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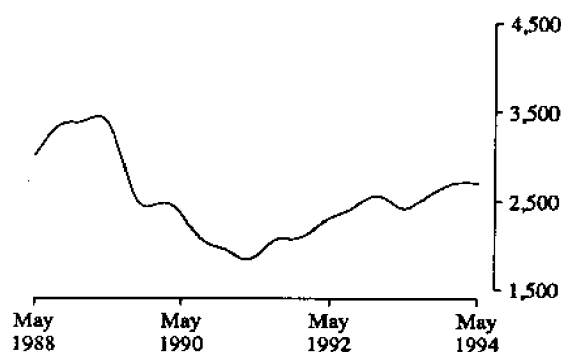
**BUILDING APPROVALS, VICTORIA,
MAY 1994**

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.

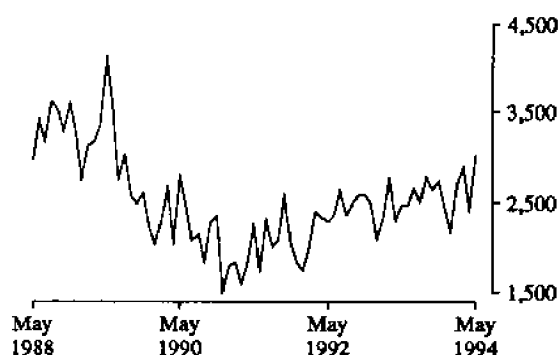
MAIN FEATURES

- Trend estimates of the number of dwelling units approved in May 1994 (2,707) showed a 0.4 per cent decrease over the figure recorded for April 1994 (2,717) and a 12 per cent increase when compared with the figure for May 1993 (2,418). After ten consecutive monthly increases (peaking in March 1994), the trend estimate decreased slightly over the two months to May 1993.
- In original terms the number of dwelling units approved in May 1994 (3,029) were 25 per cent higher than in April 1994 (2,422) and 22 per cent higher than in May 1993 (2,480).
- For the eleven months ended May 1994 there were 29,045 new dwelling units approved, 7 per cent higher than the 27,106 recorded for the eleven months ended May 1993.
- The value of non-residential building approved, at current prices, for the eleven months ended May 1994 was \$1,894m, an increase of 54 per cent when compared with the \$1,228m recorded for the eleven months ended May 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For further information about statistics in this publication and the availability of related unpublished statistics, contact Denis Ward or Leon Kinnersly on Melbourne (03) 615 7000; or any ABS State office.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 December to May 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 (June 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 June 1994, the trend estimate for that month would be 2,377, a movement of 0.3 per cent. The monthly movements in the trend estimates for March, April and May 1994 which are currently estimated to be 0.5 per cent, nil and -0.4 per cent respectively, would be revised to 0.6 per cent, 0.2 per cent and 0.1 per cent. On the other hand, a 5 per cent seasonally adjusted decline in the number of private houses approved in June 1994 would produce a trend estimate for June 1994 of 2,281, a movement of -1.1 per cent, with the movements in the trend estimates for March, April and May 1994 being revised to nil, -0.8 per cent and -1.2 per cent, respectively.

NUMBER OF NEW PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if June 1994 seasonally adjusted estimate			
			is up 5% on May 1994		is down 5% on May 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1993-94						
December	2,289	1.9	2,289	1.9	2,293	2.1
January	2,326	1.6	2,325	1.6	2,332	1.7
February	2,351	1.1	2,350	1.1	2,354	0.9
March	2,362	0.5	2,363	0.6	2,353	0.0
April	2,361	0.0	2,368	0.2	2,335	-0.8
May	2,352	-0.4	2,370	0.1	2,307	-1.2
June	n.y.a.	n.y.a.	2,377	0.3	2,281	-1.1

TOTAL NUMBER OF NEW HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if June 1994 seasonally adjusted estimate			
			is up 6% on May 1994		is down 6% on May 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1993-94						
December	2,348	0.4	2,347	0.4	2,352	0.6
January	2,356	0.3	2,354	0.3	2,363	0.4
February	2,364	0.4	2,363	0.4	2,367	0.2
March	2,372	0.3	2,376	0.6	2,365	-0.1
April	2,376	0.2	2,387	0.5	2,349	-0.7
May	2,371	-0.2	2,396	0.4	2,323	-1.1
June	n.y.a.	n.y.a.	2,409	0.6	2,300	-1.0

**TOTAL NUMBER OF NEW DWELLING UNITS APPROVED
RELIABILITY OF TREND ESTIMATES**

	<i>Trend estimate</i>		<i>Revised trend estimate if June 1994 seasonally adjusted estimate</i>			
			<i>is up 6% on May 1994</i>		<i>is down 6% on May 1994</i>	
	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>	<i>No.</i>	<i>% change on previous month</i>
<i>1993-94</i>						
December	2,682	1.2	2,680	1.1	2,687	1.3
January	2,705	0.9	2,702	0.8	2,713	1.0
February	2,718	0.5	2,716	0.5	2,722	0.3
March	2,721	0.1	2,727	0.4	2,712	-0.4
April	2,717	-0.2	2,734	0.3	2,685	-1.0
May	2,707	-0.4	2,742	0.3	2,650	-1.3
June	n.y.a.	n.y.a.	2,747	0.2	2,609	-1.6

**VALUE OF NEW RESIDENTIAL BUILDING APPROVED
RELIABILITY OF TREND ESTIMATES**

	<i>Trend estimate</i>		<i>Revised trend estimate if June 1994 seasonally adjusted estimate</i>			
			<i>is up 5% on May 1994</i>		<i>is down 5% on May 1994</i>	
	<i>\$m</i>	<i>% change on previous month</i>	<i>\$m</i>	<i>% change on previous month</i>	<i>\$m</i>	<i>% change on previous month</i>
<i>1993-94</i>						
December	234.6	1.6	234.5	1.5	235.0	1.7
January	238.7	1.7	238.3	1.7	239.2	1.8
February	242.9	1.8	242.7	1.8	243.2	1.6
March	246.6	1.5	247.1	1.8	245.9	1.1
April	249.5	1.2	250.7	1.5	246.7	0.3
May	251.8	0.9	254.0	1.3	246.5	-0.1
June	n.y.a.	n.y.a.	256.1	0.9	244.8	-0.7

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

	<i>Trend estimate</i>		<i>Revised trend estimate if June 1994 seasonally adjusted estimate</i>			
			<i>is up 7% on May 1994</i>		<i>is down 7% on May 1994</i>	
	<i>\$m</i>	<i>% change on previous month</i>	<i>\$m</i>	<i>% change on previous month</i>	<i>\$m</i>	<i>% change on previous month</i>
<i>1993-94</i>						
December	49.1	0.2	48.5	-1.1	48.7	-0.6
January	49.6	1.1	48.5	0.2	49.0	0.5
February	51.2	3.3	50.7	4.5	50.9	4.0
March	54.4	6.1	55.7	9.8	55.2	8.3
April	58.7	8.0	63.2	13.4	61.4	11.2
May	63.7	8.4	71.9	13.8	68.4	11.6
June	n.y.a.	n.y.a.	80.5	12.1	75.4	10.1

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-May	15,623	668	16,291	1,718	163	1,881	17,341	831	18,172
1993-94									
July-May	16,298	537	16,835	2,771	371	3,142	19,069	908	19,977
1993—									
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
February	1,581	36	1,617	169	51	220	1,750	87	1,837
March	1,641	18	1,659	153	125	278	1,794	143	1,937
April	1,339	52	1,391	311	11	322	1,650	63	1,713
May	1,756	22	1,778	312	25	337	2,068	47	2,115
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-May	23,739	1,101	24,840	2,039	227	2,266	25,778	1,328	27,106
1993-94									
July-May	24,785	778	25,563	2,947	535	3,482	27,732	1,313	29,045
1993—									
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
February	2,340	48	2,388	186	142	328	2,526	190	2,716
March	2,558	36	2,594	167	144	311	2,725	180	2,905
April	2,021	70	2,091	317	14	331	2,338	84	2,422
May	2,610	39	2,649	331	49	380	2,941	88	3,029

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 such dwelling units approved in May 1994. This includes 426 dwelling units created as the result of the conversion of office and warehouse buildings to apartments.

