Victoria

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BUILDING APPROVALS, VICTORIA, JANUARY 1994

As a service to users of Building Approval Statistics, commencing with the October 1993 issue, commentary and tables are included on pages 2 and 3 which provide information on the reliability of Trend Estimate Series published in Table 3.

MAIN FEATURES

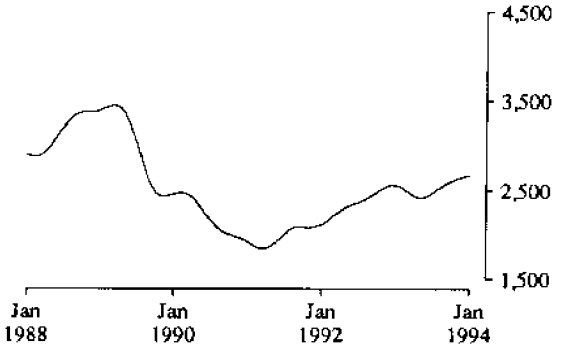
- Trend estimates of the number of dwelling units approved in January 1994 (2,677) showed a 1 per cent increase over the figure recorded for December 1993 (2,660) and a 4 per cent increase when compared with the figure for January 1993 (2,565). After twenty consecutive monthly increases (peaking in January 1993), the trend estimate decreased over the four months to May 1993 before increasing steadily since June 1993.

- In original terms the number of dwelling units approved in January 1994 (2,183) was 10 per cent lower than in December 1993 (2,436) and 4 per cent higher than in January 1993 (2,090).

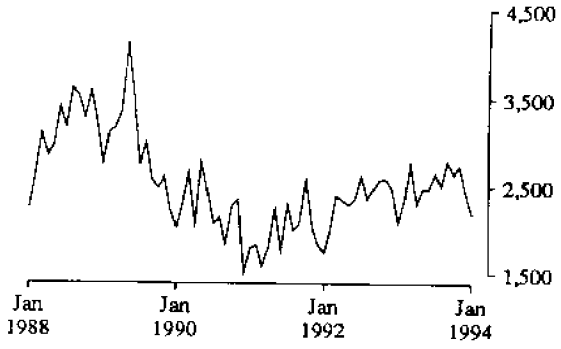
- For the seven months ended January 1994 there were 17,973 new dwelling units approved, 4 per cent higher than the 17,227 recorded for the seven months ended January 1993.

- The value of non-residential building approved, at current prices, for the seven months ended January 1994 was $1,035m, an increase of 31 per cent when compared with the $793m recorded for the seven months ended January 1993.

NUMBER OF NEW DWELLING UNITS APPROVED
TREND ESTIMATES



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For further information about statistics in this publication and the availability of related unpublished statistics, contact Denis Ward or Leon Kinnersly on Melbourne (03) 615 7000; or any ABS State office.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

RELIABILITY OF CONTEMPORARY TREND ESTIMATES

The tables below present trend estimates of selected building approvals series for the six months July to February 1994.

Analysis of building approvals series has shown that the original series can be volatile and that the initial estimates of a month's trend value can be revised substantially. In particular, some months can elapse before a turning point in the trend series is identified reliably. Generally, the size of revisions to the trend estimates tends to be larger, the greater the volatility of the original series. Revisions to trend estimates will also occur with revisions to original data and re-estimation of seasonal adjustment factors. See paragraphs 16 and 17 of the Explanatory Notes for a more detailed explanation.

To illustrate the possible impact of future months' observations on the trend estimates for the latest months, the tables show the revisions to the trend estimates that would result if the movements in the seasonally adjusted estimates for next month (February 1994) were to equal the average monthly percentage change (regardless of sign) in the series over the last ten years.

For example, if the seasonally adjusted estimate for the number of private houses approved (the first table) were to increase by 5 per cent in February 1994, the trend estimate for that month would be 2,386, a movement of 2.1 per cent. The monthly movements in the trend estimates for November, December 1993, and January 1994, which are currently estimated to be 1.2 per cent, 1.2 per cent and 1.0 per cent respectively, would be revised to 1.7 per cent, 2.1 per cent and 2.2 per cent. On the other hand, a 5 per cent seasonally adjusted decline in the number of private houses approved in February 1994 would produce a trend estimate for February 1994 of 2,287, a movement of 0.7 per cent, with the movements in the trend estimates for November, December 1993 and January 1994 being revised to 1.1 per cent, 1.0 per cent and 0.9 per cent, respectively.

NUMBER OF NEW PRIVATE SECTOR HOUSES APPROVED
RELIABILITY OF TREND ESTIMATES

			Revised trend estimate if February 1994 seasonally adjusted estimate			
	Trend estimate		*is up 5% on January 1994*		*is down 5% on January 1994*	
	No.	*% change on previous month*	*No.*	*% change on previous month*	*No.*	*% change on previous month*
1993-94						
August	2,148	0.8	2,144	0.6	2,148	0.8
September	2,177	1.3	2,168	1.1	2,176	1.3
October	2,205	1.3	2,201	1.5	2,205	1.3
November	2,230	1.2	2,239	1.7	2,229	1.1
December	2,256	1.2	2,286	2.1	2,251	1.0
January	2,278	1.0	2,337	2.2	2,271	0.9
February	n.y.a.	n.y.a.	2,386	2.1	2,287	0.7

TOTAL NUMBER OF NEW HOUSES APPROVED
RELIABILITY OF TREND ESTIMATES

			Revised trend estimate if February 1994 seasonally adjusted estimate			
	Trend estimate		*is up 6% on January 1994*		*is down 6% on January 1994*	
	No.	*% change on previous month*	*No.*	*% change on previous month*	*No.*	*% change on previous month*
1993-94						
August	2,264	1.6	2,263	1.5	2,268	1.7
September	2,298	1.5	2,296	1.4	2,304	1.6
October	2,320	0.9	2,319	1.0	2,323	0.8
November	2,325	0.2	2,327	0.3	2,315	-0.3
December	2,320	-0.2	2,328	0.0	2,290	-1.1
January	2,308	-0.5	2,328	0.0	2,258	-1.4
February	n.y.a.	n.y.a.	2,327	-0.0	2,221	-1.6

TOTAL NUMBER OF NEW DWELLING UNITS APPROVED
RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if February 1994 seasonally adjusted estimate: is up 6% on January 1994		Revised trend estimate if February 1994 seasonally adjusted estimate: is down 6% on January 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1993-94						
August	2,524	2.1	2,520	1.9	2,526	2.1
September	2,571	1.9	2,563	1.7	2,575	1.9
October	2,607	1.4	2,603	1.6	2,609	1.3
November	2,634	1.1	2,643	1.5	2,627	0.7
December	2,660	1.0	2,690	1.8	2,640	0.5
January	2,677	0.6	2,742	1.9	2,647	0.3
February	n.y.a.	n.y.a.	2,801	2.1	2,657	0.4

VALUE OF NEW RESIDENTIAL BUILDING APPROVED
RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if February 1994 seasonally adjusted estimate: is up 5% on January 1994		Revised trend estimate if February 1994 seasonally adjusted estimate: is down 5% on January 1994	
	$m	% change on previous month	$m	% change on previous month	$m	% change on previous month
1993-94						
August	218.8	2.0	218.1	1.7	218.7	2.0
September	223.1	2.0	222.0	1.8	222.9	2.0
October	226.9	1.7	226.4	2.0	226.8	1.8
November	230.5	1.6	231.7	2.4	230.5	1.6
December	234.4	1.7	238.6	3.0	234.5	1.8
January	237.7	1.4	246.6	3.3	238.8	1.8
February	n.y.a.	n.y.a.	245.9	3.4	243.2	1.9

VALUE OF ALTERATIONS AND ADDITIONS TO RESIDENTIAL BUILDING APPROVED
RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if February 1994 seasonally adjusted estimate: is up 6% on January 1994		Revised trend estimate if February 1994 seasonally adjusted estimate: is down 6% on January 1994	
	$m	% change on previous month	$m	% change on previous month	$m	% change on previous month
1993-94						
August	46.0	1.1	46.0	1.1	46.1	1.4
September	46.9	2.1	46.9	2.1	47.1	2.3
October	48.3	2.9	48.3	2.9	48.4	2.7
November	49.8	3.1	49.8	3.1	49.5	2.3
December	51.1	2.7	51.1	2.7	50.2	1.4
January	52.2	2.2	52.1	1.9	50.4	0.4
February	n.y.a.	n.y.a.	52.8	1.5	50.3	-0.2

TABLE 1. NUMBER OF DWELLING UNITS APPROVED IN NEW RESIDENTIAL BUILDINGS

Period	Houses			Other residential buildings			Total		
	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total
MELBOURNE STATISTICAL DIVISION									
1990-91	12,068	525	12,593	1,375	329	1,704	13,443	854	14,297
1991-92	14,424	491	14,915	1,477	710	2,187	15,901	1,201	17,102
1992-93	17,104	723	17,827	1,845	163	2,008	18,949	886	19,835
1992-93									
July-January	9,973	416	10,389	1,002	139	1,141	10,975	555	11,530
1993-94									
July-January	9,981	409	10,390	1,826	159	1,985	11,807	568	12,375
1992—									
November	1,302	76	1,378	207	104	311	1,509	180	1,689
December	1,474	44	1,518	206	..	206	1,680	44	1,724
1993—									
January	1,006	219	1,225	108	..	108	1,114	219	1,333
February	1,311	91	1,402	213	11	224	1,524	102	1,626
March	1,594	98	1,692	144	11	155	1,738	109	1,847
April	1,275	46	1,321	214	2	216	1,489	48	1,537
May	1,470	17	1,487	145	..	145	1,615	17	1,632
June	1,481	55	1,536	127	—	127	1,608	55	1,663
July	1,441	24	1,465	328	53	381	1,769	77	1,846
August	1,473	47	1,520	168	12	180	1,641	59	1,700
September	1,469	131	1,600	316	—	316	1,785	131	1,916
October	1,477	58	1,535	251	—	251	1,728	58	1,786
November	1,512	84	1,596	243	—	243	1,755	84	1,839
December	1,384	52	1,436	264	—	264	1,648	52	1,700
1994—									
January	1,225	13	1,238	256	94	350	1,481	107	1,588
VICTORIA									
1990-91	20,132	783	20,915	1,934	402	2,336	22,066	1,185	23,251
1991-92	22,358	707	23,065	1,932	1,016	2,948	24,290	1,723	26,013
1992-93	25,969	1,189	27,158	2,186	227	2,413	28,155	1,416	29,571
1992-93									
July-January	15,167	680	15,847	1,194	186	1,380	16,361	866	17,227
1993-94									
July-January	15,256	585	15,841	1,946	186	2,132	17,202	771	17,973
1992—									
November	2,091	163	2,254	231	104	335	2,322	267	2,589
December	2,208	47	2,255	233	..	233	2,441	47	2,488
1993—									
January	1,621	330	1,951	134	5	139	1,755	335	2,090
February	1,952	120	2,072	236	28	264	2,188	148	2,336
March	2,438	125	2,563	188	11	199	2,626	136	2,762
April	1,954	107	2,061	238	2	240	2,192	109	2,301
May	2,228	69	2,297	183	—	183	2,411	69	2,480
June	2,230	88	2,318	147	—	147	2,377	88	2,465
July	2,210	45	2,255	351	53	404	2,561	98	2,659
August	2,250	56	2,306	192	12	204	2,442	68	2,510
September	2,283	171	2,454	344	—	344	2,627	171	2,798
October	2,272	91	2,363	273	6	279	2,545	97	2,642
November	2,354	137	2,491	254	..	254	2,608	137	2,745
December	2,102	68	2,170	266	—	266	2,368	68	2,436
1994—									
January	1,785	17	1,802	266	115	381	2,051	132	2,183

NOTE: The number of self-contained dwelling units approved as part of the construction of non-residential building and alterations and additions to existing buildings (including conversions to dwelling units) are excluded from this table. There were 2 such dwelling units approved in January 1994.

