

CATALOGUE NUMBER 8731.2  
8 NOVEMBER 1994

**BUILDING APPROVALS, VICTORIA,  
SEPTEMBER 1994**

**PLEASE NOTE - Two major changes have taken place in the collection and presentation of Building Approval statistics commencing with the reference month of July 1994.**

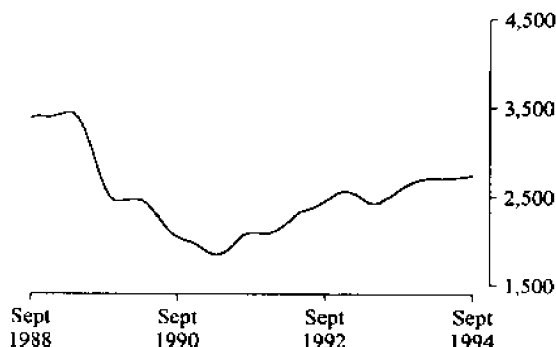
(1) Inclusion in building approval statistics of approvals issued by Registered Private Surveyors following implementation by the Victorian Government of the Building Act 1993 on 1 July 1994 - refer to paragraph 1 of the explanatory notes.

(2) Presentation in Tables 8, 9, 12 and 13 in this publication, of Statistical Local Area and Statistical Sub-division information, which reflects boundary changes implemented by the State Government as part of its ongoing review of local government boundaries. Refer to paragraphs 26 and 27 in the explanatory notes, and the list of boundary changes enclosed with the July 1994 issue of this publication. Copies of this list are available from ABS Victoria on request.

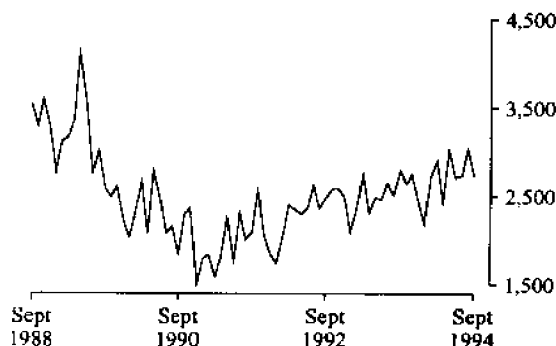
**MAIN FEATURES**

- Trend estimates of the number of dwelling units approved in September 1994 (2,748) show a slight increase from the figure recorded for August 1994 (2,733) and a 7 per cent increase when compared with the figure for September 1993 (2,567).
- In original terms the number of dwelling units approved in September 1994 (2,719) was 11 per cent lower than in August 1994 (3,041) and 3 per cent lower than in September 1993 (2,798).
- The value of non-residential buildings approved, at current prices, for the three months ending 30 September 1994 was \$312m, a decrease of 40 per cent when compared with the corresponding figure for the three months ending 30 September 1993 (\$519m).

**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*For further information about statistics in this publication and the availability of related unpublished statistics, contact Denis Ward or Leon Kinnersly on Melbourne (03) 615 7000; or any ABS State office.*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 April to September 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 (October 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 October 1994, the trend estimate for that month would be 2,480, a movement of 0.9 per cent. The monthly movements in the trend estimates for July, August and September 1994 which are currently estimated to be 0.7 per cent, 0.8 and 1.0 per cent respectively, would be revised to 1.0 per cent, 1.2 per cent and 1.1 per cent. On the other hand, a 5 per cent seasonally adjusted decline in the number of private houses approved in October 1994 would produce a trend estimate for October 1994 of 2,383, a movement of -0.4 per cent, with the movements in the trend estimates for July, August and September 1994 being revised to 0.4, 0.2 per cent and -0.1 per cent, respectively.

### NUMBER OF NEW PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if October 1994 seasonally adjusted estimate			
			is up 5% on September 1994		is down 5% on September 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994-						
April	2,369	0.0	2,368	-0.0	2,373	0.2
May	2,370	0.1	2,369	0.0	2,376	0.2
June	2,379	0.4	2,378	0.4	2,382	0.2
July	2,397	0.7	2,401	1.0	2,391	0.4
August	2,415	0.8	2,430	1.2	2,396	0.2
September	2,438	1.0	2,457	1.1	2,393	-0.1
October	n.y.a.	n.y.a.	2,480	0.9	2,383	-0.4

### TOTAL NUMBER OF NEW HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if October 1994 seasonally adjusted estimate			
			is up 5% on September 1994		is down 5% on September 1994	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1994-						
April	2,406	1.2	2,406	1.1	2,411	1.4
May	2,435	1.2	2,434	1.2	2,443	1.3
June	2,462	1.1	2,461	1.1	2,466	0.9
July	2,485	0.9	2,485	1.0	2,474	0.3
August	2,501	0.7	2,506	0.8	2,468	-0.2
September	2,515	0.6	2,523	0.7	2,450	-0.7
October	n.y.a.	n.y.a.	2,532	0.4	2,423	-1.1

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

*Revised trend estimate if October 1994  
seasonally adjusted estimate*

	<i>Trend estimate</i>		<i>is up 6% on September 1994</i>		<i>is down 6% on September 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>1994-</i>						
April	2,708	-0.0	2,707	-0.0	2,713	0.2
May	2,707	-0.0	2,705	-0.1	2,716	0.1
June	2,712	0.2	2,711	0.2	2,717	0.0
July	2,724	0.4	2,727	0.6	2,713	-0.1
August	2,733	0.4	2,745	0.6	2,698	-0.6
September	2,748	0.5	2,760	0.6	2,671	-1.0
October	n.y.a.	n.y.a.	2,767	0.2	2,633	-1.4

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

*Revised trend estimate if October 1994  
seasonally adjusted estimate*

	<i>Trend estimate</i>		<i>is up 5% on September 1994</i>		<i>is down 5% on September 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>1994-</i>						
April	249.3	0.8	249.2	0.8	250.0	1.0
May	249.6	0.1	249.4	0.1	250.3	0.2
June	249.6	0.0	249.5	0.0	249.9	-0.2
July	249.9	0.1	250.4	0.4	249.3	-0.3
August	250.3	0.1	251.8	0.6	248.0	-0.5
September	250.8	0.2	253.5	0.7	246.4	-0.7
October	n.y.a.	n.y.a.	254.5	0.4	243.8	-1.1

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

*Revised trend estimate if October 1994  
seasonally adjusted estimate*

	<i>Trend estimate</i>		<i>is up 7% on September 1994</i>		<i>is down 7% on September 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>1994-</i>						
April	48.0	-0.0	48.0	0.1	48.2	0.4
May	49.3	2.8	49.4	2.9	49.7	3.1
June	51.5	4.5	51.6	4.4	51.7	4.2
July	53.9	4.5	53.6	3.9	53.3	3.1
August	55.9	3.8	55.0	2.6	54.1	1.4
September	57.5	2.8	55.8	1.3	53.9	-0.3
October	n.y.a.	n.y.a.	56.1	0.6	53.3	-1.2

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									
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
1993-94	17,878	585	18,463	2,920	414	3,334	20,798	999	21,797
1993-94									
July-September	4,383	202	4,585	812	65	877	5,195	267	5,462
1994-95									
July-September	5,309	56	5,365	533	39	572	5,842	95	5,937
1993—									
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
June	1,580	48	1,628	149	43	192	1,729	91	1,820
July	1,706	20	1,726	199	—	199	1,905	20	1,925
August	1,843	11	1,854	228	10	238	2,071	21	2,092
September	1,760	25	1,785	106	29	135	1,866	54	1,920
VICTORIA									
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
1993-94	27,227	830	28,057	3,109	584	3,693	30,336	1,414	31,750
1993-94									
July-September	6,743	272	7,015	887	65	952	7,630	337	7,967
1994-95									
July-September	7,658	134	7,792	582	118	700	8,240	252	8,492
1993—									
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
June	2,442	52	2,494	162	49	211	2,604	101	2,705
July	2,465	48	2,513	219	—	219	2,684	48	2,732
August	2,716	37	2,753	243	45	288	2,959	82	3,041
September	2,477	49	2,526	120	73	193	2,597	122	2,719

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 206 such dwelling units approved in September 1994.