TABLE 2. VALUE OF BUILDING APPROVED
(\$ million)

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	
Period	Private sector	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector						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-May	1,404.5	39.5	1,443.9	116.5	10.5	127.0	1,521.0	50.0	1,571.0	390.4	786.4	987.3	2,697.5	2,948.7
1993-94 July-May	1,531.7	36.1	1,567.8	230.9	28.7	259.6	1,762.6	64.8	1,827.4	469.8	1,063.1	1,563.2	3,286.8	3,860.3
1993— 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
February	147.3	3.1	150.3	15.1	3.2	18.3	162.4	6.3	168.7	34.9	190.0	332.3	387.2	535.8
March	154.9	1.5	156.4	11.6	10.1	21.8	166.6	11.6	178.2	41.2	90.2	112.7	298.0	332.1
April	126.1	4.0	130.2	30.9	0.9	31.8	157.0	5.0	162.0	33.3	102.0	130.0	291.9	325.3
May	175.8	1.6	177.4	23.1	1.5	24.6	198.8	3.2	202.0	85.9	92.7	111.9	369.4	399.8
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-May	2,065.7	66.7	2,132.4	135.8	14.6	150.5	2,201.5	81.3	2,282.8	485.3	974.7	1,227.7	3,661.0	3,995.8
1993-94 July-May	2,237.6	54.0	2,291.6	241.3	38.1	279.3	2,478.9	92.1	2,571.0	574.1	1,269.3	1,894.0	4,313.4	5,039.0
1993— 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
February	209.4	3.8	213.2	16.3	8.1	24.4	225.7	11.9	237.6	44.1	209.5	363.4	479.3	645.1
March	231.7	2.6	234.3	12.2	11.3	23.5	243.9	13.9	257.8	53.7	104.2	165.3	401.9	476.8
April	185.6	5.4	191.0	31.2	1.1	32.3	216.8	6.5	223.3	42.1	121.5	178.9	379.9	444.4
May	250.3	2.9	253.2	24.3	2.8	27.1	274.6	5.7	280.3	96.7	118.8	151.1	482.1	528.1

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

Period	Number of dwelling units				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
1993—						
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
February	2,505	2,525	2,698	2,886	250.6	46.6
March	2,347	2,345	2,433	2,636	230.4	50.3
April	2,295	2,375	2,552	2,667	255.1	45.3
May	2,314	2,330	2,606	2,685	249.6	88.2
TREND ESTIMATES						
1993—						
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	2,144	2,260	2,423	2,520	218.6	46.1
September	2,168	2,292	2,467	2,568	223.0	47.1
October	2,204	2,320	2,508	2,613	227.2	48.5
November	2,246	2,338	2,537	2,651	230.9	49.0
December	2,289	2,348	2,557	2,682	234.6	49.1
1994—						
January	2,326	2,356	2,570	2,705	238.7	49.6
February	2,351	2,364	2,577	2,718	242.9	51.2
March	2,362	2,372	2,579	2,721	246.6	54.4
April	2,361	2,376	2,579	2,717	249.5	58.7
May	2,352	2,371	2,576	2,707	251.8	63.7

(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— 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	431.3	660.2	1,254.0	1,492.1
Dec. qtr.	564.0	581.1	77.8	658.9	154.1	422.2	572.3	1,238.2	1,385.4
1994— Mar. qtr.	569.5	576.6	112.6	689.2	127.2	452.3	751.9	1,243.1	1,568.2

(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

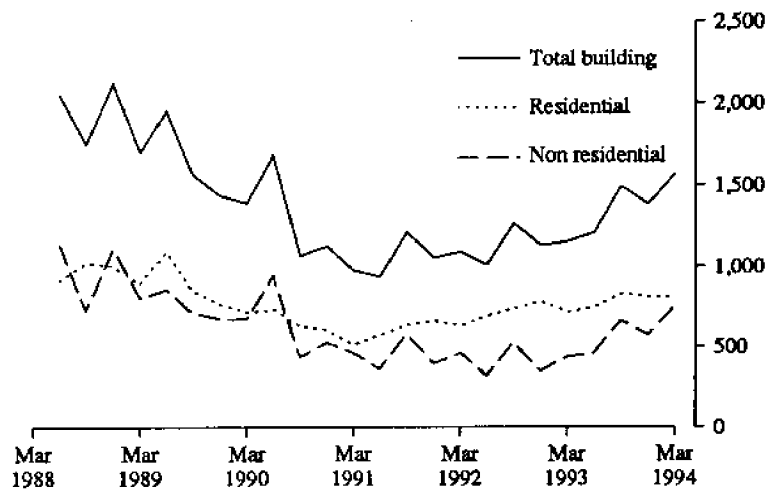


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP, VICTORIA
(\$ million)

Class of building	(\$ million)						
	1991-92	1992-93	July-May		1994		
			1992-93	1993-94	March	April	May
PRIVATE SECTOR							
New houses	1,933.9	2,262.5	2,065.7	2,237.6	231.7	185.6	250.3
New other residential buildings	129.3	145.7	135.8	241.3	12.2	31.2	24.3
Total new residential building	2,063.2	2,408.2	2,201.5	2,478.9	243.9	216.8	274.6
Alterations and additions to residential buildings	513.4	532.5	484.8	565.1	53.7	41.6	88.7
Hotels, etc.	53.1	42.7	37.3	24.4	1.0	8.8	2.6
Shops	139.4	146.7	138.1	447.9	56.0	13.6	27.4
Factories	227.4	269.9	243.2	147.0	11.4	15.7	17.9
Offices	404.4	210.7	186.0	159.0	8.6	60.6	32.0
Other business premises	118.2	155.3	149.6	127.2	11.3	9.1	13.1
Educational	52.9	58.5	53.2	79.8	1.8	3.6	6.7
Religious	14.8	16.1	15.4	12.9	0.9	0.7	1.5
Health	39.5	80.3	72.9	119.4	1.9	3.8	3.2
Entertainment and recreational	35.5	36.5	32.6	67.6	3.8	1.1	7.6
Miscellaneous	29.6	49.7	46.4	84.0	7.5	4.5	7.0
Total non-residential building	1,114.9	1,066.2	974.7	1,269.3	104.2	121.5	118.8
Total	3,691.5	4,006.9	3,661.0	4,313.4	401.9	379.9	482.1
PUBLIC SECTOR							
New houses	42.0	71.4	66.7	54.0	2.6	5.4	2.9
New other residential buildings	65.7	14.6	14.6	38.1	11.3	1.1	2.8
Total new residential building	107.8	86.0	81.3	92.1	13.9	6.5	5.7
Alterations and additions to residential buildings	0.7	0.5	0.5	8.9	—	0.5	8.0
Hotels, etc.	4.9	4.3	4.3	1.3	—	—	—
Shops	3.7	8.4	8.3	3.2	0.1	—	0.4
Factories	31.4	2.2	2.1	44.8	36.0	—	—
Offices	67.7	48.8	41.1	47.8	1.2	12.7	5.7
Other business premises	57.4	13.8	12.1	135.7	4.1	3.1	1.0
Educational	83.2	97.0	83.5	115.3	8.7	11.4	7.6
Religious	—	—	—	—	—	—	—
Health	44.6	40.9	18.5	180.6	1.0	27.0	5.4
Entertainment and recreational	28.4	61.8	59.8	67.9	7.9	1.2	10.3
Miscellaneous	37.5	62.7	23.3	28.0	2.1	1.9	1.8
Total non-residential building	358.8	340.0	253.0	624.6	61.1	57.4	32.3
Total	467.3	426.5	334.8	725.6	75.0	64.4	46.0
TOTAL							
New houses	1,975.9	2,333.8	2,132.4	2,291.6	234.3	191.0	253.2
New other residential buildings	195.0	160.3	150.5	279.3	23.5	32.3	27.1
Total new residential building	2,170.9	2,494.1	2,282.8	2,571.0	257.8	223.3	280.3
Alterations and additions to residential buildings	514.1	533.0	485.3	574.1	53.7	42.1	96.7
Hotels, etc.	58.0	47.0	41.7	25.7	1.0	8.8	2.6
Shops	143.1	155.1	146.4	451.1	56.1	13.6	27.8
Factories	258.8	272.1	245.3	191.8	47.4	15.7	17.9
Offices	472.2	259.5	227.1	206.9	9.8	73.3	37.7
Other business premises	175.6	169.1	161.7	263.0	15.4	12.2	14.1
Educational	136.1	155.5	136.7	195.1	10.5	15.0	14.3
Religious	14.8	16.1	15.4	12.9	0.9	0.7	1.5
Health	84.1	121.2	91.4	300.0	2.9	30.8	8.6
Entertainment and recreational	63.9	98.3	92.4	135.6	11.7	2.3	17.9
Miscellaneous	67.2	112.4	69.7	112.0	9.6	6.4	8.7
Total non-residential building	1,473.7	1,406.3	1,227.7	1,894.0	165.3	178.9	151.1
Total	4,158.8	4,433.4	3,995.8	5,839.0	476.8	444.4	528.1

