

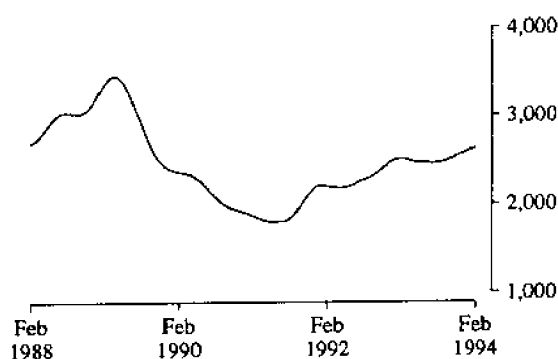
**CATALOGUE NUMBER 8741.2
10 MAY 1994**

**DWELLING UNIT COMMENCEMENTS REPORTED BY
APPROVING AUTHORITIES, VICTORIA,
FEBRUARY 1994**

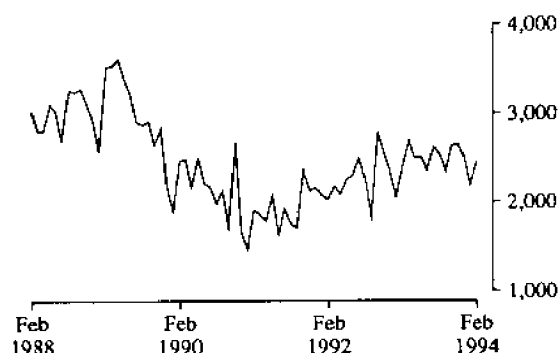
MAIN FEATURES

- Trend estimates of the number of dwelling units commenced in February 1994 (2,624) showed a 1 per cent increase over the figure for January 1994 (2,599) and a 4 per cent increase over the figure for February 1993 (2,513). Apart from a slight decline in the series which occurred between March 1993 and July 1993, the trend estimate has shown a steady increase each month since December 1992.
- In original terms the number of dwelling units commenced in February 1994 (2,446) was 12 per cent higher than in the previous month (2,185) and 1 per cent higher than in February 1993 (2,422).
- There were 48 new public sector houses commenced during February 1994, the lowest number since October 1992 when 38 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For further information about statistics in this publication and the availability of related unpublished statistics, contact Denis Ward or Leon Kinnersly on Melbourne (03) 615 7000; or any ABS State office.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)									
1990-91	11,895	1,331	13,226	683	436	1,119	12,578	1,752	14,330
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
1992—									
December	1,371	185	1,556	40	—	40	1,411	185	1,596
1993—									
January	1,110	125	1,235	45	44	89	1,155	169	1,324
February	1,302	226	1,528	38	11	49	1,340	237	1,577
March	1,574	118	1,692	105	49	154	1,679	167	1,846
April	1,363	183	1,546	105	7	112	1,468	190	1,658
May	1,478	176	1,654	66	11	77	1,544	187	1,731
June	1,351	149	1,500	72	—	72	1,423	149	1,572
July	1,472	316	1,788	67	28	95	1,539	344	1,883
August	1,481	194	1,675	53	14	67	1,534	208	1,742
September	1,255	258	1,513	55	29	84	1,310	287	1,597
October	1,452	206	1,658	64	—	64	1,516	206	1,722
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
VICTORIA									
1990-91	19,560	1,840	21,400	1,031	593	1,624	20,591	2,433	23,024
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
1992—									
December	2,080	202	2,282	58	7	65	2,138	209	2,347
1993—									
January	1,769	149	1,918	98	49	147	1,867	198	2,065
February	2,053	257	2,310	101	11	112	2,154	268	2,422
March	2,359	146	2,505	140	49	189	2,499	195	2,694
April	2,108	208	2,316	154	24	178	2,262	232	2,494
May	2,187	201	2,388	99	23	122	2,286	224	2,510
June	2,063	196	2,259	85	2	87	2,148	198	2,346
July	2,176	326	2,502	93	28	121	2,269	354	2,623
August	2,216	224	2,440	80	14	94	2,296	238	2,534
September	1,949	271	2,220	90	29	119	2,039	300	2,339
October	2,235	244	2,479	161	—	161	2,396	244	2,640
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

