

CATALOGUE NUMBER 8741.2
18 APRIL 1995

**DWELLING UNIT COMMENCEMENTS REPORTED BY
APPROVING AUTHORITIES, VICTORIA,
JANUARY 1995**

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

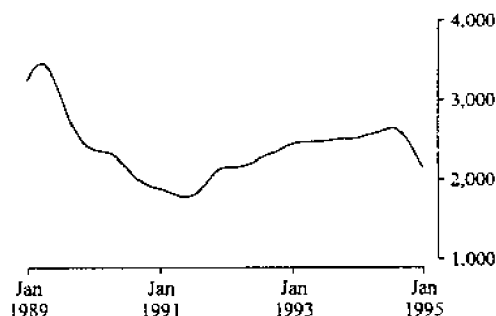
(1) Inclusion in dwelling unit commencement (first inspection) statistics, details relating to approvals issued by Registered Private Surveyors following implementation by the Victorian Government of the Building Act 1993 on 1 July 1994 - refer to paragraph 2 of the explanatory notes.

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

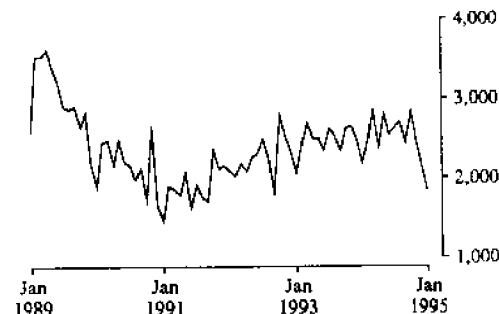
MAIN FEATURES

- Trend estimates of the number of dwelling units commenced in January 1995 (2,150) showed a 5 per cent decrease from the level recorded for December 1994 (2,266), and a 15 per cent decrease from the figure for January 1994 (2,525). The trend estimate has decreased slightly each month for the last six months.
- In original terms the number of dwelling units commenced in January 1995 (1,837) was 15 per cent lower than in December 1994 (2,164), and 16 per cent lower than the level recorded for January 1994 (2,185).
- There were 65 new public sector houses commenced during January 1995, this is the highest number since January 1994, when 100 were recorded.

**NUMBER OF NEW DWELLING UNITS COMMENCED
TREND ESTIMATES**



**NUMBER OF NEW DWELLING UNITS COMMENCED
ORIGINAL**



INQUIRIES

For further information about statistics in this publication and the availability of related unpublished statistics, contact Denis Ward or Leon Kinnersly on Melbourne (03) 615 7000; or any ABS State office.

For information about other ABS statistics and services contact Information Services on Melbourne (03) 615 7000; or any ABS State office.

TABLE 1. NUMBER OF NEW DWELLING UNITS COMMENCED BY OWNERSHIP AND TYPE OF RESIDENTIAL BUILDING

| Period | Private sector | | | Public sector | | | Total | | |
|------------------------------------|----------------|---------------------------------|--------|---------------|---------------------------------|-------|--------|---------------------------------|--------|
| | Houses | Other residential buildings (a) | Total | Houses | Other residential buildings (a) | Total | Houses | Other residential buildings (a) | Total |
| MELBOURNE STATISTICAL DIVISION (b) | | | | | | | | | |
| 1991-92 | 14,063 | 1,446 | 15,509 | 411 | 541 | 952 | 14,474 | 1,987 | 16,461 |
| 1992-93 | 16,622 | 1,877 | 18,499 | 639 | 213 | 852 | 17,261 | 2,090 | 19,351 |
| 1993-94 | 16,918 | 2,881 | 19,799 | 760 | 296 | 1,056 | 17,678 | 3,177 | 20,855 |
| 1993— | | | | | | | | | |
| November | 1,472 | 195 | 1,667 | 44 | — | 44 | 1,516 | 195 | 1,711 |
| December | 1,189 | 350 | 1,539 | 212 | 2 | 214 | 1,401 | 352 | 1,753 |
| 1994— | | | | | | | | | |
| January | 1,114 | 266 | 1,380 | 72 | 68 | 140 | 1,186 | 334 | 1,520 |
| February | 1,408 | 152 | 1,560 | 42 | 49 | 91 | 1,450 | 201 | 1,651 |
| March | 1,744 | 180 | 1,924 | 42 | 20 | 62 | 1,786 | 200 | 1,986 |
| April | 1,299 | 260 | 1,559 | 35 | 34 | 69 | 1,334 | 294 | 1,628 |
| May | 1,538 | 346 | 1,884 | 38 | 36 | 74 | 1,576 | 382 | 1,958 |
| June | 1,494 | 158 | 1,652 | 36 | 16 | 52 | 1,530 | 174 | 1,704 |
| July | 1,575 | 182 | 1,757 | 20 | 86 | 106 | 1,595 | 268 | 1,863 |
| August | 1,685 | 147 | 1,832 | 16 | 3 | 19 | 1,701 | 150 | 1,851 |
| September | 1,597 | 95 | 1,692 | 12 | 4 | 16 | 1,609 | 99 | 1,708 |
| October | 1,723 | 305 | 2,028 | 3 | — | 3 | 1,726 | 305 | 2,031 |
| November | 1,489 | 226 | 1,715 | 8 | — | 8 | 1,497 | 226 | 1,723 |
| December | 1,358 | 213 | 1,571 | 8 | 25 | 33 | 1,366 | 238 | 1,604 |
| 1995 | | | | | | | | | |
| January | 1,102 | 194 | 1,296 | 42 | 40 | 82 | 1,144 | 234 | 1,378 |
| VICTORIA | | | | | | | | | |
| 1991-92 | 21,655 | 1,944 | 23,599 | 613 | 751 | 1,364 | 22,268 | 2,695 | 24,963 |
| 1992-93 | 25,248 | 2,214 | 27,462 | 978 | 322 | 1,300 | 26,226 | 2,536 | 28,762 |
| 1993-94 | 25,895 | 3,070 | 28,965 | 1,107 | 441 | 1,548 | 27,002 | 3,511 | 30,513 |
| 1993— | | | | | | | | | |
| November | 2,360 | 212 | 2,572 | 74 | 6 | 80 | 2,434 | 218 | 2,652 |
| December | 1,895 | 354 | 2,249 | 247 | 2 | 249 | 2,142 | 356 | 2,498 |
| 1994— | | | | | | | | | |
| January | 1,742 | 275 | 2,017 | 100 | 68 | 168 | 1,842 | 343 | 2,185 |
| February | 2,084 | 166 | 2,250 | 48 | 148 | 196 | 2,132 | 314 | 2,446 |
| March | 2,576 | 199 | 2,775 | 58 | 25 | 83 | 2,634 | 224 | 2,858 |
| April | 2,001 | 270 | 2,271 | 62 | 41 | 103 | 2,063 | 311 | 2,374 |
| May | 2,375 | 362 | 2,737 | 49 | 36 | 85 | 2,424 | 398 | 2,822 |
| June | 2,286 | 167 | 2,453 | 45 | 44 | 89 | 2,331 | 211 | 2,542 |
| July | 2,318 | 200 | 2,518 | 29 | 92 | 121 | 2,347 | 292 | 2,639 |
| August | 2,480 | 169 | 2,649 | 26 | 28 | 54 | 2,506 | 197 | 2,703 |
| September | 2,305 | 105 | 2,410 | 19 | 13 | 32 | 2,324 | 118 | 2,442 |
| October | 2,481 | 307 | 2,788 | 17 | 38 | 55 | 2,498 | 345 | 2,843 |
| November | 2,187 | 258 | 2,445 | 17 | 5 | 22 | 2,204 | 263 | 2,467 |
| December | 1,854 | 221 | 2,075 | 56 | 33 | 89 | 1,910 | 254 | 2,164 |
| 1995— | | | | | | | | | |
| January | 1,531 | 194 | 1,725 | 65 | 47 | 112 | 1,596 | 241 | 1,837 |

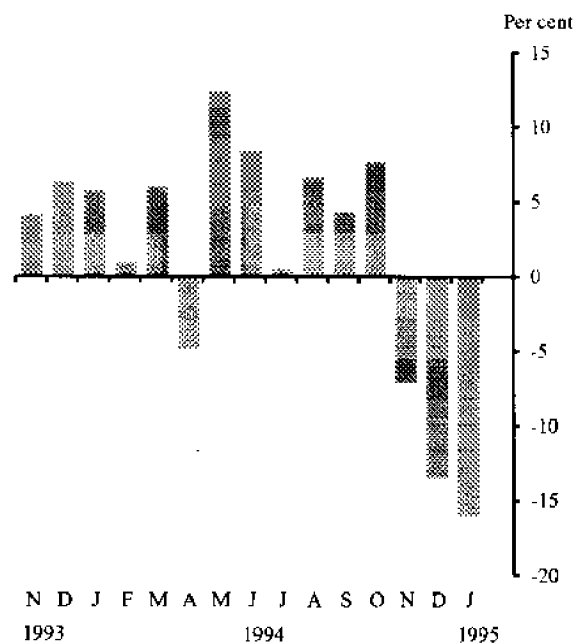
(a) Number of dwelling units. (b) Please refer to page 14 for a summary of changes to Statistical Divisions which were implemented on 1 July 1991.