**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.												
1994 March	4	0.3	3	0.7	—	—	—	—	—	—	7	1.0
April	3	0.2	1	0.3	1	0.8	—	—	1	7.5	6	8.8
May	9	0.6	4	1.4	1	0.6	—	—	—	—	14	2.6
SHOPS												
1994 March	47	4.0	9	3.0	—	—	1	1.1	1	48.0	58	56.1
April	46	4.5	11	3.0	—	—	2	6.2	—	—	59	13.6
May	54	4.9	14	3.7	—	—	7	19.2	—	—	75	27.8
FACTORIES												
1994 March	28	2.6	12	3.3	7	4.3	1	1.5	1	35.8	49	47.4
April	14	1.2	11	2.7	6	4.6	4	7.2	—	—	35	15.7
May	34	3.7	21	6.8	5	2.8	3	4.6	—	—	63	17.9
OFFICES												
1994 March	24	2.7	13	4.2	4	2.9	—	—	—	—	41	9.8
April	26	2.5	12	4.0	2	1.6	2	2.8	2	62.4	44	73.3
May	36	3.3	11	3.6	3	1.8	7	11.9	1	17.0	58	37.7
OTHER BUSINESS PREMISES												
1994 March	31	2.7	12	3.9	4	2.7	3	6.1	—	—	50	15.4
April	18	2.1	5	1.4	4	2.8	3	6.0	—	—	30	12.2
May	24	2.3	15	4.3	6	4.3	2	3.2	—	—	47	14.1
EDUCATIONAL												
1994 March	6	0.6	2	0.5	3	2.2	3	7.1	—	—	14	10.5
April	8	1.0	3	0.9	3	2.2	1	3.6	1	7.3	16	15.0
May	10	0.8	11	3.6	3	2.2	4	7.8	—	—	28	14.3
RELIGIOUS												
1994 March	4	0.4	1	0.5	—	—	—	—	—	—	5	0.9
April	4	0.5	1	0.2	—	—	—	—	—	—	5	0.7
May	1	0.1	3	0.9	1	0.5	—	—	—	—	5	1.5
HEALTH												
1994 March	5	0.5	3	0.8	2	1.5	—	—	—	—	10	2.9
April	17	1.8	3	0.9	1	0.7	4	10.0	2	17.4	27	30.8
May	11	1.2	7	1.9	3	2.2	2	3.2	—	—	23	8.6
ENTERTAINMENT AND RECREATIONAL												
1994 March	7	0.4	4	0.9	1	0.5	2	4.2	1	5.7	15	11.7
April	7	0.8	3	0.9	1	0.6	—	—	—	—	11	2.3
May	15	1.8	3	1.2	2	1.5	6	13.5	—	—	26	17.9
MISCELLANEOUS												
1994 March	17	1.4	2	0.5	3	1.8	3	5.9	—	—	25	9.6
April	17	1.5	2	0.9	3	2.1	1	1.9	—	—	23	6.4
May	22	1.8	7	2.0	3	2.1	2	2.9	—	—	34	8.7
TOTAL NON-RESIDENTIAL BUILDING												
1994 March	173	15.6	61	18.3	24	16.0	13	25.9	3	89.5	274	165.3
April	160	16.0	52	15.1	21	15.5	17	37.7	6	94.6	256	178.9
May	216	20.6	96	29.3	27	18.1	33	66.1	1	17.0	373	151.1

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

<i>Particulars</i>	<i>Private sector</i>		<i>Public sector</i>		<i>Total</i>	
	<i>Number</i>	<i>Value (\$'000)</i>	<i>Number</i>	<i>Value (\$'000)</i>	<i>Number</i>	<i>Value (\$'000)</i>
MELBOURNE STATISTICAL DIVISION						
Houses —						
Brick, stone or concrete	12	1,954	—	—	12	1,954
Brick-veneer	1,010	93,927	—	—	1,010	93,927
Timber	27	2,130	—	—	27	2,130
Fibre cement	2	62	1	12	3	74
Steel, aluminium or other materials	1	60	—	—	1	60
Not stated	704	77,618	21	1,607	725	79,226
<i>Total houses</i>	<i>1,756</i>	<i>175,751</i>	<i>22</i>	<i>1,619</i>	<i>1,778</i>	<i>177,370</i>
<i>Other residential buildings</i>	<i>312</i>	<i>23,058</i>	<i>25</i>	<i>1,542</i>	<i>337</i>	<i>24,600</i>
Total residential buildings	2,068	198,809	47	3,162	2,115	201,970
REST OF VICTORIA						
Houses —						
Brick, stone or concrete	17	1,358	—	—	17	1,358
Brick-veneer	417	38,438	12	930	429	39,368
Timber	82	6,181	—	—	82	6,181
Fibre cement	25	1,490	—	—	25	1,490
Steel, aluminium or other materials	39	2,889	—	—	39	2,889
Not stated	274	24,175	5	325	279	24,500
<i>Total houses</i>	<i>854</i>	<i>74,531</i>	<i>17</i>	<i>1,255</i>	<i>871</i>	<i>75,786</i>
<i>Other residential buildings</i>	<i>19</i>	<i>1,251</i>	<i>24</i>	<i>1,275</i>	<i>43</i>	<i>2,526</i>
Total residential buildings	873	75,782	41	2,530	914	78,312
TOTAL VICTORIA						
Houses —						
Brick, stone or concrete	29	3,312	—	—	29	3,312
Brick-veneer	1,427	132,365	12	930	1,439	133,295
Timber	109	8,311	—	—	109	8,311
Fibre cement	27	1,552	1	12	28	1,564
Steel, aluminium or other materials	40	2,949	—	—	40	2,949
Not stated	978	101,793	26	1,933	1,004	103,726
<i>Total houses</i>	<i>2,610</i>	<i>250,282</i>	<i>39</i>	<i>2,874</i>	<i>2,649</i>	<i>253,156</i>
<i>Other residential buildings</i>	<i>331</i>	<i>24,309</i>	<i>49</i>	<i>2,817</i>	<i>380</i>	<i>27,126</i>
Total residential buildings	2,941	274,591	88	5,691	3,029	280,282