TABLE 2. VALUE OF BUILDING APPROVED  
(\$ 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	Public sector	Total	Private sector	Public sector	Total	Private sector	Public sector	Total					
MELBOURNE STATISTICAL DIVISION														
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
1993-94	1,683.9	40.5	1,724.4	241.8	31.1	272.9	1,925.7	71.6	1,997.3	509.2	1,619.8	2,138.6	4,046.0	4,645.1
1993-94														
July-September	411.2	13.0	424.2	59.5	4.6	64.2	470.7	17.6	488.4	110.5	274.2	444.5	855.3	1,043.4
1994-95														
July-September	515.2	3.6	518.8	48.2	2.3	50.5	563.4	5.9	569.3	144.1	202.5	252.5	910.0	965.9
1993--														
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
June	152.1	4.5	156.6	10.9	2.4	13.3	163.0	6.8	169.9	39.4	556.7	575.5	759.2	784.8
July	161.2	1.3	162.6	19.3	—	19.3	180.6	1.3	181.9	36.4	45.7	59.8	262.6	278.1
August	181.6	0.7	182.3	15.4	0.4	15.8	196.9	1.2	198.1	66.3	67.0	91.7	330.2	356.0
September	172.4	1.5	173.9	13.5	1.8	15.4	185.9	3.4	189.3	41.4	89.9	101.0	317.2	331.7
VICTORIA														
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
1993-94	2,465.2	58.8	2,524.0	252.8	40.9	293.7	2,718.0	99.7	2,817.7	623.5	1,853.6	2,502.7	5,186.0	5,943.9
1993-94														
July-September	604.2	20.2	624.4	63.9	4.6	68.5	668.1	24.8	692.9	138.1	339.0	518.9	1,144.9	1,349.8
1994-95														
July-September	712.7	8.2	720.8	51.0	6.5	57.5	763.7	14.7	778.3	172.9	249.8	311.6	1,186.4	1,262.9
1993--														
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
June	227.6	4.8	232.3	11.6	2.8	14.4	239.1	7.6	246.7	49.5	584.2	608.7	872.6	904.9
July	227.2	2.9	230.1	20.3	—	20.3	247.5	2.9	250.5	44.7	64.8	80.6	356.9	375.7
August	252.5	2.2	254.7	16.5	2.4	18.9	269.0	4.7	273.7	77.1	79.6	111.5	425.7	462.2
September	232.9	3.0	235.9	14.2	4.1	18.3	247.1	7.1	254.2	51.2	105.4	119.5	403.7	424.9

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—						
July	2,107	2,199	2,375	2,548	213.1	46.6
August	2,158	2,247	2,353	2,453	214.8	45.0
September	2,150	2,357	2,536	2,675	236.3	44.5
October	2,173	2,258	2,450	2,629	222.2	48.1
November	2,272	2,359	2,493	2,580	217.3	49.9
December	2,175	2,299	2,481	2,612	228.2	55.3
1994—						
January	2,375	2,287	2,673	2,741	250.7	48.8
February	2,488	2,436	2,678	2,844	248.5	47.2
March	2,361	2,377	2,495	2,640	236.7	49.8
April	2,321	2,396	2,581	2,681	253.5	46.2
May	2,334	2,384	2,651	2,694	254.5	88.1
June	2,328	2,465	2,603	2,661	247.7	49.5
July	2,446	2,509	2,597	2,745	243.6	46.7
August	2,490	2,602	2,740	2,875	255.8	75.4
September	2,392	2,417	2,521	2,635	248.8	48.0
TREND ESTIMATES						
1993—						
July	2,124	2,237	2,370	2,472	214.0	45.6
August	2,129	2,254	2,396	2,519	216.8	46.2
September	2,151	2,274	2,436	2,567	220.7	47.1
October	2,191	2,298	2,481	2,613	224.9	48.4
November	2,239	2,317	2,520	2,649	229.1	49.5
December	2,291	2,332	2,553	2,678	233.6	50.1
1994—						
January	2,333	2,344	2,578	2,699	238.7	50.1
February	2,358	2,358	2,592	2,707	243.5	49.0
March	2,368	2,379	2,601	2,708	247.3	48.0
April	2,369	2,406	2,607	2,708	249.3	48.0
May	2,370	2,435	2,610	2,707	249.6	49.3
June	2,379	2,462	2,615	2,712	249.6	51.5
July	2,397	2,485	2,621	2,724	249.9	53.9
August	2,415	2,501	2,623	2,733	250.3	55.9
September	2,438	2,515	2,627	2,748	250.8	57.5

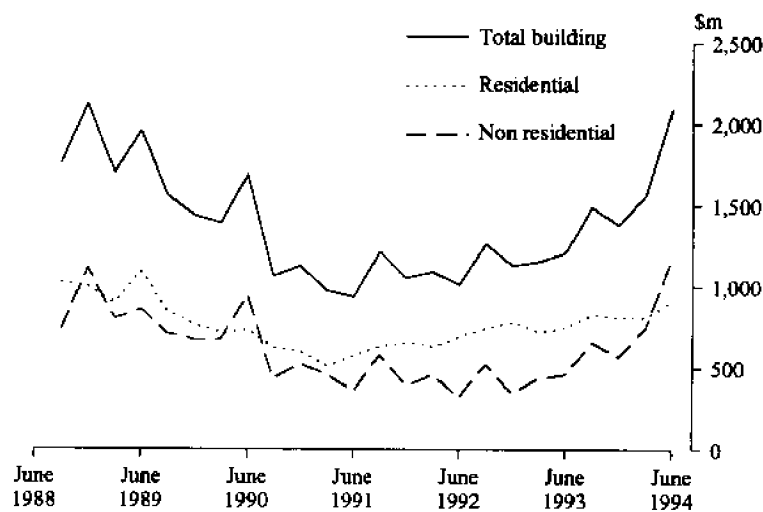
(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average - see Explanatory Notes for a more detailed explanation.

**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							
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
1993-94	2,356.0	2,412.3	368.4	2,780.7	595.6	2,338.9	3,159.5	5,684.7	6,535.9
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	77.7	658.8	154.1	421.1	570.9	1,236.9	1,383.8
1994—									
Mar. qtr.	569.5	576.6	112.1	688.7	127.2	450.6	749.0	1,240.4	1,565.0
June qtr.	631.8	644.3	91.9	736.2	179.3	1,035.9	1,179.4	1,953.4	2,094.9

(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	1992-93	1993-94	July-September		1994		
			1993-94	1994-95	July	August	September
<b>PRIVATE SECTOR</b>							
New houses	2,262.5	2,465.2	604.2	712.7	227.2	252.5	232.9
New other residential buildings	145.7	252.8	63.9	51.0	20.3	16.5	14.2
<i>Total new residential building</i>	<i>2,408.2</i>	<i>2,718.0</i>	<i>668.1</i>	<i>763.7</i>	<i>247.5</i>	<i>269.0</i>	<i>247.1</i>
Alterations and additions to residential buildings	532.5	614.4	137.8	172.9	44.7	77.1	51.2
Hotels, etc.	42.7	187.1	4.8	4.6	1.9	0.9	1.8
Shops	146.7	483.6	123.1	67.4	13.8	13.4	40.2
Factories	269.9	161.2	35.0	46.6	11.8	22.3	12.5
Offices	210.7	178.1	19.5	28.5	8.5	8.8	11.2
Other business premises	155.3	225.1	31.1	45.2	15.4	14.1	15.8
Educational	58.5	88.1	32.2	21.7	7.1	3.8	10.8
Religious	16.1	13.9	5.9	3.8	1.6	0.7	1.5
Health	80.3	119.8	29.4	14.3	2.5	7.1	4.7
Entertainment and recreational	36.5	308.7	6.9	6.8	0.9	4.3	1.7
Miscellaneous	49.7	87.9	51.1	10.9	1.3	4.3	5.4
<i>Total non-residential building</i>	<i>1,066.2</i>	<i>1,853.6</i>	<i>339.0</i>	<i>249.8</i>	<i>64.8</i>	<i>79.6</i>	<i>105.4</i>
<b>Total</b>	<b>4,006.9</b>	<b>5,186.0</b>	<b>1,144.9</b>	<b>1,186.4</b>	<b>356.9</b>	<b>425.7</b>	<b>403.7</b>
<b>PUBLIC SECTOR</b>							
New houses	71.4	58.8	20.2	8.2	2.9	2.2	3.0
New other residential buildings	14.6	40.9	4.6	6.5	—	2.4	4.1
<i>Total new residential building</i>	<i>86.0</i>	<i>99.7</i>	<i>24.8</i>	<i>14.7</i>	<i>2.9</i>	<i>4.7</i>	<i>7.1</i>
Alterations and additions to residential buildings	0.5	9.1	0.3	—	—	—	—
Hotels, etc.	4.3	1.3	0.7	0.1	0.1	—	—
Shops	8.4	3.4	0.5	4.0	1.0	2.6	0.4
Factories	2.2	45.0	0.1	0.3	—	0.3	—
Offices	48.8	56.2	10.4	3.4	1.2	1.5	0.7
Other business premises	13.8	141.7	4.9	0.8	0.4	0.1	0.3
Educational	97.0	119.6	42.9	34.0	8.1	15.1	10.8
Religious	—	—	—	—	—	—	—
Health	40.9	182.9	86.5	4.6	0.1	3.9	0.7
Entertainment and recreational	61.8	69.5	31.3	12.5	4.7	7.7	0.1
Miscellaneous	62.7	29.5	2.5	2.1	0.3	0.7	1.1
<i>Total non-residential building</i>	<i>340.0</i>	<i>649.1</i>	<i>179.8</i>	<i>61.8</i>	<i>15.9</i>	<i>31.8</i>	<i>14.1</i>
<b>Total</b>	<b>426.5</b>	<b>757.9</b>	<b>205.0</b>	<b>76.5</b>	<b>18.8</b>	<b>36.5</b>	<b>21.2</b>
<b>TOTAL</b>							
New houses	2,333.8	2,524.0	624.4	720.8	230.1	254.7	235.9
New other residential buildings	160.3	293.7	68.5	57.5	20.3	18.9	18.3
<i>Total new residential building</i>	<i>2,494.1</i>	<i>2,817.7</i>	<i>692.9</i>	<i>778.3</i>	<i>250.5</i>	<i>273.7</i>	<i>254.2</i>
Alterations and additions to residential buildings	533.0	623.5	138.1	172.9	44.7	77.1	51.2
Hotels, etc.	47.0	188.4	5.4	4.6	1.9	0.9	1.8
Shops	155.1	487.1	123.6	71.4	14.8	16.0	40.6
Factories	272.1	206.2	35.2	46.9	11.8	22.6	12.5
Offices	259.5	234.3	30.0	31.9	9.7	10.3	11.9
Other business premises	169.1	366.8	35.9	46.0	15.8	14.2	16.1
Educational	155.5	207.7	75.1	55.7	15.2	18.9	21.6
Religious	16.1	13.9	5.9	3.8	1.6	0.7	1.5
Health	121.2	302.7	115.9	18.9	2.6	11.0	5.3
Entertainment and recreational	98.3	378.2	38.1	19.3	5.6	11.9	1.8
Miscellaneous	112.4	117.4	53.6	13.0	1.6	5.0	6.4
<i>Total non-residential building</i>	<i>1,406.3</i>	<i>2,502.7</i>	<i>518.9</i>	<i>311.6</i>	<i>80.6</i>	<i>111.5</i>	<i>119.5</i>
<b>Total</b>	<b>4,433.4</b>	<b>5,943.9</b>	<b>1,349.8</b>	<b>1,262.9</b>	<b>375.7</b>	<b>462.2</b>	<b>424.9</b>