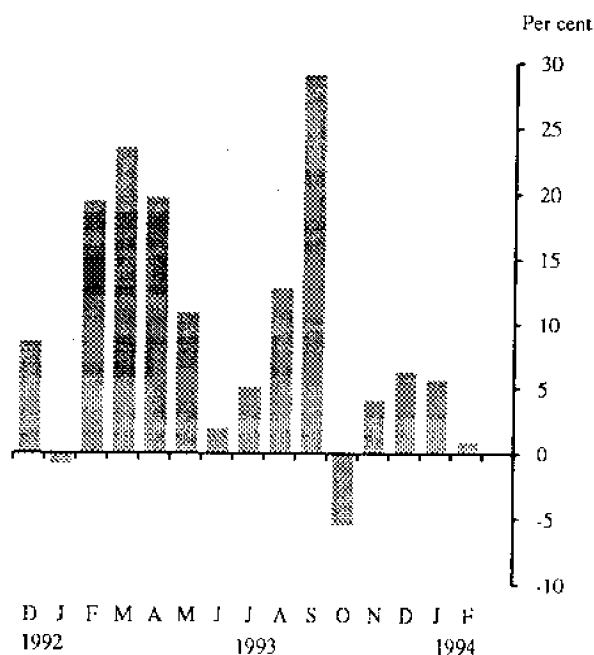
(a) Number of dwelling units. (b) Please refer to page 14 for a summary of changes to Statistical Divisions which were implemented on 1 July 1991.

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)
1990-91	19,560	19,700	19,768	23,024	23,061	23,040
1991-92	21,655	21,599	21,583	24,963	24,999	25,044
1992-93	25,248	25,299	25,328	28,762	28,845	28,945
1992—						
December	2,080	2,195	2,172	2,347	2,373	2,463
1993—						
January	1,769	2,321	2,196	2,065	2,686	2,504
February	2,053	2,035	2,194	2,422	2,431	2,513
March	2,359	2,196	2,171	2,694	2,440	2,495
April	2,108	2,209	2,146	2,494	2,580	2,471
May	2,187	2,124	2,130	2,510	2,439	2,465
June	2,063	2,047	2,115	2,346	2,312	2,461
July	2,176	2,084	2,101	2,623	2,547	2,458
August	2,216	2,170	2,089	2,534	2,504	2,465
September	1,949	2,091	2,084	2,339	2,518	2,482
October	2,235	2,044	2,090	2,640	2,489	2,511
November	2,360	2,071	2,099	2,652	2,341	2,542
December	1,895	2,057	2,110	2,498	2,645	2,573
1994—						
January	1,742	2,280	2,122	2,185	2,853	2,599
February	2,084	2,071	2,130	2,446	2,463	2,624

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

NEW DWELLING COMMENCEMENTS, VICTORIA, ANNUAL PERCENTAGE CHANGE



NUMBER OF NEW DWELLING COMMENCEMENTS

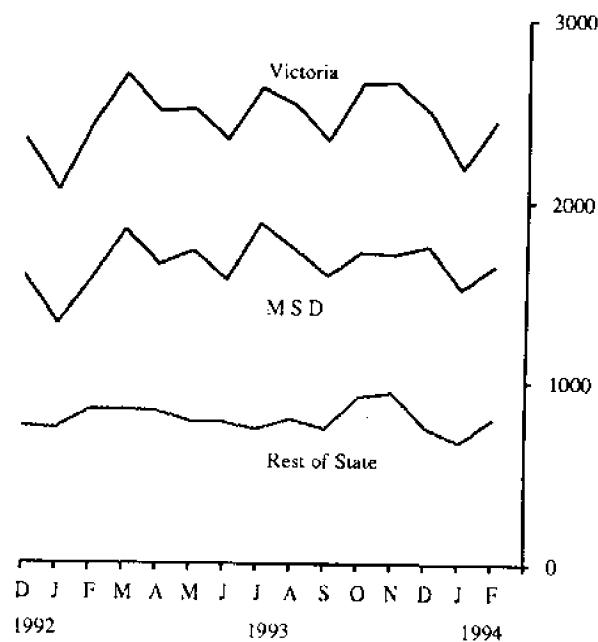


TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING (a)