TABLE 2. NUMBER OF NEW PRIVATE SECTOR HOUSES AND TOTAL NEW DWELLING UNITS COMMENCED, VICTORIA

| Period | Private sector houses | | | Total dwellings | | |
|-----------|-----------------------|------------------------|-------------------|-----------------|------------------------|-------------------|
| | Original | Seasonally adjusted(a) | Trend estimate(a) | Original | Seasonally adjusted(a) | Trend estimate(a) |
| 1991-92 | 21,655 | 21,553 | 21,540 | 24,963 | 24,891 | 24,938 |
| 1992-93 | 25,248 | 25,252 | 25,282 | 28,762 | 28,757 | 28,848 |
| 1993-94 | 25,895 | 25,916 | 25,902 | 30,513 | 30,540 | 30,469 |
| 1993-- | | | | | | |
| November | 2,360 | 2,073 | 2,073 | 2,652 | 2,417 | 2,517 |
| December | 1,895 | 2,048 | 2,094 | 2,498 | 2,570 | 2,518 |
| 1994-- | | | | | | |
| January | 1,742 | 2,098 | 2,129 | 2,185 | 2,491 | 2,525 |
| February | 2,084 | 2,130 | 2,175 | 2,446 | 2,545 | 2,543 |
| March | 2,576 | 2,441 | 2,217 | 2,858 | 2,630 | 2,563 |
| April | 2,001 | 2,154 | 2,251 | 2,374 | 2,517 | 2,579 |
| May | 2,375 | 2,212 | 2,288 | 2,822 | 2,593 | 2,600 |
| June | 2,286 | 2,353 | 2,321 | 2,542 | 2,658 | 2,625 |
| July | 2,318 | 2,280 | 2,344 | 2,639 | 2,581 | 2,649 |
| August | 2,480 | 2,349 | 2,338 | 2,703 | 2,617 | 2,643 |
| September | 2,305 | 2,467 | 2,293 | 2,442 | 2,681 | 2,595 |
| October | 2,481 | 2,284 | 2,207 | 2,843 | 2,707 | 2,505 |
| November | 2,187 | 1,908 | 2,098 | 2,467 | 2,255 | 2,390 |
| December | 1,854 | 2,071 | 1,987 | 2,164 | 2,287 | 2,266 |
| 1995-- | | | | | | |
| January | 1,531 | 1,742 | 1,888 | 1,837 | 1,960 | 2,150 |

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

NEW DWELLING COMMENCEMENTS, VICTORIA, ANNUAL PERCENTAGE CHANGE



NUMBER OF NEW DWELLING COMMENCEMENTS

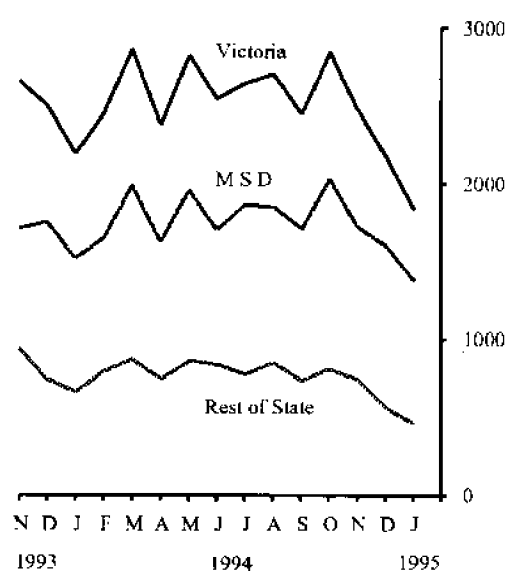


TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING (a)

