

CATALOGUE NUMBER 8731.2
10 NOVEMBER 1995

BUILDING APPROVALS, VICTORIA, SEPTEMBER 1995

The restructure of local government in Victoria and the associated geographic boundary changes have resulted in major changes to Victoria's statistical geography effective from 1 July 1995.

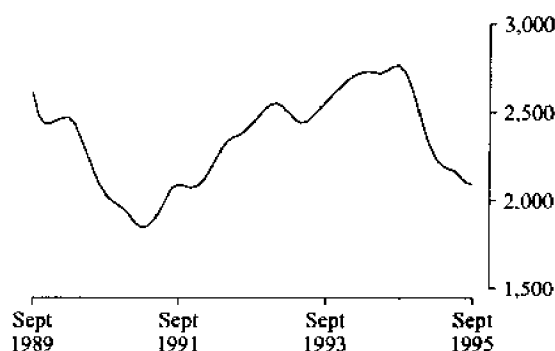
Full details of the changes made are available in ABS Information Paper *Victorian Local Government Amalgamations 1994-95: Changes to the Australian Standard Geographic Classification (1257.0)*.

In many cases, it has not been possible to maintain time series of data due to the nature of the changes made.

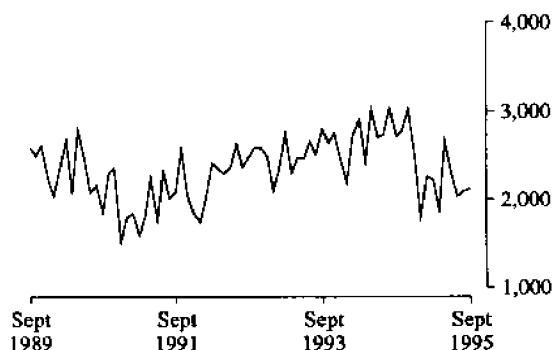
MAIN FEATURES

- The trend estimate of the number of dwelling units approved in September 1995 (2,073) was 1.4 per cent lower than in August (2,103) and 29 per cent lower than for September 1994 (2,900). The trend estimates have shown 13 consecutive monthly decreases since August 1994.
- In original terms the number of dwelling units approved in September 1995 (2,139) was 1.6 per cent higher than in August 1995 (2,105), but 23 per cent lower than the figure recorded in September 1994 (2,732).
- The value of non-residential buildings approved, at current prices, for the three months ending September 1995 was \$539.5m, an increase of 73 per cent when compared to the corresponding figure for the three months ending September 1994 (\$311.6m).

NUMBER OF DWELLING UNITS APPROVED
TREND ESTIMATES



NUMBER OF DWELLING UNITS APPROVED
ORIGINAL



INQUIRIES

For further information about statistics in this publication and the availability of related unpublished statistics, contact Dennis Robson or John Nelson on Melbourne (03) 9615 7000; or any ABS State office.

For information about other ABS statistics and services contact Information Services on Melbourne (03) 9615 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 1995 to September 1995.

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 will tend to be larger with greater 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 19 and 20 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 1995) 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 1995, the trend estimate for that month would be 1,731, a movement of 0.1 per cent. The monthly movements in the trend estimates for July, August and September 1995, which are currently estimated to be -1.7, -1.6 and -1.2 per cent respectively, would be revised to -1.1, -0.7 and -0.2 per cent. On the other hand, a 5 per cent seasonally adjusted decline in the number of private houses approved in October 1995 would produce a trend estimate for that month of 1,659, a movement of -1.4 per cent, with the movements in the trend estimates for July, August and September 1995, being revised to -1.7, -1.7 and -1.6 per cent respectively.

NUMBER OF PRIVATE SECTOR HOUSES APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if October 1995 seasonally adjusted estimate			
			is up 5% on September 1995		is down 5% on September 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995						
April	1,831	-2.5	1,826	-2.8	1,829	-2.6
May	1,799	-1.7	1,791	-1.9	1,797	-1.8
June	1,769	-1.7	1,766	-1.4	1,769	-1.6
July	1,738	-1.7	1,746	-1.1	1,738	-1.7
August	1,711	-1.6	1,734	-0.7	1,708	-1.7
September	1,691	-1.2	1,730	-0.2	1,681	-1.6
October	n.y.a.	n.y.a.	1,731	0.1	1,659	-1.4

TOTAL NUMBER OF DWELLING UNITS APPROVED RELIABILITY OF TREND ESTIMATES

	Trend estimate		Revised trend estimate if October 1995 seasonally adjusted estimate			
			is up 7% on September 1995		is down 7% on September 1995	
	No.	% change on previous month	No.	% change on previous month	No.	% change on previous month
1995						
April	2,305	-2.0	2,296	-2.4	2,302	-2.1
May	2,268	-1.6	2,255	-1.8	2,265	-1.6
June	2,217	-2.3	2,211	-1.9	2,216	-2.2
July	2,158	-2.3	2,170	-1.9	2,157	-2.7
August	2,103	-2.5	2,152	-0.8	2,108	-2.3
September	2,073	-1.5	2,158	0.3	2,074	-1.6
October	n.y.a.	n.y.a.	2,185	1.3	2,059	-0.8

TABLE 1. NUMBER OF DWELLING UNITS APPROVED

TABLE 1. NUMBER OF DWELLING UNITS APPROVED										
Period	New houses			New other residential buildings			Conversions, etc.	Total (a)		
	Private sector	Public sector	Total	Private sector	Public sector	Total		Private sector	Public sector	Total
MELBOURNE STATISTICAL DIVISION (b)										
1992-93	17,104	723	17,827	1,845	163	2,008	6	18,955	886	19,841
1993-94	17,878	585	18,463	2,920	414	3,334	1,152	21,844	1,105	22,949
1994-95	17,816	307	18,123	3,100	581	3,681	1,330	22,240	894	23,134
1994-95										
July-September	5,309	56	5,365	533	39	572	223	6,065	95	6,160
1995-96										
July-September	3,943	122	4,065	550	140	690	18	4,511	262	4,773
1994—										
July	1,706	20	1,726	199		199	9	1,914	20	1,934
August	1,843	11	1,854	228	10	238	205	2,276	21	2,297
September	1,760	25	1,785	106	29	135	9	1,875	54	1,929
October	1,726	39	1,765	315	20	335	411	2,452	59	2,511
November	1,834	48	1,882	239	86	325	68	2,141	134	2,275
December	1,336	18	1,354	524	44	568	12	1,872	62	1,934
1995—										
January	1,138	8	1,146	93	80	173	4	1,235	88	1,323
February	1,352	35	1,387	208	98	306	152	1,712	133	1,845
March	1,321	32	1,353	152	45	197	309	1,776	83	1,859
April	1,158	6	1,164	228	4	232	8	1,394	10	1,404
May	1,325	25	1,350	610	96	706	111	2,046	121	2,167
June	1,317	40	1,357	198	69	267	32	1,547	109	1,656
July	1,355	21	1,376	48	71	119	11	1,414	92	1,506
August	1,296	82	1,378	125	69	194	3	1,424	151	1,575
September	1,292	19	1,311	377		377	4	1,673	19	1,692
VICTORIA										
1992-93	25,969	1,189	27,158	2,186	227	2,413	12	28,167	1,416	29,583
1993-94	27,227	830	28,057	3,109	584	3,693	1,167	31,396	1,521	32,917
1994-95	25,284	601	25,885	3,225	808	4,033	1,347	29,849	1,416	31,265
1994-95										
July-September	7,658	134	7,792	582	118	700	229	8,469	252	8,721
1995-96										
July-September	5,354	149	5,503	560	207	767	26	5,940	356	6,296
1994—										
July	2,465	48	2,513	219		219	11	2,695	48	2,743
August	2,716	37	2,753	243	45	288	205	3,164	82	3,246
September	2,477	49	2,526	120	73	193	13	2,610	122	2,732
October	2,393	46	2,439	315	22	337	413	3,121	68	3,189
November	2,591	81	2,672	273	86	359	70	2,934	167	3,101
December	1,861	63	1,924	528	59	587	14	2,403	122	2,525
1995—										
January	1,573	23	1,596	97	90	187	4	1,674	113	1,787
February	1,861	37	1,898	216	146	362	153	2,230	183	2,413
March	1,954	43	1,997	158	71	229	312	2,417	121	2,538
April	1,585	37	1,622	240	13	253	8	1,833	50	1,883
May	1,902	58	1,960	614	96	710	112	2,628	154	2,782
June	1,906	79	1,985	202	107	309	32	2,140	186	2,326
July	1,829	32	1,861	50	130	180	11	1,890	162	2,052
August	1,802	94	1,896	133	69	202	7	1,942	163	2,105
September	1,723	23	1,746	377	8	385	8	2,108	31	2,139

(a) Includes Conversions, etc. See paragraphs 9-11 of the Explanatory Notes. (b) As a result of minor changes to the Melbourne Statistical Division boundary, data for the periods prior to July 1995 are not strictly comparable to data for periods from July 1995 onward. For further details please refer to paragraphs 27 to 29 of the explanatory notes.