Statistical Local Area	Houses				Other residential buildings (b)				Total residential buildings			
	July - Feb.		February		July - Feb.		February		July - Feb.		February	
	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994
MELBOURNE STATISTICAL DIVISION												
Altona (C)	222	152	6	13	2	26	—	—	224	178	6	13
Berwick (C)	1,715	1,146	107	149	9	11	—	—	1,724	1,157	107	149
Box Hill (C)	135	103	11	17	115	33	—	—	250	136	11	17
Brighton (C)	79	67	2	12	4	33	—	2	83	100	2	14
Broadmeadows (C)	490	156	23	18	59	41	—	—	549	197	23	18
Brunswick (C)	44	21	5	1	90	21	3	2	134	42	8	3
Bulla (S)	883	729	76	103	42	—	6	—	925	729	82	103
Camberwell (C)	231	222	16	28	32	15	2	7	263	237	18	35
Caulfield (C)	160	124	31	8	94	70	13	11	254	194	44	19
Chelsea (C)	123	57	8	11	15	6	—	—	138	63	8	11
Coburg (C)	63	40	11	2	11	23	—	—	74	63	11	2
Collingwood (C)	15	17	—	—	16	9	—	3	31	26	—	3
Cranbourne (S)	1,693	952	135	138	82	4	29	—	1,775	956	164	138
Croydon (C)	425	184	23	19	24	—	4	—	449	184	27	19
Dandenong (C)	97	50	9	7	—	—	—	—	97	50	9	7
Diamond Valley (S)	306	191	48	25	9	6	—	—	315	197	48	25
Doncaster and Templestowe (C)	392	283	37	33	51	39	3	8	443	322	40	41
Eitham (S)	278	163	23	8	28	19	—	—	306	182	23	8
Essendon (C)	111	60	5	19	28	30	2	2	139	90	7	21
Fitzroy (C)	5	38	—	—	127	160	—	13	132	198	—	13
Flinders (S)	426	374	30	35	—	—	—	—	426	374	30	35
Footscray (C)	46	25	8	5	42	46	—	—	88	71	8	5
Frankston (C)	258	163	21	25	40	4	2	—	298	167	23	25
Hastings (S)	355	181	30	27	—	—	—	—	355	181	30	27
Hawthorn (C)	30	23	—	3	21	67	—	42	51	90	—	45
Healesville (S)	79	42	6	6	—	—	—	—	79	42	6	6
Heidelberg (C)	148	175	9	31	5	34	—	5	153	209	9	36
Keilor (C)	919	678	46	90	12	26	—	—	931	704	46	90
Kew (C)	65	39	4	5	17	184	4	15	82	223	8	20
Knox (C)	859	719	55	51	16	3	—	—	875	722	55	51
Lilydale (S)	432	263	18	44	9	7	5	—	441	270	23	44
Malvern (C)	51	49	11	3	45	50	11	11	96	99	22	14
Melbourne (C)	91	13	—	1	153	526	12	11	244	539	12	12
Melton (S)	430	284	44	41	20	—	2	—	450	284	46	41
Moorabbin (C)	255	209	24	31	18	26	—	26	273	235	24	57
Mordialloc (C)	83	56	6	13	8	12	—	2	91	68	6	15
Mornington (S)	320	234	20	37	16	7	—	—	336	241	20	37
Northcote (C)	53	37	6	6	66	17	6	—	119	54	12	6
Numawading (C)	362	204	21	21	21	76	—	—	383	280	21	21
Oakleigh (C)	134	96	12	17	21	30	—	—	155	126	12	17
Pakenham (S)	433	279	36	41	8	—	—	—	441	279	36	41
Port Melbourne (C)	10	7	1	—	7	19	2	—	17	26	3	—

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 - Feb.		February		July - Feb.		February		July - Feb.		February	
	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994
MELBOURNE STATISTICAL DIVISION—continued												
Prahan (C)	27	13	—	2	38	30	3	13	65	43	3	15
Preston (C)	152	195	18	43	16	39	—	24	168	234	18	67
Richmond (C)	16	13	2	—	44	65	—	2	60	78	2	2
Ringwood (C)	159	151	10	29	6	—	—	—	165	151	10	29
St Kilda (C)	26	8	4	—	66	25	2	—	92	33	6	—
Sandringham (C)	101	84	9	11	4	8	—	—	105	92	9	11
Sherbrooke (S)	61	30	6	3	—	—	—	—	61	30	6	3
South Melbourne (C)	25	18	3	1	341	184	102	—	366	202	105	1
Springvale (C)	508	272	45	39	20	7	2	—	528	279	47	39
Sunshine (C)	268	161	15	14	14	12	—	—	282	173	15	14
Upper Yarra (S) Pt A	66	30	8	8	—	—	—	—	66	30	8	8
Waverley (C)	237	203	24	32	77	77	11	2	314	280	35	34
Werrimbee (C)	1,424	760	127	50	13	—	—	—	1,437	760	127	50
Whitlessa (C)	743	521	55	65	4	—	—	—	747	521	55	65
Williamstown (C)	142	88	30	9	64	—	11	—	206	88	41	9
Total Division	17,261	11,452	1,340	1,450	2,090	2,127	237	201	19,351	13,579	1,577	1,651
BARWON STATISTICAL DIVISION												
Bannockburn (S) Pt A and Pt B	51	30	4	3	—	—	—	—	51	30	4	3
Barrabool (S) Pt A and Pt B	180	132	11	7	4	2	—	—	184	134	11	7
Bellarine (RC) Pt A and Pt B	403	326	42	43	5	8	—	4	408	334	42	47
Colac (C)	17	13	—	1	—	—	—	—	17	13	—	1
Colac (S)	35	29	2	6	—	—	—	—	35	29	2	6
Corio (S) Pt A and Pt B	320	191	16	11	30	—	—	—	350	191	16	11
Geelong (C)	27	29	5	3	26	—	—	—	53	29	5	3
Geelong West (C)	14	12	3	4	7	—	—	—	21	12	3	4
Leigh (S)	17	14	1	1	—	—	—	—	17	14	1	1
Newtown (C)	16	14	1	3	2	—	—	—	18	14	1	3
Oxway (S)	56	37	8	3	6	8	—	—	62	45	8	3
Queenscliffe (B)	24	21	4	2	—	—	—	—	24	21	4	2
South Barwon (C) Pt A and Pt B	463	262	35	30	19	8	4	—	482	270	39	30
Winchelsea (S)	47	30	7	10	—	—	—	—	47	30	7	10
Total Division	1,670	1,140	139	127	99	26	4	4	1,769	1,166	143	131