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

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (a)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
MELBOURNE STATISTICAL DIVISION										
Altona (C)	24	—	1,767	2	—	60	184	100	100	2,111
Berwick (C)	181	3	16,418	—	22	1,347	905	4,655	5,405	24,074
Box Hill (C)	15	—	1,234	—	—	—	913	2,000	2,000	4,147
Brighton (C)	13	—	1,680	—	—	—	1,404	—	—	3,084
Broadmeadows (C)	40	1	3,274	—	—	—	496	6,588	6,588	10,358
Brunswick (C)	3	—	336	5	—	250	350	—	—	936
Bulla (S)	127	—	12,902	—	—	—	252	385	625	13,779
Camberwell (C)	45	—	7,122	15	—	1,437	2,957	400	400	11,916
Caulfield (C)	25	—	2,511	40	—	2,765	1,074	60	1,710	8,061
Chelsea (C)	7	—	536	—	—	—	141	65	65	742
Coburg (C)	12	—	956	—	—	—	329	—	—	1,285
Collingwood (C)	—	—	—	2	—	120	328	470	470	918
Cranbourne (C)	101	—	7,544	—	—	—	1,111	3,615	3,615	12,270
Croydon (C)	26	—	2,615	—	—	—	760	600	600	3,975
Dandenong (C)	5	—	455	—	3	196	267	2,456	2,456	3,374
Diamond Valley (S)	33	—	3,621	8	—	450	888	95	95	5,054
Doncaster and Templestowe (C)	43	—	6,801	7	—	620	530	610	610	8,561
Eltham (S)	19	—	2,039	10	—	500	390	750	750	3,679
Essendon (C)	7	—	435	11	—	630	1,458	460	920	3,443
Fitzroy (C)	—	—	—	12	—	1,000	347	430	430	1,777
Flinders (S)	47	—	5,179	—	—	—	660	637	637	6,476
Footscray (C)	3	—	195	—	—	—	239	2,540	2,815	3,249
Frankston (C)	19	—	2,051	2	—	120	973	3,951	4,038	7,181
Hastings (S)	13	2	1,169	—	—	—	409	1,928	1,928	3,507
Hawthorn (C)	8	—	2,057	4	—	360	696	150	150	3,263
Healesville (S)	5	—	470	—	—	—	66	4,390	4,390	4,926
Heidelberg (C)	26	4	3,224	4	—	450	923	1,159	1,159	5,756
Keilor (C)	77	—	8,267	—	—	—	614	878	878	9,759
Kew (C)	14	—	1,650	3	—	360	1,010	—	—	3,020
Knox (C)	116	—	13,850	—	—	—	1,351	1,301	2,824	18,026
Lillydale (S)	54	1	5,071	11	—	663	800	—	548	7,082
Malvern (C)	12	—	1,930	4	—	215	1,159	2,251	2,251	5,555
Melbourne (C)	4	—	330	62	—	5,200	10,908	3,576	4,086	20,524
Melton (S)	52	—	4,968	—	—	—	302	337	337	5,608
Moorabbin (C)	14	4	1,451	24	—	1,418	1,551	695	909	5,328
Mordialloc (C)	10	—	1,240	—	—	—	552	95	95	1,887
Mornington (S)	42	—	3,508	—	—	—	405	120	120	4,033
Northcote (C)	8	—	940	12	—	790	945	975	975	3,650
Nunawading (C)	29	2	2,430	—	—	—	694	20,840	20,980	24,104
Oakleigh (C)	14	—	1,170	—	—	—	558	589	589	2,316
Pakenham (S)	50	—	3,970	—	—	—	499	580	580	5,049
Port Melbourne (C)	—	—	—	2	—	150	494	195	195	839
Prahran (C)	7	—	881	24	—	2,750	1,851	813	2,363	7,845
Preston (C)	15	—	1,115	8	—	450	534	200	3,649	5,747
Richmond (C)	5	—	540	—	—	—	753	910	910	2,203
Ringwood (C)	21	—	1,531	—	—	—	381	1,000	1,000	2,912
St Kilda (C)	4	—	460	3	—	300	751	1,000	1,067	2,578
Sandringham (C)	12	—	1,183	—	—	—	532	55	125	1,840
Sherbrooke (S)	9	—	914	—	—	—	676	490	490	2,080
South Melbourne (C)	1	—	160	—	—	—	35,118	7,589	7,589	42,867
Springvale (C)	44	1	4,238	20	—	1,000	509	3,426	3,426	9,174
Sunshine (C)	26	3	2,916	5	—	300	534	1,256	4,456	8,206
Upper Yarra (S) Pt A	5	—	385	—	—	—	208	—	—	592
Waverley (C)	38	—	4,677	5	—	360	1,357	1,995	2,121	8,516
Werribee (C)	138	—	12,219	—	—	—	658	1,631	4,996	17,872
Whittlesea (C)	74	—	6,889	7	—	340	627	1,301	2,301	10,157
Williamstown (C)	14	1	1,897	—	—	—	564	60	60	2,521
Melbourne (SD)	1,756	22	177,370	312	25	24,600	85,947	92,651	111,876	399,793

See footnote at end of table.

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

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (a)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
BARWON STATISTICAL DIVISION										
Bannockburn (S) Pt A & B	4	—	416	—	—	—	72	—	—	488
Barrabool (S) Pt A & B	12	—	1,312	—	—	—	106	—	63	1,481
Bellarine (Rural City) Pt A & B	45	—	3,989	—	—	—	407	1,866	1,866	6,262
Colac (C)	3	—	243	—	—	—	31	74	251	525
Colac (S)	4	—	335	—	—	—	148	—	—	483
Corio (S) Pt A & B	29	—	2,567	—	—	—	331	975	975	3,873
Geelong (C)	2	2	238	—	—	—	109	1,776	1,944	2,291
Geelong West (C)	3	—	265	—	—	—	157	432	432	854
Leigh (S)	2	—	139	—	—	—	59	—	—	198
Newtown (C)	4	—	272	—	—	—	288	325	325	885
Otway (S)	7	—	612	—	—	—	50	—	—	662
Queenscliffe (B)	1	—	200	—	—	—	56	120	120	376
South Barwon (C) Pt A & B	59	—	6,160	15	—	951	411	60	60	7,582
Winchelsea (S)	4	—	432	—	—	—	—	56	56	488
Barwon (SD)	179	2	17,181	15	—	951	2,224	5,683	6,091	26,447
WESTERN DISTRICT STATISTICAL DIVISION										
Belfast (S)	—	—	—	—	—	—	—	—	—	—
Camperdown (T)	1	—	128	—	—	—	47	50	50	225
Dundas (S)	—	—	—	—	—	—	40	—	—	40
Glencelg (S)	—	—	—	—	—	—	—	—	—	—
Hamilton (C)	3	—	202	—	—	—	37	85	85	324
Hampden (S)	5	—	499	—	—	—	13	150	150	662
Heytesbury (S)	4	—	388	—	—	—	192	—	—	580
Heywood (S)	5	—	420	—	—	—	—	—	—	420
Minhamite (S)	—	—	—	—	—	—	—	—	—	—
Mortlake (S)	1	—	80	—	—	—	—	—	—	80
Mount Rouse (S)	1	—	45	—	—	—	65	—	—	110
Port Fairy (B)	2	—	132	—	—	—	26	—	—	158
Portland (C)	3	—	255	—	—	—	234	242	704	1,193
Wannon (S)	—	—	—	—	—	—	—	920	920	920
Warmambool (C)	21	2	2,150	—	—	—	35	598	598	2,783
Warmambool (S)	4	—	430	—	—	—	98	—	—	528
Lady Julia Percy & Towerhill	—	—	—	—	—	—	—	—	—	—
Western District (SD)	50	2	4,729	—	—	—	786	2,045	2,507	8,022
CENTRAL HIGHLANDS STATISTICAL DIVISION										
Ararat (C)	—	—	—	—	—	—	87	—	50	137
Ararat (S)	—	—	—	—	—	—	36	—	—	36
Avoca (S)	1	—	40	—	—	—	—	—	—	40
Bacchus Marsh (S)	18	—	1,467	—	—	—	94	—	—	1,561
Ballaarat (C)	12	1	1,171	2	—	160	553	752	752	2,636
Ballan (S)	4	—	366	—	—	—	13	—	—	379
Ballarat (S) Pt A & B	9	—	871	—	—	—	37	314	314	1,221
Bungaree (S) Pt A & B	9	—	947	—	—	—	28	—	—	975
Buninyong (S) Pt A & B	8	—	850	—	—	—	215	150	150	1,216
Creswick (S)	6	—	473	—	—	—	43	—	—	516
Daylesford and Glenlyon (S)	13	—	898	—	—	—	56	—	—	954
Grenville (S) Pt A & B	7	—	592	—	—	—	40	—	—	632
Lexton (S)	—	—	—	—	—	—	—	—	—	—
Ripon (S)	—	—	—	—	—	—	72	—	—	72
Sebastopol (B)	4	—	276	—	14	708	—	—	—	984
Talbot and Clunes (S)	—	—	—	—	—	—	10	—	—	10
Central Highlands (SD)	91	1	7,952	2	14	868	1,284	1,216	1,266	11,370

See footnote at end of table.