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

(\$ million)														
New residential building										Alterations and additions to residential buildings	Non-residential building		Total building	
Period	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 (a)														
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
1994-95	1,732.4	23.5	1,755.9	380.7	46.4	427.0	2,113.1	69.8	2,182.9	571.9	1,072.3	1,655.8	3,749.0	4,410.6
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
1995-96														
July-September	392.0	12.6	404.5	56.1	9.6	65.7	448.1	22.1	470.2	108.5	294.3	427.9	846.9	1,006.6
1994-														
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
October	166.4	2.3	168.7	32.8	1.4	34.2	199.2	3.7	202.9	86.0	117.5	296.8	402.7	585.6
November	177.2	3.3	180.5	21.7	6.3	28.0	198.8	9.6	208.5	48.9	107.6	149.1	355.0	406.4
December	129.6	1.6	131.2	110.2	4.4	114.6	239.9	5.9	245.8	27.6	54.7	72.3	322.1	345.6
1995														
January	108.7	0.6	109.3	8.9	7.2	16.1	117.6	7.8	125.4	26.7	93.1	124.9	237.0	277.0
February	129.8	3.7	133.5	19.7	5.4	25.1	149.5	9.1	158.6	45.9	149.8	218.2	345.1	422.7
March	123.8	3.3	127.1	11.6	4.4	16.1	135.4	7.7	143.1	70.1	85.0	106.0	289.2	319.2
April	114.1	0.6	114.7	20.9	0.2	21.1	135.0	0.8	135.8	30.2	59.7	91.2	223.9	257.2
May	135.0	1.6	136.6	91.4	10.8	102.2	226.4	12.3	238.8	51.5	118.1	188.8	392.0	479.1
June	132.6	3.0	135.6	15.2	3.9	19.1	147.8	6.9	154.7	41.1	84.4	156.1	271.9	351.9
July	130.5	1.3	131.8	5.7	4.8	10.5	136.2	6.1	142.3	32.8	80.9	94.7	249.0	269.7
August	130.3	8.3	138.6	9.9	4.8	14.7	140.2	13.1	153.3	37.5	87.9	144.7	265.2	335.4
September	131.2	3.0	134.1	40.5	-	40.5	171.7	3.0	174.7	38.2	125.4	188.5	332.8	401.4
VICTORIA														
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
1994-95	2,383.4	41.9	2,425.3	388.8	59.9	448.7	2,772.2	101.8	2,874.0	685.1	1,274.7	1,975.2	4,717.5	5,534.3
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
1995-96														
July-September	520.5	14.6	535.0	56.7	12.7	69.4	577.2	27.2	604.4	135.4	383.4	539.5	1,090.2	1,279.2
1994-														
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
October	223.6	2.7	226.3	32.8	3.6	34.4	256.4	4.2	260.6	94.9	134.0	347.3	485.3	702.8
November	243.3	5.3	248.6	23.8	6.3	30.1	267.1	11.6	278.7	60.0	121.2	173.8	447.6	512.4
December	178.2	4.3	182.5	110.5	5.3	115.8	288.7	9.6	298.3	34.6	64.1	89.2	387.3	422.0
1995-														
January	147.1	1.6	148.7	9.0	7.7	16.7	156.2	9.3	165.4	33.4	105.7	152.7	294.7	351.5
February	175.5	3.9	179.3	20.3	8.3	28.6	195.8	12.2	208.0	54.5	160.0	237.6	410.3	500.1
March	179.0	4.1	183.1	11.9	6.0	17.9	191.0	10.0	201.0	80.8	105.4	132.1	375.9	413.9
April	151.1	2.4	153.6	22.5	0.8	23.3	173.6	3.2	176.8	40.4	76.6	118.6	286.6	335.9
May	188.4	3.5	191.9	91.6	10.8	102.3	280.0	14.3	294.2	62.7	153.9	231.0	491.1	587.9
June	184.6	6.0	190.5	15.4	6.7	22.1	200.0	12.6	212.6	50.8	104.0	181.4	352.4	444.8
July	173.8	2.3	176.1	5.7	7.4	13.2	179.6	9.7	189.3	41.0	111.7	131.4	330.8	361.8
August	175.4	9.0	184.4	10.4	4.8	15.2	185.9	13.8	199.7	46.9	117.1	180.5	348.8	427.1
September	171.2	3.3	174.5	40.5	0.4	41.0	211.7	3.7	215.4	47.5	154.6	227.5	410.6	490.4

(a) As a result of minor changes to the Melbourne Statistical Division boundary, data for the periods prior to July 1995 are not strictly comparable to data for periods from July 1995 onward. For further details please refer to paragraphs 27 to 29 of the explanatory notes.

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

SEASONALLY ADJUSTED AND TREND ESTIMATES (a), VICTORIA						
Period	Number of dwelling units (b)				Value (\$m)	
	Houses		Total		New residential building	Alterations and additions to residential buildings
	Private sector	Total	Private sector	Total		
SEASONALLY ADJUSTED						
1994—						
July r	2,420	2,479	2,623	2,753	245.9	47.3
August r	2,454	2,560	2,885	3,045	254.6	74.2
September r	2,368	2,398	2,562	2,675	248.5	48.7
October r	2,307	2,375	2,992	3,115	253.2	86.5
November r	2,396	2,408	2,707	2,842	253.2	52.6
December r	2,064	2,132	2,548	2,787	328.9	37.4
1995—						
January r	1,992	1,943	2,080	2,088	188.4	41.3
February r	1,955	1,954	2,374	2,516	219.4	57.5
March r	1,863	1,888	2,364	2,442	191.0	76.3
April r	1,871	1,929	2,117	2,169	210.9	46.9
May r	1,683	1,780	2,274	2,401	258.3	55.3
June r	1,860	1,940	2,179	2,336	216.2	51.1
July r	1,814	1,878	1,819	2,033	186.1	44.8
August r	1,574	1,736	1,735	1,942	182.3	44.2
September r	1,732	1,707	2,150	2,215	221.3	47.4
TREND ESTIMATES						
1994—						
July r	2,401	2,487	2,760	2,880	249.9	50.3
August r	2,404	2,483	2,775	2,904	253.4	50.7
September r	2,384	2,449	2,762	2,900	258.3	49.8
October r	2,329	2,376	2,714	2,856	261.2	48.5
November r	2,247	2,275	2,631	2,770	258.2	48.0
December r	2,146	2,160	2,522	2,649	249.0	48.9
1995—						
January r	2,039	2,047	2,409	2,520	237.1	51.2
February r	1,948	1,961	2,324	2,421	226.5	54.0
March r	1,878	1,907	2,258	2,352	218.4	56.1
April r	1,831	1,881	2,201	2,305	213.9	56.3
May r	1,799	1,870	2,143	2,268	212.6	54.4
June r	1,769	1,851	2,070	2,217	212.0	51.0
July r	1,738	1,821	1,999	2,158	208.6	47.9
August r	1,711	1,788	1,942	2,103	204.3	45.5
September r	1,691	1,758	1,910	2,073	202.2	43.5

(a) Seasonally adjusted series smoothed by application of a 13-term Henderson moving average - see Explanatory Notes for a more detailed explanation. (b) Includes Conversions, etc. See paragraphs 9-11 of the Explanatory Notes.

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

(\$ 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							
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	2,354.9	2,411.2	367.3	2,778.5	595.4	2,330.2	3,148.6	5,672.0	6,522.5
1994-95	2,220.1	2,259.0	544.7	2,803.7	637.9	1,567.4	2,428.3	4,964.0	5,869.9
1994—									
Mar. qtr.	569.0	576.1	111.7	687.8	127.1	448.9	746.2	1,237.8	1,561.1
June qtr.	631.8	644.3	91.2	735.5	179.3	1,029.5	1,172.0	1,944.6	2,086.9
Sept. qtr.	666.1	673.6	70.5	744.1	161.6	309.9	386.6	1,215.6	1,292.3
Dec. qtr.	602.9	614.4	219.6	834.0	177.1	393.7	752.4	1,399.9	1,763.5
1995—									
Mar. qtr.	465.4	474.2	76.6	550.8	156.5	455.3	641.0	1,147.4	1,348.3
June qtr.	485.7	496.8	177.9	674.7	142.7	408.4	648.3	1,201.1	1,465.8

(a) See paragraphs 21-26 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 1989-1990 PRICES
VICTORIA

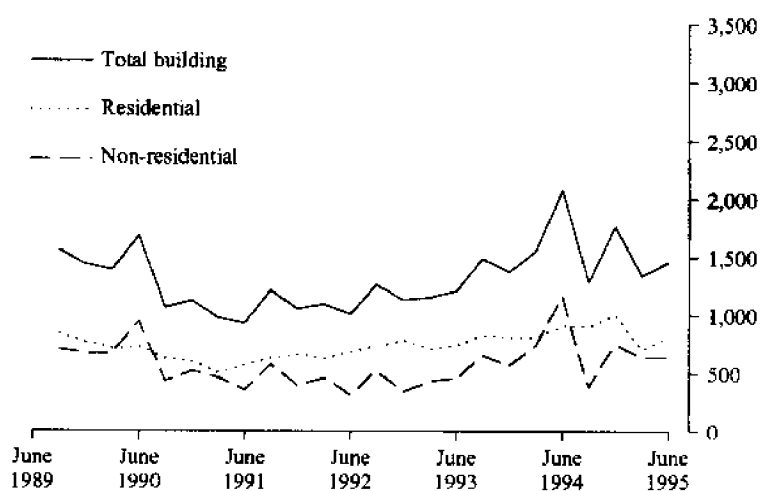


TABLE 5. VALUE OF BUILDING APPROVED, BY CLASS OF BUILDING AND OWNERSHIP, VICTORIA
(\$ million)