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 - Feb.		February		July - Feb.		February		July - Feb.		February	
	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994
WESTERN DISTRICT STATISTICAL DIVISION												
Belfast (S)	6	2	1	—	—	—	—	—	6	2	1	—
Camperdown (T)	6	2	—	—	—	—	—	—	6	2	—	—
Dundas (S)	11	3	3	—	—	—	—	—	11	3	3	—
Glenelg (S)	6	6	—	1	—	—	—	—	6	6	—	1
Hamilton (C)	27	19	2	4	4	—	—	—	31	19	2	4
Hampden (S)	15	10	—	1	—	—	—	—	15	10	—	1
Heytesbury (S)	23	13	5	4	—	—	—	—	23	13	5	4
Heywood (S)	35	16	4	2	—	—	—	—	35	16	4	2
Minhamite (S)	5	1	—	—	—	—	—	—	5	1	—	—
Montlake (S)	3	2	1	1	—	—	—	—	3	2	1	1
Mount Rouse (S)	4	2	—	—	—	—	—	—	4	2	—	—
Port Fairy (B)	20	22	1	3	4	2	2	—	24	24	3	3
Portland (C)	35	32	2	—	—	—	—	—	35	32	2	—
Wannon (S)	2	2	—	—	—	—	—	—	2	2	—	—
Warmambool (C)	222	154	28	12	24	2	—	2	246	156	28	14
Warmambool (S)	40	33	1	4	—	—	—	—	40	33	1	4
Lady Julia Percy Island and Tower Hill Lake Reserve	—	—	—	—	—	—	—	—	—	—	—	—
Total Division	460	319	48	32	32	4	2	2	492	323	50	34
CENTRAL HIGHLANDS STATISTICAL DIVISION												
Ararat (C)	14	9	2	1	—	—	—	—	14	9	2	1
Ararat (S)	28	12	5	3	—	—	—	—	28	14	5	3
Avoca (S)	14	10	2	3	3	—	—	—	17	10	2	3
Bacchus Marsh (S)	166	124	12	13	—	—	—	—	166	124	12	13
Ballaarat (C)	115	87	5	13	33	8	—	5	148	95	5	18
Balian (S)	67	33	12	—	—	—	—	—	67	33	12	—
Ballaarat (S) Pt A and Pt B	93	103	6	11	6	—	—	—	99	103	6	11
Bungaree (S) Pt A and Pt B	49	33	2	8	—	—	—	—	49	33	2	8
Buninyong (S) Pt A and Pt B	113	62	14	12	—	2	—	—	113	64	14	12
Creswick (S)	29	12	2	1	—	—	—	—	29	12	2	1
Daylesford and Glenlyon (S)	65	58	7	6	—	2	—	—	65	60	7	6
Grenville (S) Pt A and Pt B	81	68	7	12	—	—	—	—	81	68	7	12
Lexton (S)	9	8	—	1	—	—	—	—	9	8	—	1
Ripon (S)	11	7	1	—	—	—	—	—	11	7	—	—
Sebastopol (B)	72	58	9	7	—	—	—	—	72	58	9	7
Talbot and Clunes (S)	22	10	1	—	—	—	—	—	22	10	1	—
Total Division	948	694	87	91	42	14	—	5	990	708	87	96

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 - Feb.		February		July - Feb.		February		July - Feb.		February	
	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994
WIMMERA STATISTICAL DIVISION												
Arapiles (S)	3	1	—	—	—	—	—	—	3	1	—	—
Dimboola (S)	7	2	1	1	—	—	—	—	7	2	1	1
Donald (S)	7	4	1	1	—	—	—	—	7	4	1	1
Dunmunkie (S)	7	2	1	1	—	—	—	—	7	4	1	1
Horsham (C)	90	74	13	8	—	—	—	—	90	78	13	8
Kaniva (S)	17	—	—	—	—	—	—	—	17	—	—	—
Kara Kara (S)	9	3	—	—	—	—	—	—	9	3	—	—
Kowree (S)	13	5	—	1	—	—	—	—	13	5	—	1
Lowan (S)	13	7	1	3	—	—	—	—	13	7	1	3
St Arnaud (T)	12	6	1	2	4	—	—	—	16	6	1	2
Stawell (C)	26	21	1	2	5	—	—	—	31	21	1	2
Stawell (S)	9	17	—	4	—	—	—	—	9	17	—	4
Warracknabeal (S)	2	7	—	1	—	—	—	—	2	7	—	1
Wimmera (S)	22	11	2	1	—	—	—	—	22	11	2	1
Total Division	237	160	21	25	9	6	—	—	246	166	21	25
MALLEE STATISTICAL DIVISION												
Birchip (S)	1	—	—	—	—	—	—	—	—	—	—	—
Karkaroo (S)	8	3	—	—	—	—	—	—	1	3	—	—
Kerang (B)	9	12	—	3	—	—	—	—	8	12	—	3
Kerang (S)	24	15	2	1	—	—	—	—	9	15	2	1
Mildura (C)	203	158	26	2	30	—	—	—	24	181	28	21
Mildura (S) Pt A and Pt B	129	112	19	10	8	—	—	—	233	114	25	10
Swan Hill (C)	40	32	5	7	2	—	—	—	42	49	5	20
Swan Hill (S)	36	25	6	1	—	—	—	—	36	25	6	1
Walpeup (S)	2	7	1	1	—	—	—	—	2	7	1	1
Wycheproof (S)	5	—	—	—	—	—	—	—	5	—	—	—
Total Division	457	364	59	25	40	42	8	32	497	406	67	57