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

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (a)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
WIMMERA STATISTICAL DIVISION										
Arapiles (S)	—	—	—	—	—	—	35	—	—	35
Dimboola (S)	—	—	—	—	—	—	98	—	—	98
Donald (S)	—	—	—	—	—	—	—	—	—	—
Dunmunkle (S)	—	—	—	—	—	—	82	—	—	82
Horsham (C)	11	—	990	—	—	—	84	—	80	1,154
Kaniva (S)	—	—	—	—	—	—	—	—	—	—
Kara Kara (S)	—	—	—	—	—	—	—	—	—	—
Kowree (S)	—	—	—	—	—	—	35	—	1,553	1,588
Lowan (S)	—	—	—	—	—	—	25	—	—	25
St Arnaud (T)	1	—	107	—	—	—	—	—	—	107
Stawell (C)	2	—	169	—	—	—	86	100	100	355
Stawell (S)	1	—	43	—	—	—	25	—	—	68
Warracknabeal (S)	2	—	93	—	—	—	42	1,200	1,200	1,335
Wimmera (S)	2	—	244	—	—	—	45	—	—	289
Wimmera (SD)	19	—	1,646	—	—	—	558	1,300	2,933	5,137
MALLEE STATISTICAL DIVISION										
Birchip(C)	—	—	—	—	—	—	45	—	—	45
Karkarooc (S)	—	—	—	—	—	—	16	—	171	187
Kerang (B)	—	—	—	2	—	140	14	—	—	154
Kerang (S)	1	—	108	—	—	—	18	—	—	126
Mildura (C)	26	—	1,646	—	—	—	26	230	580	2,252
Mildura (S) Pt A & B	6	—	526	—	—	—	90	350	350	966
Swan Hill (C)	5	—	556	—	—	—	91	—	—	647
Swan Hill (S)	3	—	155	—	—	—	—	—	725	880
Walpeup (S)	—	—	—	—	—	—	—	—	—	—
Wycheproof (S)	—	—	—	—	—	—	—	—	—	—
Mallee (SD)	41	—	2,990	2	—	140	299	580	1,826	5,256
LODDON-CAMPASPE STATISTICAL DIVISION										
Bendigo (C)	19	—	1,436	—	—	—	373	1,465	1,537	3,345
Bet Bet (S)	—	—	—	—	—	—	16	—	—	16
Castlemaine (C)	6	—	357	—	—	—	47	—	—	404
Charlton (S)	—	—	—	—	—	—	—	—	—	—
Cohuna (S)	2	—	68	—	—	—	39	—	—	107
Eaglehawk (B)	13	—	928	—	—	—	32	—	—	960
East Loddon (S)	—	—	—	—	—	—	—	—	—	—
Echuca (C)	6	—	475	—	—	—	—	540	540	1,015
Gisborne (S)	7	—	616	—	—	—	44	—	—	660
Gordon (S)	—	—	—	—	—	—	—	—	—	—
Huntly (S) Pt A & B	3	—	375	—	—	—	—	—	—	375
Korong (S)	4	—	315	—	—	—	—	—	—	315
Kyneton (S)	4	—	403	—	—	—	65	70	70	538
McIvor (S)	5	—	261	—	—	—	25	—	—	286
Maldon (S)	2	—	190	—	—	—	35	—	—	225
Marong (Rural City) Pt A & B	16	—	1,361	—	—	—	174	780	780	2,315
Maryborough (C)	1	—	72	—	—	—	—	50	50	122
Metcalf (S)	—	—	—	—	—	—	65	—	—	65
Newham and Woodend (S)	6	—	537	—	—	—	53	—	—	590
Newstead (S)	1	—	58	—	—	—	30	—	—	88
Pyalong (S)	1	—	163	—	—	—	65	—	—	228
Rochester (S)	4	—	420	—	—	—	57	400	400	877
Romsey (S)	8	—	960	—	—	—	74	—	—	1,034
Strathfieldsaye (S) Pt A & B	20	—	2,090	—	—	—	277	250	250	2,617
Tullaroop (S)	1	—	30	—	—	—	—	—	—	30
Loddon-Campaspe (SD)	129	—	11,115	—	—	—	1,469	3,555	3,627	16,210

See footnote at end of table.

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

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (a)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
GOULBURN STATISTICAL DIVISION										
Alexandra (S)	5	—	368	—	—	—	10	—	—	378
Benalla (C)	8	—	796	—	—	—	65	220	220	1,081
Benalla (S)	5	—	482	—	—	—	18	—	—	500
Broadford (S)	2	—	118	—	—	—	56	—	—	174
Cobram (S)	4	—	378	—	—	—	—	—	—	378
Deakin (S)	2	—	180	—	—	—	52	400	400	632
Euroa (S)	2	—	171	—	—	—	14	—	—	185
Goulburn (S)	3	—	209	—	—	—	10	—	—	219
Kilmore (S)	10	—	1,063	—	—	—	—	—	—	1,063
Kyabram (T)	2	8	607	—	—	—	44	103	103	754
Mansfield (S)	17	—	1,571	—	—	—	117	—	250	1,938
Nathalia (S)	1	—	110	—	—	—	20	—	—	130
Numurkah (S)	5	—	270	—	—	—	71	—	219	560
Rodney (S) Pt A & B	11	—	986	—	—	—	84	—	—	1,070
Seymour (RC)	4	—	409	—	—	—	70	50	50	529
Shepparton (C)	9	—	717	—	—	—	182	—	50	949
Shepparton (S) Pt A & B	13	—	1,708	—	—	—	60	—	—	1,768
Tungamah (S)	1	—	51	—	—	—	32	—	—	83
Violet Town (S)	—	—	—	—	—	—	—	—	—	—
Waranga (S)	1	—	110	—	—	—	20	86	86	216
Yea (S)	7	—	353	—	—	—	20	—	—	373
Goulburn (SD)	112	8	10,656	—	—	—	944	859	1,378	12,978
OVENS-MURRAY STATISTICAL DIVISION										
Beechworth (S)	3	—	282	—	—	—	99	—	—	381
Bright (S)	6	—	661	—	6	299	141	—	—	1,100
Chiltern (S)	5	—	437	—	—	—	—	—	—	437
Myrtleford (S)	1	—	150	—	—	—	—	—	—	150
Oxley (S)	2	—	86	—	—	—	—	—	—	86
Rutherglen (S)	3	—	230	—	—	—	10	—	—	240
Tallangatta (S) Pt A & B	1	—	104	—	—	—	69	—	—	173
Upper Murray (S)	—	—	—	—	—	—	—	—	—	—
Wangaratta (C)	3	—	259	—	—	—	128	400	400	787
Wangaratta (S)	4	—	432	—	—	—	138	—	100	670
Wodonga (Rural City)	29	—	2,362	—	—	—	95	2,185	3,906	6,363
Yackandandah (S)	3	—	456	—	—	—	186	—	—	641
Yarrawonga (S)	15	—	1,032	—	—	—	18	—	57	1,108
Ovens-Murray (SD)	75	—	6,491	—	6	299	883	2,585	4,463	12,136
EAST GIPPSLAND STATISTICAL DIVISION										
Avon (S)	6	—	452	—	—	—	17	—	74	544
Bairnsdale (C)	4	—	290	—	—	—	242	75	172	704
Bairnsdale (S) Pt A & B	3	—	180	—	—	—	57	130	130	367
Maffra (S)	4	—	272	—	—	—	40	90	90	402
Oneco (S)	3	—	242	—	—	—	—	—	—	242
Orbost (S)	8	3	892	—	—	—	—	—	—	892
Sale (C)	11	—	1,050	—	—	—	160	202	1,802	3,012
Tambo (S) Pt A & B	9	—	848	—	—	—	59	4,435	6,270	7,177
East Gippsland (SD)	48	3	4,226	—	—	—	576	4,932	8,538	13,339

See footnote at end of table.