TABLE 2. VALUE OF BUILDING APPROVED
($ million)

Period	New residential building: Houses: Private sector	Houses: Public sector	Houses: Total	Other residential buildings: Private sector	Other residential buildings: Public sector	Other residential buildings: Total	Total: Private sector	Total: Public sector	Total: Total	Alterations and additions to residential buildings	Non-residential building: Private sector	Non-residential building: Total	Total building: Private sector	Total building: Total
MELBOURNE STATISTICAL DIVISION														
1990-91	1,105.2	31.1	1,136.3	81.2	19.9	101.2	1,186.5	51.0	1,237.5	392.6	1,087.9	1,423.7	2,666.7	3,053.8
1991-92	1,280.1	28.8	1,309.0	101.6	47.4	149.0	1,381.7	76.3	1,458.0	413.3	978.6	1,242.4	2,773.2	3,113.7
1992-93	1,538.4	42.4	1,580.8	125.3	10.5	135.9	1,663.7	52.9	1,716.7	429.7	858.2	1,138.2	2,951.4	3,284.6
1992-93														
July-January	888.8	23.4	912.2	65.3	8.8	74.1	954.1	32.2	986.3	251.9	506.6	625.0	1,712.3	1,863.1
1993-94														
July-January	927.7	25.8	953.5	150.2	12.9	163.1	1,077.8	38.7	1,116.6	274.4	588.4	876.3	1,940.4	2,267.3
1992—														
November	118.4	4.3	122.7	14.0	6.6	20.6	132.3	10.9	143.3	37.1	52.3	70.3	221.7	250.6
December	133.5	2.1	135.7	12.9	—	12.9	146.4	2.1	148.6	38.2	87.9	93.1	272.4	279.8
1993—														
January	92.4	13.1	105.5	6.2	—	6.2	98.6	13.1	111.8	27.8	57.7	78.2	184.1	217.8
February	121.5	7.8	129.4	14.0	1.2	15.2	135.5	9.0	144.6	31.0	47.4	72.1	213.9	247.6
March	146.5	4.8	151.3	11.1	0.5	11.6	157.5	5.3	162.8	36.7	113.8	143.8	308.0	343.3
April	114.0	2.4	116.4	15.2	0.1	15.2	129.1	2.5	131.6	33.7	47.3	61.0	210.2	226.3
May	133.7	1.0	134.7	11.0	—	11.0	144.7	1.0	145.6	37.2	71.3	85.6	253.2	268.4
June	133.9	2.9	136.8	8.9	—	8.9	142.8	2.9	145.7	39.3	71.8	150.9	253.9	335.9
July	133.5	1.4	134.9	23.6	3.8	27.4	157.0	5.3	162.3	37.5	40.2	78.3	234.7	278.0
August	140.2	3.7	143.9	10.6	0.8	11.4	150.8	4.5	155.3	36.0	150.6	262.1	337.4	453.4
September	137.5	7.9	145.4	25.4	—	25.4	162.8	7.9	170.7	37.1	83.3	104.1	283.1	311.9
October	134.8	3.4	138.1	21.2	—	21.2	155.9	3.4	159.3	43.6	127.0	141.0	326.5	343.9
November	139.3	5.6	144.9	17.8	—	17.8	157.2	5.6	162.8	45.9	63.3	136.5	266.4	345.1
December	130.1	3.0	133.0	20.3	—	20.3	150.3	3.0	153.3	45.4	89.2	105.9	284.9	304.6
1994—														
January	112.3	0.8	113.2	31.4	8.3	39.7	143.7	9.1	152.8	29.0	34.7	48.4	207.3	230.2
VICTORIA														
1990-91	1,755.1	46.0	1,801.1	112.1	23.5	135.6	1,867.2	69.5	1,936.7	491.2	1,253.8	1,678.2	3,611.7	4,106.1
1991-92	1,933.9	42.0	1,975.9	129.3	65.7	195.0	2,063.2	107.8	2,170.9	514.1	1,114.9	1,473.7	3,691.5	4,158.8
1992-93	2,262.5	71.4	2,333.8	145.7	14.6	160.3	2,408.2	86.0	2,494.1	533.0	1,066.2	1,406.3	4,006.9	4,433.4
1992-93														
July-January	1,309.4	38.7	1,348.2	76.6	11.8	88.4	1,386.0	50.6	1,436.6	310.9	642.8	792.6	2,339.5	2,540.1
1993-94														
July-January	1,360.7	39.4	1,400.1	157.2	14.8	172.0	1,517.9	54.2	1,572.1	337.5	715.3	1,035.1	2,570.2	2,944.7
1992—														
November	184.4	10.0	194.4	15.2	6.6	21.8	199.6	16.6	216.2	47.0	68.7	93.0	315.3	356.2
December	193.1	2.3	195.4	14.4	—	14.4	207.5	2.3	209.8	45.8	105.2	113.5	358.4	369.1
1993—														
January	141.4	18.4	159.8	7.6	0.3	7.9	149.0	18.7	167.7	34.1	67.9	93.5	251.0	295.3
February	175.9	10.0	186.0	15.3	2.2	17.5	191.2	12.3	203.5	39.1	63.7	91.5	294.1	334.1
March	214.3	6.8	221.1	13.5	0.5	13.9	227.8	7.3	235.1	46.1	126.2	158.7	400.1	439.9
April	170.0	7.1	177.0	16.5	0.1	16.6	186.5	7.1	193.6	43.2	60.2	77.1	289.6	313.9
May	196.0	4.0	200.1	14.0	—	14.0	210.0	4.0	214.1	46.0	81.8	107.8	337.8	367.8
June	196.8	4.6	201.4	9.9	—	9.9	206.6	4.6	211.3	47.8	91.5	178.5	345.9	437.6
July	196.3	4.5	200.9	24.8	3.8	28.6	221.1	8.4	229.5	46.8	49.2	90.4	317.0	366.6
August	203.5	4.3	207.7	12.0	0.8	12.7	215.4	5.0	220.5	44.7	184.6	300.8	444.7	566.0
September	204.4	11.4	215.8	27.1	—	27.1	231.6	11.4	242.9	46.7	105.2	127.7	383.2	417.3
October	198.7	5.8	204.4	22.2	0.7	22.9	220.9	6.4	227.3	53.5	136.4	155.8	410.8	436.6
November	208.0	8.3	216.3	18.5	—	18.5	226.5	8.3	234.8	55.7	96.8	174.8	379.0	465.3
December	189.5	4.0	193.5	20.4	—	20.4	209.9	4.0	213.9	53.6	99.4	120.4	363.0	388.0
1994—														
January	160.3	1.1	161.5	32.2	9.5	41.7	192.5	10.6	203.2	36.5	43.6	65.3	272.5	304.9

TABLE 3. NUMBER AND VALUE OF BUILDING APPROVED SEASONALLY ADJUSTED AND TREND ESTIMATES (a), VICTORIA

	Number of dwelling units				*Value ($m)*	
	Houses		*Total*			
Period	*Private sector*	*Total*	*Private sector*	*Total*	*New residential building*	*Alterations and additions to residential buildings*
SEASONALLY ADJUSTED						
1992—						
November	2,137	2,300	2,365	2,561	212.8	46.5
December	2,170	2,298	2,452	2,585	212.3	46.5
1993—						
January	2,137	2,394	2,289	2,667	212.7	44.4
February	2,091	2,193	2,338	2,489	215.0	41.5
March	2,314	2,357	2,401	2,557	214.3	44.2
April	2,101	2,263	2,287	2,394	210.0	44.2
May	2,089	2,160	2,266	2,343	204.5	45.4
June	2,089	2,165	2,285	2,359	199.1	46.9
July	2,121	2,202	2,447	2,583	219.4	46.7
August	2,192	2,235	2,366	2,437	215.8	44.5
September	2,165	2,420	2,599	2,723	241.4	43.7
October	2,196	2,284	2,475	2,591	226.6	48.3
November	2,294	2,385	2,494	2,554	214.4	50.8
December	2,119	2,274	2,447	2,634	225.1	56.0
1994—						
January	2,384	2,263	2,703	2,754	257.8	48.9
TREND ESTIMATES						
1992—						
November	2,179	2,314	2,381	2,535	211.3	44.8
December	2,166	2,317	2,371	2,563	213.0	44.6
1993—						
January	2,162	2,315	2,357	2,565	213.6	44.3
February	2,157	2,299	2,342	2,540	212.9	44.1
March	2,148	2,267	2,322	2,489	210.6	44.2
April	2,138	2,234	2,309	2,439	208.4	44.5
May	2,126	2,211	2,315	2,418	208.4	44.9
June	2,124	2,209	2,344	2,433	210.9	45.2
July	2,130	2,230	2,383	2,473	214.5	45.5
August	2,148	2,264	2,425	2,524	218.8	46.0
September	2,177	2,298	2,466	2,571	223.1	46.9
October	2,205	2,320	2,499	2,607	226.9	48.3
November	2,230	2,325	2,526	2,634	230.5	49.8
December	2,256	2,320	2,554	2,660	234.4	51.1
1994—						
January	2,278	2,308	2,576	2,677	237.7	52.2

(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average - see Explanatory Notes for a more detailed explanation.

TABLE 4. VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES (a), VICTORIA
($ million)

Period	*New residential building*				*Alterations and additions to residential buildings*	*Non-residential building*		*Total building*	
	Houses		*Other residential buildings*	*Total*					
	Private sector	*Total*				*Private sector*	*Total*	*Private sector*	*Total*
1990-91	1,670.7	1,714.3	142.7	1,857.0	467.4	1,339.2	1,787.8	3,619.2	4,112.3
1991-92	1,859.7	1,900.2	230.8	2,131.0	494.3	1,328.4	1,756.5	3,880.7	4,381.8
1992-93	2,208.9	2,278.6	200.2	2,478.7	520.4	1,344.8	1,775.1	4,307.5	4,774.3
1992—									
Sept. qtr.	568.3	572.2	41.9	614.1	130.2	432.7	525.0	1,180.7	1,269.3
Dec. qtr.	571.9	587.9	57.3	645.1	140.1	285.4	348.2	1,058.4	1,133.4
1993—									
Mar. qtr.	519.6	554.1	49.7	603.9	116.6	328.5	437.8	1,022.9	1,158.3
June qtr.	549.1	564.4	51.2	615.6	133.6	298.2	464.1	1,045.4	1,213.3
Sept. qtr.	590.6	610.4	86.6	697.0	135.0	432.4	661.9	1,255.4	1,493.8
Dec. qtr.	564.0	581.1	78.0	659.1	154.1	423.3	573.8	1,239.6	1,387.0

(a) See paragraphs 18-23 of the Explanatory Notes. Constant price estimates are subject to revision each quarter as more up to date information on prices and commodity compositions becomes available.