**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)
<b>HOTELS, ETC.</b>												
1994 July	2	0.1	4	1.1	1	0.8	—	—	—	—	7	1.9
August	2	0.1	3	0.7	—	—	—	—	—	—	5	0.9
September	6	0.6	1	0.5	1	0.8	—	—	—	—	8	1.8
<b>SHOPS</b>												
1994 July	56	4.9	14	4.3	6	3.3	1	2.2	—	—	77	14.8
August	49	4.5	7	2.0	5	3.1	4	6.4	—	—	65	16.0
September	44	3.8	17	4.5	6	3.9	2	3.3	1	25.0	70	40.6
<b>FACTORIES</b>												
1994 July	26	2.7	14	4.1	3	2.3	2	2.7	—	—	45	11.8
August	34	3.8	12	3.8	5	2.6	5	12.4	—	—	56	22.6
September	27	2.4	23	6.8	5	3.3	—	—	—	—	55	12.5
<b>OFFICES</b>												
1994 July	21	2.0	14	4.3	4	2.3	1	1.2	—	—	40	9.7
August	35	3.5	8	2.4	3	1.8	1	2.6	—	—	47	10.3
September	29	2.9	9	3.0	5	3.4	2	2.7	—	—	45	11.9
<b>OTHER BUSINESS PREMISES</b>												
1994 July	20	1.8	10	2.9	—	—	6	11.0	—	—	36	15.8
August	32	3.3	6	1.4	3	1.9	1	1.6	1	6.0	43	14.2
September	26	2.2	9	2.6	6	3.7	5	7.6	—	—	46	16.1
<b>EDUCATIONAL</b>												
1994 July	20	2.0	5	1.6	8	5.4	3	6.2	—	—	36	15.2
August	15	1.3	8	2.6	4	2.8	3	7.0	1	5.1	31	18.9
September	14	1.7	7	2.7	7	4.6	4	12.7	—	—	32	21.6
<b>RELIGIOUS</b>												
1994 July	1	0.1	—	—	1	0.5	1	1.0	—	—	3	1.6
August	2	0.2	2	0.6	—	—	—	—	—	—	4	0.7
September	3	0.2	2	0.8	1	0.5	—	—	—	—	6	1.5
<b>HEALTH</b>												
1994 July	8	0.8	1	0.3	—	—	1	1.5	—	—	10	2.6
August	4	0.3	2	0.4	—	—	2	3.7	1	6.5	9	11.0
September	1	0.1	2	0.6	2	1.5	2	3.2	—	—	7	5.3
<b>ENTERTAINMENT AND RECREATIONAL</b>												
1994 July	11	1.0	1	0.3	—	—	1	4.3	—	—	13	5.6
August	11	1.1	5	1.4	4	2.6	—	—	1	6.8	21	11.9
September	10	1.0	4	0.9	—	—	—	—	—	—	14	1.8
<b>MISCELLANEOUS</b>												
1994 July	12	1.4	1	0.2	—	—	—	—	—	—	13	1.6
August	14	1.5	5	1.2	1	1.0	1	1.3	—	—	21	5.0
September	16	1.6	6	1.6	3	1.8	1	1.5	—	—	26	6.4
<b>TOTAL NON-RESIDENTIAL BUILDING</b>												
1994 July	177	16.9	64	19.1	23	14.7	16	30.0	—	—	280	80.6
August	198	19.6	58	16.6	25	15.8	17	35.0	4	24.4	302	111.5
September	176	16.4	80	23.9	36	23.3	16	31.0	1	25.0	309	119.5

**TABLE 7. NUMBER AND VALUE OF DWELLING UNITS APPROVED  
BY MATERIAL OF OUTER WALLS, SEPTEMBER 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>
<b>MELBOURNE STATISTICAL DIVISION</b>						
Houses —						
Brick, stone or concrete	22	2,192	—	—	22	2,192
Brick-veneer	1,168	113,566	—	—	1,168	113,566
Timber	46	3,894	—	—	46	3,894
Fibre cement	5	595	—	—	5	595
Steel, aluminium or other materials	16	1,610	—	—	16	1,610
Not stated	503	50,533	25	1,535	528	52,068
<b>Total houses</b>	<b>1,760</b>	<b>172,388</b>	<b>25</b>	<b>1,535</b>	<b>1,785</b>	<b>173,923</b>
<i>Other residential buildings</i>	<i>106</i>	<i>13,546</i>	<i>29</i>	<i>1,844</i>	<i>135</i>	<i>15,390</i>
<b>Total residential buildings</b>	<b>1,866</b>	<b>185,935</b>	<b>54</b>	<b>3,379</b>	<b>1,920</b>	<b>189,313</b>
<b>REST OF VICTORIA</b>						
Houses —						
Brick, stone or concrete	19	1,462	—	—	19	1,462
Brick-veneer	432	38,064	4	272	436	38,336
Timber	93	6,448	—	—	93	6,448
Fibre cement	15	1,018	—	—	15	1,018
Steel, aluminium or other materials	16	1,020	—	—	16	1,020
Not stated	142	12,545	20	1,193	162	13,738
<b>Total houses</b>	<b>717</b>	<b>60,557</b>	<b>24</b>	<b>1,465</b>	<b>741</b>	<b>62,022</b>
<i>Other residential buildings</i>	<i>14</i>	<i>647</i>	<i>44</i>	<i>2,226</i>	<i>58</i>	<i>2,873</i>
<b>Total residential buildings</b>	<b>731</b>	<b>61,204</b>	<b>68</b>	<b>3,691</b>	<b>799</b>	<b>64,895</b>
<b>TOTAL VICTORIA</b>						
Houses —						
Brick, stone or concrete	41	3,654	—	—	41	3,654
Brick-veneer	1,600	151,629	4	272	1,604	151,901
Timber	139	10,342	—	—	139	10,342
Fibre cement	20	1,613	—	—	20	1,613
Steel, aluminium or other materials	32	2,630	—	—	32	2,630
Not stated	645	63,078	45	2,728	690	65,806
<b>Total houses</b>	<b>2,477</b>	<b>232,946</b>	<b>49</b>	<b>3,000</b>	<b>2,526</b>	<b>235,945</b>
<i>Other residential buildings</i>	<i>120</i>	<i>14,193</i>	<i>73</i>	<i>4,070</i>	<i>193</i>	<i>18,263</i>
<b>Total residential buildings</b>	<b>2,597</b>	<b>247,139</b>	<b>122</b>	<b>7,070</b>	<b>2,719</b>	<b>254,209</b>