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

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building (a)		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
GIPPSLAND STATISTICAL DIVISION										
Alberton (S)	4	—	252	—	—	—	54	—	—	306
Bass (S)	1	—	88	—	—	—	197	190	266	551
Buln Buln (S)	13	—	1,100	—	—	—	63	50	50	1,213
Korumburra (S)	2	—	204	—	—	—	52	—	682	938
Mirboo (S)	—	—	—	—	—	—	52	—	—	52
Moe (C)	5	—	495	—	4	268	292	710	710	1,764
Morwell (C) Pt A & B	4	1	443	—	—	—	73	364	2,731	3,248
Narracan (S) Pt A & B	3	—	238	—	—	—	75	50	50	364
Phillip Island (S)	16	—	1,202	—	—	—	215	—	—	1,417
Rosedale (S)	7	—	416	—	—	—	112	—	—	528
South Gippsland (S)	2	—	231	—	—	—	77	—	67	375
Traralgon (C)	12	—	1,091	—	—	—	129	953	953	2,173
Traralgon (S) Pt A & B	2	—	159	—	—	—	77	—	—	236
Upper Yarra (S) Pt B	1	—	119	—	—	—	—	—	—	119
Warragul (RC)	13	—	960	—	—	—	134	50	50	1,144
Wonthaggi (B)	9	—	622	—	—	—	69	450	450	1,141
Woorayl (S)	16	—	1,180	—	—	—	35	622	622	1,837
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—
French Island	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
Gippsland (SD)	110	1	8,801	—	4	268	1,707	3,439	6,632	17,407
VICTORIA										
Victoria	2,610	39	253,156	331	49	27,126	96,677	118,845	151,136	528,095

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

VALUE OF ALL BUILDING APPROVED, VICTORIA

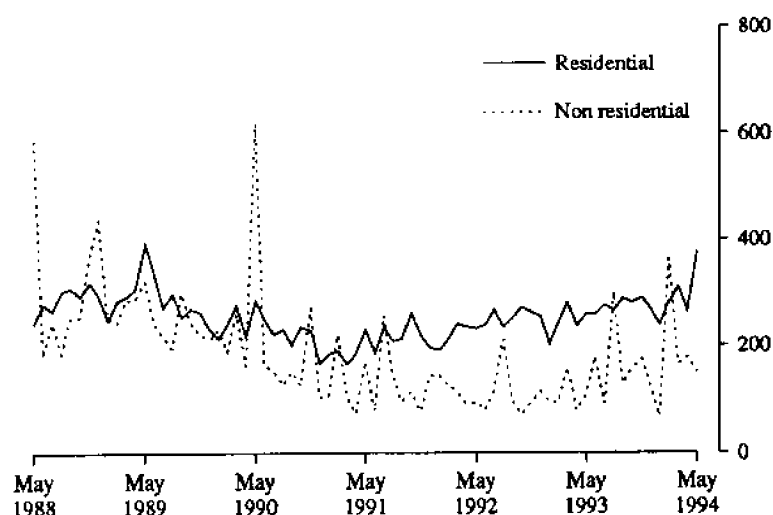


TABLE 9. BUILDING APPROVALS BY SELECTED STATISTICAL SUBDIVISIONS, MAY 1994

Statistical local area	New residential buildings						Alterations and additions to residential buildings (\$'000)	Non-residential building		
	Houses			Other residential buildings				Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)				
GEE LONG STATISTICAL SUBDIVISION										
Bannockburn (S) Pt A	—	—	—	—	—	—	—	—	—	—
Barrabool (S) Pt A	4	—	510	—	—	—	—	—	63	573
Bellarine (Rural City) Pt A	16	—	1,321	—	—	—	74	—	—	1,395
Corio (S) Pt A	29	—	2,567	—	—	—	331	975	975	3,873
Geelong (C)	2	2	238	—	—	—	109	1,776	1,944	2,291
Geelong West (C)	3	—	265	—	—	—	157	432	432	854
Newtown (C)	4	—	272	—	—	—	288	325	325	885
South Barwon (C) Pt A	39	—	4,629	13	—	801	250	60	60	5,739
Geelong (SSD)	97	2	9,801	13	—	801	1,288	3,568	3,798	15,608
BALLARAT STATISTICAL SUBDIVISION										
Ballarat (C)	12	1	1,171	2	—	160	553	752	752	2,636
Ballarat (S) Pt A	9	—	871	—	—	—	37	314	314	1,221
Bungaree (S) Pt A	9	—	947	—	—	—	28	—	—	975
Buninyong (S) Pt A	7	—	778	—	—	—	170	150	150	1,099
Grenville (S) Pt A	6	—	512	—	—	—	40	—	—	552
Sebastopol (B)	4	—	276	—	14	708	—	—	—	984
Ballarat (SSD)	47	1	4,555	2	14	868	827	1,216	1,216	7,447
BENDIGO STATISTICAL SUBDIVISION										
Bendigo (C)	19	—	1,436	—	—	—	373	1,465	1,537	3,345
Eaglehawk (B)	13	—	928	—	—	—	32	—	—	960
Huntly (S) Pt A	3	—	375	—	—	—	—	—	—	375
Marong (Rural City) Pt A	14	—	1,169	—	—	—	139	780	780	2,088
Strathfieldsaye (S) Pt A	12	—	1,360	—	—	—	90	250	250	1,700
Bendigo (SSD)	41	—	5,268	—	—	—	633	2,495	2,567	8,448
SHEPPARTON-MOOROOPNA STATISTICAL SUBDIVISION										
Rodney (S) Pt A	11	—	986	—	—	—	72	—	—	1,058
Shepparton (C)	9	—	717	—	—	—	182	—	50	949
Shepparton (S) Pt A	10	—	1,399	—	—	—	60	—	—	1,459
Shepparton-Mooroopna (SSD)	30	—	3,103	—	—	—	313	—	50	3,466
WODONGA STATISTICAL SUBDIVISION										
Beechworth (S)	3	—	282	—	—	—	99	—	—	381
Chiltern (S)	5	—	437	—	—	—	—	—	—	437
Tallangatta (S) Pt A	1	—	104	—	—	—	69	—	—	173
Wodonga (Rural City)	29	—	2,362	—	—	—	95	2,185	3,906	6,363
Yackandandah (S)	3	—	456	—	—	—	186	—	—	641
Wodonga (SSD)	41	—	3,641	—	—	—	448	2,185	3,906	7,996
LATROBE VALLEY STATISTICAL SUBDIVISION										
Moe (C)	5	—	495	—	4	268	292	710	710	1,764
Morwell (C) Pt A	1	1	215	—	—	—	21	364	1,031	1,267
Narracan (S) Pt A	3	—	238	—	—	—	17	50	50	305
Traralgon (C)	12	—	1,091	—	—	—	129	953	953	2,173
Traralgon (S) Pt A	1	—	65	—	—	—	60	—	—	125
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
Latrobe Valley (SSD)	22	1	2,104	—	4	268	519	2,877	2,744	5,635
MILDURA STATISTICAL SUBDIVISION										
Mildura (C)	26	—	1,646	—	—	—	26	230	580	2,252
Mildura (S) Pt A	6	—	526	—	—	—	69	350	350	945
Mildura (SSD)	32	—	2,172	—	—	—	95	580	930	3,197