VALUE OF BUILDING APPROVED AT AVERAGE 1989-90 PRICES
VICTORIA

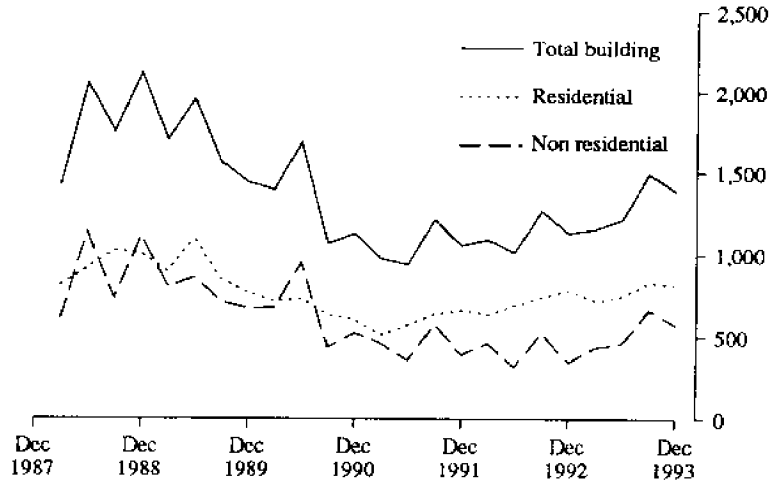


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP, VICTORIA
($ million)

Class of building	1991-92	1992-93	July-January 1992-93	July-January 1993-94	1993 November	1993 December	1994 January
PRIVATE SECTOR							
New houses	1,933.9	2,262.5	1,309.4	1,360.7	208.0	189.5	160.3
New other residential buildings	129.3	145.7	76.6	157.2	18.5	20.4	32.2
Total new residential building	*2,063.2*	*2,408.2*	*1,386.0*	*1,517.9*	*226.5*	*209.9*	*192.5*
Alterations and additions to residential buildings	513.4	532.5	310.6	337.0	55.7	53.6	36.4
Hotels, etc.	53.1	42.7	15.9	11.4	3.5	2.1	0.2
Shops	139.4	146.7	94.7	266.6	18.2	20.4	7.5
Factories	227.4	269.9	198.9	82.7	14.5	9.8	8.7
Offices	404.4	210.7	108.1	45.8	7.6	7.1	5.5
Other business premises	118.2	155.3	94.1	70.5	12.4	8.9	10.8
Educational	52.9	58.5	37.8	60.7	15.4	6.5	2.7
Religious	14.8	16.1	8.2	9.2	0.4	0.7	0.5
Health	39.5	80.3	35.4	51.6	15.2	3.4	2.5
Entertainment and recreational	35.5	36.5	23.3	53.8	3.0	38.9	1.9
Miscellaneous	29.6	49.7	26.5	63.0	6.6	1.6	3.2
Total non-residential building	*1,114.9*	*1,066.2*	*642.8*	*715.3*	*96.8*	*99.4*	*43.6*
Total	**3,691.5**	**4,006.9**	**2,339.5**	**2,570.2**	**379.0**	**363.0**	**272.5**
PUBLIC SECTOR							
New houses	42.0	71.4	38.7	39.4	8.3	4.0	1.1
New other residential buildings	65.7	14.6	11.8	14.8	--	—	9.5
Total new residential building	*107.8*	*86.0*	*50.6*	*54.2*	*8.3*	*4.0*	*10.6*
Alterations and additions to residential buildings	0.7	0.5	0.3	0.4	—	—	0.1
Hotels, etc.	4.9	4.3	2.2	1.3	0.5	—	0.1
Shops	3.7	8.4	6.4	2.0	0.4	--	0.9
Factories	31.4	2.2	1.2	8.7	2.9	1.5	0.3
Offices	67.7	48.8	11.4	27.6	3.3	5.5	2.5
Other business premises	57.4	13.8	10.1	7.2	0.5	0.4	1.2
Educational	83.2	97.0	60.6	79.3	20.3	9.2	5.2
Religious	—	—	—	—	—	—	—
Health	44.6	40.9	8.6	143.3	45.9	1.5	9.3
Entertainment and recreational	28.4	61.8	29.7	41.6	3.8	0.5	—
Miscellaneous	37.5	62.7	19.5	9.0	0.4	2.3	2.4
Total non-residential building	*358.8*	*340.0*	*149.8*	*319.9*	*78.0*	*21.0*	*21.7*
Total	**467.3**	**426.5**	**200.6**	**374.4**	**86.3**	**25.0**	**32.4**
TOTAL							
New houses	1,975.9	2,333.8	1,348.2	1,400.1	216.3	193.5	161.5
New other residential buildings	195.0	160.3	88.4	172.0	18.5	20.4	41.7
Total new residential building	*2,170.9*	*2,494.1*	*1,436.6*	*1,572.1*	*234.8*	*213.9*	*203.2*
Alterations and additions to residential buildings	514.1	533.0	310.9	337.5	55.7	53.6	36.5
Hotels, etc.	58.0	47.0	18.0	12.7	4.0	2.1	0.3
Shops	143.1	155.1	101.1	268.6	18.6	20.4	8.4
Factories	258.8	272.1	200.1	91.4	17.5	11.3	8.9
Offices	472.2	259.5	119.6	73.4	10.9	12.7	8.0
Other business premises	175.6	169.1	104.3	77.7	12.9	9.4	12.0
Educational	136.1	155.5	98.4	140.0	35.7	15.8	7.9
Religious	14.8	16.1	8.2	9.2	0.4	0.7	0.5
Health	84.1	121.2	44.0	194.8	61.1	4.9	11.8
Entertainment and recreational	63.9	98.3	53.0	95.4	6.8	39.4	1.9
Miscellaneous	67.2	112.4	46.0	72.0	7.0	3.9	5.5
Total non-residential building	*1,473.7*	*1,406.3*	*792.6*	*1,035.1*	*174.8*	*120.4*	*65.3*
Total	**4,158.8**	**4,433.4**	**2,540.1**	**2,944.7**	**465.3**	**388.0**	**304.9**

TABLE 6. NON-RESIDENTIAL BUILDING JOBS APPROVED, BY CLASS OF BUILDING AND VALUE SIZE GROUPS, VICTORIA

Period	$50,000 to less than $200,000		$200,000 to less than $500,000		$500,000 to less than $1m		$1m to less than $5m		$5m and over		Total	
	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)	No.	Value ($m)
HOTELS, ETC.												
1993 November	5	0.6	3	0.8	4	2.6	—	—	—	—	12	4.0
December	1	0.1	1	0.4	2	1.6	—	—	—	—	4	2.1
1994 January	3	0.3	—	—	—	—	—	—	—	—	3	0.3
SHOPS												
1993 November	51	4.5	9	2.7	4	2.9	4	8.5	—	—	68	18.6
December	34	2.9	14	3.8	2	1.1	6	12.6	—	—	56	20.4
1994 January	30	2.6	10	3.3	3	2.5	—	—	—	—	43	8.4
FACTORIES												
1993 November	25	2.7	8	2.4	3	1.6	2	4.8	1	6.0	39	17.5
December	30	2.8	15	4.4	1	0.6	3	3.5	—	—	49	11.3
1994 January	24	2.1	4	1.1	3	1.9	1	3.8	—	—	32	8.9
OFFICES												
1993 November	25	2.3	10	2.9	4	2.9	2	2.7	—	—	41	10.9
December	37	3.3	8	2.4	3	1.9	—	—	1	5.1	49	12.7
1994 January	38	3.8	5	1.3	3	2.0	1	1.0	—	—	47	8.0
OTHER BUSINESS PREMISES												
1993 November	23	2.5	11	3.0	4	2.9	3	4.5	—	—	41	12.9
December	28	2.8	12	3.7	—	—	2	2.8	—	—	42	9.4
1994 January	12	1.1	8	2.2	3	1.9	3	6.8	—	—	26	12.0
EDUCATIONAL												
1993 November	12	1.3	6	1.7	2	1.5	4	5.6	3	25.6	27	35.7
December	15	1.4	4	1.4	5	3.2	1	1.7	1	8.0	26	15.8
1994 January	14	1.3	—	—	5	3.2	2	3.3	—	—	21	7.9
RELIGIOUS												
1993 November	5	0.4	—	—	—	—	—	—	—	—	5	0.4
December	5	0.5	1	0.2	—	—	—	—	—	—	6	0.7
1994 January	1	0.1	1	0.5	—	—	—	—	—	—	2	0.5
HEALTH												
1993 November	6	0.7	3	1.0	1	0.9	—	—	3	58.5	13	61.1
December	10	1.0	1	0.2	—	—	2	3.7	—	—	13	4.9
1994 January	12	1.2	4	1.3	2	1.2	5	8.1	—	—	23	11.8
ENTERTAINMENT AND RECREATIONAL												
1993 November	13	1.1	6	1.6	1	0.9	1	3.2	—	—	21	6.8
December	10	1.0	1	0.4	—	—	—	—	1	38.0	12	39.4
1994 January	6	0.4	—	—	2	1.5	—	—	—	—	8	1.9
MISCELLANEOUS												
1993 November	6	0.7	4	1.5	2	1.5	1	3.3	—	—	13	7.0
December	5	0.5	5	1.7	—	—	1	1.7	—	—	11	3.9
1994 January	2	0.2	3	1.0	2	1.2	3	3.2	—	—	10	5.5
TOTAL NON-RESIDENTIAL BUILDING												
1993 November	171	16.7	60	17.7	25	17.8	17	32.5	7	90.1	280	174.8
December	175	16.3	62	18.7	13	8.4	15	26.0	3	51.1	268	120.4
1994 January	142	13.0	35	10.6	23	15.4	15	26.2	—	—	215	65.3