Class of building	(\$ million)						
	1993-94	1994-95	July-September		1995		
			1994-95	1995-96	July	August	September
PRIVATE SECTOR							
New houses	2,465.2	2,383.4	712.7	520.5	173.8	175.4	171.2
New other residential buildings	252.8	388.8	51.0	56.7	5.7	10.4	40.5
Total new residential building	2,718.0	2,772.2	763.7	577.2	179.6	185.9	211.7
Alterations and additions to residential buildings	614.4	670.6	172.9	129.6	39.5	45.8	44.3
Hotels, etc.	187.1	47.0	4.6	7.2	3.1	1.5	2.2
Shops	483.6	351.0	67.4	102.2	41.2	38.6	22.4
Factories	161.2	206.8	46.6	58.2	13.2	17.1	27.9
Offices	178.1	238.1	28.5	95.3	20.0	32.4	42.8
Other business premises	225.1	165.0	45.2	57.7	18.4	10.8	28.5
Educational	88.1	77.4	21.7	16.5	5.6	4.4	6.5
Religious	13.9	15.4	3.8	1.4	0.2	0.2	1.0
Health	119.8	49.2	14.3	19.4	5.4	4.5	9.5
Entertainment and recreational	308.7	81.9	6.8	17.9	3.4	6.8	7.6
Miscellaneous	87.9	42.9	10.9	7.7	1.2	0.9	5.7
Total non-residential building	1,853.6	1,274.7	249.8	383.4	111.7	117.1	154.6
Total	5,186.0	4,717.5	1,186.4	1,090.2	330.8	348.8	410.6
PUBLIC SECTOR							
New houses	58.8	41.9	8.2	14.6	2.3	9.0	3.3
New other residential buildings	40.9	59.9	6.5	12.7	7.4	4.8	0.4
Total new residential building	99.7	101.8	14.7	27.2	9.7	13.8	3.7
Alterations and additions to residential buildings	9.1	14.4	—	5.7	1.5	1.1	3.2
Hotels, etc.	1.3	1.1	0.1	0.4	0.1	—	0.3
Shops	3.4	7.7	4.0	4.0	0.2	2.7	1.1
Factories	45.0	12.4	0.3	1.9	0.2	1.5	0.2
Offices	56.2	123.1	3.4	30.8	1.7	4.1	25.0
Other business premises	141.7	53.3	0.8	4.3	2.5	0.7	1.1
Educational	119.6	226.3	34.0	68.6	9.5	26.4	32.6
Religious	—	—	—	—	—	—	—
Health	182.9	71.8	4.6	16.4	2.2	5.5	8.7
Entertainment and recreational	69.5	148.6	12.5	24.7	1.9	19.2	3.6
Miscellaneous	29.5	56.2	2.1	5.0	1.5	3.2	0.3
Total non-residential building	649.1	700.5	61.8	156.0	19.8	63.4	72.9
Total	757.9	816.7	76.5	189.0	31.0	78.2	79.8
TOTAL							
New houses	2,524.0	2,425.3	720.8	535.0	176.1	184.4	174.5
New other residential buildings	293.7	448.7	57.5	69.4	13.2	15.2	41.0
Total new residential building	2,817.7	2,874.0	778.3	604.4	189.3	199.7	215.4
Alterations and additions to residential buildings	623.5	685.1	172.9	135.4	41.0	46.9	47.5
Hotels, etc.	188.4	48.1	4.6	7.6	3.1	1.5	3.0
Shops	487.1	358.8	71.4	106.1	41.4	41.3	23.5
Factories	206.2	219.2	46.9	60.1	13.4	18.6	28.1
Offices	234.3	361.2	31.9	126.1	21.7	36.5	67.8
Other business premises	366.8	218.3	46.0	62.0	20.9	11.5	29.6
Educational	207.7	303.7	55.7	85.1	15.1	30.8	39.2
Religious	13.9	15.4	3.8	1.4	0.2	0.2	1.0
Health	302.7	121.0	18.9	35.8	7.6	10.0	18.2
Entertainment and recreational	378.2	230.4	19.3	42.6	5.3	26.0	11.2
Miscellaneous	117.4	99.0	13.0	12.7	2.7	4.1	5.9
Total non-residential building	2,502.7	1,975.2	311.6	539.5	131.4	180.5	227.5
Total	5,943.9	5,534.3	1,262.9	1,279.2	361.8	427.1	490.4

**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.												
1995 July	5	0.4	1	0.4	1	0.7	1	1.7	—	—	8	3.1
August	5	0.7	3	0.8	—	—	—	—	—	—	8	1.5
September	7	0.7	4	1.3	—	—	1	1.0	—	—	12	3.0
SHOPS												
1995 July	81	6.5	10	3.1	2	1.1	2	7.1	2	23.5	97	41.4
August	77	7.1	12	3.6	2	1.3	9	22.9	1	6.5	101	41.3
September	71	6.1	19	6.2	5	3.1	5	8.0	—	—	100	23.5
FACTORIES												
1995 July	27	2.8	11	3.4	3	2.1	2	5.1	—	—	43	13.4
August	34	3.8	16	4.5	2	1.5	4	8.8	—	—	56	18.6
September	31	3.2	15	3.8	7	4.5	4	6.5	1	10.0	58	28.1
OFFICES												
1995 July	52	5.0	16	4.9	5	3.1	5	8.7	—	—	78	21.7
August	41	3.7	17	4.8	7	5.0	5	8.3	2	14.7	72	36.5
September	49	4.8	22	6.1	14	9.2	18	38.1	1	9.6	104	67.8
OTHER BUSINESS PREMISES												
1995 July	23	2.4	11	3.1	4	2.9	7	12.5	—	—	45	20.9
August	43	4.4	12	4.1	2	1.5	1	1.6	—	—	58	11.5
September	28	2.8	11	3.1	2	1.6	5	10.1	2	12.0	48	29.6
EDUCATIONAL												
1995 July	11	1.1	5	1.5	5	3.2	4	9.4	—	—	25	15.1
August	17	1.8	10	3.1	5	3.1	3	5.8	1	17.0	36	30.8
September	15	1.5	8	2.4	7	4.7	7	13.8	2	16.7	39	39.2
RELIGIOUS												
1995 July	2	0.2	—	—	—	—	—	—	—	—	2	0.2
August	3	0.2	—	—	—	—	—	—	—	—	3	0.2
September	3	0.2	2	0.7	—	—	—	—	—	—	5	1.0
HEALTH												
1995 July	3	0.3	4	1.0	2	1.4	3	5.0	—	—	12	7.6
August	4	0.4	5	1.3	1	0.9	5	7.4	—	—	15	10.0
September	4	0.6	4	1.3	3	2.2	8	14.1	—	—	19	18.2
ENTERTAINMENT AND RECREATIONAL												
1995 July	11	1.1	4	1.0	5	3.3	—	—	—	—	20	5.3
August	16	1.6	6	2.1	5	3.9	1	1.4	2	17.1	30	26.0
September	8	0.9	6	1.8	2	1.8	3	6.7	—	—	19	11.2
MISCELLANEOUS												
1995 July	13	1.1	4	1.0	1	0.6	—	—	—	—	18	2.7
August	7	0.5	7	1.9	—	—	1	1.7	—	—	15	4.1
September	6	0.7	6	1.6	—	—	2	3.6	—	—	14	5.9
TOTAL NON-RESIDENTIAL BUILDING												
1995 July	228	20.8	66	19.3	28	18.4	24	49.5	2	23.5	348	131.4
August	247	24.2	88	26.1	24	17.1	29	57.9	6	55.3	394	180.5
September	222	21.8	97	28.3	40	27.2	53	101.9	6	48.3	418	227.5

**TABLE 7. NUMBER AND VALUE OF NEW DWELLING UNITS (a) APPROVED
BY MATERIAL OF OUTER WALLS, SEPTEMBER 1995**

<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 (b)						
<i>Houses —</i>						
Brick, stone or concrete	3	258	—	—	3	258
Brick-veneer	661	70,956	4	758	665	71,714
Timber	20	1,407	—	—	20	1,407
Fibre cement	3	263	—	—	3	263
Steel, aluminium or other materials	—	—	—	—	—	—
Not stated	605	58,298	15	2,206	620	60,505
<i>Total houses</i>	<i>1,292</i>	<i>131,182</i>	<i>19</i>	<i>2,964</i>	<i>1,311</i>	<i>134,146</i>
<i>Other residential buildings</i>	<i>377</i>	<i>40,538</i>	<i>—</i>	<i>—</i>	<i>377</i>	<i>40,538</i>
Total residential buildings	1,669	171,719	19	2,964	1,688	174,683
REST OF VICTORIA (b)						
<i>Houses —</i>						
Brick, stone or concrete	5	440	—	—	5	440
Brick-veneer	233	23,266	1	88	234	23,354
Timber	36	2,241	—	—	36	2,241
Fibre cement	9	456	—	—	9	456
Steel, aluminium or other materials	9	489	—	—	9	489
Not stated	139	13,101	3	245	142	13,346
<i>Total houses</i>	<i>431</i>	<i>39,993</i>	<i>4</i>	<i>333</i>	<i>435</i>	<i>40,325</i>
<i>Other residential buildings</i>	<i>—</i>	<i>—</i>	<i>8</i>	<i>439</i>	<i>8</i>	<i>439</i>
Total residential buildings	431	39,993	12	772	443	40,764
TOTAL VICTORIA						
<i>Houses —</i>						
Brick, stone or concrete	8	699	—	—	8	699
Brick-veneer	894	94,222	5	846	899	95,067
Timber	56	3,647	—	—	56	3,647
Fibre cement	12	718	—	—	12	718
Steel, aluminium or other materials	9	489	—	—	9	489
Not stated	744	71,400	18	2,451	762	73,851
<i>Total houses</i>	<i>1,723</i>	<i>171,174</i>	<i>23</i>	<i>3,297</i>	<i>1,746</i>	<i>174,471</i>
<i>Other residential buildings</i>	<i>377</i>	<i>40,538</i>	<i>8</i>	<i>439</i>	<i>385</i>	<i>40,977</i>
Total residential buildings	2,100	211,712	31	3,736	2,131	215,448