| Statistical Local Area | Houses | | | | | | Other residential buildings (b) | | | | | | Total residential buildings | | | | | | | |
|--------------------------------|-------------|---------|---------|------|---------|---------|---------------------------------|------|---------|---------|---------|------|-----------------------------|---------|---------|------|-------------|---------|---------|------|
| | July - Jan. | | January | | January | | July - Jan. | | January | | January | | July - Jan. | | January | | July - Jan. | | January | |
| | 1993-94 | 1994-95 | 1994 | 1995 | 1993-94 | 1994-95 | 1994 | 1995 | 1993-94 | 1994-95 | 1994 | 1995 | 1993-94 | 1994-95 | 1994 | 1995 | 1993-94 | 1994-95 | 1994 | 1995 |
| MELBOURNE STATISTICAL DIVISION | | | | | | | | | | | | | | | | | | | | |
| Berwick (C) | 1,850 | 1,036 | 92 | 103 | 35 | 10 | — | — | — | — | — | — | 1,885 | 1,046 | 92 | 103 | — | — | — | — |
| Boroondara (C) --- (e) | 355 | 257 | 25 | 14 | 43 | 24 | 2 | — | — | — | — | — | 398 | 281 | 27 | 14 | — | — | — | — |
| — Camberwell (C) | 36 | 37 | — | — | 77 | 7 | — | — | — | — | — | — | 113 | 44 | — | 3 | — | — | — | — |
| — Hawthorn (C) | 85 | 154 | 3 | 23 | 187 | 6 | 4 | — | — | — | — | — | 272 | 160 | 7 | 25 | — | — | — | — |
| — Kew (C) | 162 | 153 | 14 | 21 | 35 | 50 | — | — | — | — | — | — | 197 | 203 | 14 | 21 | — | — | — | — |
| Box Hill (C) | 121 | 95 | 5 | 16 | 35 | 33 | 2 | — | — | — | — | — | 156 | 128 | 7 | 16 | — | — | — | — |
| Brighton (C) | 280 | 206 | 15 | 41 | 47 | 9 | — | — | — | — | — | — | 327 | 215 | 15 | 41 | — | — | — | — |
| Broadmeadows (C) | 1,091 | 523 | 63 | 71 | — | 9 | — | — | — | — | — | — | 1,091 | 532 | 63 | 71 | — | — | — | — |
| Bulla (S) | 203 | 128 | 8 | 11 | 129 | 110 | 5 | 2 | — | — | — | — | 332 | 238 | 13 | 13 | — | — | — | — |
| Caulfield (C) | 95 | 99 | 11 | 17 | 6 | 13 | 2 | — | — | — | — | — | 101 | 112 | 13 | 19 | — | — | — | — |
| Chelsea (C) | 1,385 | 704 | 106 | 57 | 36 | — | — | — | — | — | — | — | 1,421 | 704 | 106 | 57 | — | — | — | — |
| Cranbourne (C) | 292 | 212 | 24 | 20 | 12 | 5 | — | — | — | — | — | — | 304 | 217 | 24 | 25 | — | — | — | — |
| Croydon (C) | 73 | 64 | 15 | 4 | 16 | — | — | — | — | — | — | — | 89 | 64 | 15 | 4 | — | — | — | — |
| Dandenong (C) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Darebin (C) --- (e) | 52 | 42 | 2 | 16 | 63 | 12 | 2 | 3 | — | — | — | — | 115 | 54 | 4 | 19 | — | — | — | — |
| — Northcote (C) | 259 | 143 | 4 | 15 | 103 | 20 | 3 | — | — | — | — | — | 362 | 163 | 7 | 15 | — | — | — | — |
| — Preston (C) | 280 | 82 | 34 | 2 | 6 | — | 6 | — | — | — | — | — | 286 | 82 | 40 | 2 | — | — | — | — |
| Diamond Valley (S) | 432 | 257 | 38 | 18 | 84 | 54 | 14 | 54 | — | — | — | — | 516 | 311 | 52 | 72 | — | — | — | — |
| Doncaster and Templestowe (C) | 231 | 148 | 17 | 12 | 41 | — | 3 | — | — | — | — | — | 272 | 148 | 20 | 12 | — | — | — | — |
| Eltham (S) | 97 | 69 | 3 | 3 | 53 | 71 | 6 | 40 | — | — | — | — | 150 | 140 | 9 | 43 | — | — | — | — |
| Essendon (C) (e) | 554 | 284 | 51 | 15 | — | — | — | — | — | — | — | — | 554 | 284 | 51 | 15 | — | — | — | — |
| Flinders (S) | 33 | 57 | 5 | 13 | 59 | 37 | 4 | 11 | — | — | — | — | 92 | 94 | 9 | 24 | — | — | — | — |
| Focksray (C) (e) | 264 | 205 | 39 | 20 | 6 | 6 | — | — | — | — | — | — | 270 | 211 | 39 | 20 | — | — | — | — |
| Frankston (C) | 246 | 132 | 20 | 18 | — | — | — | — | — | — | — | — | 246 | 132 | 20 | 18 | — | — | — | — |
| Hastings (S) | 64 | 46 | 6 | 7 | — | — | — | — | — | — | — | — | 64 | 46 | 6 | 7 | — | — | — | — |
| Healesville (S) | 278 | 186 | 13 | 38 | 34 | 17 | 25 | 1 | — | — | — | — | 312 | 203 | 38 | 39 | — | — | — | — |
| Heidelberg (C) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Hobsons Bay (C) --- (e) | 238 | 164 | 17 | 16 | 61 | 4 | — | — | — | — | — | — | 299 | 168 | 17 | 16 | — | — | — | — |
| — Altona (C) | 170 | 93 | 9 | 11 | 23 | 11 | — | — | — | — | — | — | 193 | 104 | 9 | 11 | — | — | — | — |
| — Williamstown (C) | 968 | 580 | 51 | 62 | 34 | 19 | — | — | — | — | — | — | 1,002 | 599 | 51 | 62 | — | — | — | — |
| Keilor (C) | 1,193 | 506 | 86 | 49 | 3 | 7 | — | — | — | — | — | — | 1,196 | 513 | 86 | 49 | — | — | — | — |
| Knox (C) | 436 | 320 | 30 | 45 | 13 | 19 | — | — | — | — | — | — | 449 | 339 | 30 | 55 | — | — | — | — |
| Lilydale (S) | 25 | 10 | — | — | 649 | 290 | 223 | 41 | — | — | — | — | 674 | 300 | 223 | 41 | — | — | — | — |
| Melbourne (C) (e) | 427 | 282 | 36 | 23 | 2 | 2 | — | — | — | — | — | — | 429 | 284 | 36 | 23 | — | — | — | — |
| Melton (S) | 321 | 312 | 39 | 34 | 34 | 31 | — | — | — | — | — | — | 355 | 343 | 39 | 34 | — | — | — | — |
| Moorabbin (C) | 117 | 77 | 9 | 23 | 19 | — | — | — | — | — | — | — | 136 | 77 | 9 | 23 | — | — | — | — |
| Mordialloc (C) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Moreland (C) --- (e) | 36 | 19 | 3 | 2 | 39 | 68 | — | — | — | — | — | — | 75 | 87 | 3 | 2 | — | — | — | — |
| — Brunswick (C) | 71 | 32 | 3 | 5 | 30 | 6 | — | — | — | — | — | — | 101 | 38 | 3 | 5 | — | — | — | — |
| — Coburg (C) | 364 | 293 | 23 | 29 | 9 | — | — | — | — | — | — | — | 373 | 293 | 23 | 29 | — | — | — | — |
| Mornington (S) | 299 | 149 | 13 | 30 | 82 | 5 | — | — | — | — | — | — | 381 | 154 | 13 | 35 | — | — | — | — |
| Nunawading (C) | 142 | 148 | 9 | 16 | 37 | 16 | — | — | — | — | — | — | 179 | 164 | 19 | 16 | — | — | — | — |
| Oakleigh (C) | 437 | 163 | 20 | 21 | — | — | — | — | — | — | — | — | 437 | 163 | 20 | 21 | — | — | — | — |
| Pakenham (S) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |

See footnotes at end of table.

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

| Statistical Local Area | Houses | | | | | Other residential buildings (b) | | | | | Total residential buildings | | | | |
|--|-------------|---------|---------|-------|-------------|---------------------------------|---------|---------|--------|-------------|-----------------------------|---------|---------|------|--|
| | July - Jan. | | January | | July - Jan. | July - Jan. | | January | | July - Jan. | July - Jan. | | January | | |
| | 1993-94 | 1994-95 | 1994 | 1995 | | 1993-94 | 1994-95 | 1994 | 1995 | | 1993-94 | 1994-95 | 1994 | 1995 | |
| MELBOURNE STATISTICAL DIVISION—continued | | | | | | | | | | | | | | | |
| Port Phillip (C) — (c) | 13 | 5 | — | — | 21 | 8 | — | — | — | 34 | 13 | — | — | | |
| — Port Melbourne (C) | 28 | 7 | 2 | 1 | 222 | 91 | — | — | — | 250 | 98 | 2 | 1 | | |
| — South Melbourne (C) | 18 | 32 | 1 | 6 | 28 | 32 | — | — | — | 46 | 64 | 1 | 6 | | |
| — St Kilda (C) | 221 | 113 | 13 | 34 | — | — | — | — | — | 223 | 113 | 13 | 34 | | |
| Ringwood (C) | 131 | 77 | 11 | 2 | 10 | — | — | — | — | 141 | 77 | 11 | 2 | | |
| Sandringham (C) | 51 | 76 | 3 | 4 | — | — | — | — | — | 51 | 76 | 3 | 4 | | |
| Sherbrooke (S) | 446 | 220 | 31 | 11 | 31 | 45 | — | — | — | 477 | 265 | 31 | 11 | | |
| Springvale (C) | 95 | 75 | 2 | 3 | 82 | 63 | — | 30 | 177 | 138 | 2 | 33 | — | | |
| — Malvern (C) | 42 | 30 | — | 1 | 167 | 148 | 2 | — | 209 | 178 | 2 | 1 | — | | |
| — Prahran (C) | 239 | 144 | 12 | 17 | 36 | 24 | — | 6 | 275 | 168 | 12 | 23 | — | | |
| Sunshine (C) | 61 | 33 | 5 | 2 | — | — | — | — | 61 | 33 | 5 | 2 | — | | |
| Upper Yarra (S) Pt. A | 326 | 175 | 29 | 24 | 132 | 23 | — | — | 458 | 198 | 29 | 24 | — | | |
| Waverley (C) | 1,117 | 559 | 74 | 45 | 2 | 19 | — | — | 1,119 | 578 | 74 | 45 | — | | |
| Werrisbee (C) | 744 | 605 | 38 | 50 | 30 | 8 | — | 4 | 774 | 613 | 38 | 54 | — | | |
| Whitlessa (C) | 20 | 2 | — | — | 17 | 27 | — | — | 37 | 29 | — | — | — | | |
| Yarra (C) — (c) | 39 | 5 | 2 | — | 178 | 25 | — | — | 217 | 30 | 2 | — | — | | |
| — Collingwood (C) | 25 | 13 | 2 | 3 | 77 | 36 | — | 15 | 102 | 49 | 23 | 18 | — | | |
| — Fitzroy (C) (c) | 17,678 | 10,638 | 1,186 | 1,144 | 3,177 | 1,520 | 334 | 234 | 20,855 | 12,158 | 1,520 | 1,378 | — | | |
| — Richmond (C) | 49 | n.a. | 6 | n.a. | — | n.a. | — | n.a. | 49 | n.a. | 6 | n.a. | — | | |
| Banockburn (S) Pt A and Pt B (c) | 204 | n.a. | 8 | n.a. | 2 | n.a. | 2 | n.a. | 206 | n.a. | 10 | n.a. | — | | |
| Barrabool (S) Pt A and Pt B (c) | 483 | n.a. | 30 | n.a. | 8 | n.a. | — | n.a. | 491 | n.a. | 30 | n.a. | — | | |
| Bellarine (RC) Pt A and Pt B (c) | 18 | 11 | — | 2 | — | — | — | — | 18 | 11 | — | 2 | — | | |
| Colac-Otway (S) — (c) | 42 | 16 | 6 | 2 | — | — | — | — | 42 | 16 | 6 | 2 | — | | |
| — Colac (C) | 59 | 25 | 3 | 6 | 8 | — | — | — | 67 | 25 | 3 | 6 | — | | |
| — Colac (S) | 305 | n.a. | 15 | n.a. | 4 | n.a. | — | n.a. | 309 | n.a. | 15 | n.a. | — | | |
| — Otway (S) | 37 | n.a. | — | n.a. | — | n.a. | — | n.a. | 37 | n.a. | — | n.a. | — | | |
| Corio (S) Pt A and Pt B (c) | 20 | n.a. | 2 | n.a. | 4 | n.a. | — | n.a. | 24 | n.a. | 2 | n.a. | — | | |
| Geelong (C) (c) | n.a. | 116 | n.a. | 9 | n.a. | — | n.a. | — | n.a. | 116 | n.a. | 9 | — | | |
| Geelong West (C) — (c) | n.a. | 171 | n.a. | 8 | n.a. | — | n.a. | — | n.a. | 171 | n.a. | 8 | — | | |
| — Part A | n.a. | 11 | n.a. | 2 | n.a. | 17 | n.a. | 7 | n.a. | 28 | n.a. | 9 | — | | |
| Bellarine — Inner | n.a. | 16 | n.a. | 1 | n.a. | — | n.a. | — | n.a. | 16 | n.a. | 1 | — | | |
| Corio — Inner | n.a. | 12 | n.a. | — | n.a. | 4 | n.a. | — | n.a. | 16 | n.a. | — | — | | |
| Geelong | n.a. | 197 | n.a. | 7 | n.a. | 7 | n.a. | — | n.a. | 204 | n.a. | 7 | — | | |
| Geelong West | n.a. | 130 | n.a. | 13 | n.a. | — | n.a. | — | n.a. | 130 | n.a. | 13 | — | | |
| Newtown | n.a. | 7 | n.a. | — | n.a. | — | n.a. | — | n.a. | 7 | n.a. | — | — | | |
| South Barwon — Inner | n.a. | 7 | n.a. | — | n.a. | — | n.a. | — | n.a. | 7 | n.a. | — | — | | |
| — Part B | n.a. | 7 | n.a. | — | n.a. | — | n.a. | — | n.a. | 7 | n.a. | — | — | | |
| — Part C | n.a. | 7 | n.a. | — | n.a. | — | n.a. | — | n.a. | 7 | n.a. | — | — | | |