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 - Feb.		February		July - Feb.		February		July - Feb.		February	
	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994
LODDON-CAMPASPE STATISTICAL DIVISION												
Bendigo (C)	120	85	9	9	5	6	—	—	125	91	9	9
Bet Bet (S)	18	14	1	2	—	—	—	—	18	14	1	2
Castlemaine (C)	20	15	3	1	—	—	—	—	20	15	3	1
Charlton (S)	1	4	1	—	—	—	—	—	1	4	1	—
Cohuna (S)	11	9	2	—	—	—	—	—	11	9	2	—
Faglehawk (B)	63	43	6	4	2	—	—	—	65	43	6	4
East Loddon (S)	5	3	—	—	2	—	—	—	7	3	—	—
Echuca (C)	104	69	9	8	4	2	—	—	108	71	9	8
Gisborne (S)	89	46	10	5	15	12	—	—	104	58	10	5
Gordon (S)	5	8	—	1	—	—	—	—	5	8	—	1
Huntly (S) Pt A and Pt B	40	30	5	2	—	—	—	—	40	30	5	2
Korong (S)	17	13	—	2	—	—	—	—	17	13	—	2
Kyneton (S)	66	43	6	5	—	—	—	—	66	43	6	5
McIvor (S)	32	33	3	2	—	—	—	—	32	33	3	2
Maldon (S)	22	13	2	1	—	—	—	—	22	13	2	1
Marong (RC) Pt A and Pt B	282	170	15	21	2	—	—	—	284	170	15	21
Maryborough (C)	15	9	2	1	4	—	—	—	19	9	2	1
Metcalfe (S)	24	9	—	—	—	—	—	—	24	9	—	—
Newham and Woodend (S)	43	28	8	6	—	—	—	—	43	28	8	6
Newstead (S)	35	20	5	3	—	—	—	—	35	20	5	3
Pyalong (S)	9	6	1	—	—	—	—	—	9	6	1	—
Rochester (S)	34	37	2	6	6	—	—	—	40	37	2	6
Romsey (S)	103	55	8	4	7	—	—	—	110	55	8	4
Strathfieldsaye (S) Pt A and Pt B	219	163	14	19	14	10	—	—	233	173	14	19
Tullaroop (S)	26	10	3	1	—	—	—	—	26	10	3	1
Total Division	1,403	935	115	103	61	30	4	—	1,464	965	119	103