TABLE 7. NUMBER AND VALUE OF DWELLING UNITS APPROVED BY MATERIAL OF OUTER WALLS, JANUARY 1994

Particulars	Private sector		Public sector		Total	
	Number	Value ($'000)	Number	Value ($'000)	Number	Value ($'000)
MELBOURNE STATISTICAL DIVISION						
Houses —						
Brick, stone or concrete	25	1,848	—	—	25	1,848
Brick-veneer	721	63,114	1	60	722	63,174
Timber	16	1,248	—	—	16	1,248
Fibre cement	1	58	—	—	1	58
Steel, aluminium or other materials	10	757	—	—	10	757
Not stated	452	45,311	12	756	464	46,067
Total houses	*1,225*	*112,336*	*13*	*816*	*1,238*	*113,152*
Other residential buildings	*256*	*31,363*	*94*	*8,291*	*350*	*39,654*
Total residential buildings	**1,481**	**143,699**	**107**	**9,107**	**1,588**	**152,806**
REST OF VICTORIA						
Houses —						
Brick, stone or concrete	2	175	—	—	2	175
Brick-veneer	314	27,677	2	131	316	27,808
Timber	72	5,037	1	114	73	5,151
Fibre cement	19	1,140	—	—	19	1,140
Steel, aluminium or other materials	46	3,826	—	—	46	3,826
Not stated	107	10,139	1	70	108	10,209
Total houses	*560*	*47,994*	*4*	*314*	*564*	*48,308*
Other residential buildings	*10*	*837*	*21*	*1,206*	*31*	*2,043*
Total residential buildings	**570**	**48,831**	**25**	**1,520**	**595**	**50,351**
TOTAL VICTORIA						
Houses —						
Brick, stone or concrete	27	2,023	—	—	27	2,023
Brick-veneer	1,035	90,791	3	191	1,038	90,982
Timber	88	6,285	1	114	89	6,399
Fibre cement	20	1,198	—	—	20	1,198
Steel, aluminium or other materials	56	4,582	—	—	56	4,582
Not stated	559	55,450	13	825	572	56,276
Total houses	*1,785*	*160,330*	*17*	*1,130*	*1,802*	*161,460*
Other residential buildings	*266*	*32,200*	*115*	*9,497*	*381*	*41,697*
Total residential buildings	**2,051**	**192,530**	**132**	**10,627**	**2,183**	**203,157**

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, JANUARY 1994

Statistical local area	New residential buildings: Houses: Private sector (number)	Houses: Public sector (number)	Houses: Total value ($'000)	Other residential buildings: Private sector (number)	Other residential buildings: Public sector (number)	Other residential buildings: Total value ($'000)	Alterations and additions to residential buildings ($'000)	Non-residential building (a): Private sector ($'000)	Non-residential building (a): Total ($'000)	Total building ($'000)
MELBOURNE STATISTICAL DIVISION										
Altona (C)	10	—	639	—	—	—	220	5,637	5,637	6,496
Berwick (C)	145	—	11,048	2	—	89	525	205	2,047	13,709
Box Hill (C)	14	—	1,206	—	—	—	387	230	230	1,823
Brighton (C)	5	—	701	4	—	680	908	674	674	2,963
Broadmeadows (C)	18	—	1,517	—	—	—	513	1,420	4,120	6,149
Brunswick (C)	3	—	279	—	—	—	249	—	—	528
Bulla (S)	86	—	7,781	—	—	—	353	—	—	8,134
Camberwell (C)	22	—	3,379	4	—	350	2,518	450	1,151	7,397
Caulfield (C)	9	—	740	10	—	845	467	880	880	2,932
Chelsea (C)	8	7	1,125	2	7	428	176	—	—	1,729
Coburg (C)	4	—	350	—	—	—	196	350	350	896
Collingwood (C)	—	—	—	—	—	—	111	80	140	251
Cranbourne (S)	108	—	7,453	—	—	—	635	1,210	1,210	9,298
Croydon (C)	16	—	1,554	—	—	—	195	—	—	1,749
Dandenong (C)	4	—	225	—	—	—	199	1,352	1,793	2,217
Diamond Valley (S)	32	—	3,742	—	—	—	797	1,000	1,000	5,538
Doncaster and Templestowe (C)	26	—	4,288	12	—	1,040	519	100	100	5,947
Eltham (S)	17	—	2,356	3	—	150	450	—	—	2,955
Essendon (C)	10	—	690	3	—	150	1,499	—	63	2,402
Fitzroy (C)	—	—	—	—	—	—	481	—	—	481
Flinders (S)	49	—	4,294	—	—	—	293	—	—	4,587
Footscray (C)	1	—	60	—	—	—	180	—	—	240
Frankston (C)	15	—	1,324	—	—	—	643	924	924	2,891
Hastings (S)	10	—	953	—	—	—	186	350	350	1,488
Hawthorn (C)	1	—	85	—	—	—	676	645	645	1,406
Healesville (S)	5	—	410	—	—	—	94	100	100	605
Heidelberg (C)	17	—	1,647	22	—	1,567	885	—	—	4,100
Keilor (C)	55	1	5,290	—	—	—	426	745	745	6,461
Kew (C)	4	—	411	17	—	1,775	419	—	—	2,605
Knox (C)	73	—	7,631	—	—	—	904	2,455	2,455	10,989
Lilydale (S)	34	—	2,733	—	—	—	836	650	650	4,218
Malvern (C)	5	—	915	—	—	—	1,227	260	260	2,402
Melbourne (C)	—	—	—	146	68	29,148	593	1,154	2,184	31,924
Melton (S)	45	—	4,638	—	—	—	204	960	960	5,802
Moorabbin (C)	29	—	2,154	—	—	—	829	3,945	4,621	7,604
Mordialloc (C)	7	—	583	—	—	—	172	—	—	755
Mornington (S)	41	—	3,900	—	—	—	206	—	—	4,105
Northcote (C)	2	—	130	—	—	—	745	—	—	875
Nunawading (C)	12	—	1,104	—	—	—	771	150	150	2,025
Oakleigh (C)	11	—	727	—	—	—	374	75	75	1,176
Pakenham (S)	38	—	2,975	—	—	—	328	1,365	1,556	4,859
Port Melbourne (C)	—	—	—	—	—	—	150	—	—	150
Prahran (C)	—	—	—	13	—	1,140	420	180	180	1,740
Preston (C)	23	1	1,533	6	19	1,232	594	688	5,156	8,516
Richmond (C)	5	—	540	12	—	1,060	130	190	190	1,920
Ringwood (C)	15	—	998	—	—	—	323	1,160	1,660	2,980
St Kilda (C)	—	—	—	—	—	—	455	1,125	1,125	1,580
Sandringham (C)	12	—	1,076	—	—	—	643	365	365	2,084
Sherbrooke (S)	6	—	653	—	—	—	899	—	—	1,552
South Melbourne (C)	—	—	—	—	—	—	645	360	926	1,571
Springvale (C)	19	—	1,659	—	—	—	264	205	370	2,293
Sunshine (C)	7	—	634	—	—	—	213	380	380	1,227
Upper Yarra (S) Pt A	6	—	608	—	—	—	178	180	180	965
Waverley (C)	25	—	2,995	—	—	—	948	600	725	4,668
Werribee (C)	62	4	6,128	—	—	—	154	980	1,110	7,392
Whittlesea (C)	42	—	3,806	—	—	—	300	950	950	5,056
Williamstown (C)	12	—	1,490	—	—	—	275	—	—	1,764
Melbourne (SD)	**1,225**	**13**	**113,152**	**256**	**94**	**39,654**	**28,977**	**34,727**	**48,386**	**230,169**

See footnote at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, JANUARY 1994—*continued*

Statistical local area	New residential buildings: Houses: Private sector (number)	Houses: Public sector (number)	Houses: Total value ($'000)	Other residential buildings: Private sector (number)	Other residential buildings: Public sector (number)	Other residential buildings: Total value ($'000)	Alterations and additions to residential buildings ($'000)	Non-residential building (a): Private sector ($'000)	Non-residential building (a): Total ($'000)	Total building ($'000)
BARWON STATISTICAL DIVISION										
Bannockburn (S) Pt A & B	3	—	288	—	—	—	20	—	—	308
Barrabool (S) Pt A & B	7	—	878	—	—	—	140	—	99	1,116
Bellarine (Rural City) Pt A & B	28	2	2,341	—	—	—	417	—	3,400	6,158
Colac (C)	—	—	—	—	—	—	99	—	—	99
Colac (S)	3	—	327	—	—	—	204	—	—	531
Corio (S) Pt A & B	11	—	1,053	—	—	—	49	665	665	1,767
Geelong (C)	—	—	—	—	—	—	52	1,386	1,496	1,548
Geelong West (C)	—	—	—	—	—	—	125	64	64	189
Leigh (S)	2	—	133	—	—	—	16	—	—	149
Newtown (C)	4	—	250	—	—	—	247	—	—	497
Otway (S)	3	—	160	—	—	—	110	—	—	270
Queenscliffe (B)	—	—	—	—	—	—	10	—	—	10
South Barwon (C) Pt A & B	29	—	2,906	—	—	—	480	—	—	3,385
Winchelsea (S)	7	—	704	—	—	—	13	—	—	717
Barwon (SD)	**97**	**2**	**9,038**	**—**	**—**	**—**	**1,980**	**2,115**	**5,724**	**16,742**
WESTERN DISTRICT STATISTICAL DIVISION										
Belfast (S)	—	—	—	—	—	—	—	—	—	—
Camperdown (T)	—	—	—	—	—	—	21	—	—	21
Dundas (S)	—	—	—	—	—	—	—	—	—	—
Glenelg (S)	—	—	—	—	—	—	—	—	—	—
Hamilton (C)	3	—	239	—	—	—	25	60	398	662
Hampden (S)	—	—	—	—	—	—	29	—	180	209
Heytesbury (S)	2	1	275	—	—	—	—	—	—	275
Heywood (S)	1	—	144	—	—	—	91	—	—	235
Minhamite (S)	1	—	120	—	—	—	—	—	—	120
Mortlake (S)	—	—	—	—	—	—	110	—	—	110
Mount Rouse (S)	—	—	—	—	—	—	—	—	—	—
Port Fairy (B)	1	—	95	—	—	—	44	—	—	139
Portland (C)	2	—	153	—	—	—	113	200	200	465
Warrnon (S)	—	—	—	—	—	—	32	—	—	32
Warrnambool (C)	12	—	964	2	—	120	203	325	425	1,712
Warrnambool (S)	2	—	222	—	—	—	—	—	1,189	1,411
Lady Julia Percy & Towerhill	—	—	—	—	—	—	—	—	—	—
Western District (SD)	**24**	**1**	**2,211**	**2**	**—**	**120**	**667**	**585**	**2,392**	**5,390**
CENTRAL HIGHLANDS STATISTICAL DIVISION										
Ararat (C)	—	—	—	—	—	—	—	—	438	438
Ararat (S)	1	—	132	—	—	—	10	—	—	142
Avoca (S)	—	—	—	—	—	—	—	—	—	—
Bacchus Marsh (S)	11	—	900	—	—	—	12	—	—	912
Ballaarat (C)	3	—	690	—	—	—	233	—	1,135	2,058
Ballan (S)	4	—	563	—	—	—	79	—	—	642
Ballarat (S) Pt A & B	8	—	757	—	—	—	106	195	195	1,058
Bungaree (S) Pt A & B	4	—	547	—	—	—	60	—	—	607
Buninyong (S) Pt A & B	7	—	667	—	—	—	39	—	—	706
Creswick (S)	1	—	67	—	—	—	25	—	—	92
Daylesford and Glenlyon (S)	7	—	539	—	—	—	42	—	—	581
Grenville (S) Pt A & B	18	—	1,483	—	—	—	37	500	500	2,020
Lexton (S)	2	—	136	—	—	—	—	—	—	136
Ripon (S)	1	—	51	—	—	—	—	—	—	51
Sebastopol (B)	2	—	126	—	—	—	14	—	—	140
Talbot and Clunes (S)	—	—	—	—	—	—	25	—	—	25
Central Highlands (SD)	**69**	**—**	**6,658**	**—**	**—**	**—**	**681**	**695**	**2,268**	**9,607**