See footnotes at end of table.

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

| Statistical Local Area | Houses | | | | | Other residential buildings (b) | | | | | Total residential buildings | | | | |
|---|--------------|------------|------------|-----------|-----------|---------------------------------|----------|----------|--------------|------------|-----------------------------|-----------|-----------|------|--|
| | July - Jan. | | January | | 1993-94 | July - Jan. | | January | | 1993-94 | July - Jan. | | January | | |
| | 1993-94 | 1994-95 | 1994 | 1995 | | 1994-95 | 1995 | 1994-95 | 1995 | | 1994-95 | 1995 | 1994-95 | 1995 | |
| BARWON STATISTICAL DIVISION—continued | | | | | | | | | | | | | | | |
| Golden Plains (S) — (c) | n.a. | 4 | n.a. | — | — | n.a. | — | n.a. | — | — | n.a. | 4 | n.a. | — | |
| — Central | n.a. | 27 | n.a. | 1 | n.a. | — | n.a. | — | n.a. | — | n.a. | 27 | n.a. | 1 | |
| — East | 18 | n.a. | 1 | n.a. | — | n.a. | — | n.a. | — | n.a. | 18 | n.a. | 1 | n.a. | |
| Leigh (S) (c) | 25 | n.a. | 2 | n.a. | — | n.a. | — | n.a. | — | n.a. | 25 | n.a. | 2 | n.a. | |
| Newtown (C) (c) | 27 | 14 | 1 | — | — | — | — | — | — | — | 27 | 14 | 1 | — | |
| Queenscliffe (B) | 420 | n.a. | 25 | n.a. | 31 | n.a. | 2 | n.a. | — | n.a. | 451 | n.a. | 27 | n.a. | |
| South Barwon (C) Pt A and Pt B (c) | n.a. | 130 | n.a. | 4 | n.a. | — | n.a. | — | n.a. | — | n.a. | 130 | n.a. | 4 | |
| — Part A | n.a. | 44 | n.a. | 2 | n.a. | — | n.a. | — | n.a. | — | n.a. | 44 | n.a. | 2 | |
| — Part B | 52 | n.a. | 4 | n.a. | — | n.a. | — | n.a. | — | n.a. | 52 | n.a. | 4 | n.a. | |
| Winchelsea (S) (c) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | |
| Total Division | 1,759 | 931 | 103 | 57 | 57 | 28 | 4 | 7 | 1,816 | 959 | 107 | 64 | 64 | | |
| WESTERN DISTRICT STATISTICAL DIVISION | | | | | | | | | | | | | | | |
| Corangamite (S) — (c) | 3 | 2 | — | 1 | — | — | 4 | — | — | — | 3 | 6 | — | 1 | |
| — Camperdown (T) | 22 | 4 | — | 1 | — | — | — | — | — | — | 22 | 4 | — | 1 | |
| — Hampden (S) | 30 | 9 | 4 | 2 | 2 | — | — | — | — | — | 32 | 9 | 4 | 2 | |
| — Heytesbury (S) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | |
| Glencg (S) — (c) | 6 | 4 | — | 1 | — | — | — | — | — | — | 6 | 4 | — | 1 | |
| — Glencg (S) | 25 | 20 | 2 | 2 | — | — | — | — | — | — | 25 | 20 | 2 | 2 | |
| — Heywood (S) | 46 | 15 | 3 | 2 | — | — | — | — | — | — | 46 | 15 | 3 | 2 | |
| — Portland (C) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | |
| Moyne (S) — (c) | 2 | 2 | — | 2 | — | — | — | — | — | — | 2 | 2 | — | 2 | |
| — Belfast (S) | 2 | — | 1 | — | — | — | — | — | — | — | 2 | — | 1 | — | |
| — Minhamie (S) | 5 | 1 | — | — | — | — | — | — | — | — | 5 | 1 | — | — | |
| — Mordlake (S) | 27 | 15 | 1 | 3 | 2 | — | — | — | — | — | 29 | 15 | 1 | 3 | |
| — Port Fairy (B) | 51 | 19 | 1 | 4 | — | — | — | — | — | — | 51 | 19 | 1 | 4 | |
| — Warrambool (S) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | |
| Southern Grampians (S) — (c) | 5 | 4 | — | — | — | — | — | — | — | — | 5 | 4 | — | — | |
| — Dundas (S) | 27 | 9 | 2 | 1 | — | — | — | — | — | — | 27 | 9 | 2 | 1 | |
| — Hamilton (C) | 3 | 2 | — | — | — | — | 5 | — | — | — | 3 | 7 | — | — | |
| — Mount Rouse (S) | 5 | 1 | 1 | — | — | — | — | — | — | — | 5 | 1 | — | — | |
| — Wannon (S) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | |
| Warrambool (C) — (c) | 236 | 145 | 17 | 12 | 4 | 3 | — | — | — | — | 240 | 148 | 17 | 12 | |
| — Warrambool (C) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | |
| Lady Julia Percy Island and Tower Hill Lake Reserve | — | — | — | — | — | — | — | — | — | — | — | — | — | — | |
| Total Division | 495 | 252 | 32 | 31 | 8 | 12 | — | — | 503 | 264 | 32 | 31 | 31 | | |

See footnotes at end of table.