(a) Excludes Conversions, etc. (b) For details of changes to Statistical Divisions, please refer to paragraphs 27 to 29 of the explanatory notes.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), SEPTEMBER 1995

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	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										
Banyule (C)										
Meidelberg	10	1	1,000	—	—	—	882	5,660	5,660	7,542
North	14	—	1,489	6	—	405	218	—	—	2,112
Total	24	1	2,489	6	—	405	1,100	5,660	5,660	9,653
Bayside (C)										
Brighton	9	—	1,049	—	—	—	1,509	—	—	2,558
South	7	—	1,082	—	—	—	1,915	220	220	3,217
Total	16	—	2,131	—	—	—	3,424	220	220	5,775
Boroondara (C)										
Camberwell North	16	—	2,214	10	—	950	968	170	220	4,353
Camberwell South	10	—	1,163	—	—	—	1,170	—	—	2,332
Hawthorn	1	—	500	2	—	500	890	1,907	1,907	3,797
Kew	5	—	916	13	—	1,260	1,184	535	1,952	5,313
Total	32	—	4,793	25	—	2,710	4,212	2,612	4,080	15,795
Brimbank (C)										
Keilor	81	—	8,519	—	—	—	166	2,671	3,574	12,259
Sunshine	14	1	1,637	—	—	—	201	—	—	1,837
Total	95	1	10,156	—	—	—	366	2,671	3,574	14,096
Cardinia (S)										
Pakenham	20	—	1,382	—	—	—	467	139	139	1,988
South	1	—	25	—	—	—	18	—	—	43
Total	21	—	1,407	—	—	—	485	139	139	2,031
Casey (C)										
Berwick	135	—	11,566	—	—	—	338	2,755	2,755	14,659
South	47	—	3,311	—	—	—	303	963	963	4,577
Total	182	—	14,877	—	—	—	641	3,718	3,718	19,236
Darebin (C)										
Northcote	5	—	555	—	—	—	776	614	614	1,945
Preston	15	—	1,529	—	—	—	392	3,743	9,083	11,004
Total	20	—	2,084	—	—	—	1,168	4,357	9,697	12,949
Frankston (C)										
East	19	—	1,578	—	—	—	101	188	188	1,866
West	7	—	718	—	—	—	664	1,000	1,000	2,382
Total	26	—	2,296	—	—	—	765	1,188	1,188	4,248
Glen Eira (C)										
Caulfield	33	—	3,956	—	—	—	1,250	100	209	5,415
South	36	2	3,043	—	—	—	852	—	368	4,263
Total	69	2	6,999	—	—	—	2,102	100	577	9,678
Greater Dandenong (C)										
Dandenong	5	—	317	—	—	—	182	2,518	8,321	8,821
Balance	11	—	877	—	—	—	280	2,585	2,585	3,742
Total	16	—	1,194	—	—	—	462	5,103	10,906	12,562
Hobsons Bay (C)										
Altona	30	—	2,169	4	—	235	270	17,400	17,400	20,074
Williamstown	14	—	1,932	—	—	—	802	709	709	3,443
Total	44	—	4,101	4	—	235	1,072	18,109	18,109	23,517
Hume (C)										
Broadmeadows	10	1	1,121	—	—	—	192	5,057	5,057	6,371
Craigieburn	39	—	3,689	—	—	—	237	3,700	4,411	8,337
Sunbury	16	—	1,830	—	—	—	206	1,660	1,660	3,696
Total	65	1	6,640	—	—	—	635	10,417	11,128	18,404
Kingston (C)										
North	39	—	4,048	—	—	—	898	3,401	3,401	8,347
South	53	—	4,596	32	—	1,565	335	1,200	1,250	7,746
Total	92	—	8,645	32	—	1,565	1,233	4,601	4,651	16,094
Knox (C)	51	—	5,659	—	—	—	924	1,012	1,092	7,675
Manningham (C)	60	—	8,078	—	—	—	930	200	200	9,209
Maribymong (C)	11	1	1,118	8	—	400	1,321	4,374	4,374	7,212

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), SEPTEMBER 1995—continued

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	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 — continued										
Maroondah (C)										
Croydon	17	—	1,563	—	—	—	332	960	960	2,855
Ringwood	10	—	890	—	—	—	236	325	2,225	3,350
Total	27	—	2,452	—	—	—	568	1,285	3,185	6,205
Melbourne (C)										
Inner	—	—	—	—	—	—	50	12,237	33,116	33,166
Remainder	—	—	—	21	—	1,150	1,043	8,129	9,549	11,743
Total	—	—	—	21	—	1,150	1,093	20,367	42,666	44,909
Melton (S)										
East	22	—	2,332	—	—	—	—	—	—	2,332
Balance	17	—	1,882	—	—	—	154	—	3,062	5,098
Total	39	—	4,214	—	—	—	154	—	3,062	7,430
Monash (C)										
South-West	18	—	1,475	—	—	—	271	4,000	4,500	6,246
Waverley East	23	—	2,776	—	—	—	717	1,472	1,672	5,166
Waverley West	62	—	5,994	—	—	—	1,195	6,990	8,179	15,369
Total	103	—	10,246	—	—	—	2,183	12,462	14,351	26,780
Moonee Valley (C)										
Essendon	12	—	999	5	—	600	735	—	—	2,334
West	15	—	1,499	—	—	—	205	160	160	1,864
Total	27	—	2,498	5	—	600	941	160	160	4,199
Moreland (C)										
Brunswick	2	—	143	—	—	—	335	125	125	602
Coburg	2	—	191	—	—	—	92	—	—	283
North	13	—	1,463	—	—	—	177	50	50	1,690
Total	17	—	1,797	—	—	—	604	175	175	2,575
Mornington Peninsula (S)										
East	8	—	645	—	—	—	143	—	—	788
South	26	—	2,232	—	—	—	954	270	340	3,527
West	10	—	1,294	—	—	—	265	80	80	1,639
Total	44	—	4,172	—	—	—	1,362	350	420	5,954
Nillumbik (S)										
South-West	1	—	90	—	—	—	179	—	—	269
Balance	7	—	984	—	—	—	215	—	—	1,199
Total	8	—	1,074	—	—	—	394	—	—	1,468
Port Phillip (C)										
St Kilda	4	—	350	6	—	830	382	844	844	2,406
West	5	—	740	79	—	16,830	2,382	6,386	8,739	28,691
Total	9	—	1,090	85	—	17,660	2,764	7,230	9,583	31,097
Stonnington (C)										
Prahan	4	—	544	100	—	9,131	518	175	175	10,367
Malvern	15	—	3,580	65	—	4,277	1,967	2,589	2,589	12,413
Total	19	—	4,124	165	—	13,408	2,485	2,764	2,764	22,780
Whitehorse (C)										
Box Hill	12	2	1,330	14	—	1,440	513	—	—	3,283
Nunawading East	1	—	116	—	—	—	134	200	200	450
Nunawading West	13	—	1,257	10	—	870	577	—	—	2,705
Total	26	2	2,704	24	—	2,310	1,224	200	200	6,438
Whittlesea (C)	50	11	7,468	2	—	95	514	2,795	2,795	10,873
Wyndham (C)	54	—	4,983	—	—	—	565	9,990	16,845	22,393
Yarra (C)										
North	5	—	690	—	—	—	747	1,710	1,710	3,147
Richmond	1	—	80	—	—	—	392	840	840	1,312
Total	6	—	770	—	—	—	1,139	2,550	2,550	4,459
Yarra Ranges (S) — Pt A (d)										
Central	3	—	249	—	—	—	19	—	—	268
North	5	—	464	—	—	—	105	—	—	569
South-West	31	—	3,176	—	—	—	1,229	615	10,475	14,881
Total	39	—	3,889	—	—	—	1,353	615	10,475	15,717
Melbourne (SD)	1,292	19	134,146	377	—	40,538	38,184	125,424	188,544	401,411