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, SEPTEMBER 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)				
<b>MELBOURNE STATISTICAL DIVISION</b>										
Altona (C)	39	—	2,784	2	—	66	474	2,770	2,770	6,094
Berwick (C)	193	—	16,266	—	—	—	1,066	795	795	18,126
Box Hill (C)	11	—	1,178	—	—	—	732	360	360	2,270
Brighton (C)	21	—	4,228	—	—	—	2,175	150	150	6,553
Broadmeadows (C)	42	—	3,520	3	—	160	734	5,417	5,417	9,831
Brunswick (C)	1	—	70	4	—	200	540	600	600	1,410
Bulla (S)	87	—	8,439	—	—	—	277	265	470	9,186
Camberwell (C)	36	—	4,283	2	—	220	2,586	2,830	2,830	9,919
Caulfield (C)	22	—	2,760	—	—	—	992	680	680	4,432
Chelsea (C)	28	—	2,001	2	—	300	295	—	—	2,595
Coburg (C)	3	—	210	2	—	70	443	300	300	1,023
Collingwood (C)	—	—	—	3	—	180	370	205	205	755
Cranbourne (C)	112	—	8,814	—	—	—	965	2,050	2,667	12,446
Croydon (C)	39	—	4,068	—	—	—	592	96	96	4,756
Dandenong (C)	5	16	1,171	—	—	—	132	485	485	1,788
Diamond Valley (S)	21	—	2,108	2	—	130	423	—	—	2,662
Doncaster and Templestowe (C)	44	—	6,822	54	—	8,500	1,718	1,634	1,714	18,754
Eltham (S)	38	—	3,545	—	—	—	656	—	—	4,201
Essendon (C) (b)	9	—	615	9	—	550	1,956	—	100	3,221
Fitzroy (C) (b)	—	—	—	—	—	—	503	65	65	568
Flinders (S)	38	—	4,572	—	—	—	983	910	990	6,545
Footscray (C)	7	—	552	—	—	—	261	125	425	1,238
Frankston (C)	23	—	1,803	—	—	—	573	898	898	3,274
Hastings (S)	14	—	1,172	—	—	—	409	300	300	1,882
Hawthorn (C)	11	—	1,230	—	—	—	1,391	142	142	2,763
Healesville (S)	10	—	901	—	—	—	198	270	270	1,369
Heidelberg (C)	21	3	2,051	—	11	900	1,188	4,555	4,555	8,694
Keilor (C)	93	—	8,979	—	4	224	496	30,098	30,098	39,797
Kew (C)	40	—	5,649	—	—	—	275	—	—	5,924
Knox (C)	110	—	12,448	—	—	—	1,414	6,062	6,507	20,370
Lilydale (S)	48	—	4,495	—	—	—	1,030	2,010	2,010	7,535
Malvern (C)	9	—	2,388	15	—	2,500	1,466	1,425	1,425	7,779
Melbourne (C) (b)	1	—	80	6	—	420	1,052	2,357	3,111	4,662
Melton (S)	40	—	4,133	—	—	—	255	447	447	4,835
Moorabbin (C)	51	—	3,583	—	—	—	1,049	360	360	4,992
Mordialloc (C)	5	—	570	—	—	—	430	—	—	1,000
Mornington (S)	57	—	5,633	—	—	—	492	750	750	6,875
Northcote (C)	5	—	387	—	—	—	726	1,450	1,450	2,563
Nunawading (C)	34	—	2,969	—	—	—	1,003	2,000	2,000	5,972
Oakleigh (C)	11	—	697	—	—	—	212	50	50	960
Pakenham (S)	34	—	2,539	—	—	—	562	2,260	2,260	5,362
Port Melbourne (C) (b)	1	—	136	—	—	—	168	—	—	304
Prahran (C)	6	—	1,250	—	—	—	604	508	508	2,362
Preston (C)	31	—	2,317	—	—	—	919	1,578	2,048	5,284
Richmond (C)	—	—	—	2	—	250	626	270	270	1,146
Ringwood (C)	19	—	1,651	—	—	—	282	1,183	1,183	3,116
St Kilda (C)	7	—	729	—	—	—	343	262	262	1,334
Sandringham (C)	9	—	820	—	—	—	1,232	—	80	2,132
Sherbrooke (S)	3	—	324	—	—	—	329	470	470	1,123
South Melbourne (C) (b)	—	—	—	—	—	—	814	256	256	1,070
Springvale (C)	37	—	3,785	—	—	—	184	4,866	4,866	8,835
Sunshine (C)	22	2	2,382	—	14	720	219	2,923	2,923	6,244
Upper Yarra (S) Pt A	8	—	667	—	—	—	40	—	—	707
Waverley (C)	21	4	2,755	—	—	—	1,007	50	5,046	8,807
Werribee (C)	70	—	6,908	—	—	—	475	1,282	4,272	11,656
Whittlesea (C)	99	—	8,905	—	—	—	550	937	937	10,391
Williamstown (C)	14	—	1,578	—	—	—	553	100	100	2,231
<b>Melbourne (SD)</b>	<b>1,776</b>	<b>25</b>	<b>175,150</b>	<b>106</b>	<b>29</b>	<b>15,390</b>	<b>41,580</b>	<b>89,915</b>	<b>101,032</b>	<b>333,152</b>

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, SEPTEMBER 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)				
<b>BARWON STATISTICAL DIVISION</b>										
Colac (C)	3	—	282	—	—	—	45	60	60	387
Colac (S)	1	—	70	—	—	—	45	—	—	115
Greater Geelong (C) — (b)										
— Part A										
Bellarine — Inner	18	—	1,704	—	—	—	90	—	—	1,793
Corio — Inner	32	—	2,587	—	—	—	456	260	260	3,302
Geelong	1	—	75	2	—	100	120	1,860	1,860	2,155
Geelong West	5	—	268	—	—	—	103	—	—	371
Newtown	—	—	—	8	—	408	73	—	—	481
South Barwon — Inner	38	—	3,656	2	—	90	374	—	—	4,121
— Part B	15	1	1,502	—	—	—	373	—	—	1,875
— Part C	—	—	—	—	—	—	—	—	—	—
Otway (S)	4	—	204	—	—	—	—	—	—	204
Queenscliffe (B)	3	—	352	—	—	—	161	—	—	513
Southern Rural (S) — (b)										
— Central	1	—	58	—	—	—	19	—	—	77
— East	4	—	251	—	—	—	—	60	60	311
Surf Coast (S) Pt A & B (b)	39	—	3,112	—	—	—	459	152	152	3,722
<b>Barwon (SD)</b>	<b>164</b>	<b>1</b>	<b>14,120</b>	<b>12</b>	<b>—</b>	<b>598</b>	<b>2,317</b>	<b>2,392</b>	<b>2,392</b>	<b>19,427</b>
<b>WESTERN DISTRICT STATISTICAL DIVISION</b>										
Belfast (S)	—	—	—	—	—	—	10	—	—	10
Camperdown (T)	1	—	84	—	—	—	—	—	—	84
Dundas (S)	—	—	—	—	—	—	—	246	246	246
Glennelg (S)	1	—	66	—	—	—	—	—	—	66
Hamilton (C)	1	—	58	—	—	—	18	69	69	145
Hampden (S)	1	—	140	—	—	—	25	—	650	815
Heytesbury (S)	1	—	80	—	—	—	23	—	197	300
Heywood (S)	2	—	165	—	—	—	15	—	—	180
Minhamite (S)	—	—	—	—	—	—	—	120	120	120
Mortlake (S)	—	—	—	—	—	—	24	—	—	24
Mount Rouse (S)	1	—	100	—	5	120	—	—	—	220
Port Fairy (B)	1	—	70	—	—	—	46	—	—	116
Portland (C)	—	—	—	—	—	—	171	—	—	171
Wannon (S)	—	—	—	—	—	—	—	—	—	—
Warrnambool (C)	20	4	1,983	—	—	—	451	469	469	2,903
Warrnambool (S)	—	—	—	—	—	—	27	—	—	27
Lady Julia Percy & Towerhill	—	—	—	—	—	—	—	—	—	—
<b>Western District (SD)</b>	<b>29</b>	<b>4</b>	<b>2,746</b>	<b>—</b>	<b>5</b>	<b>120</b>	<b>810</b>	<b>904</b>	<b>1,751</b>	<b>5,427</b>

See footnotes at end of table.

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

Statistical local area	New residential buildings						Non-residential building (a)			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Total building (\$'000)		
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)		Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
<b>CENTRAL HIGHLANDS STATISTICAL DIVISION</b>										
Ararat (C)	1	—	78	—	—	—	—	—	—	78
Ararat (S)	—	—	—	—	—	—	—	—	—	—
Avoca (S)	3	—	219	—	—	—	—	70	70	289
Bacchus Marsh (S)	8	—	786	—	—	—	101	1,454	1,454	2,340
Ballarat (C) — (b)										
— Central	11	—	784	—	—	—	335	—	—	1,119
— Inner North	7	—	495	—	—	—	107	—	—	602
— North	—	—	—	—	—	—	—	—	—	—
— South	18	—	1,690	—	—	—	123	204	274	2,087
Creswick (S)	—	—	—	—	—	—	80	—	—	80
Daylesford and Glenlyon (S)	5	—	433	—	—	—	229	410	410	1,072
Moorabool (S) — (b)										
— East	3	—	248	—	—	—	22	—	—	270
— West	3	—	287	—	—	—	50	—	—	337
Lexton (S)	2	—	105	—	—	—	102	—	—	207
Ripon (S)	—	—	—	—	—	—	17	—	—	17
Southern Rural (S) — (b)										
— West	5	—	382	—	—	—	50	—	—	432
Talbot and Clunes (S)	—	—	—	—	—	—	20	—	—	20
<b>Central Highlands (SD)</b>	<b>66</b>	<b>—</b>	<b>5,506</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>1,236</b>	<b>2,138</b>	<b>2,208</b>	<b>8,950</b>
<b>WIMMERA STATISTICAL DIVISION</b>										
Arapiles (S)	—	—	—	—	—	—	—	—	—	—
Dimboola (S)	—	—	—	—	—	—	18	110	110	128
Donald (S)	—	—	—	—	—	—	35	—	—	35
Dunmunkle (S)	3	—	285	—	—	—	60	—	—	345
Horsham (C)	4	—	357	—	—	—	—	—	—	357
Kaniva (S)	—	—	—	—	—	—	30	—	—	30
Kara Kara (S)	1	—	49	—	—	—	—	—	—	49
Kowree (S)	—	—	—	—	—	—	—	—	—	—
Lowan (S)	—	—	—	—	—	—	—	—	—	—
St Arnaud (T)	—	—	—	—	—	—	—	—	—	—
Stawell (C)	2	—	207	—	—	—	20	—	—	227
Stawell (S)	2	—	155	—	—	—	—	—	—	155
Warracknabeal (S)	1	—	100	—	—	—	—	—	—	100
Wimmera (S)	1	—	65	—	—	—	10	—	—	75
<b>Wimmera (SD)</b>	<b>14</b>	<b>—</b>	<b>1,219</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>173</b>	<b>110</b>	<b>110</b>	<b>1,502</b>
<b>MALLEE STATISTICAL DIVISION</b>										
Birchip (C)	—	—	—	—	—	—	—	—	—	—
Karkaroo (S)	—	1	98	—	3	96	—	—	—	194
Kerang (B)	1	—	152	—	—	—	27	—	—	180
Kerang (S)	—	—	—	—	—	—	—	—	—	—
Mildura (C)	7	14	1,408	—	—	—	26	130	828	2,262
Mildura (S) Pt A & B	20	—	1,669	—	—	—	159	130	427	2,255
Swan Hill (C)	3	—	312	—	—	—	78	100	100	490
Swan Hill (S)	1	—	120	—	—	—	34	—	—	154
Walpeup (S)	—	—	—	—	—	—	—	—	—	—
Wycheproof (S)	1	—	92	—	—	—	15	—	—	107
<b>Mallee (SD)</b>	<b>33</b>	<b>15</b>	<b>3,850</b>	<b>—</b>	<b>3</b>	<b>96</b>	<b>339</b>	<b>360</b>	<b>1,354</b>	<b>5,640</b>