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

| Statistical Local Area | Houses | | | Other residential buildings (b) | | | Total residential buildings | | | |
|---------------------------------|-------------|---------|-------------|---------------------------------|---------|-------------|-----------------------------|---------|------|------|
| | July - Jan. | January | July - Jan. | July - Jan. | January | July - Jan. | July - Jan. | January | | |
| | 1993-94 | 1994-95 | 1994 | 1994-95 | 1994 | 1993-94 | 1994-95 | 1994 | 1995 | |
| Ararat (RC) — (c) | 13 | 9 | — | 2 | — | — | — | 13 | 9 | 2 |
| — Ararat (C) | 15 | 8 | 1 | — | — | — | — | 17 | 8 | — |
| — Ararat (S) | 181 | 88 | 8 | 18 | — | — | — | 181 | 88 | 18 |
| Bacchus Marsh (S) | 126 | n.a. | 2 | n.a. | 10 | n.a. | n.a. | 136 | n.a. | 2 |
| Ballaarat (C) (c) | 49 | n.a. | 6 | n.a. | — | n.a. | n.a. | 49 | n.a. | 6 |
| Ballaarat (C) — (c) | n.a. | 90 | n.a. | 5 | n.a. | 10 | n.a. | n.a. | 100 | n.a. |
| — Central | n.a. | 68 | n.a. | 6 | n.a. | — | n.a. | n.a. | 68 | n.a. |
| — Inner North | n.a. | 1 | n.a. | — | n.a. | — | n.a. | n.a. | 1 | n.a. |
| — North | n.a. | 94 | n.a. | 9 | n.a. | 4 | n.a. | n.a. | 98 | n.a. |
| — South | 142 | n.a. | 27 | n.a. | — | n.a. | n.a. | 142 | n.a. | 27 |
| Ballaarat (S) Pt A and Pt B (c) | 65 | n.a. | 6 | n.a. | — | n.a. | n.a. | 65 | n.a. | 6 |
| Bungaree (S) Pt A and Pt B (c) | 100 | n.a. | 7 | n.a. | 2 | n.a. | n.a. | 102 | n.a. | 7 |
| Buninyong (S) Pt A and Pt B (c) | 25 | 15 | — | 3 | — | — | — | 25 | 15 | 3 |
| Creswick (S) | 97 | 45 | 12 | 6 | 2 | 4 | — | 99 | 49 | 12 |
| Daylesford and Glenlyon (S) | n.a. | 19 | n.a. | 1 | n.a. | — | n.a. | n.a. | 19 | n.a. |
| Golden Plains (S) — (c) | 106 | n.a. | 12 | n.a. | — | n.a. | n.a. | 106 | n.a. | 12 |
| — West | n.a. | 33 | n.a. | 3 | n.a. | 8 | n.a. | n.a. | 41 | n.a. |
| Grenville (S) Pt A and Pt B (c) | n.a. | 10 | n.a. | — | n.a. | — | n.a. | n.a. | 10 | n.a. |
| Moorabool (S) — (c) | 14 | 11 | 1 | — | — | — | — | 14 | 11 | 1 |
| — Avoca (S) | 9 | 4 | 2 | — | — | — | — | 9 | 4 | 2 |
| — Lexton (S) | 14 | 3 | 1 | — | — | — | — | 14 | 3 | 1 |
| — Ripon (S) | 75 | n.a. | 7 | n.a. | 14 | n.a. | n.a. | 89 | n.a. | 7 |
| Sebastopol (B) (c) | 12 | 10 | 1 | 1 | 2 | — | — | 14 | 10 | 1 |
| Talbot and Clunes (S) | 1,043 | 508 | 93 | 54 | 32 | 26 | — | 1,075 | 534 | 93 |
| Total Division | | | | | | | | | | |
| | | | | | | | | | | |

See footnotes at end of table.

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

| Statistical Local Area | Houses | | | | Other residential buildings (b) | | | | Total residential buildings | | | |
|------------------------------|-------------|------------|-----------|-----------|---------------------------------|----------|----------|----------|-----------------------------|------------|------------|-----------|
| | July - Jan. | | January | | July - Jan. | | January | | July - Jan. | | January | |
| | 1993-94 | 1994-95 | 1994 | 1995 | 1993-94 | 1994-95 | 1994 | 1995 | 1993-94 | 1994-95 | 1994 | 1995 |
| WIMMERA STATISTICAL DIVISION | | | | | | | | | | | | |
| Arapiles (S) | 2 | 3 | — | — | — | — | — | — | — | 2 | 3 | — |
| Dimboola (S) | 6 | 4 | 1 | — | — | — | — | — | — | 6 | 4 | 1 |
| Donald (S) | 5 | 3 | 2 | 1 | — | — | — | — | — | 5 | 3 | 2 |
| Dunmunkle (S) | 5 | 4 | — | 1 | 2 | — | — | — | — | 7 | 4 | — |
| Horsham (C) | 114 | 60 | 2 | 10 | 7 | 4 | — | — | — | 121 | 64 | 2 |
| Kaniva (S) | 1 | — | — | — | — | — | — | — | — | 1 | — | — |
| Kara Kara (S) | 5 | 3 | 1 | — | — | — | — | — | — | 5 | 3 | 1 |
| Kowree (S) | 6 | 3 | — | — | — | — | — | — | — | 6 | 3 | — |
| Lowan (S) | 15 | 5 | — | — | — | — | — | — | — | 15 | 5 | — |
| St Arnaud (T) | 12 | 2 | — | 2 | — | — | — | — | — | 12 | 2 | — |
| Stawell (C) | 26 | 17 | — | — | — | — | — | — | — | 26 | 17 | — |
| Stawell (S) | 27 | 14 | 1 | 2 | — | — | — | — | — | 27 | 14 | 1 |
| Warracknabeal (S) | 9 | 6 | — | — | — | — | — | — | — | 9 | 6 | — |
| Wimmera (S) | 20 | 16 | — | 3 | — | — | — | — | — | 20 | 16 | 3 |
| Total Division | 253 | 140 | 7 | 19 | 9 | 4 | — | — | — | 262 | 144 | 7 |
| MALLEE STATISTICAL DIVISION | | | | | | | | | | | | |
| Birchip (S) | — | 5 | — | — | — | — | — | — | — | — | 5 | — |
| Karkaroo (S) | 3 | 1 | — | — | — | — | — | — | — | 3 | 4 | — |
| Kerang (B) | 22 | 4 | — | 2 | 2 | — | — | — | — | 24 | 4 | — |
| Kerang (S) | 18 | 6 | 1 | — | — | — | — | — | — | 18 | 6 | 1 |
| Mildura (C) | 218 | 88 | 7 | 8 | 23 | — | — | — | — | 241 | 88 | 7 |
| Mildura (S) Pt A and Pt B | 157 | 72 | 18 | 3 | 2 | 2 | — | — | — | 159 | 74 | 18 |
| Swan Hill (C) | 47 | 38 | 5 | 3 | 17 | 2 | — | — | — | 64 | 40 | 5 |
| Swan Hill (S) | 37 | 9 | 3 | — | — | — | — | — | — | 37 | 9 | 3 |
| Walpeup (S) | 9 | — | 1 | — | — | — | — | — | — | 9 | — | 1 |
| Wycheproof (S) | 2 | 2 | — | 1 | — | — | — | — | — | 2 | 2 | — |
| Total Division | 513 | 225 | 35 | 17 | 44 | 7 | — | — | — | 557 | 232 | 35 |

See footnotes at end of table.