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

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertainment and recreational</i>	<i>Miscellaneous</i>	<i>Total</i>
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
1993 March	2,970	14,094	15,312	56,973	15,138	13,658	865	12,276	10,136	2,341	143,765
April	785	9,783	8,601	10,045	11,539	2,306	2,245	5,763	8,207	1,693	60,967
May	12,080	9,164	8,246	8,258	10,855	14,152	1,029	6,351	2,170	13,268	85,573
1994 March	530	54,435	9,300	8,567	12,957	9,980	625	2,737	11,011	2,543	112,686
April	815	11,789	13,093	61,419	9,674	10,271	410	17,352	2,076	3,093	129,992
May	1,138	18,820	13,382	33,437	11,439	8,683	745	4,737	15,500	3,994	111,876
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
1993 March	—	980	908	152	324	120	—	100	245	160	2,989
April	689	90	200	320	400	—	—	—	400	180	2,279
May	—	185	250	230	240	2,308	—	1,210	552	181	5,156
1994 March	50	505	—	—	765	115	130	—	—	3,200	4,765
April	—	350	1,750	—	770	429	—	200	—	110	3,609
May	—	865	150	1,416	585	612	—	407	—	2,056	6,091
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
1993 March	—	—	575	300	—	51	—	—	750	—	1,676
April	—	69	293	—	586	—	—	—	100	140	1,188
May	—	—	—	—	675	57	—	—	—	—	732
1994 March	77	—	—	70	160	107	—	—	117	56	587
April	—	—	284	63	300	—	—	—	—	181	827
May	56	—	110	126	333	461	500	—	—	920	2,507
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
1993 March	—	120	235	250	863	—	—	230	—	—	1,698
April	—	262	—	160	80	800	—	—	—	—	1,302
May	—	230	—	1,144	80	—	—	—	350	—	1,804
1994 March	—	255	78	335	81	98	—	130	200	340	1,517
April	300	—	—	—	50	3,592	—	—	190	—	4,132
May	60	260	67	—	350	102	247	—	50	130	1,266

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	Educa- tional	Religious	Health	Enterta- inment and recreati- onal	Miscel- laneous	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
1993 March	877	50	—	300	—	—	—	64	—	80	1,371
April	—	62	—	1,300	50	—	—	—	—	—	1,412
May	—	126	65	—	130	60	—	—	—	75	456
1994 March	—	—	90	—	115	52	—	—	—	—	257
April	—	50	—	—	105	—	—	200	—	—	355
May	—	100	1,200	—	—	1,633	—	—	—	—	2,933
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
1993 March	—	64	—	—	80	—	—	—	—	—	144
April	—	—	180	—	—	—	—	—	—	57	237
May	—	75	—	—	58	—	—	—	60	360	553
1994 March	—	—	—	—	—	—	130	—	50	—	180
April	—	490	—	—	900	—	—	—	—	466	1,856
May	—	—	—	—	350	—	—	955	171	350	1,826
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
1993 March	100	857	448	120	—	—	—	360	258	130	2,273
April	807	—	350	1,186	200	—	—	—	200	80	2,823
May	116	120	973	400	236	1,693	180	—	1,400	—	5,118
1994 March	—	215	1,642	86	99	—	—	—	—	541	2,583
April	55	—	344	644	200	—	—	11,526	—	197	12,966
May	100	1,330	1,310	165	—	—	—	—	—	722	3,626
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
1993 March	—	510	—	—	267	—	—	231	60	—	1,068
April	—	60	2,700	330	325	—	—	—	—	96	3,512
May	114	145	427	—	170	—	—	—	200	50	1,106
1994 March	100	185	35,920	196	730	—	—	—	250	219	37,600
April	7,607	623	50	62	221	650	—	—	—	2,100	11,313
May	86	160	540	50	223	50	—	—	—	269	1,378

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

<i>Period</i>	<i>Hotels etc.</i>	<i>Shops</i>	<i>Factories</i>	<i>Offices</i>	<i>Other business premises</i>	<i>Educa- tional</i>	<i>Religious</i>	<i>Health</i>	<i>Enterta- inment and recreasi- onal</i>	<i>Miscel- laneous</i>	<i>Total</i>
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
1993 March	115	728	—	77	143	400	130	—	657	75	2,325
April	—	50	—	—	80	—	—	—	55	—	185
May	—	145	180	154	55	—	—	—	—	128	662
1994 March	—	60	—	300	—	98	—	—	—	1,238	1,696
April	—	150	90	—	—	—	108	—	60	151	559
May	—	1,500	490	—	50	545	—	1,721	100	57	4,463
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
1993 March	—	90	50	—	—	—	350	—	—	—	490
April	250	120	—	200	250	—	—	—	—	—	820
May	—	—	—	—	—	—	—	—	—	—	—
1994 March	—	370	114	230	54	—	—	—	—	1,500	2,268
April	—	—	—	—	—	—	—	1,551	—	50	1,601
May	—	4,405	165	1,600	202	—	—	96	1,995	74	8,538
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
1993 March	—	221	600	—	—	90	—	—	—	—	911
April	—	850	100	100	125	60	1,000	52	—	120	2,407
May	157	205	177	700	52	—	60	—	5,250	—	6,601
1994 March	230	100	293	—	420	—	—	—	120	—	1,163
April	—	189	135	11,122	—	84	154	—	—	50	11,735
May	1,122	367	438	907	565	2,214	—	732	110	176	6,631
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
1993 March	4,062	17,714	18,129	58,172	16,815	14,319	1,345	13,261	12,107	2,786	158,711
April	2,531	11,346	12,424	13,641	13,636	3,166	3,245	5,815	8,962	2,366	77,133
May	12,467	10,395	10,318	10,886	12,550	18,270	1,269	7,561	9,983	14,062	107,761
1994 March	987	56,125	47,438	9,784	15,381	10,450	885	2,867	11,748	9,636	165,302
April	8,777	13,640	15,747	73,310	12,220	15,027	672	30,829	2,326	6,399	178,947
May	2,563	27,807	17,852	37,702	14,097	14,300	1,492	8,649	17,926	8,748	151,136

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

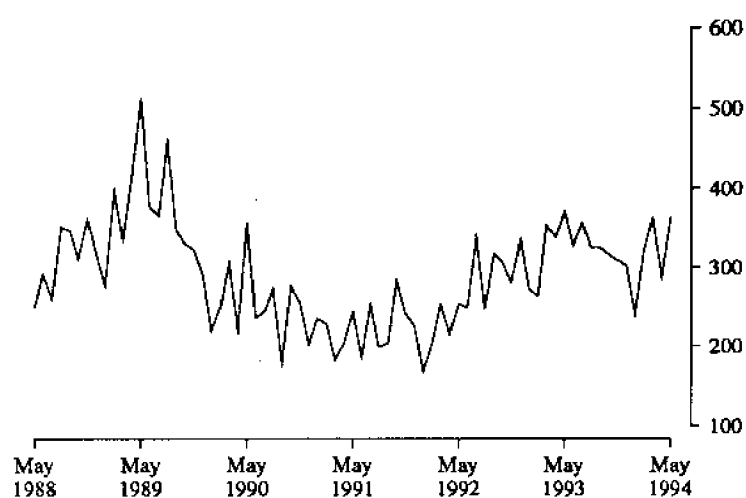
Statistical division	Other residential building									Total residential building
	Houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Melbourne	1,778	196	55	251	—	—	86	86	337	2,115
Barwon	181	15	—	15	—	—	—	—	15	196
Western District	52	—	—	—	—	—	—	—	—	52
Central Highlands	92	16	—	16	—	—	—	—	16	108
Wimmera	19	—	—	—	—	—	—	—	—	19
Mallee	41	2	—	2	—	—	—	—	2	43
Loddon-Campaspe	129	—	—	—	—	—	—	—	—	129
Goulburn	120	—	—	—	—	—	—	—	—	120
Ovens-Murray	75	6	—	6	—	—	—	—	6	81
East Gippsland	51	—	—	—	—	—	—	—	—	51
Gippsland	111	4	—	4	—	—	—	—	4	115
Victoria	2,649	239	55	294	—	—	86	86	380	3,029
VALUE (\$'000)										
Melbourne	177,370	12,542	4,108	16,650	—	—	7,950	7,950	24,600	201,970
Barwon	17,181	951	—	951	—	—	—	—	951	18,132
Western District	4,729	—	—	—	—	—	—	—	—	4,729
Central Highlands	7,952	868	—	868	—	—	—	—	868	8,820
Wimmera	1,646	—	—	—	—	—	—	—	—	1,646
Mallee	2,990	140	—	140	—	—	—	—	140	3,130
Loddon-Campaspe	11,115	—	—	—	—	—	—	—	—	11,115
Goulburn	10,656	—	—	—	—	—	—	—	—	10,656
Ovens-Murray	6,491	299	—	299	—	—	—	—	299	6,789
East Gippsland	4,226	—	—	—	—	—	—	—	—	4,226
Gippsland	8,801	268	—	268	—	—	—	—	268	9,069
Victoria	253,156	15,068	4,108	19,176	—	—	7,950	7,950	27,126	280,282