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, SEPTEMBER 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)				
<b>LODDON-CAMPASPE STATISTICAL DIVISION</b>										
Bet Bet (S)	—	—	—	—	—	—	—	—	—	—
Castlemaine (C)	1	—	88	—	—	—	37	—	—	125
Charlton (S)	—	—	—	—	—	—	—	—	—	—
Cohuna (S)	—	—	—	—	—	—	60	650	650	710
East Loddon (S)	—	—	—	—	—	—	—	—	—	—
Greater Bendigo (C) — (b)										
— Part A										
Eaglehawk	9	—	604	—	—	—	70	92	92	766
Central	11	—	592	—	—	—	235	220	889	1,716
Huntly — Inner	—	—	—	—	—	—	—	—	—	—
Marong — Inner	13	—	937	—	—	—	37	—	—	974
Strathfieldsaye — Inner	5	—	650	—	—	—	—	—	—	650
— Huntly Balance	1	—	74	—	—	—	14	—	—	88
— Marong Balance	2	—	213	—	—	—	45	—	—	257
— Strathfieldsaye Balance	1	—	124	—	—	—	35	—	—	159
Echuca (C)	10	—	710	—	—	—	63	50	50	823
Gisborne (S)	9	—	1,090	—	—	—	190	—	—	1,280
Gordon (S)	1	—	30	—	—	—	—	—	—	30
Korong (S)	—	—	—	—	—	—	—	—	—	—
Kyneton (S)	7	—	559	—	—	—	101	—	—	660
Melvor (S)	5	—	345	—	—	—	—	—	—	345
Maldon (S)	4	—	230	—	—	—	—	—	—	230
Maryborough (C)	3	—	304	—	—	—	—	240	240	544
Metcalfe (S)	2	—	165	—	—	—	70	—	—	235
Newham and Woodend (S)	2	—	258	—	—	—	45	—	—	303
Newstead (S)	3	—	220	—	—	—	—	—	—	220
Pyalong (S)	1	—	123	—	—	—	30	—	—	153
Rochester (S)	2	2	294	—	—	—	16	—	—	310
Romsey (S)	7	—	888	—	—	—	30	—	—	918
Tullaroop (S)	3	—	177	—	—	—	—	—	—	177
<b>Loddon-Campaspe (SD)</b>	<b>102</b>	<b>2</b>	<b>8,675</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>1,078</b>	<b>1,252</b>	<b>1,921</b>	<b>11,674</b>
<b>GOULBURN STATISTICAL DIVISION</b>										
Alexandra (S)	4	—	303	—	—	—	40	—	—	343
Benalla (C)	7	—	803	—	—	—	30	900	900	1,733
Benalla (S)	4	—	289	—	—	—	61	—	—	349
Broadford (S)	1	—	57	—	—	—	—	—	—	57
Cobram (S)	4	—	467	—	—	—	—	90	90	557
Deakin (S)	—	—	—	—	—	—	—	50	50	50
Euroa (S)	1	—	80	—	—	—	16	100	100	196
Goulburn (S)	4	—	213	—	—	—	—	—	—	213
Kilmore (S)	8	—	572	—	—	—	38	—	—	610
Kyabram (T)	6	—	491	—	—	—	27	65	65	583
Marsfield (S)	9	—	769	—	—	—	83	288	288	1,141
Nathalia (S)	1	—	60	—	—	—	102	—	—	162
Numurkah (S)	4	—	334	—	—	—	—	—	—	334
Rodney (S) Pt A & B	12	—	837	—	—	—	68	782	782	1,687
Seymour (RC)	10	—	1,191	—	—	—	30	—	—	1,221
Shepparton (C)	9	—	778	—	—	—	108	2,165	2,165	3,051
Shepparton (S) Pt A & B	8	—	763	—	—	—	70	203	203	1,036
Tunganah (S)	1	—	90	—	—	—	—	—	—	90
Violet Town (S)	—	—	—	—	—	—	—	—	—	—
Waranga (S)	1	—	10	—	—	—	—	—	—	10
Yea (S)	1	—	70	—	—	—	71	—	—	141
<b>Goulburn (SD)</b>	<b>95</b>	<b>—</b>	<b>8,176</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>744</b>	<b>4,643</b>	<b>4,643</b>	<b>13,564</b>

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS, SEPTEMBER 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)				
<b>OVENS-MURRAY STATISTICAL DIVISION</b>										
Beechworth (S)	2	—	171	—	—	—	103	—	—	274
Bright (S)	4	—	281	—	—	—	66	—	—	347
Chiltern (S)	—	—	—	—	—	—	58	—	—	58
Myrtleford (S)	3	—	182	—	—	—	95	—	—	277
Oxley (S)	2	—	200	—	—	—	22	150	150	372
Rutherglen (S)	1	—	62	—	—	—	70	80	80	212
Tallangatta (S) Pt A & B	1	—	50	—	—	—	—	—	—	50
Upper Murray (S)	2	—	172	—	—	—	12	—	—	184
Wangaratta (C)	3	—	241	—	—	—	225	213	213	679
Wangaratta (S)	—	—	—	—	—	—	55	—	—	55
Wodonga (RC)	32	—	2,653	—	—	—	227	220	220	3,100
Yackandandah (S)	2	—	268	—	—	—	—	—	—	268
Yarrowonga (S)	11	—	738	—	—	—	—	—	—	738
<b>Ovens-Murray (SD)</b>	<b>63</b>	<b>—</b>	<b>5,016</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>932</b>	<b>663</b>	<b>663</b>	<b>6,612</b>
<b>EAST GIPPSLAND STATISTICAL DIVISION</b>										
Avon (S)	1	—	40	—	—	—	—	—	—	40
Bairnsdale (C)	2	1	207	—	—	—	83	—	—	290
Bairnsdale (S) Pt A & B	13	—	1,176	—	—	—	136	—	—	1,312
Maffra (S)	3	—	234	—	—	—	63	—	—	297
Orneo (S)	3	—	243	—	—	—	—	—	—	243
Orbost (S)	5	—	311	—	—	—	62	—	—	373
Sale (C)	6	—	878	—	—	—	240	267	267	1,385
Tambo (S) Pt A & B	10	1	899	2	—	49	112	—	—	1,060
<b>East Gippsland (SD)</b>	<b>43</b>	<b>2</b>	<b>3,988</b>	<b>2</b>	<b>—</b>	<b>49</b>	<b>695</b>	<b>267</b>	<b>267</b>	<b>4,999</b>
<b>GIPPSLAND STATISTICAL DIVISION</b>										
Alberton (S)	1	—	80	—	—	—	39	—	—	119
Bass (S)	1	—	50	—	—	—	24	—	—	74
Buln Buln (S)	6	—	649	—	—	—	42	447	447	1,139
Korumburra (S)	3	—	218	—	—	—	34	—	—	253
Mirboo (S)	5	—	230	—	—	—	—	—	—	230
Moe (C)	4	—	375	—	—	—	58	—	—	433
Morwell (C) Pt A & B	4	—	418	—	36	2,010	73	810	810	3,311
Narracan (S) Pt A & B	3	—	178	—	—	—	29	—	—	207
Phillip Island (S)	8	—	512	—	—	—	519	150	150	1,182
Rosedale (S)	10	—	691	—	—	—	53	—	—	743
South Gippsland (S)	3	—	238	—	—	—	33	146	146	417
Traralgon (C)	16	—	1,764	—	—	—	150	113	523	2,438
Traralgon (S) Pt A & B	3	—	251	—	—	—	122	—	—	373
Upper Yarra (S) Pt B	—	—	—	—	—	—	—	—	—	—
Warragul (RC)	13	—	1,048	—	—	—	48	738	738	1,834
Wonthaggi (B)	9	—	553	—	—	—	105	—	—	658
Woorayl (S)	19	—	1,469	—	—	—	82	450	450	2,001
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—
French Island	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
<b>Gippsland (SD)</b>	<b>108</b>	<b>—</b>	<b>8,726</b>	<b>—</b>	<b>36</b>	<b>2,010</b>	<b>1,412</b>	<b>2,854</b>	<b>3,264</b>	<b>15,413</b>
<b>VICTORIA</b>										
<b>Victoria</b>	<b>2,477</b>	<b>49</b>	<b>235,945</b>	<b>120</b>	<b>73</b>	<b>18,263</b>	<b>51,176</b>	<b>105,438</b>	<b>119,546</b>	<b>424,931</b>

(a) Details relating to individual classes of building are available on request. (b) For further details of changes to Statistical local areas please refer to paragraphs 26 and 27 of the explanatory notes, and also to the list of local government boundary changes enclosed with this publication.