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

| Statistical Local Area | Houses | | | | | Other residential buildings (b) | | | | | Total residential buildings | | | | |
|---------------------------------------|--------------|------------|------------|-----------|-----------|---------------------------------|----------|----------|--------------|------------|-----------------------------|-----------|---------|--|--|
| | July - Jan. | | January | | 1993-94 | July - Jan. | | January | | 1993-94 | July - Jan. | | January | | |
| | 1994-95 | 1994 | 1995 | 1993-94 | | 1994-95 | 1994 | 1995 | 1993-94 | | 1994-95 | 1994 | 1995 | | |
| LODDON-CAMPASPE STATISTICAL DIVISION | | | | | | | | | | | | | | | |
| Bendigo (C) (c) | 125 | n.a. | 7 | n.a. | 12 | n.a. | 2 | n.a. | 137 | n.a. | 9 | n.a. | | | |
| Bet Bet (S) | 19 | 4 | 3 | — | — | — | — | — | 19 | 4 | 3 | — | | | |
| Castlemaine (C) | 26 | 15 | 1 | 1 | — | — | — | — | 26 | 15 | 1 | 1 | | | |
| Charlton (S) | 5 | — | — | — | — | — | — | — | 5 | — | — | — | | | |
| Cobuna (S) | 12 | 11 | 1 | 1 | — | — | — | — | 12 | 11 | 1 | 1 | | | |
| Eaglehawk (B) (c) | 70 | n.a. | 7 | n.a. | — | n.a. | — | n.a. | 70 | n.a. | 7 | n.a. | | | |
| East Loddon (S) | 3 | — | 2 | — | — | — | — | — | 3 | — | 2 | — | | | |
| Eaglehawk (B) (c) | 110 | 67 | 12 | 9 | 2 | — | — | — | 112 | 67 | 12 | 9 | | | |
| Echuca (C) | 76 | 42 | 2 | 4 | 12 | — | — | — | 88 | 42 | 2 | 4 | | | |
| Gisborne (S) | 14 | 4 | 1 | — | — | — | — | — | 14 | 4 | 1 | — | | | |
| Greater Bendigo (C) — (c) | | | | | | | | | | | | | | | |
| — Part A | | | | | | | | | | | | | | | |
| Eaglehawk | n.a. | 34 | n.a. | 2 | n.a. | 23 | n.a. | — | n.a. | 57 | n.a. | 2 | | | |
| Central | n.a. | 63 | n.a. | 3 | n.a. | 5 | n.a. | — | n.a. | 68 | n.a. | 3 | | | |
| Huntly — Inner | n.a. | 19 | n.a. | — | n.a. | — | n.a. | — | n.a. | 19 | n.a. | — | | | |
| Marong — Inner | n.a. | 89 | n.a. | 2 | n.a. | — | n.a. | — | n.a. | 89 | n.a. | 2 | | | |
| Strathfieldsaye — Inner | n.a. | 87 | n.a. | 6 | n.a. | — | n.a. | — | n.a. | 87 | n.a. | 6 | | | |
| — Huntly Balance | n.a. | 3 | n.a. | — | n.a. | — | n.a. | — | n.a. | 3 | n.a. | — | | | |
| — Marong Balance | n.a. | 15 | n.a. | 2 | n.a. | — | n.a. | — | n.a. | 15 | n.a. | 2 | | | |
| — Strathfieldsaye Balance | n.a. | 25 | n.a. | 1 | n.a. | — | n.a. | — | n.a. | 25 | n.a. | 1 | | | |
| Huntly (S) Pt A and Pt B (c) | 38 | n.a. | 5 | n.a. | — | n.a. | — | n.a. | 38 | n.a. | 5 | n.a. | | | |
| Korong (S) | 23 | 8 | — | — | — | — | — | — | 23 | 8 | — | — | | | |
| Kyneton (S) | 66 | 37 | 5 | 6 | — | — | — | — | 66 | 37 | 5 | 6 | | | |
| Melvor (S) | 40 | 14 | 4 | 2 | — | — | — | — | 40 | 14 | 4 | 2 | | | |
| Maldon (S) | 24 | 9 | 2 | 2 | — | — | — | — | 24 | 9 | 2 | 2 | | | |
| Marong (RC) Pt A and Pt B (c) | 252 | n.a. | 19 | n.a. | — | n.a. | — | n.a. | 252 | n.a. | 19 | n.a. | | | |
| Maryborough (C) | 15 | 9 | 1 | 1 | — | — | — | — | 15 | 9 | 1 | 1 | | | |
| Mecalle (S) | 19 | 12 | 1 | 2 | — | — | — | — | 19 | 12 | 1 | 2 | | | |
| Newham and Woodend (S) | 47 | 18 | 2 | 1 | — | — | — | — | 47 | 20 | 2 | 1 | | | |
| Newstead (S) | 26 | 19 | 2 | 3 | — | — | — | — | 26 | 19 | 2 | 3 | | | |
| Pyalong (S) | 10 | 2 | 1 | — | — | — | — | — | 10 | 2 | 1 | — | | | |
| Rochester (S) | 50 | 32 | 5 | 4 | — | — | — | — | 50 | 32 | 5 | 4 | | | |
| Romsey (S) | 85 | 39 | 11 | 1 | — | — | — | — | 85 | 39 | 11 | 1 | | | |
| Strathfieldsaye (S) Pt A and Pt B (c) | 253 | n.a. | 9 | n.a. | 10 | n.a. | 3 | n.a. | 263 | n.a. | 12 | n.a. | | | |
| Tullaroop (S) | 17 | 7 | — | — | — | — | — | — | 17 | 7 | — | — | | | |
| Total Division | 1,425 | 684 | 103 | 53 | 36 | 30 | 5 | — | 1,461 | 714 | 108 | 53 | | | |

See footnotes at end of table.

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

| Statistical Local Area | Houses | | | Other residential buildings (b) | | | Total residential buildings | | | |
|-----------------------------------|--------------|------------|-----------|---------------------------------|-----------|-----------|-----------------------------|------------|-----------|-----------|
| | July - Jan. | January | January | July - Jan. | January | January | July - Jan. | January | January | |
| | 1993-94 | 1994-95 | 1994-95 | 1993-94 | 1994-95 | 1994-95 | 1993-94 | 1994-95 | 1994-95 | |
| GOULBURN STATISTICAL DIVISION | | | | | | | | | | |
| Alexandra (S) | 49 | 19 | 3 | 1 | 2 | — | 51 | 19 | 3 | 1 |
| Benalla (C) | 66 | 39 | 5 | 6 | — | 4 | 66 | 43 | 5 | 6 |
| Benalla (S) | 25 | 27 | 2 | — | — | — | 25 | 27 | 2 | — |
| Broadford (S) | 38 | 13 | 1 | 1 | — | — | 38 | 13 | 1 | 1 |
| Cobram (S) | 73 | 46 | 4 | 3 | 4 | — | 77 | 46 | 4 | 3 |
| Deakin (S) | 30 | 19 | 5 | 1 | — | — | 30 | 19 | 5 | 1 |
| Euroa (S) | 22 | 3 | — | — | — | — | 22 | 3 | — | — |
| Goulburn (S) | 20 | 10 | 1 | 2 | — | — | 20 | 10 | 1 | 2 |
| Kilmore (S) | 79 | 49 | 5 | 5 | — | — | 79 | 49 | 5 | 5 |
| Kyabram (T) | 47 | 21 | 4 | 3 | — | — | 47 | 21 | 4 | 3 |
| Mansfield (S) | 119 | 42 | 10 | 3 | 2 | — | 121 | 42 | 10 | 3 |
| Naitalia (S) | 21 | 4 | 2 | — | — | — | 21 | 4 | 2 | — |
| Numurkah (S) | 59 | 22 | 5 | 4 | — | — | 59 | 22 | 5 | 4 |
| Rodney (S) Pt A and Pt B | 195 | 76 | 16 | 7 | — | — | 195 | 76 | 16 | 7 |
| Seymour (RC) | 63 | 38 | 7 | 3 | 6 | 17 | 69 | 55 | 7 | 3 |
| Shepparton (C) | 152 | 107 | 7 | 13 | 9 | — | 161 | 107 | 7 | 13 |
| Shepparton (S) Pt A and Pt B | 102 | 66 | 6 | 11 | — | — | 102 | 66 | 6 | 11 |
| Tungamah (S) | 13 | 8 | 1 | 1 | — | — | 13 | 8 | 1 | 1 |
| Violet Town (S) | 13 | 8 | — | — | — | — | 13 | 8 | — | — |
| Waranga (S) | 26 | 14 | — | — | — | — | 26 | 14 | — | — |
| Yea (S) | 36 | 16 | 1 | 2 | — | — | 36 | 16 | 1 | 2 |
| Total Division | 1,248 | 647 | 85 | 66 | 23 | 21 | 1,271 | 668 | 85 | 66 |
| OVENS-MURRAY STATISTICAL DIVISION | | | | | | | | | | |
| Beechworth (S) | 21 | 10 | 1 | 2 | 4 | — | 25 | 10 | 1 | 2 |
| Bright (S) | 44 | 40 | 6 | 8 | 6 | — | 50 | 40 | 6 | 8 |
| Chiltern (S) | 30 | 23 | 4 | 2 | — | — | 30 | 23 | 4 | 2 |
| Myriaford (S) | 18 | 9 | 2 | 2 | — | — | 18 | 9 | 2 | — |
| Oxley (S) | 18 | 19 | 2 | 2 | — | — | 18 | 19 | 2 | 2 |
| Rutherglen (S) | 24 | 16 | 1 | 5 | — | — | 24 | 16 | 1 | 5 |
| Tallangatta (S) Pt A and Pt B | 13 | 20 | 1 | 1 | — | — | 13 | 20 | 1 | 1 |
| Upper Murray (S) | 10 | 3 | — | — | — | — | 10 | 3 | — | — |
| Wangaratta (C) | 36 | 37 | 1 | 9 | 6 | 6 | 42 | 43 | 1 | 9 |
| Wangaratta (S) | 21 | 10 | 1 | 1 | — | — | 21 | 10 | 1 | — |
| Wodonga (RC) | 398 | 190 | 29 | 36 | 7 | — | 405 | 190 | 29 | 36 |
| Yackandandah (S) | 26 | 11 | 4 | 1 | — | — | 26 | 11 | 4 | 1 |
| Yarrawonga (S) | 85 | 50 | 8 | 4 | 3 | — | 88 | 50 | 8 | 4 |
| Total Division | 744 | 438 | 60 | 70 | 26 | 6 | 770 | 444 | 60 | 70 |