See footnote at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, JANUARY 1994—*continued*

Statistical local area	New residential buildings: Houses: Private sector (number)	Houses: Public sector (number)	Houses: Total value ($'000)	Other residential buildings: Private sector (number)	Other residential buildings: Public sector (number)	Other residential buildings: Total value ($'000)	Alterations and additions to residential buildings ($'000)	Non-residential building (a): Private sector ($'000)	Non-residential building (a): Total ($'000)	Total building ($'000)
WIMMERA STATISTICAL DIVISION										
Arapiles (S)	—	—	—	—	—	—	—	—	—	—
Dimboola (S)	2	—	198	—	—	—	69	—	—	266
Donald (S)	2	—	215	—	—	—	—	453	453	668
Dunmunkle (S)	—	—	—	—	—	—	—	—	—	—
Horsham (C)	9	—	868	—	—	—	30	248	248	1,146
Kaniva (S)	—	—	—	—	—	—	10	—	—	10
Kara Kara (S)	1	—	30	—	—	—	—	—	—	30
Kowree (S)	—	—	—	—	—	—	—	—	—	—
Lowan (S)	4	—	280	—	—	—	11	—	—	291
St Arnaud (T)	—	—	—	—	—	—	35	—	—	35
Stawell (C)	—	—	—	—	—	—	—	148	148	148
Stawell (S)	2	—	135	—	—	—	—	—	—	135
Warracknabeal (S)	1	—	42	—	—	—	—	—	—	42
Wimmera (S)	—	—	—	—	—	—	20	—	—	20
Wimmera (SD)	**21**	**—**	**1,767**	**—**	**—**	**—**	**175**	**849**	**849**	**2,791**
MALLEE STATISTICAL DIVISION										
Birchip(C)	—	—	—	—	—	—	11	—	—	11
Karkarooc (S)	1	—	45	—	—	—	—	—	—	45
Kerang (B)	1	—	150	—	—	—	10	—	—	160
Kerang (S)	1	—	90	—	—	—	—	—	—	90
Mildura (C)	5	1	465	—	—	—	—	—	—	465
Mildura (S) Pt A & B	9	—	818	—	—	—	20	140	140	978
Swan Hill (C)	5	—	515	—	—	—	56	—	—	571
Swan Hill (S)	2	—	73	—	—	—	82	—	—	155
Walpeup (S)	—	—	—	—	—	—	—	—	—	—
Wycheproof (S)	—	—	—	—	—	—	—	—	—	—
Mallee (SD)	**24**	**1**	**2,155**	**—**	**—**	**—**	**179**	**140**	**140**	**2,475**
LODDON-CAMPASPE STATISTICAL DIVISION										
Bendigo (C)	5	—	339	2	—	125	58	550	550	1,073
Bet Bet (S)	1	—	72	—	—	—	10	—	—	82
Castlemaine (C)	2	—	207	—	—	—	51	280	280	538
Charlton (S)	—	—	—	—	—	—	—	—	—	—
Cohuna (S)	—	—	—	—	—	—	—	—	—	—
Eaglehawk (B)	5	—	307	—	—	—	53	—	100	460
East Loddon (S)	—	—	—	—	—	—	—	—	—	—
Echuca (C)	13	—	1,073	—	3	195	—	1,130	1,130	2,398
Gisborne (S)	1	—	110	—	—	—	20	—	—	130
Gordon (S)	1	—	75	—	—	—	—	—	—	75
Huntly (S) Pt A & B	2	—	125	—	—	—	—	50	50	175
Korong (S)	1	—	35	—	—	—	25	—	—	60
Kyneton (S)	1	—	69	—	—	—	—	—	—	69
McIvor (S)	1	—	52	—	—	—	32	—	—	84
Maldon (S)	1	—	40	—	—	—	—	—	—	40
Marong (Rural City) Pt A & B	26	—	2,051	—	—	—	88	171	171	2,310
Maryborough (C)	1	—	80	—	—	—	35	—	350	465
Metcalfe (S)	1	—	85	—	—	—	—	—	—	85
Newham and Woodend (S)	2	—	181	—	—	—	160	—	—	341
Newstead (S)	2	—	100	—	—	—	—	—	—	100
Pyalong (S)	1	—	60	—	—	—	—	—	—	60
Rochester (S)	5	—	540	—	—	—	22	—	—	562
Romsey (S)	5	—	432	—	—	—	86	—	—	518
Strathfieldsaye (S) Pt A & B	10	—	1,064	3	—	431	81	—	—	1,577
Tullaroop (S)	—	—	—	—	—	—	—	—	—	—
Loddon-Campaspe (SD)	**87**	**—**	**7,096**	**5**	**3**	**751**	**721**	**2,181**	**2,631**	**11,200**

See footnote at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS , JANUARY 1994—*continued*

Statistical local area	New residential buildings: Houses: Private sector (number)	Houses: Public sector (number)	Houses: Total value ($'000)	Other residential buildings: Private sector (number)	Other residential buildings: Public sector (number)	Other residential buildings: Total value ($'000)	Alterations and additions to residential buildings ($'000)	Non-residential building (a): Private sector ($'000)	Non-residential building (a): Total ($'000)	Total building ($'000)
GOULBURN STATISTICAL DIVISION										
Alexandra (S)	3	—	277	—	—	—	98	—	—	375
Benalla (C)	4	—	360	—	—	—	131	185	255	746
Benalla (S)	—	—	—	—	—	—	—	—	—	—
Broadford (S)	—	—	—	—	—	—	40	—	—	40
Cobram (S)	4	—	281	—	—	—	30	60	60	371
Deakin (S)	2	—	164	—	—	—	—	—	—	164
Euroa (S)	1	—	60	—	—	—	40	—	—	100
Goulburn (S)	—	—	—	—	—	—	—	—	—	—
Kilmore (S)	3	—	420	—	—	—	106	—	—	526
Kyabram (T)	5	—	386	—	—	—	—	—	—	386
Mansfield (S)	10	—	912	—	—	—	34	70	140	1,086
Nathalia (S)	—	—	—	—	—	—	—	—	—	—
Numurkah (S)	2	—	175	—	—	—	50	60	60	285
Rodney (S) Pt A & B	12	—	1,067	—	—	—	85	—	—	1,152
Seymour (RC)	8	—	653	—	—	—	28	—	409	1,090
Shepparton (C)	6	—	558	—	—	—	99	982	982	1,639
Shepparton (S) Pt A & B	5	—	514	—	—	—	74	—	—	588
Tungamah (S)	1	—	74	—	—	—	39	—	—	113
Violet Town (S)	—	—	—	—	—	—	46	—	—	46
Waranga (S)	—	—	—	—	—	—	34	—	—	34
Yea (S)	9	—	601	—	—	—	51	—	—	652
Goulburn (SD)	**75**	**—**	**6,502**	**—**	**—**	**—**	**985**	**1,357**	**1,906**	**9,393**
OVENS-MURRAY STATISTICAL DIVISION										
Beechworth (S)	1	—	110	—	—	—	173	—	—	283
Bright (S)	3	—	293	—	—	—	24	—	—	317
Chiltern (S)	4	—	286	—	—	—	—	—	—	286
Myrtleford (S)	1	—	100	—	—	—	81	—	—	181
Oxley (S)	4	—	287	—	—	—	86	—	—	373
Rutherglen (S)	1	—	130	—	—	—	—	100	100	230
Tallangatta (S) Pt A & B	—	—	—	—	—	—	41	—	—	41
Upper Murray (S)	1	—	55	—	—	—	30	—	—	85
Wangaratta (C)	1	—	105	—	—	—	48	220	274	427
Wangaratta (S)	1	—	81	—	—	—	14	—	—	95
Wodonga (Rural City)	27	—	2,379	3	—	161	42	280	280	2,862
Yackandandah (S)	2	—	150	—	—	—	102	—	—	252
Yarrawonga (S)	7	—	674	—	—	—	45	110	110	829
Ovens-Murray (SD)	**53**	**—**	**4,649**	**3**	**—**	**161**	**685**	**710**	**764**	**6,260**
EAST GIPPSLAND STATISTICAL DIVISION										
Avon (S)	1	—	68	—	—	—	35	—	—	103
Bairnsdale (C)	6	—	488	—	—	—	65	—	—	553
Bairnsdale (S) Pt A & B	6	—	489	—	—	—	50	—	—	539
Maffra (S)	2	—	80	—	—	—	—	—	—	80
Omeo (S)	2	—	160	—	—	—	28	—	—	188
Orbost (S)	1	—	52	—	12	716	44	—	—	812
Sale (C)	1	—	79	—	6	294	53	—	—	425
Tambo (S) Pt A & B	9	—	775	—	—	—	—	—	—	775
East Gippsland (SD)	**28**	**—**	**2,191**	**—**	**18**	**1,010**	**275**	**—**	**—**	**3,476**

See footnote at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS , JANUARY 1994—*continued*

Statistical local area	New residential buildings: Houses: Private sector (number)	Houses: Public sector (number)	Houses: Total value ($'000)	Other residential buildings: Private sector (number)	Other residential buildings: Public sector (number)	Other residential buildings: Total value ($'000)	Alterations and additions to residential buildings ($'000)	Non-residential building (a): Private sector ($'000)	Non-residential building (a): Total ($'000)	Total building ($'000)
GIPPSLAND STATISTICAL DIVISION										
Alberton (S)	—	—	—	—	—	—	102	—	—	102
Bass (S)	6	—	423	—	—	—	13	—	—	436
Buln Buln (S)	7	—	498	—	—	—	56	—	—	554
Korumburra (S)	4	—	236	—	—	—	17	—	—	253
Mirboo (S)	2	—	112	—	—	—	15	—	—	126
Moe (C)	3	—	207	—	—	—	136	55	55	398
Morwell (C) Pt A & B	7	—	669	—	—	—	78	—	—	746
Narracan (S) Pt A & B	7	—	498	—	—	—	42	—	—	540
Phillip Island (S)	7	—	517	—	—	—	85	—	—	602
Rosedale (S)	7	—	377	—	—	—	10	—	—	387
South Gippsland (S)	2	—	177	—	—	—	86	—	—	263
Traralgon (C)	6	—	593	—	—	—	26	52	52	671
Traralgon (S) Pt A & B	1	—	42	—	—	—	87	—	—	129
Upper Yarra (S) Pt B	—	—	—	—	—	—	—	—	—	—
Warragul (RC)	9	—	663	—	—	—	266	94	94	1,022
Wonthaggi (B)	3	—	305	—	—	—	25	—	—	330
Woorayl (S)	11	—	723	—	—	—	131	—	—	854
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—
French Island	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
Gippsland (SD)	**82**	**—**	**6,040**	**—**	**—**	**—**	**1,173**	**201**	**201**	**7,413**
VICTORIA										
Victoria	**1,785**	**17**	**161,460**	**266**	**115**	**41,697**	**36,499**	**43,559**	**65,260**	**304,916**

(a) Details relating to individual classes of building are available on request.