**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 - May 1993-94	May 1994
Melbourne (SD)	2,206	2,918	2,745	296
Geelong (SSD)	100	159	174	11
Barwon (SD)	142	202	250	21
Western District (SD)	62	51	38	6
Ballarat (SSD)	33	81	31	2
Central Highlands (SD)	47	96	41	4
Wimmera (SD)	14	27	15	—
Mildura (SSD)	n.a.	n.a.	44	5
Mallee (SD)	18	31	70	8
Bendigo (SSD)	40	114	96	9
Loddon-Campaspe (SD)	59	145	126	15
Shepparton-Mooroopna (SSD)	32	42	22	—
Goulburn (SD)	73	89	70	4
Wodonga (SSD)	52	76	51	2
Ovens-Murray (SD)	82	103	60	3
East Gippsland (SD)	24	34	17	2
Latrobe Valley (SSD)	11	34	39	4
Gippsland (SD)	30	59	80	6
East Central (SD)	4	—	n.a.	n.a.
Victoria	2,761	3,755	3,512	365

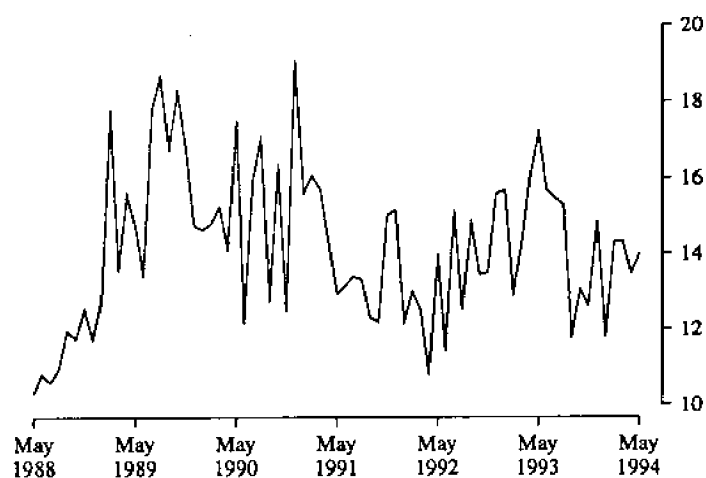
(a) Refer to paragraph 8 of the explanatory notes.

**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 TOTAL NEW DWELLING UNITS APPROVED,
MELBOURNE STATISTICAL DIVISION**



Note: Refer to paragraph 8 of Explanatory Notes.

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

<i>Statistical local area</i>	<i>1991-92</i>	<i>1992-93</i>	<i>July - May 1993-94</i>	<i>May 1994</i>
Altona (C)	52	84	76	9
Berwick (C)	82	99	57	8
Brox Hill (C)	53	64	86	8
Brighton (C)	19	39	51	—
Broadmeadows (C)	88	82	80	10
Brunswick (C)	16	16	22	—
Bulla (S)	7	34	16	1
Camberwell (C)	53	128	142	24
Caulfield (C)	83	85	78	9
Chelsea (C)	31	26	44	3
Coburg (C)	7	14	22	7
Collingwood (C)	2	8	6	2
Cranbourne (S)	43	25	35	6
Croydon (C)	43	50	44	5
Dandenong (C)	25	44	30	1
Diamond Valley (S)	29	40	39	9
Doncaster and Templestowe (C)	85	109	107	7
Eltham (S)	38	70	56	7
Essendon (C)	41	66	57	6
Fitzroy (C)	—	5	4	—
Flinders (S)	6	2	6	—
Footscray (C)	24	12	16	—
Frankston (C)	35	66	50	4
Hastings (S)	8	19	9	3
Hawthorn (C)	10	11	22	5
Healesville (S)	1	2	3	—
Heidelberg (C)	47	67	57	5
Keilor (C)	99	104	121	6
Kew (C)	14	28	36	2
Knox (C)	32	50	48	4
Lillydale (S)	18	22	32	6
Malvern (C)	24	25	28	1
Melbourne (C)	—	10	8	—
Melton (S)	22	16	13	—
Moorabbin (C)	144	162	160	18
Mordialloc (C)	47	59	67	9
Mornington (S)	12	31	27	2
Northcote (C)	28	26	34	5
Nunawading (C)	136	146	108	15
Oakleigh (C)	47	55	75	8
Pakenham (S)	14	16	15	—
Port Melbourne (C)	—	6	11	2
Prahran (C)	10	28	27	2
Preston (C)	47	74	59	5
Richmond (C)	6	6	22	4
Ringwood (C)	53	81	61	7
St Kilda (C)	7	10	14	3
Sandringham (C)	42	54	72	9
Sherbrooke (S)	—	—	4	—
South Melbourne (C)	2	15	10	—
Springvale (C)	72	86	46	3
Sunshine (C)	85	105	24	—
Upper Yarra (S) Pt A	n.a.	n.a.	1	—
Waverley (C)	83	137	139	18
Werribee (C)	79	113	74	7
Whittlesea (C)	147	172	175	21
Williamstown (C)	4	12	19	—
Melbourne Statistical Division	2,206	2,918	2,745	296
Rest of Victoria	555	837	767	69
Total Victoria	2,761	3,755	3,512	365

(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 transverse statistical division boundaries, is the Shire of Upper Yarra which is partly in the Melbourne Statistical Division and partly in the Gippsland Statistical Division.

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)

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STUART JACKSON

Deputy Commonwealth Statistician



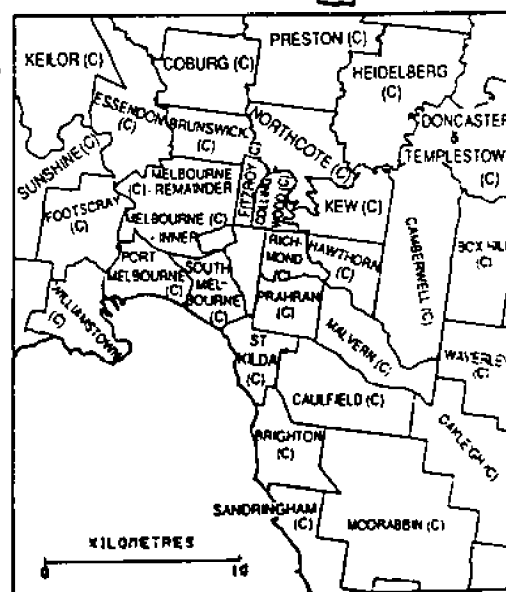
MELBOURNE STATISTICAL DIVISION

Statistical Local Areas

As at September 1992

City (C) Shire (S)

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