See footnotes at end of table.

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

| Statistical Local Area | Houses | | | Other residential buildings (b) | | | Total residential buildings | | | |
|-------------------------------------|---------------|---------------|--------------|---------------------------------|--------------|--------------|-----------------------------|---------------|--------------|--------------|
| | July - Jan. | | January | July - Jan. | | January | July - Jan. | | January | |
| | 1993-94 | 1994-95 | 1994 | 1993-94 | 1994-95 | 1994 | 1993-94 | 1994-95 | 1994 | 1995 |
| EAST GIPPSLAND STATISTICAL DIVISION | | | | | | | | | | |
| Avon (S) | 26 | 9 | 2 | — | — | — | 26 | 9 | 2 | — |
| Bairnsdale (C) | 86 | 56 | 8 | — | — | — | 86 | 56 | 8 | 7 |
| Bairnsdale (S) Pt A and Pt B | 124 | 55 | 3 | 2 | 3 | — | 126 | 58 | 3 | 8 |
| Maffra (S) | 55 | 31 | 4 | — | — | — | 55 | 31 | 4 | 1 |
| Omeco (S) | 23 | 12 | — | — | — | — | 23 | 12 | — | 1 |
| Orbost (S) | 79 | 27 | 4 | 15 | 3 | — | 94 | 30 | 4 | 1 |
| Sale (C) | 81 | 24 | 3 | 6 | — | — | 87 | 24 | 3 | 1 |
| Tambo (S) Pt A and Pt B | 143 | 115 | 15 | 8 | 5 | — | 143 | 120 | 15 | 8 |
| Total Division | 617 | 329 | 39 | 27 | 23 | 11 | 640 | 340 | 39 | 27 |
| GIPPSLAND STATISTICAL DIVISION | | | | | | | | | | |
| Alberton (S) | 30 | 19 | 3 | — | — | — | 30 | 19 | 3 | — |
| Bass (S) | 46 | 18 | 3 | — | — | — | 46 | 18 | 3 | — |
| Buln Buln (S) | 93 | 65 | 7 | 9 | 2 | — | 95 | 65 | 7 | 9 |
| Korumburra (S) | 38 | 7 | 3 | — | — | — | 38 | 7 | 3 | — |
| Mirboo (S) | 21 | 10 | — | — | — | — | 21 | 10 | — | — |
| Moo (S) | 62 | 31 | 9 | 3 | 4 | — | 66 | 31 | 9 | 3 |
| Morwell (C) Pt A and Pt B | 69 | 22 | 6 | 3 | 63 | 36 | 132 | 58 | 6 | 3 |
| Naracan (S) Pt A and Pt B | 50 | 20 | 7 | 2 | 2 | — | 52 | 20 | 7 | 2 |
| Philip Island (S) | 153 | 70 | 8 | 6 | — | — | 153 | 70 | 8 | 6 |
| Rosedale (S) | 123 | 60 | 11 | 8 | — | — | 123 | 60 | 11 | 8 |
| South Gippsland (S) | 51 | 26 | 5 | 5 | — | — | 51 | 26 | 5 | 5 |
| Traalgon (C) | 113 | 64 | 4 | 2 | — | — | 113 | 64 | 4 | 2 |
| Traalgon (S) Pt A and Pt B | 32 | 14 | 4 | 1 | — | — | 32 | 14 | 4 | 1 |
| Upper Yarra (S) Pt B | 7 | 2 | — | 1 | — | — | 7 | 2 | — | 1 |
| Warragul (RC) | 115 | 59 | 10 | 6 | 2 | — | 117 | 59 | 10 | 6 |
| Wonthaggi (B) | 59 | 32 | 3 | 7 | — | — | 59 | 32 | 3 | 7 |
| Woorayl (S) | 165 | 74 | 16 | 5 | 3 | 9 | 168 | 83 | 16 | 5 |
| Bass Strait Islands | — | — | — | — | — | — | — | — | — | — |
| French Island | — | — | — | — | — | — | — | — | — | — |
| Yallourn Works Area | — | — | — | — | — | — | — | — | — | — |
| Total Division | 1,227 | 593 | 99 | 58 | 76 | 45 | 1,303 | 638 | 99 | 58 |
| TOTAL VICTORIA | | | | | | | | | | |
| | 27,002 | 15,385 | 1,842 | 1,596 | 3,511 | 1,710 | 30,513 | 17,095 | 2,185 | 1,837 |

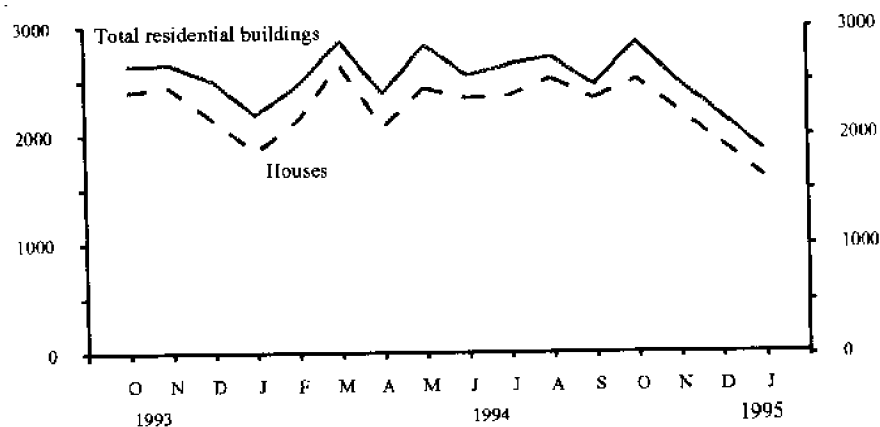
(a) Please refer to page 14 for a summary of changes to Statistical Divisions which were implemented on 1 July 1991. (b) Number of dwelling units. (c) For further details of changes to Statistical Local Areas please refer to paragraphs 15 and 16 of the explanatory notes and also to the list of local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

