—	—	—	86	23	8	1
Bairnsdale (S) Pt A and Pt B	124	26	13	12	2	3	—	—	126	29	13	12
Maffra (S)	55	13	4	3	—	—	—	—	55	13	4	3
Omeo (S)	23	5	2	4	—	—	—	—	23	5	2	4
Orbost (S)	79	17	5	6	15	3	—	—	94	20	5	6
Sale (C)	81	14	8	7	6	—	—	—	87	14	8	7
Tarbo (S) Pt A and Pt B	143	62	9	19	—	5	—	2	143	67	9	21
Total Division	617	166	50	52	23	11	—	2	640	177	50	54
GIPPSLAND STATISTICAL DIVISION												
Alberton (S)	30	10	2	—	—	—	—	—	30	10	2	—
Bass (S)	46	7	7	2	—	—	—	—	46	7	7	2
Baln Buln (S)	93	30	8	12	2	—	—	—	95	30	8	12
Korumburra (S)	38	4	3	1	—	—	—	—	38	4	3	1
Mirboo (S)	21	5	3	4	—	—	—	—	21	5	3	4
Moe (S)	62	16	6	6	4	—	—	—	66	16	6	6
Morwell (C) Pt A and Pt B	69	9	2	1	63	—	—	—	132	9	2	1
Naracan (S) Pt A and Pt B	50	14	3	4	2	—	—	—	52	14	5	4
Phillip Island (S)	153	32	16	13	—	—	—	—	153	32	16	13
Rosedale (S)	123	33	9	7	—	—	—	—	123	33	9	7
South Gippsland (S)	51	10	3	3	—	—	—	—	51	10	3	3
South Gippsland (S)	113	27	4	13	—	—	—	—	113	27	4	13
Traalgon (C)	32	4	1	2	—	—	—	—	32	4	1	2
Traalgon (S) Pt A and Pt B	7	1	—	—	—	—	—	—	7	1	—	—
Upper Yarra (S) Pt B	115	26	7	8	2	—	—	—	117	26	7	8
Warragul (RC)	59	11	2	6	—	—	—	—	59	11	2	6
Wonthaggi (B)	165	45	17	12	3	9	—	—	168	54	17	12
Woorayl (S)	—	—	—	—	—	—	—	—	—	—	—	—
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—	—	—
Jrench Island	—	—	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—	—	—
Total Division	1,227	284	93	94	76	9	2	—	1,303	293	95	94
TOTAL VICTORIA												
	27,002	7,177	2,039	2,324	3,511	607	300	118	30,513	7,784	2,339	2,442

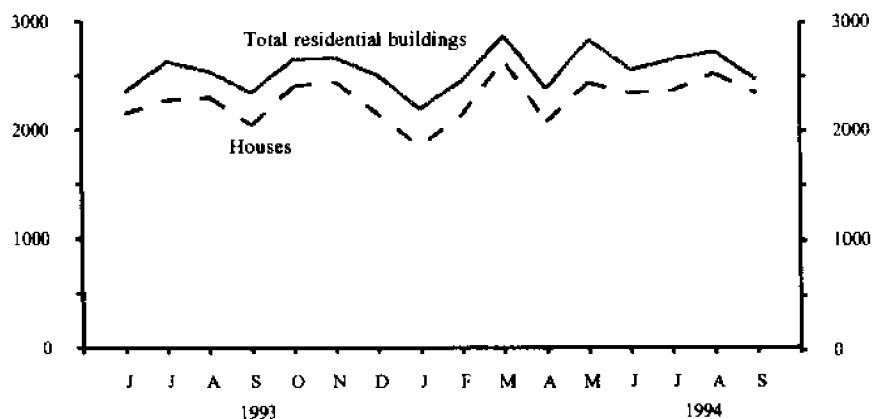
(a) Please refer to page 14 for a summary of changes to Statistical Divisions which were implemented on 1 July 1991. (b) Number of dwelling units. (c) For further details of changes to Statistical Local Areas please refer to paragraphs 15 and 16 of the explanatory notes and also to the list of local government boundary changes enclosed with this publication.

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

<i>Statistical division</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	34	1,034	1	59	469	1,597
Barwon	1	46	2	12	82	143
Western District	2	26	—	3	2	33
Central Highlands	—	32	2	9	25	68
Wimmera	—	10	—	—	3	13
Mallee	3	18	—	2	11	34
Loddon-Campaspe	—	72	1	9	60	142
Goulburn	1	63	1	9	18	92
Ovens-Murray	2	47	1	2	21	73
East Gippsland	—	24	4	13	10	51
Gippsland	2	50	8	17	17	94
Total Victoria	45	1,427	21	134	678	2,305
PUBLIC SECTOR						
Melbourne	—	4	—	1	7	12
Barwon	—	—	—	—	3	3
Western District	—	—	—	—	—	—
Central Highlands	—	—	—	—	—	—
Wimmera	—	—	—	—	—	—
Mallee	—	—	—	1	—	1
Loddon-Campaspe	—	2	—	—	3	5
Goulburn	—	—	—	—	—	—
Ovens-Murray	—	—	—	—	—	—
East Gippsland	—	1	—	—	—	1
Gippsland	—	—	—	—	—	—
Total Victoria	—	7	—	2	10	19
TOTAL						
Melbourne	34	1,038	1	60	476	1,609
Barwon	1	46	2	12	85	146
Western District	2	26	—	3	2	33
Central Highlands	—	32	2	9	25	68
Wimmera	—	10	—	—	3	13
Mallee	3	18	—	3	11	35
Loddon-Campaspe	—	74	1	9	63	147
Goulburn	1	63	1	9	18	92
Ovens-Murray	2	47	1	2	21	73
East Gippsland	—	25	4	13	10	52
Gippsland	2	50	8	17	17	94
Total Victoria	45	1,434	21	136	688	2,324

(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, 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;
- (b) contracts (let or day labour work) was authorised by Commonwealth, State, semi-government, and local government authorities;
- (c) building permits were issued by licensed private 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 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 July 1991 to June 1994 inclusive contain geographical division and

nomenclature based on the *Australian Standard Geographical Classification* (ASGC) edition 2.3. 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 transverses 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. As a result of an ongoing review of local government boundaries initiated by the Victorian Government, substantial alterations have been made to Statistical Local Areas and Statistical Subdivisions in Victoria in 1994. Changes resulting from the review of boundaries in the Geelong, Bendigo and Ballarat regions, together with changes resulting from the creation of the Shire of Surf Coast and the redefinition of the boundaries of the City of Melbourne have been effected in Edition 2.4 of the ASGC. New SLAs have been included in the Barwon, Central Highlands and Loddon-Campaspe divisions. Details of changes are provided in a listing enclosed with this publication.

16. These changes have been incorporated in Building Statistics from July 1994. In Table 3 statistics for July 1994 are presented on the new SLA basis. Statistics in Table 3 relating to previous periods are presented on the former SLA basis.

Comparability of statistics

17. 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

18. 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.

19. 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.)

20. 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

n.a. not available

- 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



For more information ...

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