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 - Feb.		February		July - Feb.		February		July - Feb.		February		
	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994	
GOULBURN STATISTICAL DIVISION													
Alexandra (S)	58	27	4	2	4	2	—	—	—	62	29	4	2
Benalla (C)	34	40	2	—	5	—	—	—	—	39	40	2	—
Benalla (S)	26	14	1	4	—	—	—	—	—	26	14	1	4
Broadford (S)	49	23	4	—	—	—	—	—	—	49	23	4	—
Cobram (S)	66	54	3	5	17	—	9	—	—	83	54	12	5
Deakin (S)	30	19	6	—	2	—	—	—	—	32	19	6	—
Euroa (S)	28	13	4	2	—	—	—	—	—	28	13	4	2
Goulburn (S)	20	15	4	—	—	—	—	—	—	20	15	4	—
Kilmore (S)	109	52	11	12	—	—	—	—	—	109	52	11	12
Kyabram (T)	71	28	10	2	2	—	—	—	—	73	28	10	2
Mansfield (S)	97	73	11	8	4	2	4	—	—	101	75	15	8
Nathalia (S)	13	13	—	1	—	—	—	—	—	13	13	—	1
Numurkah (S)	41	31	3	1	9	—	—	—	—	50	31	3	1
Rodney (S) Pt A and Pt B	151	139	11	22	2	—	—	—	—	153	139	11	22
Seymour (RC)	72	42	3	2	—	6	—	—	—	72	48	3	2
Shepparton (C)	161	88	11	5	8	9	—	—	—	169	97	11	5
Shepparton (S) Pt A and Pt B	105	63	5	10	—	—	—	—	—	105	63	5	10
Tungamah (S)	8	10	2	—	—	—	—	—	—	8	10	2	—
Violet Town (S)	6	7	1	3	—	—	—	—	—	6	7	1	3
Waranga (S)	20	18	—	—	—	—	—	—	—	20	18	—	—
Yea (S)	44	23	7	9	—	—	—	—	—	44	23	7	9
Total Division	1,209	792	103	88	53	19	13	—	—	1,262	811	116	88
OVENS-MURRAY STATISTICAL DIVISION													
Beechworth (S)	27	14	—	1	—	4	—	—	—	27	18	—	1
Bright (S)	73	28	3	1	—	—	—	—	—	73	28	3	1
Chilem (S)	18	18	2	3	—	—	—	—	—	18	18	2	3
Myrtleford (S)	23	6	4	—	—	—	—	—	—	23	6	4	—
Oxley (S)	25	9	1	1	—	—	—	—	—	25	9	1	1
Rutherglen (S)	19	14	1	3	—	—	—	—	—	19	14	1	3
Tallangatta (S) Pt A and Pt B	13	5	—	1	—	—	—	—	—	13	5	—	1
Upper Murray (S)	10	5	1	1	—	—	—	—	—	10	5	—	1
Wangaratta (C)	59	24	4	4	2	2	—	—	—	61	26	4	4
Wangaratta (S)	20	11	1	4	—	—	—	—	—	20	11	1	4
Wodonga (RC)	414	278	28	26	15	7	—	3	—	429	285	28	29
Yackandandah (S)	24	20	3	2	—	—	—	—	—	24	20	3	2
Yarrawonga (S)	62	51	2	11	2	3	—	—	—	64	54	2	11
Total Division	787	483	50	58	19	16	—	3	—	806	499	50	61

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 - Feb.		February		July - Feb.		February		July - Feb.		February	
	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994
EAST GIPPSLAND STATISTICAL DIVISION												
Avon (S)	24	15	4	2	—	—	—	—	24	15	4	2
Bairnsdale (C)	85	61	3	—	2	—	—	—	87	61	3	—
Bairnsdale (S) Pt A and Pt B	122	91	7	14	2	—	—	—	124	91	7	14
Maffra (S)	52	36	3	3	—	—	—	—	52	36	3	3
Omeo (S)	34	12	1	4	—	—	—	—	34	12	1	4
Orbost (S)	40	54	4	6	9	12	—	12	49	66	4	18
Sale (C)	42	46	2	3	—	6	—	6	42	52	2	9
Tambo (S) Pt A and Pt B	138	95	20	5	29	—	—	—	167	95	20	5
Total Division	537	410	44	37	42	18	—	18	579	428	44	55
GIPPSLAND STATISTICAL DIVISION												
Albion (S)	35	14	5	—	—	—	—	—	35	14	5	—
Bass (S)	46	36	4	6	—	—	—	—	46	36	4	6
Buln Buln (S)	100	72	15	8	2	—	—	—	102	72	15	8
Korumburra (S)	44	22	5	—	—	—	—	—	44	22	5	—
Mirboo (S)	17	14	—	3	—	—	—	—	17	14	—	3
Moe (S)	67	46	6	6	—	—	—	—	67	46	6	6
Morwell (C) Pt A and Pt B	120	49	52	7	7	63	—	49	127	112	52	56
Narracan (S) Pt A and Pt B	37	38	5	7	5	2	—	—	42	40	5	7
Phillip Island (S)	128	93	13	8	18	—	—	—	146	93	13	8
Rosedale (S)	128	87	6	10	—	—	—	—	128	87	6	10
South Gippsland (S)	59	38	3	1	—	—	—	—	59	38	3	1
Traalgon (C)	144	65	6	8	6	—	—	—	150	65	6	8
Traalgon (S) Pt A and Pt B	37	17	4	3	—	—	—	—	37	17	4	3
Upper Yarra (S) Pt B	2	5	—	—	—	—	—	—	2	5	—	—
Warragul (RC)	79	74	8	14	4	—	—	—	83	74	8	14
Wonthaggi (B)	66	27	6	3	4	—	—	—	70	27	6	3
Woorayl (S)	148	104	10	12	3	—	—	—	151	104	10	12
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—	—	—
French Island	—	—	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—	—	—
Total Division	1,257	801	148	96	49	65	—	49	1,306	866	148	145
TOTAL VICTORIA												
Total Division	26,226	17,550	2,154	2,132	2,536	2,367	2,068	314	28,762	19,917	2,422	2,446