TABLE 4. NUMBER OF NEW HOUSES COMMENCED BY MATERIAL OF OUTER WALLS, OWNERSHIP, AND STATISTICAL DIVISION, JANUARY 1995 (a)

| <i>Statistical division</i> | <i>Double brick, stone and concrete</i> | <i>Brick veneer</i> | <i>Fibre cement</i> | <i>Timber</i> | <i>Other and not stated</i> | <i>Total</i> |
|-----------------------------|---|---------------------|---------------------|---------------|-----------------------------|--------------|
| PRIVATE SECTOR | | | | | | |
| Melbourne | 24 | 647 | 1 | 29 | 401 | 1,102 |
| Barwon | — | 34 | — | 5 | 18 | 57 |
| Western District | 1 | 26 | — | 1 | 3 | 31 |
| Central Highlands | — | 31 | — | 8 | 12 | 51 |
| Wimmera | 1 | 8 | — | 1 | 9 | 19 |
| Mallee | — | 7 | 1 | — | 7 | 15 |
| Loddon-Campaspe | — | 51 | 1 | 8 | 16 | 76 |
| Goulburn | — | 45 | 2 | 6 | 13 | 66 |
| Ovens-Murray | 3 | 34 | — | 4 | 12 | 53 |
| East Gippsland | 1 | 5 | 1 | 5 | 15 | 27 |
| Gippsland | 1 | 23 | 9 | 9 | 16 | 58 |
| Total Victoria | 31 | 896 | 15 | 76 | 513 | 1,531 |
| PUBLIC SECTOR | | | | | | |
| Melbourne | — | — | — | — | 42 | 42 |
| Barwon | — | — | — | — | — | — |
| Western District | — | — | — | — | — | — |
| Central Highlands | — | 2 | — | — | 1 | 3 |
| Wimmera | — | — | — | — | — | — |
| Mallee | — | — | — | — | 2 | 2 |
| Loddon-Campaspe | — | 1 | — | — | — | 1 |
| Goulburn | — | — | — | — | — | — |
| Ovens-Murray | — | 17 | — | — | — | 17 |
| East Gippsland | — | — | — | — | — | — |
| Gippsland | — | — | — | — | — | — |
| Total Victoria | — | 20 | — | — | 45 | 65 |
| TOTAL | | | | | | |
| Melbourne | 24 | 647 | 1 | 29 | 443 | 1,144 |
| Barwon | — | 34 | — | 5 | 18 | 57 |
| Western District | 1 | 26 | — | 1 | 3 | 31 |
| Central Highlands | — | 33 | — | 8 | 13 | 54 |
| Wimmera | 1 | 8 | — | 1 | 9 | 19 |
| Mallee | — | 7 | 1 | — | 9 | 17 |
| Loddon-Campaspe | — | 52 | 1 | 8 | 16 | 77 |
| Goulburn | — | 45 | 2 | 6 | 13 | 66 |
| Ovens-Murray | 3 | 51 | — | 4 | 12 | 70 |
| East Gippsland | 1 | 5 | 1 | 5 | 15 | 27 |
| Gippsland | 1 | 23 | 9 | 9 | 16 | 58 |
| Total Victoria | 31 | 916 | 15 | 76 | 558 | 1,596 |

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

NUMBER OF NEW DWELLING COMMENCEMENTS BY TYPE, VICTORIA



Introduction

This publication contains monthly details of the number of new dwelling units reported by approving authorities as having commenced in each statistical local area.

Scope and coverage

2. The statistics were compiled from monthly reports, provided by local and other government authorities, together with licensed private building surveyors, of commencements of new houses and new other residential buildings for which:

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

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

3. The number of dwelling units created by alterations and additions to existing buildings, and through the construction of new *non-residential buildings* is not included.

Definitions

4. A dwelling unit is defined as a self-contained suite of rooms, including cooking and bathing facilities and intended for long-term residential use. Units (whether self-contained or not) within buildings offering institutional care, such as hospitals, or temporary accommodation such as motels, hostels, and holiday apartments, are not defined as dwelling units.

5. A *residential building* is defined as a building predominantly consisting of one or more dwelling units. Residential buildings can be either *houses* or *other residential buildings* as follows:

- (a) A house is defined as a detached building predominantly used for long-term residential purposes and consisting of only one dwelling unit. Thus detached 'granny flats' and detached dwelling units (such as caretakers' residences) associated with non-residential buildings are defined as houses for the purpose of these statistics.
- (b) An other residential building is defined as a building which is predominantly used for long-term residential purposes and which contains (or has attached to it) more than one dwelling unit (e.g. includes townhouses, duplexes, apartment buildings, etc.).

6. *Commencements*. For the purposes of this statistical series, a residential building is regarded as being commenced on the date when:

- (a) The building work is first inspected by a local government or other government authority building inspector or surveyor, whether the work is passed or not. In general, the first inspection is undertaken at the foundations or footings stage of construction; or
- (b) The building work is determined as commenced by a building inspector or surveyor.

7. *Ownership*. The ownership of a building is classified as either *public sector* or *private sector* according to the sector of the intended owner of the completed building as evident at the time of approval. Residential buildings being constructed by private sector builders under government housing authority schemes whereby the authority has contracted, or intends to contract, to purchase the buildings on or before completion, are classified as public sector.

Seasonal adjustment

8. Original and seasonally adjusted building statistics are shown in Table 2. In the seasonally adjusted series, account has been taken of normal seasonal factors and 'trading day' effects (arising from the varying numbers of Sundays, Mondays, Tuesdays, etc. in the month) and the effect of movement in the date of Easter which may, in successive years, affect figures for different months.

9. Since seasonally adjusted statistics reflect both irregular and trend movements, an upward or downward movement in a seasonally adjusted series does not necessarily indicate a change of trend. Particular care should therefore be taken in interpreting individual month to month movements.

10. Trend estimate dwelling unit commencement statistics are shown in Table 2. The trend estimates (formerly referred to as smoothed seasonally adjusted series) have been derived by applying a 13-term Henderson-weighted moving average to the series.

11. While this technique enables trend estimate data for the latest period to be produced, it does result in revisions to the trend estimate series for the most recent months as additional observations become available. There may also be revision as a result of changes in the original data, and as a result of the re-estimation of the seasonal factors.

Australian Standard Geographical Classification

12. Issues of this publication from July 1991 to June 1994 inclusive contain geographical division and nomenclature based on the *Australian Standard*

Geographical Classification (ASGC) edition 2.3. The 'Off shore areas and migratory' category has been excluded from all tables.

13. Following a review of statistical geographic boundaries undertaken by the ABS, the Shires of Cranbourne, Healesville and Pakenham, each formerly split into two Statistical Local Areas (SLAs), one in the Melbourne Statistical Division and one in the East Central Statistical Division, have each been amalgamated to one SLA, these being located fully in the Melbourne Statistical Division.

14. From 1 July 1991, the date of effect of these changes emanating from the review for building commencement statistics, the only Local Government Area which is split into 2 SLAs and 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.

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

These changes have been incorporated in Building Statistics from 1 July 1994. In Table 3 statistics from July 1994 onwards are presented on the new SLA basis. Statistics in Table 3 relating to previous periods are presented on the former SLA basis. There have been no changes to Statistical Divisions boundaries as a result of these Local Government Area changes.

16. Further changes resulting from the review of boundaries will not be reflected in SLA changes until the next review of the ASGC, due in July 1995. As an interim measure the affected SLA's are grouped on a 'best fit' basis under the heading of the newly created LGA s.

Changes resulting from the reviews dealing with the Inner Melbourne and South Western Victorian regions have been applied on this basis from the October 1994 issue of this publication. Details of these changes are provided in a listing enclosed with the October 1994 issue of this publication. Copies of this list are available from ABS Victoria on request.

Comparability of statistics

17. Because of the difference in data sources, collection methodologies, and timing of notification of commencements, care should be exercised in comparing quarterly data derived from monthly dwelling unit commencements statistics, with the quarterly dwelling unit commencements statistics from the Building Activity Survey (published in *Building Activity, Victoria 8752.2*).

Unpublished data and related publications

18. The ABS can also make available certain dwelling unit commencement data which are not published. Where it is not practicable to provide the required information by telephone, data can be provided in the following forms: microfiche, photocopy, computer printout, and manually extracted tabulation. A charge may be made for providing unpublished information in these forms.

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

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

Building Approvals, Victoria (8731.2) (monthly) (\$11.00)

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

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

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

Engineering Construction, Australia (8762.0) (quarterly) (\$11.00)

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

20. All publications produced by the ABS are listed in the *Catalogue of Publications, Australia* (1101.0) which is available free of charge from any ABS Office.

Electronic services

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

Symbols and other usages

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

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n.a. not available

- nil or rounded down to zero

M.S.D. Melbourne Statistical Division

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

STUART JACKSON

Deputy Commonwealth Statistician



For more information ...

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