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

Statistical local area	New residential buildings						Non-residential building (a)			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Total building (\$'000)		
	Private sector (number)	Public sector (number)	Total value (\$'000)	Private sector (number)	Public sector (number)	Total value (\$'000)		Private sector (\$'000)	Total (\$'000)	Total building (\$'000)
<b>GREATER GEELONG CITY PART A STATISTICAL SUBDIVISION (b)</b>										
Bellarine Inner	18	—	1,704	—	—	—	90	—	—	1,793
Corio — Inner	32	—	2,587	—	—	—	456	260	260	3,302
Geelong	1	—	75	2	—	100	120	1,860	1,860	2,155
Geelong West	5	—	268	—	—	—	103	—	—	371
Newtown	—	—	—	8	—	408	73	—	—	481
South Barwon — Inner	38	—	3,656	2	—	90	374	—	—	4,121
<b>Greater Geelong City Part A (SSD)</b>	<b>94</b>	<b>—</b>	<b>8,290</b>	<b>12</b>	<b>—</b>	<b>598</b>	<b>1,215</b>	<b>2,120</b>	<b>2,120</b>	<b>12,223</b>
<b>BALLARAT CITY STATISTICAL SUBDIVISION (b)</b>										
Ballarat (C) — Central	11	—	784	—	—	—	335	—	—	1,119
Ballarat (C) — Inner North	7	—	495	—	—	—	107	—	—	602
Ballarat (C) — North	—	—	—	—	—	—	—	—	—	—
Ballarat (C) — South	18	—	1,690	—	—	—	123	204	274	2,087
<b>Ballarat City (SSD)</b>	<b>36</b>	<b>—</b>	<b>2,969</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>566</b>	<b>204</b>	<b>274</b>	<b>3,809</b>
<b>GREATER BENDIGO CITY PART A STATISTICAL SUBDIVISION (b)</b>										
Eaglehawk	9	—	604	—	—	—	70	92	92	766
Greater Bendigo (C) — Central	11	—	592	—	—	—	235	220	889	1,716
Huntly — Inner	—	—	—	—	—	—	—	—	—	—
Marong — Inner	13	—	937	—	—	—	37	—	—	974
Strathfieldsaye — Inner	5	—	650	—	—	—	—	—	—	650
<b>Greater Bendigo City Part A (SSD)</b>	<b>38</b>	<b>—</b>	<b>2,784</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>341</b>	<b>312</b>	<b>981</b>	<b>4,105</b>
<b>SHEPPARTON-MOOROOPNA STATISTICAL SUBDIVISION</b>										
Rodney (S) Pt A	11	—	757	—	—	—	57	782	782	1,596
Shepparton (C)	9	—	778	—	—	—	108	2,165	2,165	3,051
Shepparton (S) Pt A	6	—	604	—	—	—	27	203	203	834
<b>Shepparton-Mooroopna (SSD)</b>	<b>26</b>	<b>—</b>	<b>2,139</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>192</b>	<b>3,150</b>	<b>3,150</b>	<b>5,481</b>
<b>WODONGA STATISTICAL SUBDIVISION</b>										
Beechworth (S)	2	—	171	—	—	—	103	—	—	274
Chiltern (S)	—	—	—	—	—	—	58	—	—	58
Tallangatta (S) Pt A	—	—	—	—	—	—	—	—	—	—
Wodonga (RC)	32	—	2,653	—	—	—	227	220	220	3,100
Yackandandah (S)	2	—	268	—	—	—	—	—	—	268
<b>Wodonga (SSD)</b>	<b>36</b>	<b>—</b>	<b>3,091</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>388</b>	<b>220</b>	<b>220</b>	<b>3,699</b>
<b>LATROBE VALLEY STATISTICAL SUBDIVISION</b>										
Moe (C)	4	—	375	—	—	—	58	—	—	433
Morwell (C) Pt A	3	—	300	—	36	2,010	73	810	810	3,193
Narracan (S) Pt A	1	—	37	—	—	—	—	—	—	37
Traralgon (C)	16	—	1,764	—	—	—	150	113	523	2,438
Traralgon (S) Pt A	3	—	251	—	—	—	72	—	—	323
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
<b>Latrobe Valley (SSD)</b>	<b>27</b>	<b>—</b>	<b>2,728</b>	<b>—</b>	<b>36</b>	<b>2,010</b>	<b>353</b>	<b>923</b>	<b>1,333</b>	<b>6,424</b>
<b>MILDURA STATISTICAL SUBDIVISION</b>										
Mildura (C)	7	14	1,408	—	—	—	26	130	828	2,262
Mildura (S) Pt A	18	—	1,523	—	—	—	159	80	80	1,762
<b>Mildura (SSD)</b>	<b>25</b>	<b>14</b>	<b>2,931</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>185</b>	<b>210</b>	<b>908</b>	<b>4,024</b>

(a) Details relating to individual classes of building are available on request. (b) For details of changes to Statistical local areas and Statistical subdivisions, please refer to paragraphs 26 and 27 of the explanatory notes, and also to the list of local government boundary changes enclosed with this publication.



**TABLE 10. VALUE OF NON-RESIDENTIAL BUILDING JOBS APPROVED BY CLASS OF BUILDING AND STATISTICAL DIVISION**  
(S'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>
<b>MELBOURNE STATISTICAL DIVISION</b>											
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
1993-94	167,762	441,505	120,873	197,917	332,785	171,926	10,818	257,790	359,444	77,796	2,138,618
1993 July	862	10,979	5,979	7,374	5,319	12,192	1,865	16,712	12,022	4,975	78,279
August	—	88,515	10,561	6,286	11,870	31,640	1,900	71,810	9,844	29,687	262,114
September	209	13,246	10,260	9,657	6,846	23,913	1,057	23,453	12,434	3,008	104,085
1994 July	1,435	11,686	10,410	8,070	10,378	8,925	500	2,115	5,207	1,108	59,834
August	590	12,288	20,073	8,056	12,192	12,034	440	10,949	10,882	4,158	91,663
September	1,620	38,034	11,277	9,103	12,071	18,076	1,050	4,687	835	4,219	100,972
<b>BARWON STATISTICAL DIVISION</b>											
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
1993-94	1,650	8,390	12,294	3,564	10,105	4,695	559	5,187	1,071	7,182	54,696
1993 July	70	237	150	—	443	498	—	110	140	585	2,233
August	200	205	1,805	337	3,547	—	220	—	—	55	6,369
September	260	1,173	2,508	290	800	50	60	750	350	220	6,461
1994 July	250	325	50	443	135	2,075	—	—	—	—	3,278
August	—	1,539	717	260	176	1,380	—	—	—	184	4,256
September	—	440	82	1,100	650	—	—	—	60	60	2,392
<b>WESTERN DISTRICT STATISTICAL DIVISION</b>											
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
1993-94	632	1,299	2,161	820	6,609	2,316	632	8,417	506	2,015	25,408
1993 July	—	120	—	210	70	—	—	95	—	—	495
August	—	85	194	251	60	160	—	—	184	69	1,003
September	148	279	—	—	4,848	200	—	—	—	452	5,926
1994 July	—	50	510	410	210	—	1,000	—	—	105	2,285
August	—	150	190	187	160	570	—	—	642	—	1,900
September	—	538	—	—	—	443	—	650	120	—	1,751
<b>CENTRAL HIGHLANDS STATISTICAL DIVISION</b>											
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
1993-94	865	3,254	2,977	1,078	1,620	6,418	387	1,270	6,138	2,785	26,793
1993 July	—	80	150	175	—	—	—	—	—	—	405
August	55	402	285	233	—	—	—	85	—	402	1,462
September	—	60	—	—	—	—	—	550	218	—	828
1994 July	—	1,236	120	—	—	2,902	—	—	—	114	4,372
August	—	500	50	400	—	58	—	—	—	—	1,008
September	—	—	150	—	124	—	410	—	70	1,454	2,208