VALUE OF ALL BUILDING APPROVED, VICTORIA

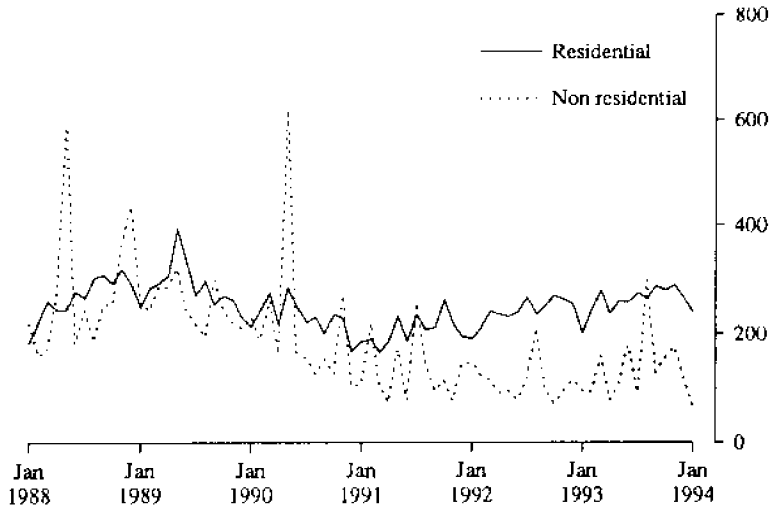


TABLE 9. BUILDING APPROVALS BY SELECTED STATISTICAL SUBDIVISIONS, JANUARY 1994

Statistical local area	New residential buildings: Houses: Private sector (number)	Houses: Public sector (number)	Houses: Total value ($'000)	Other residential buildings: Private sector (number)	Other residential buildings: Public sector (number)	Other residential buildings: Total value ($'000)	Alterations and additions to residential buildings ($'000)	Non-residential building: Private sector ($'000)	Non-residential building: Total ($'000)	Total building ($'000)
GEELONG STATISTICAL SUBDIVISION										
Bannockburn (S) Pt A	..	.		—	—	—	—	—	—	..
Barrabool (S) Pt A	3		512	—	—	—	—	—	—	512
Bellarine (Rural City) Pt A	13	2	1,080	—	..	—	65	—	—	1,145
Corio (S) Pt A	10	—	943	..	—	—	49	665	665	1,657
Geelong (C)	—	—	—	—	—	—	52	1,386	1,496	1,548
Geelong West (C)	—	—	—	—	—	—	125	64	64	189
Newtown (C)	4	—	250	—	—	—	247	—	—	497
South Barwon (C) Pt A	24	.	2,143	—	—	—	411	—	—	2,554
Geelong (SSD)	**54**	**2**	**4,928**	**—**	**—**	**—**	**949**	**2,115**	**2,225**	**8,101**
BALLARAT STATISTICAL SUBDIVISION										
Ballarat (C)	3		690	..	—	—	233	—	1,135	2,058
Ballarat (S) Pt A	8	—	757	—	—	—	106	195	195	1,058
Bungaree (S) Pt A	4	—	547	—	—	—	60	—	—	607
Buninyong (S) Pt A	4	—	365	—	..		39	..	.	404
Grenville (S) Pt A	14	—	1,090	..			20	500	500	1,610
Sebastopol (B)	2	—	126	—	—	—	14	—	—	140
Ballarat (SSD)	**35**	**—**	**3,576**	**—**	**—**	**—**	**471**	**695**	**1,830**	**5,877**
BENDIGO STATISTICAL SUBDIVISION										
Bendigo (C)	5	—	339	2	—	125	58	550	550	1,073
Eaglehawk (B)	5	..	307	—	—	—	53	—	100	460
Huntly (S) Pt A	2	—	125	—	—	—	—	—	—	125
Marong (Rural City) Pt A	21	—	1,639	—	—	—	88	171	171	1,898
Strathfieldsaye (S) Pt A	10	—	1,064	3	—	431	81	—	—	1,577
Bendigo (SSD)	**43**	**—**	**3,474**	**5**	**—**	**556**	**281**	**721**	**821**	**5,132**
SHEPPARTON-MOOROOPNA STATISTICAL SUBDIVISION										
Rodney (S) Pt A	11	—	933	—	—	—	—	—	—	933
Shepparton (C)	6		558	..	.	..	99	982	982	1,639
Shepparton (S) Pt A	4		460	..	..	—	74	—	—	534
Shepparton-Mooroopna (SSD)	**21**	**—**	**1,951**	**—**	**—**	**—**	**173**	**982**	**982**	**3,106**
WODONGA STATISTICAL SUBDIVISION										
Beechworth (S)	1	..	110	—	..	..	173	—	—	283
Chiltern (S)	4	—	286	—	—	—	—	—	—	286
Tallangatta (S) Pt A	—	—	—	—	—	—	41	—	—	41
Wodonga (Rural City)	27	—	2,379	3	—	161	42	280	280	2,862
Yackandandah (S)	2	.	150	—	..	..	102	—	—	252
Wodonga (SSD)	**34**	**—**	**2,925**	**3**	**—**	**161**	**358**	**280**	**280**	**3,723**
LATROBE VALLEY STATISTICAL SUBDIVISION										
Moe (C)	3	—	207	—	—	—	136	55	55	398
Morwell (C) Pt A	1	—	89	—	—	—	78	—	—	166
Narracan (S) Pt A	6	—	453	..	—	..	42	—	—	495
Traralgon (C)	6	—	593	—	—	—	26	52	52	671
Traralgon (S) Pt A	1	—	42	—	—	—	71	—	..	113
Yallourn Works Area	—	—	—	—	—	—	—	..	—	—
Latrobe Valley (SSD)	**17**	**—**	**1,383**	**—**	**—**	**—**	**353**	**107**	**107**	**1,843**
MILDURA STATISTICAL SUBDIVISION										
Mildura (C)	5	1	465	—	..	—	.	—	..	465
Mildura (S) Pt A	9	—	818	..	.	—	20	140	140	978
Mildura (SSD)	**14**	**1**	**1,282**	**—**	**..**	**—**	**20**	**140**	**140**	**1,442**

TABLE 10. VALUE OF NON-RESIDENTIAL BUILDING JOBS APPROVED BY CLASS OF BUILDING AND STATISTICAL DIVISION
($'000)

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total
MELBOURNE STATISTICAL DIVISION											
1990-91	38,852	206,267	310,381	305,842	164,882	138,130	14,392	33,937	152,136	58,875	1,423,696
1991-92	45,513	121,806	212,864	457,680	149,455	102,085	10,903	50,882	44,172	47,042	1,242,404
1992-93	32,139	130,559	189,191	238,190	139,480	131,063	12,591	104,291	65,528	95,208	1,138,241
1992 November	2,025	12,823	4,733	9,191	10,068	3,341	1,652	4,690	17,955	3,780	70,258
December	1,982	8,384	14,923	21,088	28,377	5,473	608	8,469	2,599	1,154	93,056
1993 January	745	14,056	3,430	12,916	4,021	21,700	751	4,143	3,564	12,871	78,197
November	935	15,306	7,363	10,079	10,269	32,333	273	46,935	6,139	6,830	136,464
December	1,303	17,158	8,291	11,675	7,534	14,608	359	3,241	38,550	3,216	105,936
1994 January	205	5,588	7,065	6,932	9,730	6,591	520	6,919	1,770	3,065	48,386
BARWON STATISTICAL DIVISION											
1990-91	2,260	2,891	13,367	4,377	7,856	4,093	790	3,199	6,605	2,269	47,707
1991-92	1,239	3,700	23,258	2,153	8,470	5,757	713	5,362	5,100	1,367	57,120
1992-93	5,524	3,455	24,387	3,263	6,765	5,690	330	2,598	6,907	3,603	62,523
1992 November	2,100	284	2,366	..	3,300	565	-		535	60	9,210
December	—	76	232	—	239	100	70	..	521		1,238
1993 January	—	200	1,185	—	—	--	.		2,709	52	4,146
November	530	1,776	100	50	145	700	--	—	50	—	3,351
December	—	908	1,895	120	80	144	..		71	110	3,328
1994 January	—	248	58	340	1,515	163	—	2,800	—	600	5,724
WESTERN DISTRICT STATISTICAL DIVISION											
1990-91	676	991	6,905	2,293	1,783	2,329	120	14,326	182	2,097	31,702
1991-92	214	1,820	4,458	454	460	3,187	1,053	3,706	575	1,068	16,995
1992-93	460	324	9,448	563	4,784	1,577	110	65	3,955	2,363	23,648
1992 November	70	—	250	—	860	—	110	—	1,200	—	2,490
December	50	--	75	---	340	--	—	—	840	69	1,374
1993 January	—	70	205	..	68		--	..	—	230	573
November	150	58					132	7,222	85	..	7,647
December	—	—	—	—	100	..	—	—	—	—	100
1994 January	—	325	180	100	260	89	..	1,100	---	338	2,392
CENTRAL HIGHLANDS STATISTICAL DIVISION											
1990-91	1,606	5,715	3,575	5,164	3,701	6,010	504	1,277	2,707	3,340	33,599
1991-92	2,216	1,954	1,915	473	6,223	3,938	390	3,985	928	1,742	23,766
1992-93	277	2,377	1,646	3,219	1,964	2,831	190	3,904	5,072	794	22,274
1992 November	—	60	—	—	—	400	60	—	200	550	1,269
December	.	60		100	-		130	--	2,420	..	2,710
1993 January	—	185	80	960	60	216	—	186	—	—	1,687
November	---	662	—	—	--	—	—	—	—	—	662
December	—	414	300	—	429	178	140	-	90	—	1,551
1994 January	—	—	500	205	—	--	—	438	—	1,125	2,268

TABLE 10. VALUE OF NON-RESIDENTIAL BUILDING JOBS APPROVED BY CLASS OF BUILDING AND STATISTICAL DIVISION—*continued*
($'000)