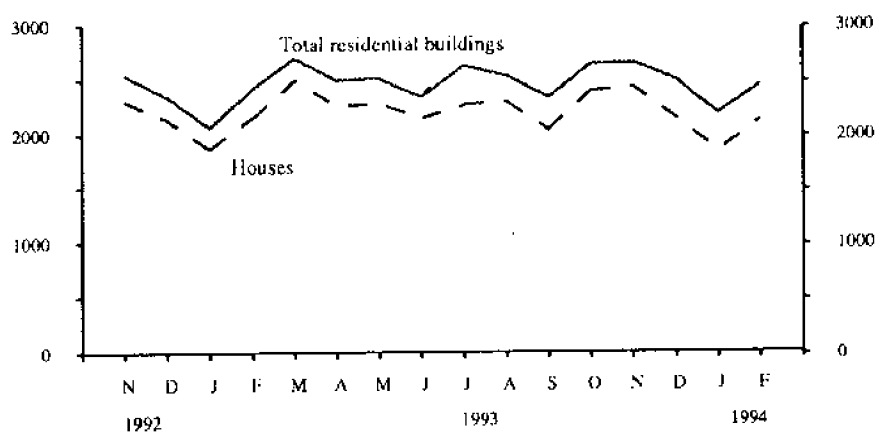
(a) Please refer to page 14 for a summary of changes to Statistical Divisions which were implemented on 1 July 1991. (b) Number of dwelling units.

TABLE 4. NUMBER OF NEW HOUSES COMMENCED BY MATERIAL OF OUTER WALLS, OWNERSHIP, AND STATISTICAL DIVISION, FEBRUARY 1994 (a)

Statistical division	Double brick, stone and concrete	Brick veneer	Fibre cement	Timber	Other and not stated	Total
PRIVATE SECTOR						
Melbourne	23	893	2	19	471	1,408
Barwon	1	65	1	12	48	127
Western District	—	26	—	1	4	31
Central Highlands	—	56	1	5	28	90
Wimmera	—	11	—	4	8	23
Mallee	3	17	1	1	3	25
Loddon-Campaspe	1	72	4	12	14	103
Goulburn	—	68	2	9	9	88
Ovens-Murray	—	45	—	3	10	58
East Gippsland	—	17	6	8	6	37
Gippsland	1	48	11	21	13	94
Total Victoria	29	1,318	28	95	614	2,084
PUBLIC SECTOR						
Melbourne	—	12	1	—	29	42
Barwon	—	—	—	—	—	—
Western District	—	—	—	1	—	1
Central Highlands	—	—	—	—	1	1
Wimmera	—	—	—	—	2	2
Mallee	—	—	—	—	—	—
Loddon-Campaspe	—	—	—	—	—	—
Goulburn	—	—	—	—	—	—
Ovens-Murray	—	—	—	—	—	—
East Gippsland	—	—	—	—	—	—
Gippsland	—	—	—	—	2	2
Total Victoria	—	12	1	1	34	48
TOTAL						
Melbourne	23	905	3	19	500	1,450
Barwon	1	65	1	12	48	127
Western District	—	26	—	2	4	32
Central Highlands	—	56	1	5	29	91
Wimmera	—	11	—	4	10	25
Mallee	3	17	1	1	3	25
Loddon-Campaspe	1	72	4	12	14	103
Goulburn	—	68	2	9	9	88
Ovens-Murray	—	45	—	3	10	58
East Gippsland	—	17	6	8	6	37
Gippsland	1	48	11	21	15	96
Total Victoria	29	1,330	29	96	648	2,132

(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



EXPLANATORY NOTES

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, of commencements of new houses and new other residential buildings for which:

- (a) building permits were issued by local government authorities in areas subject to building control by those authorities; and
- (b) contracts (let or day labour work) was authorised by Commonwealth, State, semi-government, and local government authorities.

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 November 1986 to June 1991 inclusive contain geographical division and nomenclature based on the *Australian Standard Geographical Classification (ASGC)* edition 3. The 'Off shore areas and migratory' category has been excluded from all tables.

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

15. The next edition of the ASGC, incorporating the changes outlined in paragraphs 13 and 14 of the explanatory notes, and also set out on page 14 of this publication, will be issued shortly.

Comparability of statistics

16. 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 tests the quarterly dwelling unit commencements statistics from the Building Activity Survey (published in *Building Activity, Victoria* 8752.2).

Unpublished data and related publications

17. 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.

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

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

Building Approvals, Victoria (8731.2) (monthly)
(\$10.70)

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

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

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

Engineering Construction, Australia (8762.0)
(quarterly) (\$10.70)

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

19. 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.