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

Period	Hotels etc.	Shops	Factories	Offices	Other business premises	Educational	Religious	Health	Entertainment and recreational	Miscellaneous	Total
<b>WIMMERA STATISTICAL DIVISION</b>											
1991-92	1,058	685	370	659	1,207	—	65	883	607	1,170	8,451
1992-93	1,077	332	115	2,085	390	—	—	64	100	673	4,896
1993-94	883	1,605	7,618	210	816	—	—	1,006	580	120	14,874
1993 July	533	—	—	—	—	—	—	—	—	—	533
August	—	130	—	—	—	—	—	—	—	—	230
September	150	500	—	140	—	—	—	—	130	—	1,170
1994 July	—	—	—	—	—	—	—	—	—	—	—
August	—	—	—	—	60	—	—	—	—	110	170
September	—	110	—	—	—	—	—	—	—	—	110
<b>MALLEE STATISTICAL DIVISION</b>											
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
1993-94	83	1,432	280	450	2,343	800	416	1,185	301	1,510	8,801
1993 July	—	50	—	68	50	—	—	—	—	230	398
August	—	—	120	—	331	—	—	—	—	50	501
September	—	60	160	—	—	500	71	—	80	—	871
1994 July	250	252	60	200	—	300	—	—	—	—	1,062
August	—	60	130	—	310	—	—	—	—	—	500
September	50	100	—	130	80	994	—	—	—	—	1,354
<b>LODDON-CAMPASPE STATISTICAL DIVISION</b>											
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
1993-94	567	7,922	6,520	7,665	1,708	680	—	14,613	1,820	2,262	43,758
1993 July	172	400	—	378	—	—	—	900	200	70	2,120
August	100	3,080	490	2,930	120	—	—	55	—	—	6,775
September	—	320	—	100	55	—	—	—	1,050	440	1,965
1994 July	—	—	288	455	68	140	—	445	—	120	1,516
August	290	66	400	—	318	100	70	—	225	—	1,469
September	—	—	100	716	742	—	—	—	240	123	1,921
<b>GOULBURN STATISTICAL DIVISION</b>											
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
1993-94	9,323	8,352	47,503	4,042	5,089	6,591	—	300	2,471	7,596	91,267
1993 July	460	50	—	512	188	542	—	150	199	230	2,331
August	—	680	1,315	—	140	950	—	—	50	—	3,135
September	—	330	75	—	81	—	—	150	—	700	1,336
1994 July	—	696	135	—	340	90	—	—	200	150	1,611
August	—	183	185	375	653	304	—	50	—	110	1,860
September	132	230	145	—	2,405	1,161	50	—	520	—	4,643

**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>Educational</i>	<i>Religious</i>	<i>Health</i>	<i>Entertainment and recreational</i>	<i>Miscellaneous</i>	<i>Total</i>
<b>OVENS MURRAY STATISTICAL DIVISION</b>											
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
1993-94	2,411	3,145	1,385	2,013	1,184	1,084	217	9,008	470	13,437	34,354
1993 July	56	100	—	—	—	—	—	—	—	76	232
August	—	—	—	—	—	81	—	—	95	11,914	12,090
September	—	450	—	300	132	—	—	—	—	—	882
1994 July	—	170	275	—	4,060	—	—	—	—	—	4,505
August	—	350	260	—	200	4,252	220	—	—	—	5,282
September	—	213	100	200	—	—	—	—	—	150	663
<b>EAST GIPPSLAND STATISTICAL DIVISION</b>											
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
1993-94	1,914	5,999	1,329	2,035	992	2,926	750	2,179	3,530	1,809	23,463
1993 July	580	56	152	—	50	—	750	—	65	—	1,653
August	800	753	90	135	70	1,500	—	—	480	—	3,829
September	380	100	—	—	—	—	—	531	150	—	1,161
1994 July	—	—	—	—	—	113	70	—	—	—	183
August	—	497	150	—	100	—	—	—	67	—	814
September	—	—	—	—	—	—	—	—	—	267	267
<b>GIPPSLAND STATISTICAL DIVISION</b>											
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
1993-94	2,299	4,164	3,248	14,498	3,584	8,213	154	1,713	1,852	912	40,639
1993 July	—	362	575	290	153	—	—	104	80	150	1,714
August	275	527	210	—	250	1,579	—	330	122	—	3,293
September	120	300	103	304	519	956	—	150	235	282	2,970
1994 July	—	398	—	170	575	689	—	—	150	—	1,982
August	—	357	480	995	—	179	—	—	100	420	2,531
September	—	910	601	630	—	947	—	—	—	176	3,264
<b>TOTAL VICTORIA</b>											
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
1993-94	188,389	487,069	206,188	234,292	366,837	207,686	13,934	302,668	378,184	117,425	2,502,670
1993 July	2,733	12,434	7,006	9,006	6,273	13,232	2,615	18,071	12,706	6,316	90,393
August	1,430	94,377	15,070	10,173	16,388	36,010	2,120	72,280	10,775	42,177	300,802
September	1,267	16,818	13,107	10,792	13,281	25,869	1,188	25,585	14,647	5,103	127,656
1994 July	1,935	14,813	11,848	9,748	15,766	15,234	1,570	2,560	5,557	1,597	80,629
August	880	15,989	22,635	10,274	14,169	18,878	730	10,999	11,917	4,983	111,454
September	1,802	40,576	12,455	11,879	16,071	21,622	1,510	5,337	1,845	6,449	119,546

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

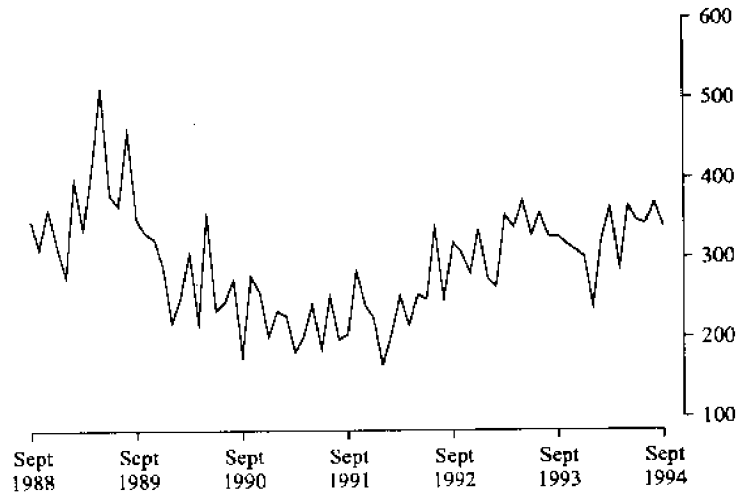
Statistical division	Other residential building									Total residential building
	Houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Melbourne	1,785	40	26	66	—	—	69	69	135	1,920
Barwon	165	12	—	12	—	—	—	—	12	177
Western District	33	5	—	5	—	—	—	—	5	38
Central Highlands	66	—	—	—	—	—	—	—	—	66
Wimmera	14	—	—	—	—	—	—	—	—	14
Mallee	48	3	—	3	—	—	—	—	3	51
Loddon-Campaspe	104	—	—	—	—	—	—	—	—	104
Goulburn	95	—	—	—	—	—	—	—	—	95
Ovens-Murray	63	—	—	—	—	—	—	—	—	63
East Gippsland	45	2	—	2	—	—	—	—	2	47
Gippsland	108	36	—	36	—	—	—	—	36	144
<b>Victoria</b>	<b>2,526</b>	<b>98</b>	<b>26</b>	<b>124</b>	<b>—</b>	<b>—</b>	<b>69</b>	<b>69</b>	<b>193</b>	<b>2,719</b>
VALUE (\$'000)										
Melbourne	173,923	2,490	1,900	4,390	—	—	11,000	11,000	15,390	189,313
Barwon	14,120	598	—	598	—	—	—	—	598	14,718
Western District	2,746	120	—	120	—	—	—	—	120	2,866
Central Highlands	5,506	—	—	—	—	—	—	—	—	5,506
Wimmera	1,219	—	—	—	—	—	—	—	—	1,219
Mallee	3,850	96	—	96	—	—	—	—	96	3,947
Loddon-Campaspe	8,675	—	—	—	—	—	—	—	—	8,675
Goulburn	8,176	—	—	—	—	—	—	—	—	8,176
Ovens-Murray	5,016	—	—	—	—	—	—	—	—	5,016
East Gippsland	3,988	49	—	49	—	—	—	—	49	4,037
Gippsland	8,726	2,010	—	2,010	—	—	—	—	2,010	10,736
<b>Victoria</b>	<b>235,945</b>	<b>5,363</b>	<b>1,900</b>	<b>7,263</b>	<b>—</b>	<b>—</b>	<b>11,000</b>	<b>11,000</b>	<b>18,263</b>	<b>254,209</b>

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

Statistical division / subdivision	1992-93	1993-94	July - Sep. 1994-95	Sep. 1994
Melbourne (SD)	2,918	3,021	804	275
Greater Geelong City Part A (SSD) (b)	159	193	54	13
Barwon (SD)	202	275	72	21
Western District (SD)	51	43	12	2
Ballarat City (SSD) (b)	81	33	18	3
Central Highlands (SD)	96	43	23	3
Wimmera (SD)	27	17	6	2
Mildura (SSD)	27	48	4	—
Mallee (SD)	31	75	8	—
Greater Bendigo City Part A (SSD) (b)	114	100	15	3
Loddon-Campaspe (SD)	145	134	25	7
Shepparton-Mooroopna (SSD)	42	27	7	2
Goulburn (SD)	89	76	28	7
Wodonga (SSD)	76	56	10	4
Ovens-Murray (SD)	103	65	19	6
East Gippsland (SD)	34	23	22	3
Latrobe Valley (SSD)	34	42	12	4
Gippsland (SD)	59	86	31	12
<b>Victoria</b>	<b>3,755</b>	<b>3,858</b>	<b>1,050</b>	<b>338</b>

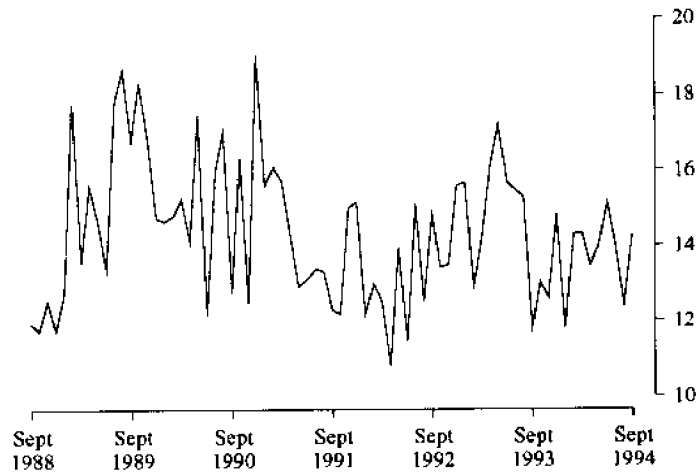
(a) Refer to paragraph 8 of the explanatory notes. (b) For details of changes to Statistical local areas and Statistical subdivisions, please refer to paragraphs 26 and 27 of the explanatory notes, and also to the list of local government boundary changes enclosed with this publication.