Period	*Hotels etc.*	*Shops*	*Factories*	*Offices*	*Other business premises*	*Educational*	*Religious*	*Health*	*Entertainment and recreational*	*Miscellaneous*	*Total*
WIMMERA STATISTICAL DIVISION											
1990-91	250	1,040	884	—	321	774	400	820	235	3,335	8,060
1991-92	1,058	685	370	659	1,207	1,746	65	883	607	1,170	8,451
1992-93	1,077	332	115	2,085	390	60	—	64	100	673	4,896
1992 November	—	..	..	—	—	—	—	..		—	—
December	—	—	—	—	—	..	..	—	100	—	100
1993 January	—	93	..	—	—	—	—	..	..	—	93
November	200	50	..	—	250	—	..	—	—	—	500
December	—	63	50	70		—	—	....		—	183
1994 January	—	335	118	—	198	..		148	50	—	849
MALLEE STATISTICAL DIVISION											
1990-91	545	1,947	916	2,775	2,233	3,887	1,519	..	305	—	14,127
1991-92	838	1,351	868	690	1,137	1,446	92	100	910	472	7,903
1992-93	284	1,406	1,644	495	1,269	354	—	1,934	446	417	8,250
1992 November	—	..	145	—	220	—		213	—	—	578
December	—	—	100		330	..	—	—	331	—	761
1993 January	..	60	70	150	325		—	—	55	..	660
November	—	370		..	200	—		—	—	....	570
December	..	122	—	282	134		215	—	..	414	1,168
1994 January	—	—		—	140	—	..	—	—		140
LODDON-CAMPASPE STATISTICAL DIVISION											
1990-91	622	1,946	3,741	2,934	1,835	2,739	220	3,806	2,401	1,752	21,997
1991-92	1,456	1,362	3,768	3,961	1,175	4,901	509	5,441	1,420	1,845	25,839
1992-93	1,433	4,901	3,106	3,113	4,861	7,270	180	3,769	3,825	2,772	35,230
1992 November	110	..	200	268	65	—	—	50	214	231	1,138
December	120	—	50	50	..	700	..	60	70	1,612	2,662
1993 January	—	80		..	1,918	215	—	260	50	199	2,722
November	—	197	580	—	450	60	—	1,138	320	—	2,745
December	—	320	389	..	....	490	—	225	100	—	1,524
1994 January	—	1,660	440		—	130		350	50	—	2,631
GOULBURN STATISTICAL DIVISION											
1990-91	8,535	6,260	1,816	4,376	1,641	2,071	494	543	1,700	4,922	32,359
1991-92	1,858	3,729	1,588	2,140	4,065	704	110	6,988	1,734	8,063	30,980
1992-93	1,294	2,819	37,691	1,706	6,435	1,416	160	1,231	2,121	4,600	59,473
1992 November	200	150	3,077		166	—		—	141	453	4,186
December	380	1,279	153	100	4,650	—	—	..	—	50	6,612
1993 January	—	—	....	—	390	..	—	....	134	190	714
November	1,000	..	8,878	—	1,325	1,000	..	—	....	71	12,274
December		55	70	..	445	—	....	—		—	570
1994 January	70	125	220	120	60	902	..	—	..	409	1,906

TABLE 10. VALUE OF NON-RESIDENTIAL BUILDING JOBS APPROVED BY CLASS OF BUILDING AND STATISTICAL DIVISION—*continued*
($'000)

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total
OVENS MURRAY STATISTICAL DIVISION											
1990-91	3,069	325	7,053	570	1,540	805	230	3,556	1,135	1,993	20,276
1991-92	1,627	1,797	877	802	1,045	5,311	—	1,796	80	1,574	14,910
1992-93	1,817	1,988	825	1,063	703	1,340	440	1,014	1,436	889	11,515
1992 November	—	57	80	—	..	—	..	—	..	—	137
December	90	130	70	140	129	—	180	—	74	60	873
1993 January	566	—	—	—	..	200	130	70	..	196	1,162
November	1,015	—	125	..	55	..	—	5,782	—	..	6,977
December	750	—	90	90	70		—	1,311	60	..	2,371
1994 January	—	110	349	251	55		—	..	—	—	764
EAST GIPPSLAND STATISTICAL DIVISION											
1990-91	490	3,929	755	524	1,390	2,526	130	1,393	511	986	12,635
1991-92	1,252	2,175	1,726	1,640	1,249	382	103	56	4,737	460	13,781
1992-93	610	1,883	1,021	1,224	250	319	440	1,661	1,630	512	9,550
1992 November	300	194	..	..	—	234	—	981	—	132	1,841
December	—	100	415	855		—	..	600	165	—	2,135
1993 January	—	200	80	..	—	..	90	..	260	60	690
November	—	65	146	—	159	1,426	..	—	—	125	1,921
December	—	—	50	70	400		—		490	—	1,010
1994 January	..	—	—	—	..	—		—	—	—	—
GIPPSLAND STATISTICAL DIVISION											
1990-91	1,496	1,546	1,186	2,596	3,028	4,403	495	738	1,900	1,429	18,818
1991-92	692	2,743	7,101	1,502	1,129	6,634	877	4,886	3,622	2,380	31,565
1992-93	2,101	5,067	2,996	4,529	2,211	3,583	1,619	682	7,290	580	30,658
1992 November	—	400	167	88	765	234	220	..	—	—	1,874
December	280	210	345	220	662	140	—	120	—	—	1,977
1993 January	..	390	210	111	115	1,400	89	150	396	—	2,861
November	180	120	275	728		200	—		200	—	1,703
December	—	1,330	202	359	170	354		120		144	2,679
1994 January	—	—	—	52		—	—	93	55		201
TOTAL VICTORIA											
1990-91	58,452	234,130	355,068	332,419	190,867	169,020	19,969	64,533	170,259	83,440	1,678,157
1991-92	57,964	143,123	258,794	472,155	175,616	136,092	14,815	84,086	63,886	67,184	1,473,715
1992-93	47,017	155,112	272,071	259,451	169,113	155,501	16,059	121,215	98,310	112,411	1,406,261
1992 November	4,805	13,968	11,018	9,547	15,444	4,774	2,042	5,934	20,245	5,206	92,983
December	2,902	10,239	16,363	22,553	34,727	6,413	988	9,249	7,120	2,945	113,499
1993 January	1,311	15,335	5,260	14,137	6,897	23,731	1,060	4,809	7,168	13,797	93,505
November	4,010	18,605	17,467	10,857	12,853	35,719	405	61,076	6,794	7,026	174,813
December	2,053	20,371	11,337	12,666	9,363	15,774	714	4,897	39,361	3,884	120,420
1994 January	275	8,391	8,930	8,000	11,958	7,875	520	11,849	1,925	5,537	65,260

TABLE 11. NEW DWELLING UNITS APPROVED, BY TYPE AND STATISTICAL DIVISION JANUARY 1994

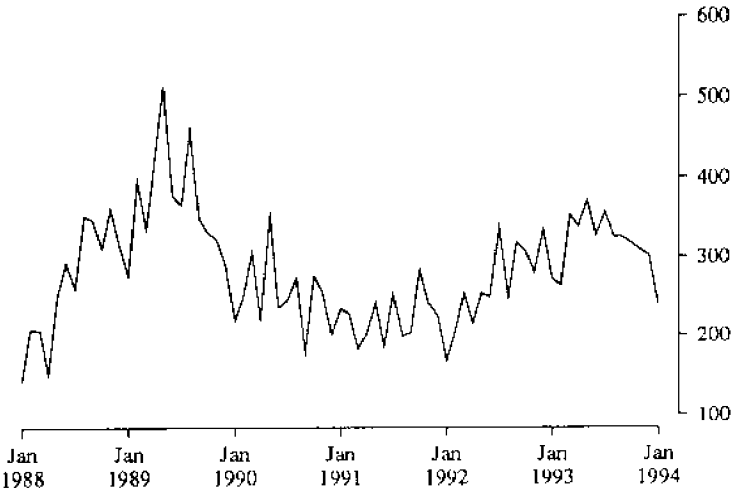
Statistical division	Houses	Other residential building: Semi-detached, row or terrace houses, townhouses, etc. of: 1 storey	2 or more storeys	Total	Other residential building: Flats, units or apartments in a building of: 1-2 storeys	3 storeys	4 or more storeys	Total	Total	Total residential building
					NUMBER OF DWELLING UNITS					
Melbourne	1,238	185	21	206	—	—	144	144	350	1,588
Barwon	99	—	—	—	—	—	—	—	—	99
Western District	25	2	—	2	—	—	—	—	2	27
Central Highlands	69	—	—	—	—	—	—	—	—	69
Wimmera	21	—	—	—	—	—	—	—	—	21
Mallee	25	—	—	—	—	—	—	—	—	25
Loddon-Campaspe	87	8	—	8	—	—	—	—	8	95
Goulburn	75	—	—	—	—	—	—	—	—	75
Ovens-Murray	53	3	—	3	—	—	—	—	3	56
East Gippsland	28	18	—	18	—	—	—	—	18	46
Gippsland	82	—	—	—	—	—	—	—	—	82
Victoria	**1,802**	**216**	**21**	**237**	**—**	**—**	**144**	**144**	**381**	**2,183**
					VALUE ($'000)					
Melbourne	113,152	15,414	2,240	17,654	—	—	22,000	22,000	39,654	152,806
Barwon	9,038	—	—	—	—	—	—	—	—	9,038
Western District	2,211	120	—	120	—	—	—	—	120	2,331
Central Highlands	6,658	—	—	—	—	—	—	—	—	6,658
Wimmera	1,767	—	—	—	—	—	—	—	—	1,767
Mallee	2,155	—	—	—	—	—	—	—	—	2,155
Loddon-Campaspe	7,096	751	—	751	—	—	—	—	751	7,848
Goulburn	6,502	—	—	—	—	—	—	—	—	6,502
Ovens-Murray	4,649	161	—	161	—	—	—	—	161	4,810
East Gippsland	2,191	1,010	—	1,010	—	—	—	—	1,010	3,201
Gippsland	6,040	—	—	—	—	—	—	—	—	6,040
Victoria	**161,460**	**17,457**	**2,240**	**19,697**	**—**	**—**	**22,000**	**22,000**	**41,697**	**203,157**

TABLE 12. NUMBER OF DUAL OCCUPANCY (a) DWELLING UNITS APPROVED BY STATISTICAL DIVISIONS (SD) AND SELECTED SUBDIVISIONS (SSD)

Statistical division / subdivision	1991-92	1992-93	July - Jan. 1993-94	Jan. 1994
Melbourne (SD)	2,206	2,918	1,677	187
Geelong (SSD)	100	159	124	14
Barwon (SD)	142	202	177	21
Western District (SD)	62	51	24	2
Ballarat (SSD)	33	81	17	1
Central Highlands (SD)	47	96	22	1
Wimmera (SD)	14	27	9	—
Mildura (SSD)	n.a.	n.a.	29	3
Mallee (SD)	18	31	42	5
Bendigo (SSD)	40	114	61	4
Loddon-Campaspe (SD)	59	145	80	9
Shepparton-Mooroopna (SSD)	32	42	18	—
Goulburn (SD)	73	89	50	5
Wodonga (SSD)	52	76	35	4
Ovens-Murray (SD)	82	103	39	4
East Gippsland (SD)	24	34	11	—
Latrobe Valley (SSD)	11	34	17	—
Gippsland (SD)	30	59	44	4
East Central (SD)	4	—	n.a.	n.a.
Victoria	**2,761**	**3,755**	**2,175**	**238**

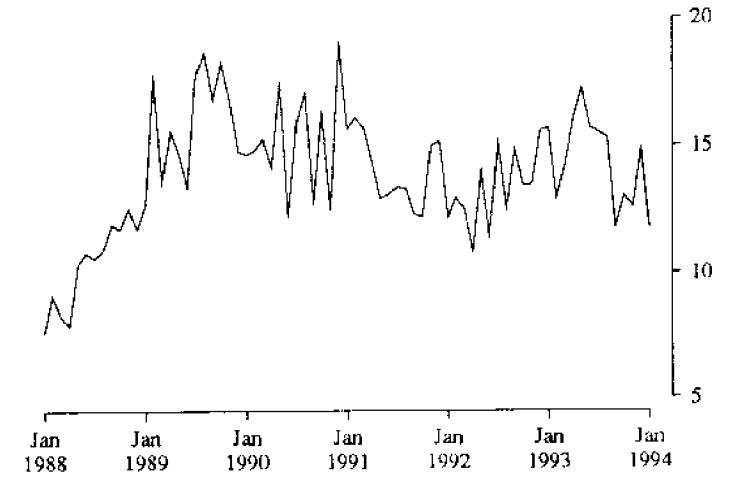
(a) Refer to paragraph 8 of the explanatory notes.