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), SEPTEMBER 1995—continued

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	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										
Colac-Otway (S)										
Colac	1		78	—	—	—	31	90	90	199
North	1		120	—	—	—	28	—	—	148
South	3	—	273	—	—	—	20	—	1,600	1,893
Total	5	—	471	—	—	—	79	90	1,690	2,240
Golden Plains (S)										
North-West	1	—	91	—	—	—	—	—	—	91
South-East	2	—	213	—	—	—	29	—	—	242
Total	3	—	304	—	—	—	29	—	—	332
Greater Geelong (C)										
Part A										
Bellarine — Inner	16	—	1,138	—	—	—	127	125	125	1,390
Corio — Inner	12	—	981	—	—	—	718	5,007	5,007	6,706
Geelong	1	—	200	—	—	—	197	920	5,362	5,759
Geelong West	—	—	—	—	—	—	732	—	—	732
Newtown	—	—	—	—	—	—	150	50	50	200
South Barwon — Inner	18	—	1,822	—	—	—	302	—	60	2,184
Part B	12	—	1,272	—	—	—	342	100	100	1,713
Part C	—	—	—	—	—	—	—	—	—	—
Total	59	—	5,413	—	—	—	2,567	6,202	10,704	18,684
Queenscliffe (B)	—	—	—	—	—	—	—	—	—	—
Surf Coast (S)										
East	18	—	1,966	—	—	—	137	—	—	2,103
West	3	—	390	—	—	—	—	—	—	390
Total	21	—	2,356	—	—	—	137	—	—	2,493
Barwon (SD)	88	—	8,544	—	—	—	2,811	6,292	12,394	23,749
WESTERN DISTRICT STATISTICAL DIVISION										
Corangamite (S)										
North	—	—	—	—	—	—	64	—	—	64
South	—	—	—	—	—	—	16	1,539	1,539	1,555
Total	—	—	—	—	—	—	80	1,539	1,539	1,619
Glenelg (S)										
Heywood	2	—	185	—	—	—	18	—	—	203
North	—	—	—	—	—	—	25	—	—	25
Portland	—	—	—	—	—	—	20	175	175	195
Total	2	—	185	—	—	—	63	175	175	423
Moyne (S)										
North-East	—	—	—	—	—	—	15	—	—	15
South-West	4	—	499	—	—	—	83	—	—	582
Balance	3	—	309	—	—	—	175	—	—	484
Total	7	—	808	—	—	—	273	—	—	1,081
Southern Grampians (S)										
Hamilton	—	—	—	—	—	—	62	550	550	612
Wannon	—	—	—	—	—	—	30	—	—	30
Balance	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	92	550	550	642
Warrnambool (C)	15	—	1,473	—	—	—	477	207	207	2,157
Lady Julia Percy Island	—	—	—	—	—	—	—	—	—	—
Western District (SD)	24	—	2,466	—	—	—	984	2,471	2,471	5,921

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), SEPTEMBER 1995—continued

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	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)				
CENTRAL HIGHLANDS STATISTICAL DIVISION										
Ararat (RC)	3	—	247	—	—	—	60	499	499	806
Ballarat (C)	—	—	—	—	—	—	—	—	—	—
Central	7	—	455	—	—	—	385	3,324	3,424	4,263
Inner North	10	—	1,206	—	—	—	137	130	130	1,473
North	—	—	—	—	—	—	—	—	—	—
South	14	—	1,398	—	—	—	86	195	195	1,679
Total	31	—	3,058	—	—	—	609	3,649	3,749	7,415
Hepburn (S)	—	—	—	—	—	—	—	—	—	—
East	2	—	176	—	—	—	174	70	70	420
West	1	—	47	—	—	—	52	—	—	99
Total	3	—	223	—	—	—	227	70	70	520
Moorabool (S)	—	—	—	—	—	—	—	—	—	—
Bacchus Marsh	2	—	283	—	—	—	54	495	495	832
Ballan	2	—	129	—	—	—	—	—	—	129
West	3	—	338	—	—	—	—	—	—	338
Total	7	—	750	—	—	—	54	495	495	1,299
Pyrenees (S)	2	—	185	—	—	—	—	62	62	247
Central Highlands (SD)	46	—	4,463	—	—	—	949	4,775	4,875	10,287
WIMMERA STATISTICAL DIVISION										
Hindmarsh (S)	1	—	90	—	—	—	35	—	—	125
Horsham (RC)	—	—	—	—	—	—	—	—	—	—
Central	5	—	589	—	—	—	10	—	—	599
Balance	3	—	230	—	—	—	53	—	—	283
Total	8	—	819	—	—	—	63	—	—	882
Northern Grampians (S)	—	—	—	—	—	—	—	—	—	—
St Arnaud	—	—	—	—	—	—	11	80	80	91
Stawell	3	—	264	—	—	—	35	—	—	299
Total	3	—	264	—	—	—	46	80	80	390
West Wimmera (S)	—	—	—	—	—	—	69	—	—	69
Yarriambiack (S)	—	—	—	—	—	—	—	—	—	—
North	—	—	—	—	—	—	—	—	—	—
South	1	—	50	—	—	—	13	—	—	63
Total	1	—	50	—	—	—	13	—	—	63
Wimmera (SD)	13	—	1,223	—	—	—	225	80	80	1,529
MALLEE STATISTICAL DIVISION										
Buloke (S)	—	—	—	—	—	—	—	—	—	—
North	—	—	—	—	—	—	—	—	—	—
South	—	—	—	—	—	—	50	72	72	122
Total	—	—	—	—	—	—	50	72	72	122
Gannawarra (S)	2	—	139	—	—	—	46	60	60	244
Mildura (RC)	—	—	—	—	—	—	—	—	—	—
Pt A	5	—	402	—	—	—	75	105	105	582
Pt B	—	—	—	—	—	—	—	—	—	—
Total	5	—	402	—	—	—	75	105	105	582
Swan Hill (RC)	—	—	—	—	—	—	—	—	—	—
Central	1	—	88	—	—	—	145	54	54	287
Balance	3	—	424	—	—	—	69	—	267	760
Total	4	—	512	—	—	—	214	54	321	1,047
Mallee (SD)	11	—	1,053	—	—	—	385	291	558	1,995

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), SEPTEMBER 1995—continued

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	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)				
LODDON STATISTICAL DIVISION										
Central Goldfields (S)										
Maryborough	1	—	100	—	—	—	34	277	277	411
Balance	1	—	137	—	—	—	—	—	—	137
Total	2	—	237	—	—	—	34	277	277	548
Greater Bendigo (C)										
Part A										
Eaglehawk	1	—	75	—	—	—	18	—	89	182
Central	6	—	292	—	—	—	124	150	200	616
Huntly — Inner	1	—	85	—	—	—	—	—	—	85
Marong — Inner	2	—	221	—	—	—	26	170	170	417
Strathfieldsaye — Inner	4	—	292	—	—	—	59	—	—	351
Part B	5	—	518	—	—	—	59	110	110	687
Total	19	—	1,483	—	—	—	286	430	569	2,338
Loddon (S)										
North	—	—	—	—	—	—	75	—	—	75
South	3	—	50	—	—	—	51	—	—	101
Total	3	—	50	—	—	—	126	—	—	175
Macedon Ranges (S)										
Kyneton	3	—	319	—	—	—	28	—	—	346
Romsey	4	—	200	—	—	—	61	—	—	261
Balance	19	—	2,572	—	—	—	70	—	—	2,642
Total	26	—	3,090	—	—	—	159	—	—	3,249
Mount Alexander (S)										
Castlemaine	1	—	70	—	—	—	77	—	—	147
Balance	—	1	118	—	—	—	177	—	72	367
Total	1	1	188	—	—	—	254	—	72	514
Loddon-Campaspe (SD)	51	1	5,047	—	—	—	859	707	918	6,824
GOULBURN STATISTICAL DIVISION										
Campaspe (S)										
Echuca	3	—	244	—	—	—	40	371	371	655
Kyabram	3	—	327	—	—	—	140	2,656	2,656	3,122
Rochester	5	—	410	—	—	—	85	—	—	495
South	—	—	—	—	—	—	15	—	—	15
Total	11	—	981	—	—	—	280	3,027	3,027	4,287
Delatite (S)										
Benalla	3	—	420	—	—	—	50	194	194	664
North	1	—	150	—	—	—	92	—	—	242
South	7	—	580	—	—	—	100	50	50	730
Total	11	—	1,150	—	—	—	242	244	244	1,635
Greater Shepparton (C)										
Part A	21	—	1,950	—	8	439	109	810	810	3,308
Part B										
East	1	—	55	—	—	—	52	—	67	174
West	1	—	67	—	—	—	—	—	—	67
Total	23	—	2,072	—	8	439	161	810	877	3,549
Mitchell (S)										
North	1	—	80	—	—	—	40	—	—	120
South	10	—	1,075	—	—	—	135	590	590	1,800
Total	11	—	1,155	—	—	—	175	590	590	1,920
Moir (S)	6	—	676	—	—	—	143	—	—	819
Murrindindi (S)										
East	1	—	69	—	—	—	—	—	—	69
West	1	—	80	—	—	—	—	65	65	145
Total	2	—	149	—	—	—	—	65	65	214
Strathbogie (S)	2	—	134	—	—	—	150	—	470	753
Goulburn (SD)	66	—	6,316	—	8	439	1,150	4,736	5,272	13,177

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), SEPTEMBER 1995—continued

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	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)				
OVENS-MURRAY STATISTICAL DIVISION										
Alpine (S)										
East	2	—	201	—	—	—	154	172	1,479	1,834
West	2	—	198	—	—	—	28	—	—	226
Total	4	—	399	—	—	—	181	172	1,479	2,060
Indigo (S)										
Part A	3	—	395	—	—	—	105	50	50	549
Part B	—	—	—	—	—	—	—	—	100	100
Total	3	—	395	—	—	—	105	50	150	649
Milawa (S)										
North	3	—	292	—	—	—	87	—	—	378
South	—	—	—	—	—	—	—	—	—	—
Wangaratta	2	—	150	—	—	—	79	426	606	835
Total	5	—	442	—	—	—	166	426	606	1,213
Towong (S)										
Part A	—	—	—	—	—	—	—	—	—	—
Part B	2	—	104	—	—	—	—	—	—	104
Total	2	—	104	—	—	—	—	—	—	104
Wodonga (RC)	20	1	2,083	—	—	—	158	3,985	3,985	6,227
Ovens-Murray (SD)	34	1	3,423	—	—	—	609	4,633	6,220	10,253
EAST GIPPSLAND STATISTICAL DIVISION										
East Gippsland (S)										
Bairnsdale	21	—	1,654	—	—	—	165	601	801	2,619
Orbost	—	—	—	—	—	—	25	150	150	175
South-West	2	—	140	—	—	—	—	585	585	725
Balance	3	—	156	—	—	—	15	—	—	171
Total	26	—	1,949	—	—	—	205	1,336	1,536	3,690
Wellington (S)										
Alberton	2	—	133	—	—	—	—	480	480	613
Avon	2	—	104	—	—	—	—	—	—	104
Maffra	2	—	115	—	—	—	54	—	—	169
Rosedale	3	—	255	—	—	—	12	—	—	267
Sale	1	—	100	—	—	—	69	160	160	329
Total	10	—	707	—	—	—	135	640	640	1,482
East Gippsland (SD)	36	—	2,656	—	—	—	340	1,976	2,176	5,172

See footnotes at end of table.