**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>1992-93</i>	<i>1993-94</i>	<i>July - Sep. 1994-95</i>	<i>Sep. 1994</i>
Altona (C)	84	86	24	10
Berwick (C)	99	59	22	2
Box Hill (C)	64	96	13	2
Brighton (C)	39	62	34	12
Broadmeadows (C)	82	87	17	8
Brunswick (C)	16	27	3	—
Bulla (S)	34	16	5	4
Camberwell (C)	128	151	33	10
Caulfield (C)	85	86	24	5
Chelsea (C)	26	48	22	10
Coburg (C)	14	25	7	4
Collingwood (C)	8	8	—	—
Cranbourne (C)	25	41	3	1
Croydon (C)	50	51	16	3
Dandenong (C)	44	34	14	4
Diamond Valley (S)	40	42	11	8
Doncaster and Templestowe (C)	109	115	21	4
Eltham (S)	70	61	13	—
Essendon (C) (b)	66	64	13	8
Fitzroy (C) (b)	5	4	4	—
Flinders (S)	2	10	4	—
Footscray (C)	12	16	7	3
Frankston (C)	66	53	9	6
Hastings (S)	19	13	4	1
Hawthorn (C)	11	24	8	2
Healesville (S)	2	3	—	—
Heidelberg (C)	67	60	17	4
Keilor (C)	104	132	43	16
Kew (C)	28	36	11	7
Knox (C)	50	53	13	2
Lillydale (S)	22	34	6	4
Malvern (C)	25	28	6	4
Melbourne (C) (b)	10	12	—	—
Melton (S)	16	18	4	2
Moorabbin (C)	162	179	58	18
Mordialloc (C)	59	78	8	—
Mornington (S)	31	27	9	9
Northcote (C)	26	37	13	3
Numawading (C)	146	117	47	21
Oakleigh (C)	55	81	15	5
Pakenham (S)	16	16	2	—
Port Melbourne (C) (b)	6	11	2	—
Prahran (C)	28	29	8	2
Preston (C)	74	74	33	18
Richmond (C)	6	22	12	—
Ringwood (C)	81	64	11	6
St Kilda (C)	10	17	3	2
Sandringham (C)	54	81	26	9
Sherbrooke (S)	—	4	1	—
South Melbourne (C) (b)	15	10	—	—
Springvale (C)	86	49	19	5
Sunshine (C)	105	26	9	3
Upper Yarra (S) Pt A	2	1	—	—
Waverley (C)	137	160	39	14
Werribee (C)	113	81	17	1
Whittlesea (C)	172	182	36	13
Williamstown (C)	12	20	5	—
<b>Melbourne Statistical Division</b>	<b>2,918</b>	<b>3,021</b>	<b>804</b>	<b>275</b>
<b>Rest of Victoria</b>	<b>837</b>	<b>837</b>	<b>246</b>	<b>63</b>
<b>Total Victoria</b>	<b>3,755</b>	<b>3,858</b>	<b>1,050</b>	<b>338</b>

(a) Refer to paragraph 8 of the explanatory notes. (b) For details of changes to Statistical local areas and Statistical subdivisions, please refer to paragraphs 26 and 27 of the explanatory notes, and also to the list of local government boundary changes enclosed with this publication.

## EXPLANATORY NOTES

**Introduction**

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

- (a) permits issued by licensed municipal building surveyors employed in local government authorities;
- (b) contracts (let or day labour work) authorised by Commonwealth, State, semi-government, and local government authorities, and
- (c) permits issued by licensed private building surveyors;

The last category reflects implementation of the 1993 Building Act by the Victorian Government from 1 July 1994.

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 July 1991 to June 1994 inclusive contain geographical division and nomenclature based on the *Australian Standard Geographical Classification* (ASGC) Edition 2.3 The 'Off shore areas and migratory' category has been excluded from all tables.

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.

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.

26. As a result of an ongoing review of local government boundaries initiated by the Victorian Government, substantial alterations have been made to Statistical Local Areas and Statistical Subdivisions in Victoria in 1994. Changes resulting from the review of boundaries in the Geelong, Bendigo and Ballarat regions, together with changes resulting from the creation of the Shire of Surf Coast and the redefinition of the boundaries of the City of Melbourne have been effected in Edition 2.4 of the ASGC. New Statistical Local Areas have been included in the Barwon, Central Highlands and Loddon-Campaspe Statistical Divisions. Details of changes are provided in a listing enclosed with the July 1994 issue of this publication. Copies of this list are available from ABS Victoria on request.

27. These changes have been incorporated in Building Statistics from 1 July 1994. Tables 8 and 13 show the Statistical Local Areas, and Tables 9 and 12 show the Statistical Subdivisions. There have been no changes to Statistical Divisions boundaries as a result of these Local Government changes.

#### **Unpublished data and related publications**

28. 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.

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

*Building Approvals, Australia* (8731.0) (monthly) (\$13.50)

*Building Approvals, Victoria - Small Area Summary* (8733.2) (annual) (\$8.50)

*Dwelling Unit Commencements Reported xby Approving Authorities, Victoria* (8741.2) (monthly) (\$11.00)

*Building Activity, Australia: Dwelling Unit Commencements, Preliminary* (8750.0) (quarterly) (\$11.00)

*Building Activity, Australia* (8752.0) (quarterly) (\$14.50)

*Building Activity, Victoria* (8752.2) (quarterly) (\$11.00)

*Building, Victoria* - (8710.2) (P.O.A.)

30. Current publications produced by the ABS are listed in the *Catalogue of Publications, Australia* (1101.0). The ABS also issues, on Tuesdays and Fridays, a *Publications Advice* (1105.0) which lists publications to be released in the next few days. These are available from any ABS Office.

**Electronic services**

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

**Floppy disk service**

Selected ABS statistics are available on floppy disk. Further information is available on (06) 252 6684.

**Recorded message services****0055 26400***Consumer Price Index**National Accounts**Balance of Payments**Labour Force Estimates**Average Weekly Earnings**Estimated Resident Population***Symbols and other usages**

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

.. not applicable

- nil or rounded down to zero

----- break in continuity of series

(where line is drawn across a column between two consecutive figures)

Where figures have been rounded, discrepancies may occur between sums of the component items and totals.

**STUART JACKSON***Deputy Commonwealth Statistician*



## For more information ...

The ABS publishes a wide range of statistics and other information on Australia's economic and social conditions. Details of what is available in various publications and other products can be found in the *ABS Catalogue of Publications and Products* available at all ABS Offices (see below for contact details).

### Information Consultancy Service

Information tailored to special needs of clients can be obtained from the Information Consultancy Service available at ABS Offices (see Information Inquiries below for contact details).

### National Dial-a-Statistic Line

0055 86 400

(Steadycom P/L: premium rate 25c/21 4 secs.)

This number gives 24-hour access, 365 days a year for a range of statistics.

### Electronic Data Services

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

### Bookshops and Subscriptions

There are over 400 titles of various publications available from ABS bookshops in all ABS Offices (see below Bookshop Sales for contact details). The ABS also provides a subscription service through which nominated publications are provided by mail on a regular basis at no additional cost (telephone Publications Subscription Service toll free on 008 02 0608 Australia wide).

## Sales and Inquiries

Regional Offices	Information Inquiries	Bookshop Sales
SYDNEY (02)	268 4611	268 4620
MELBOURNE (03)	615 7000	615 7829
BRISBANE (07)	222 6351	222 6350
PERTH (09)	360 5140	360 5307
ADELAIDE (08)	237 7100	237 7582
HOBART (002)	20 5800	20 5800
CANBERRA (06)	207 0326	207 0326
DARWIN (089)	43 2111	43 2111
<b>National Office</b>		
ACT (06)	252 6007	008 020 608

### ABS Email Addresses

Keylink	STAT.INFO/ABS
X.400	(C:AU,A:TELMEMO,O:ABS,SN:INFO,FN:STAT)
Internet	STAT.INFO@ABS. TELEMEMO.AU



Information Services, ABS, PO Box 10, Belconnen ACT 2616

© Commonwealth of Australia 1994

**Recommended retail price: \$11.00**



**2873120009943**  
ISSN 1031-1998