NUMBER OF NEW DUAL OCCUPANCY DWELLING UNITS APPROVED, VICTORIA



Note: Refer to paragraph 8 of Explanatory Notes

NEW DUAL OCCUPANCY DWELLING UNITS APPROVED, EXPRESSED AS A PERCENTAGE OF TOAL NEW DWELLING UNITS APROVED, MELBOURNE STATISTICAL DIVISION



Note: Refer to paragraph 8 of Explanatory Notes.

TABLE 13. NUMBER OF DUAL OCCUPANCY (a) DWELLING UNITS APPROVED

Statistical local area	*1991-92*	*1992-93*	*July - Jan. 1993-94*	*Jan. 1994*
Altona (C)	52	84	47	4
Berwick (C)	82	99	32	2
Box Hill (C)	53	64	59	7
Brighton (C)	19	39	36	7
Broadmeadows (C)	88	82	50	5
Brunswick (C)	16	16	13	1
Bulla (S)	7	34	6	—
Camberwell (C)	53	128	75	10
Caulfield (C)	83	85	44	2
Chelsea (C)	31	26	28	5
Coburg (C)	7	14	11	2
Collingwood (C)	2	8	4	—
Cranbourne (S)	43	25	24	4
Croydon (C)	43	50	25	4
Dandenong (C)	25	44	17	3
Diamond Valley (S)	29	40	23	4
Doncaster and Templestowe (C)	85	109	82	8
Eltham (S)	38	70	30	2
Essendon (C)	41	66	21	8
Fitzroy (C)	—	5	2	—
Flinders (S)	6	2	6	—
Footscray (C)	24	12	9	—
Frankston (C)	35	66	37	2
Hastings (S)	8	19	4	—
Hawthorn (C)	10	11	9	—
Healesville (S)	1	2	2	—
Heidelberg (C)	47	67	35	5
Keilor (C)	99	104	76	8
Kew (C)	14	28	28	4
Knox (C)	32	50	27	—
Lillydale (S)	18	22	21	1
Malvern (C)	24	25	18	4
Melbourne (C)	—	10	5	2
Melton (S)	22	16	11	2
Moorabbin (C)	144	162	98	25
Mordialloc (C)	47	59	35	—
Mornington (S)	12	31	13	2
Northcote (C)	28	26	25	—
Nunawading (C)	136	146	64	6
Oakleigh (C)	47	55	52	3
Pakenham (S)	14	16	9	—
Port Melbourne (C)	—	6	5	—
Prahran (C)	10	28	5	2
Preston (C)	47	74	35	5
Richmond (C)	6	6	15	4
Ringwood (C)	53	81	31	2
St Kilda (C)	7	10	10	—
Sandringham (C)	42	54	42	3
Sherbrooke (S)	—	—	2	—
South Melbourne (C)	2	15	4	—
Springvale (C)	72	86	36	5
Sunshine (C)	85	105	21	—
Upper Yarra (S) Pt A	n.a.	n.a.	1	—
Waverley (C)	83	137	81	11
Werribee (C)	79	113	49	2
Whittlesea (C)	147	172	114	11
Williamstown (C)	4	12	13	—
Melbourne Statistical Division	**2,206**	**2,918**	**1,677**	**187**
Rest of Victoria	**555**	**837**	**498**	**51**
Total Victoria	**2,761**	**3,755**	**2,175**	**238**

(a) Refer to paragraph 8 of the explanatory notes.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of building work approved. Statistics of building work approved are compiled from:

(a) permits issued by local government authorities in areas subject to building control by those authorities; and

(b) contracts (let or day labour work) authorised by Commonwealth, State, semi-government, and local government authorities.

Major building activity which takes place in areas not subject to the normal administrative approval processes (e.g. buildings on remote mine sites) is also included.

Scope and coverage

2. The statistics relate to building activity which includes construction of new buildings and alterations and additions to existing buildings. Construction activity not defined as building (e.g. construction of roads, bridges, railways, earthworks, etc.) is excluded.

3. In relation to work carried out on existing buildings, the statistics include details of non-structural renovation and refurbishment work and the installation of integral building fixtures, for which building approval was obtained.

4. From July 1990, the statistics cover:

(a) all approved new residential building jobs valued at $10,000 or more (previously $5,000 or more).

(b) approved alterations and additions to residential buildings valued at $10,000 or more (no change in cut-off limit for this category); and

(c) all approved non-residential building jobs valued at $50,000 or more (previously $30,000 or more).

These changes mainly affect non-residential building data. In particular, care should be taken interpreting data for specific classes of non-residential building.

Definitions

5. A *building* is defined as a rigid, fixed, and permanent structure which has a roof. Its intended purpose is primarily to house people, plant, machinery, vehicles, goods, or livestock. An integral feature of a building's design, to satisfy its intended use, is the provision for regular access by persons.

6. A *dwelling unit* is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential purposes. 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. The value of units of this type is included in the appropriate category of non-residential building approved.

7. 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; or

(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.).

8. Commencing with the March 1989 issue details of *dual occupancy dwelling units* approved are included in Tables 12 and 13 of this publication. The dual occupancy concept applies in each case where two dwelling units occupy a single residential allotment and *new* dwelling units are created as follows:

(a) when two new dwelling units are to be erected on one allotment both units are counted.

(b) when one new dwelling unit is to be erected on an allotment already occupied by an existing dwelling unit, the new unit is counted.

(c) when an existing dwelling unit is to be altered or added to, to create two dwelling units, one new unit is counted.

(d) when a non-residential building is to be altered and/or added to, to create two dwelling units, both units are counted.

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 in Tables 1 to 10, but is shown in the note following Table 1.

9. *Values* data are derived by aggregation of the estimated value (when completed) of building work (excluding value of land and landscaping but including site preparation) as reported on approval documents. For 'houses', these estimates are usually a reliable indicator of the completed value of the building. However, for 'other residential buildings' and 'non-residential buildings' these estimates can and often do differ significantly from the completed value of the building.

Building classification

10. *Ownership.* The ownership of a building is classified at the time of approval as either private sector or public sector according to expected ownership of the completed building. 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.

11. *Functional classification of building - general.* A building is classified according to its intended major function. A building which is ancillary to other buildings or forms a part of a group of related buildings is classified to the function of the building and not to the function of the group as a whole. An example of this can be seen in the treatment of building work approved for a factory complex. In this case a detached administration building would be classified to 'Offices', a detached cafeteria building to 'Shops', while factory buildings would be classified to 'Factories'. An exception to this rule is in the treatment of group accommodation buildings where, for example, a student accommodation building on a university campus would be classified to 'Educational'. Further details of the functional classification may be found in the explanatory notes of the ABS publication *Building Activity, Victoria* (8752.2).

12. *Functional classification of building - Dwelling Structure Classification (DSC).* From July 1992, an expanded functional classification of buildings based on the Dwelling Structure Classification (DSC) has been introduced by the ABS to provide more detailed information on residential building approvals.

The DSC has been developed by the ABS to provide a standard classification of the different types of dwelling structures (houses, flats, townhouses, etc.). The DSC will be implemented across all major collections of housing data in the ABS. The DSC has the same overall scope as the classification used in previous collections but provides more detail than previously available to reflect the current interest in medium to high density housing.

In particular, for Building Approvals, DSC allows new other residential building to be classified as follows:

a) semi-detached, row or terrace houses, townhouses, etc. (dwellings having their own private grounds and no other dwellings above or below) with:
   - one storey.
   - two or more storeys.

b) Flats, units or apartments, etc. (dwellings not having their own private grounds and usually sharing a common entrance, foyer or stairwell) in a building of:
   - one or two storeys;
   - three storeys;
   - four or more storeys.

More details on the DSC are contained in the ABS Information Paper, *Dwelling Structure Classification (DSC)*(1296.0).

General

13. For purposes of comparison, it should be noted that statistics of building approvals are affected from month to month by large projects (such as blocks of flats and multi storey office buildings) approved in particular months, and also by the administrative arrangements of government authorities.

Seasonal adjustment

14. Seasonally adjusted building statistics are shown in Table 3. 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. As happens with all seasonally adjusted series the seasonal factors are reviewed annually to take account of each additional year's data. The results of the latest review were used to compile the revised seasonally adjusted and trend estimates contained in this bulletin. Regular subscribers can obtain a complimentary copy of the full revised series on request.

15. 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.

16. Trend estimate dwelling approval statistics are shown in Table 3. 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.

17. 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.

Estimates at constant prices

18. The base year of constant price estimates of building approvals, contained in this issue has been changed from 1984-85 to 1989-90.

19. Periodic rebasing of constant price estimates is necessary to take account of changed price relativities and structural relationships in the economy. The choice of base year influences the movements in the constant price series, and the usefulness of such series is diminished if the relative price weights of the base year differ significantly from the price relationships in other periods included in this series. The more remote a base year is from the current period, the less likely that its relative prices will reflect the current situation.

20. A more detailed discussion of the need for rebasing constant price estimates and factors affecting the choice of base year, are contained in the information paper *Change in Base Year of Constant Price Estimates from 1984-85 to 1989-90* (5227.0).

21. Estimates of the quarterly value of building approvals at average 1989-90 prices are presented for Victoria in Table 4. Monthly value data at constant prices are not available.

22. Constant price estimates measure changes in value after the direct effects of price changes have been eliminated. The deflators used to revalue the current price estimates in this publication are derived from the same price data underlying the deflators compiled for the dwellings and non-dwelling construction components of the national accounts, aggregate 'Gross fixed capital expenditure'.

23. Estimates at constant prices are subject to a number of approximations and assumptions. Further information on the nature and concepts of constant price estimates is contained in Chapter 4 of *Australian National Accounts: Concepts, Sources and Methods* (5216.0).

Australian Standard Geographical Classification

24. 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.

25. 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.

26. From 1 July 1991, the date of effect of these changes emanating from the review for building approval 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.

27. The statistical subdivisions are not shown in Table 8. Table 9 shows those selected statistical subdivisions, which are identical to the statistical districts previously published.

28. The next edition of the ASGC, incorporating the changes outlined in paragraphs 25 and 26 of the explanatory notes, will be issued shortly.

Unpublished data and related publications

29. In some cases, the ABS can also make available information which is not published. This information may be made available in one or more of the following forms: microfiche, photocopy, data tape, computer printout, manually-extracted tabulation. Generally, a charge is made for providing unpublished information.

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

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

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

Dwelling Unit Commencements Reported by Approving Authorities, Victoria (8741.2) (monthly) ($10.70)

Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) (quarterly) ($10.70)

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

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

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STUART JACKSON
Deputy Commonwealth Statistician

MELBOURNE STATISTICAL DIVISION

Statistical Local Areas

As at September 1992

City (C) Shire (S)

Australian Bureau of Statistics

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