TABLE 8. BUILDING APPROVALS BY STATISTICAL LOCAL AREAS (a), SEPTEMBER 1995—continued

Statistical Local Area	New residential buildings (b)						Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	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										
Bass Coast (S)										
Phillip Island	14	—	1,279	—	—	—	220	—	—	1,498
Balance	11	—	850	—	—	—	140	900	900	1,890
Total	25	—	2,129	—	—	—	360	900	900	3,388
Baw Baw (S)										
Part A	2	—	144	—	—	—	34	—	—	178
Part B										
East	—	—	—	—	—	—	50	—	—	50
West	5	—	458	—	—	—	149	637	637	1,244
Total	7	—	602	—	—	—	233	637	637	1,472
La Trobe (S)										
Moe	6	2	600	—	—	—	63	—	—	663
Morwell	—	—	—	—	—	—	134	1,259	1,259	1,393
Traralgon	13	—	910	—	—	—	20	360	720	1,650
Balance	1	—	112	—	—	—	10	—	—	122
Total	20	2	1,623	—	—	—	227	1,619	1,979	3,828
South Gippsland (S)										
Central	7	—	553	—	—	—	85	100	485	1,123
East	2	—	125	—	—	—	21	—	—	146
West	1	—	102	—	—	—	14	—	—	116
Total	10	—	780	—	—	—	120	100	485	1,385
Yarra Ranges (S) — Pt B (d)	—	—	—	—	—	—	15	—	—	15
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—
French Island	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
Gippsland (SD)	62	2	5,134	—	—	—	954	3,256	4,001	10,088
VICTORIA										
Victoria	1,723	23	174,471	377	8	40,977	47,450	154,641	227,509	490,407

(a) For details of changes to Statistical local areas and Statistical Subdivisions, please refer to paragraphs 27 to 29 of the explanatory notes. (b) Excludes Conversions, etc. (c) Details relating to individual classes of building are available on request. (d) The Shire of Yarra Ranges comprises four Statistical Local Areas (SLA). Three of these are included in the Melbourne Statistical Division and one is included in the Gippsland Statistical Division. Approvals data for these SLAs are shown in Table 8 under the relevant Statistical Divisions.

TABLE 9. BUILDING APPROVALS BY SELECTED STATISTICAL SUBDIVISIONS (a), SEPTEMBER 1995

Statistical Local Area	New residential buildings (b)						Non-residential building (c)			
	Houses			Other residential buildings			Alterations and additions to residential buildings (\$'000)	Non-residential building (c)		
	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)
GREATER GEELONG CITY PART A STATISTICAL SUBDIVISION										
Greater Geelong (C) —										
— Bellarine — Inner	16	—	1,138	—	—	—	127	125	125	1,390
— Corio — Inner	12	—	981	—	—	—	718	5,007	5,007	6,706
— Geelong	1	—	200	—	—	—	197	920	5,362	5,759
— Geelong West	—	—	—	—	—	—	732	—	—	732
— Newtown	—	—	—	—	—	—	150	50	50	200
— South Barwon — Inner	18	—	1,822	—	—	—	302	—	60	2,184
Greater Geelong City Part A (SSD)	47	—	4,141	—	—	—	2,225	6,102	10,604	16,971
BALLARAT CITY STATISTICAL SUBDIVISION										
Ballarat (C) —										
— Central	7	—	455	—	—	—	385	3,324	3,424	4,263
— Inner North	10	—	1,206	—	—	—	137	130	130	1,473
— North	—	—	—	—	—	—	—	—	—	—
— South	14	—	1,398	—	—	—	86	195	195	1,679
Ballarat City (SSD)	31	—	3,058	—	—	—	609	3,649	3,749	7,415
MILDURA RURAL CITY PART A STATISTICAL SUBDIVISION										
Mildura (RC) — Pt A	5	—	402	—	—	—	75	105	105	582
Mildura Rural City Part A (SSD)	5	—	402	—	—	—	75	105	105	582
GREATER BENDIGO CITY PART A STATISTICAL SUBDIVISION										
Greater Bendigo (C) —										
— Eaglehawk	1	—	75	—	—	—	18	—	89	182
— Central	6	—	292	—	—	—	124	150	200	616
— Huntly — Inner	1	—	85	—	—	—	—	—	—	85
— Marong — Inner	2	—	221	—	—	—	26	170	170	417
— Strathfieldsaye — Inner	4	—	292	—	—	—	59	—	—	351
Greater Bendigo City Part A (SSD)	14	—	965	—	—	—	227	320	459	1,651
GREATER SHEPPARTON CITY PART A STATISTICAL SUBDIVISION										
Greater Shepparton (C) Pt A	21	—	1,950	—	8	439	109	810	810	3,308
Shepparton City Part A (SSD)	21	—	1,950	—	8	439	109	810	810	3,308
WODONGA STATISTICAL SUBDIVISION										
Indigo (S) — Pt A	3	—	395	—	—	—	105	50	50	549
Towong (S) — Pt A	—	—	—	—	—	—	—	—	—	—
Wodonga (RC)	20	1	2,083	—	—	—	158	3,985	3,985	6,227
Wodonga (SSD)	23	1	2,478	—	—	—	263	4,035	4,035	6,776
LA TROBE VALLEY STATISTICAL SUBDIVISION										
Baw Baw (S) — Pt A	—	—	—	—	—	—	—	—	—	—
La Trobe (S) —										
— Moc	6	2	600	—	—	—	63	—	—	663
— Morwell	—	—	—	—	—	—	134	1,259	1,259	1,393
— Traralgon	13	—	910	—	—	—	20	360	720	1,650
— Balance	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—
La Trobe Valley (SSD)	22	2	1,767	—	—	—	260	1,619	1,979	4,006

(a) For details of changes to Statistical Local Areas and Statistical Subdivisions, please refer to paragraphs 27 to 29 of the explanatory notes. (b) Excludes Conversions, etc.
(c) Details relating to individual classes of building are available on request.

TABLE 10. VALUE OF NON-RESIDENTIAL BUILDING JOBS APPROVED BY CLASS OF BUILDING AND STATISTICAL DIVISION (a)
(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>
MELBOURNE STATISTICAL DIVISION											
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
1994-95	27,930	314,547	180,794	326,322	186,075	231,103	10,880	84,398	208,521	85,198	1,655,767
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
1995 July	2,958	20,513	10,855	18,076	18,455	13,991	237	5,305	2,634	1,654	94,679
August	230	30,271	11,794	34,753	7,101	27,914	50	7,362	21,815	3,370	144,659
September	2,756	14,463	24,016	64,158	24,928	32,893	372	11,895	7,485	5,577	188,544
BARWON STATISTICAL DIVISION											
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
1994-95	11,770	10,598	10,028	9,922	6,010	28,427	685	1,334	8,698	797	88,270
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
1995 July	50	430	145	1,404	436	—	—	72	110	—	2,647
August	200	5,395	160	1,148	1,817	500	—	900	80	—	10,200
September	—	2,537	2,501	249	615	4,762	70	1,600	60	—	12,394
WESTERN DISTRICT STATISTICAL DIVISION											
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
1994-95	100	2,313	3,908	2,075	1,558	2,609	1,000	2,350	2,632	105	18,651
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
1995 July	—	2,437	130	—	72	800	—	1,110	110	—	4,659
August	376	—	—	93	68	300	159	1,487	—	—	2,483
September	—	490	—	282	60	—	—	1,539	100	—	2,471
CENTRAL HIGHLANDS STATISTICAL DIVISION											
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
1994-95	4,270	4,679	4,417	7,917	2,273	8,054	410	897	1,065	2,658	36,640
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
1995 July	—	145	—	527	265	—	—	147	185	—	1,269
August	352	3,893	108	120	305	600	—	—	340	—	5,718
September	70	1,926	130	203	257	90	—	—	2,199	—	4,875

TABLE 10. VALUE OF NON-RESIDENTIAL BUILDING JOBS APPROVED BY CLASS OF BUILDING AND STATISTICAL DIVISION (a)—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											
1992-93	1,077	332	115	2,085	390	60	—	64	100	673	4,896
1993-94	883	1,605	7,618	210	816	2,035	—	1,006	580	120	14,874
1994-95	65	490	1,004	216	610	3,437	283	17,786	305	860	25,057
1994 July	—	—	—	—	—	—	—	—	—	—	—
August	—	—	—	—	60	—	—	—	—	110	170
September	—	110	—	—	—	—	—	—	—	—	110
1995 July	—	50	65	105	—	—	—	—	85	82	387
August	—	—	80	—	—	—	—	—	1,050	—	1,130
September	—	—	—	—	—	—	—	—	80	—	80
MALLEE STATISTICAL DIVISION											
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
1994-95	845	1,365	735	1,245	1,123	6,215	—	774	80	86	12,468
1994 July	250	252	60	200	—	300	—	—	—	—	1,062
August	—	60	130	—	310	—	—	—	—	—	500
September	50	100	—	130	80	994	—	—	—	—	1,354
1995 July	—	80	—	368	962	—	—	230	230	—	1,870
August	—	384	100	150	485	60	—	267	—	—	1,446
September	—	60	54	105	72	267	—	—	—	—	558
LODDON STATISTICAL DIVISION											
1992-93	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1993-94	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994 July	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
August	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
September	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995 July	—	17,000	65	185	260	—	—	—	—	—	17,510
August	—	120	214	160	50	390	—	—	450	—	1,384
September	—	327	89	72	170	—	110	150	—	—	918
GOULBURN STATISTICAL DIVISION											
1992-93	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1993-94	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994 July	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
August	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
September	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995 July	—	90	908	398	238	55	—	—	507	900	3,095
August	—	99	4,458	70	611	290	—	—	—	300	5,827
September	—	1,515	200	470	110	—	371	2,346	194	67	5,272

TABLE 10. VALUE OF NON-RESIDENTIAL BUILDING JOBS APPROVED BY CLASS OF BUILDING AND STATISTICAL DIVISION (a)—continued
(S'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 recreati- onal</i>	<i>Miscel- laneous</i>	<i>Total</i>
OVENS MURRAY STATISTICAL DIVISION											
1992-93	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1993-94	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994 July	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
August	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
September	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995 July	50	70		214	200	261	—	—	—	—	795
August	—	469	1,099	—	—	—	—	—	900	357	2,825
September	—	1,320	166	1,619	2,885	—	50	180	—	—	6,220
EAST GIPPSLAND STATISTICAL DIVISION											
1992-93	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1993-94	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994-95	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1994 July	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
August	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
September	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.
1995 July	—	250	1,231	—	—	—	—	504	540	—	2,525
August	—	476	600	—	80	—	—	—	280	—	1,436
September	160	150	—	382	134	585	—	480	—	285	2,176
GIPPSLAND STATISTICAL DIVISION											
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
1994-95	1,412	9,754	6,871	5,081	4,511	3,630	152	284	2,495	3,146	37,337
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
1995 July	50	291	—	430	—	—	—	250	910	69	2,000
August	300	160	—	50	970	731	—	—	1,126	80	3,417
September	—	720	933	278	393	577	—	—	1,100	—	4,001
TOTAL VICTORIA											
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
1994-95	48,126	358,756	219,224	361,187	218,315	303,732	15,351	121,046	230,444	99,015	1,975,197
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
1995 July	3,108	41,356	13,399	21,707	20,888	15,107	237	7,618	5,311	2,705	131,436
August	1,458	41,266	18,613	36,544	11,486	30,785	209	10,017	26,041	4,107	180,525
September	2,986	23,508	28,089	67,819	29,624	39,174	973	18,190	11,217	5,929	227,509

(a) As a result of changes to Statistical Division boundaries, data for the periods prior to July 1995 are not directly comparable to data for the periods from July 1995 onward. The Statistical Divisions of Loddon (formerly Loddon- Campaspe), Goulburn, Ovens-Murray, and East Gippsland were significantly affected by the changes, but for the remaining Statistical Divisions the changes were relatively minor. For further details please refer to paragraphs 27 to 29 of the explanatory notes.

**TABLE 11. NEW DWELLING UNITS (a) APPROVED, BY TYPE AND STATISTICAL DIVISION (b)
SEPTEMBER 1995**

New other residential building										
Statistical Division	New houses	Semi-detached, row or terrace houses, townhouses, etc. of			Flats, units or apartments in a building of				Total	Total new residential building
		1 storey	2 or more storeys	Total	1-2 storeys	3 storeys	4 or more storeys	Total		
NUMBER OF DWELLING UNITS										
Melbourne	1,311	54	64	118	21	90	148	259	377	1,688
Barwon	88	—	—	—	—	—	—	—	—	88
Western District	24	—	—	—	—	—	—	—	—	24
Central Highlands	46	—	—	—	—	—	—	—	—	46
Wimmera	13	—	—	—	—	—	—	—	—	13
Mallee	11	—	—	—	—	—	—	—	—	11
Loddon	52	—	—	—	—	—	—	—	—	52
Goulburn	66	8	—	8	—	—	—	—	8	74
Ovens-Murray	35	—	—	—	—	—	—	—	—	35
East Gippsland	30	—	—	—	—	—	—	—	—	30
Gippsland	64	—	—	—	—	—	—	—	—	64
Victoria	1,746	62	64	126	21	90	148	259	385	2,131
VALUE (\$'000)										
Melbourne	134,146	5,070	5,891	10,961	1,700	5,377	22,500	29,577	40,538	174,683
Barwon	8,544	—	—	—	—	—	—	—	—	8,544
Western District	2,466	—	—	—	—	—	—	—	—	2,466
Central Highlands	4,463	—	—	—	—	—	—	—	—	4,463
Wimmera	1,223	—	—	—	—	—	—	—	—	1,223
Mallee	1,053	—	—	—	—	—	—	—	—	1,053
Loddon	5,047	—	—	—	—	—	—	—	—	5,047
Goulburn	6,316	439	—	439	—	—	—	—	439	6,755
Ovens-Murray	3,423	—	—	—	—	—	—	—	—	3,423
East Gippsland	2,186	—	—	—	—	—	—	—	—	2,186
Gippsland	5,134	—	—	—	—	—	—	—	—	5,134
Victoria	174,471	5,509	5,891	11,400	1,700	5,377	22,500	29,577	40,977	215,448

(a) Excludes Conversions, etc. (b) For details of changes to Statistical Divisions, please refer to paragraphs 27 to 29 of the explanatory notes.

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

<i>Statistical division / subdivision (b)</i>	<i>1993-94</i>	<i>1994-95</i>	<i>July - Sep. 1995-96</i>	<i>Sep. 1995</i>
Melbourne (SD)	3,021	2,672	570	225
Greater Geelong City Part A (SSD)	193	108	22	8
Barwon (SD)	275	164	22	8
Western District (SD)	43	56	10	5
Ballarat City (SSD) (c)	n.a.	45	6	—
Central Highlands (SD)	43	58	7	—
Wimmera (SD)	17	20	3	—
Mildura Rural City Part A (SSD)	48	27	—	—
Mallee (SD)	75	49	2	—
Greater Bendigo City Part A (SSD)	100	54	18	4
Loddon (SD) (c)	n.a.	n.a.	23	4
Greater Shepparton City Part A (SSD)	27	20	2	—
Goulburn (SD) (c)	n.a.	n.a.	11	1
Wodonga (SSD) (c)	n.a.	n.a.	10	6
Ovens-Murray (SD) (c)	n.a.	n.a.	16	7
East Gippsland (SD) (c)	n.a.	n.a.	5	5
Latrobe Valley (SSD) (c)	n.a.	n.a.	17	7
Gippsland (SD)	86	76	25	12
Victoria	3,858	3,382	694	267

(a) Refer to paragraph 8 of the explanatory notes. (b) As a result of changes to Statistical Division and Statistical Subdivision boundaries, data for periods prior to July 1995 are not directly comparable to data for periods from July 1995 onward. For further details please refer to paragraphs 27 to 29 of the explanatory notes. (c) Data for periods marked "n.a." are not available because boundaries have been significantly altered.

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

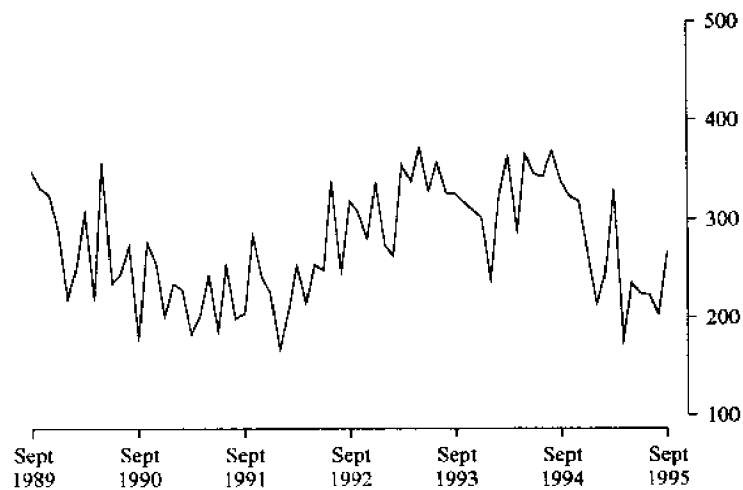
Statistical local area (b) (c)	1993-94	1994-95	July - Sep. 1995-96	Sep. 1995
Banyule (C)				
Heidelberg	n.a.	n.a.	7	4
North	n.a.	n.a.	8	1
Total	n.a.	n.a.	15	5
Bayside (C)				
Brighton	62	87	10	4
South	n.a.	n.a.	12	1
Total	n.a.	n.a.	22	5
Boroondara (C)				
Camberwell North	n.a.	n.a.	9	4
Camberwell South	n.a.	n.a.	6	—
Hawthorn	24	23	2	2
Kew	36	35	13	3
Total	211	174	30	9
Brimbank (C)				
Keilor	n.a.	n.a.	29	7
Sunshine	n.a.	n.a.	1	—
Total	n.a.	n.a.	30	7
Cardinia (S)				
Pakenham	n.a.	n.a.	9	4
South	n.a.	n.a.	1	1
Total	n.a.	n.a.	10	5
Casey (C)				
Berwick	n.a.	n.a.	17	3
South	n.a.	n.a.	4	4
Total	n.a.	n.a.	21	7
Darebin (C)				
Northcote	n.a.	n.a.	5	—
Preston	n.a.	n.a.	12	2
Total	n.a.	n.a.	17	2
Frankston (C)				
East	n.a.	n.a.	4	—
West	n.a.	n.a.	2	—
Total	n.a.	n.a.	6	—
Glen Eira (C)				
Caulfield	86	106	23	9
South	n.a.	n.a.	36	20
Total	n.a.	n.a.	59	29
Greater Dandenong (C)				
Dandenong	34	25	2	1
Balance	n.a.	n.a.	7	4
Total	n.a.	n.a.	9	5
Hobsons Bay (C)				
Altona	n.a.	n.a.	16	2
Williamstown	n.a.	n.a.	9	6
Total	n.a.	n.a.	25	8
Hume (C)				
Broadmeadows	n.a.	n.a.	4	—
Craigieburn	n.a.	n.a.	—	—
Sunbury	n.a.	n.a.	1	—
Total	n.a.	n.a.	5	—
Kingston (C)				
North	n.a.	n.a.	24	11
South	n.a.	n.a.	6	2
Total	n.a.	n.a.	30	13
Knox (C)				
Manningham (C)	n.a.	n.a.	6	1
Maribyrnong (C)	n.a.	n.a.	24	15
Maroondah (C)				
Croydon	n.a.	n.a.	17	5
Ringwood	n.a.	n.a.	6	3
Total	n.a.	n.a.	23	8
Melbourne (C)				
Inner		—	—	—
Remainder	n.a.	8	—	—
Total	n.a.	8	—	—
Melton (S)				
East	n.a.	n.a.	—	—
Balance	n.a.	n.a.	2	—
Total	n.a.	n.a.	2	—
Monash (C)				
South-West	n.a.	n.a.	7	5
Waverley East	n.a.	n.a.	18	8
Waverley West	n.a.	n.a.	54	23
Total	n.a.	n.a.	79	36

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

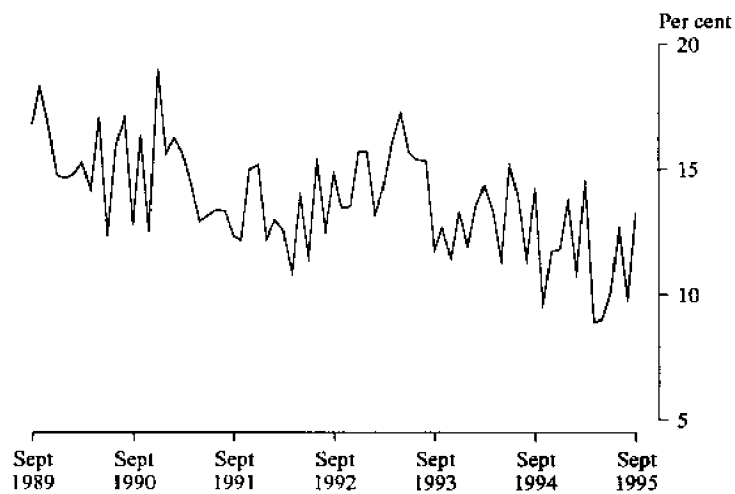
Statistical local area (b) (c)	1993-94	1994-95	July - Sep. 1995-96	Sep. 1995
Moonee Valley (C)				
Essendon	64	55	5	
West	n.a.	n.a.	10	6
Total	n.a.	n.a.	15	6
Moreland (C)				
Brunswick	27	6	4	—
Coburg	n.a.	n.a.	—	
North	n.a.	n.a.	4	4
Total	n.a.	n.a.	8	4
Mornington Peninsula (S)				
East	n.a.	n.a.	1	—
South	10	14	4	2
West	n.a.	n.a.	4	3
Total	n.a.	n.a.	9	5
Nillumbik (S)				
South-West	n.a.	n.a.	—	—
Balance	n.a.	n.a.	3	—
Total	n.a.	n.a.	3	—
Port Phillip (C)				
St Kilda	n.a.	n.a.	8	8
West	n.a.	10	7	4
Total	n.a.	n.a.	15	12
Stonnington (C)				
Prahran	n.a.	n.a.	8	2
Malvern	28	59	8	6
Total	n.a.	n.a.	16	8
Whitehorse (C)				
Box Hill	96	69	7	5
Nunawading East	n.a.	n.a.	3	—
Nunawading West	n.a.	n.a.	14	8
Total	213	190	24	13
Whittlesea (C)	n.a.	n.a.	21	8
Wyndham (C)	n.a.	n.a.	9	4
Yarra (C)				
North	n.a.	n.a.	1	—
Richmond	22	29	9	1
Total	n.a.	n.a.	10	1
Yarra Ranges (S) (d)				
Central	1	2	2	1
North	n.a.	n.a.	—	—
South-West	n.a.	n.a.	9	3
Total	n.a.	n.a.	11	4
Melbourne Statistical Division	3,021	2,672	570	225
Rest of Victoria	837	710	124	42
Total Victoria	3,858	3,382	694	267

(a) Refer to paragraph 8 of the explanatory notes. (b) For details of changes to Statistical Local Areas and Statistical Divisions, please refer to paragraphs 27 to 29 of the explanatory notes. (c) Data for periods marked "n.a." are not available because boundaries have been significantly altered. (d) The Shire of Yarra Ranges comprises four Statistical Local Areas (SLA). Approvals data for the three SLAs included in the Melbourne Statistical Division are shown in Table 13. The other SLA is included in the Gippsland Statistical Division.

**NUMBER OF DUAL OCCUPANCY DWELLING UNITS APPROVED
VICTORIA**



**DUAL OCCUPANCY DWELLING UNITS APPROVED, EXPRESSED
AS A PERCENTAGE OF TOTAL DWELLING UNITS APPROVED,
MELBOURNE STATISTICAL DIVISION**



EXPLANATORY NOTES

INTRODUCTION

1. 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. The statistics include:
 - (a) all approved new residential building jobs valued at \$10,000 or more
 - (b) approved alterations and additions to residential buildings valued at \$10,000 or more
 - (c) all approved non-residential building jobs valued at \$50,000 or more.

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. 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.

9. From the January 1995 issue of this publication, the number of dwelling units approved as part of alterations and additions to existing buildings (including conversions of non-residential buildings to dwelling units) and as part of the construction of non-residential buildings is shown separately in Table 1 under the heading of "Conversions, etc.", and is included in the total number of dwelling units shown in the table. Previously, such dwellings were only included as a footnote.

10. In addition, from the January 1995 issue, the seasonally adjusted and trend estimates for the number of dwelling units approved, shown in Table 3, include these conversions, etc. Previously, only dwelling units approved as part of the construction of new residential buildings were included in these estimates.

11. The value of new residential building approved continues to exclude the value of dwelling units created as conversions of (residential and) non-residential buildings, and the value of dwelling units erected as part of the construction of new non-residential building. Approved building work represented by these conversions, etc. jobs continues to be included in the value of alterations and additions to residential buildings or in the value of non-residential building as appropriate.

12. 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

13. *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.

14. *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).

15. *Functional classification of building - Dwelling Structure Classification (DSC).* A functional classification of buildings based on the Dwelling Structure Classification (DSC) is used by the ABS to provide detailed information on residential building approvals. The DSC was developed by the ABS to provide a standard classification of the different types of dwelling structures (houses, flats, townhouses, etc). 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

16. 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

17. 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.

18. 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.

TREND ESTIMATES

19. Trend estimate dwelling approval statistics are shown in Table 3. The trend estimates have been derived by applying a 13-term Henderson weighted moving average to the series.

20. 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.

CONSTANT PRICES

21. The base year of constant price estimates of building approvals is 1989-90.

22. 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.

23. 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).

24. 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.

25. 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'.

26. 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).

GEOGRAPHICAL CHANGES

27. Statistics published in this issue of Building Approvals, Victoria are presented in accordance with the revised geographic boundaries contained in the Australian Standard Geographical Classification (ASGC) Edition 2.5. The 'Off-shore and migratory' category has been excluded from all tables.

28. Edition 2.5 of the ASGC includes major changes to Victorian Statistical Local Areas (SLAs). Some changes to Statistical Division (SD) and Statistical Sub-division (SSD) boundaries have also been necessary. These changes are the last required to incorporate the recent local Government boundary re-structures. Complete details of the changes are available in the ABS Information Paper Victorian Local Government Amalgamations 1994-95: Changes to the Australian Standard Geographical Classification (1257.0). Edition 2.5 of the ASGC is expected to be released in November 1995.

29. Tables 8, 9 and 13 show approvals statistics according to the new SLA structure for July 1995. Tables 10, 11, 12 and 13 include data for previous periods relating to those geographic areas for which no boundary changes have been made and for SDs to which only minor boundary changes have been made. (Historical data for SDs subject to significant boundary changes can, in some instances, be provided as a special data service. Charges apply for these services.)

UNPUBLISHED DATA

30. In some cases, the ABS can also make available information which is not published. This information may be made available as hard-copy, magnetic tape or disk. Generally, a charge is made for providing unpublished information.

RELATED PUBLICATIONS

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

- *Building Approvals, Australia* (8731.0) (monthly) (\$15.00)
- *Dwelling Unit Commencements Reported by Approving Authorities, Victoria* (8741.2) (monthly) (\$12.00)
- *Building Activity, Australia: Dwelling Unit Commencements, Preliminary* (8750.0) (quarterly) (\$11.00)
- *Building Activity, Victoria* (8752.2) (quarterly) (\$12.00)

32. 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.

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

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

.. not applicable
- nil or rounded down to zero
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When figures have been rounded, discrepancies may occur between sums of the component items and totals.

STUART JACKSON

Deputy Commonwealth Statistician



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