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Symbols and other usages

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

r figure or series revised since previous issue

na not applicable

- 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

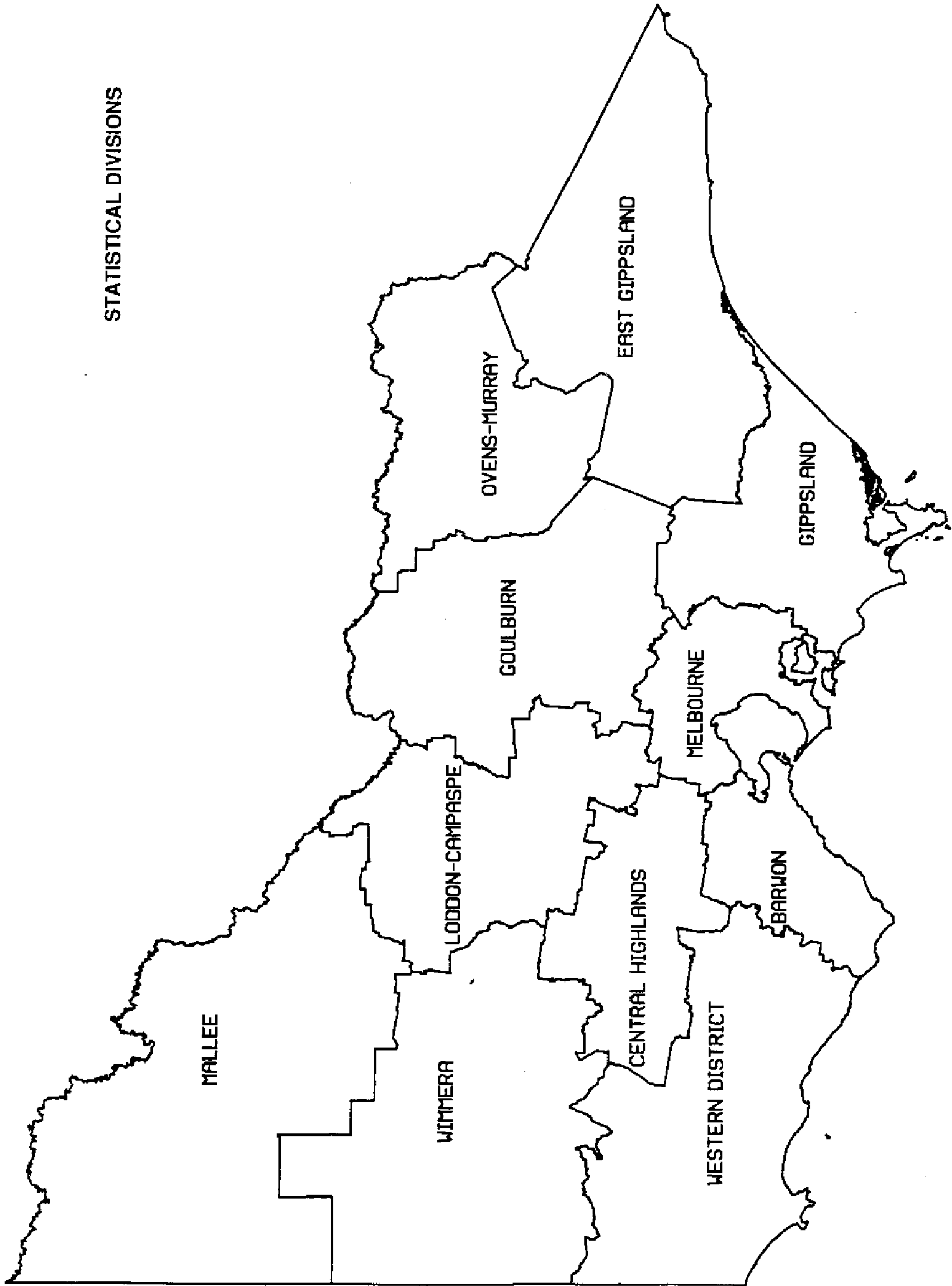
CHANGES TO STATISTICAL DIVISION (SD) BOUNDARIES

Victorian SD boundaries were established prior to the 1966 Census of Population and Housing. A review of these statistical geographic boundaries was recently undertaken by the ABS (with extensive input from various interested organisations) in line with criteria outlined below.

The main criteria in determining SD boundaries were that the boundaries were relatively homogeneous from social, economic, and geographic perspectives, that they would remain unchanged for a period of 15 to 20 years, and that any changes would be introduced in time for the 1991 Census of Population and Housing. As a result of this review a number of changes have been made to SDs. These changes, implemented from 1 July 1991, are outlined below.

Statistical Division	Changes
Melbourne	Extended to include the entire Shires of Healesville, Pakenham and Cranbourne and Part A of the Shire of Upper Yarra.
Barwon	No change.
South Western	Name changed to Western District.
Central Highlands	No change.
Wimmera	The Shires of Karkaroc and Birchip have been included in Mallee SD. Now includes the Shire of Kara Kara and the Town of St Arnaud from Loddon-Campaspe.
Northern Mallee	Renamed Mallee. Now includes the Shires of Karkaroc and Birchip from Wimmera SD.
Loddon-Campaspe	The Shire of Kara Kara and the Town of St Arnaud have been included in Wimmera SD.
Goulburn	No change.
North Eastern	Renamed Ovens-Murray.
East Gippsland	Unincorporated Bass Strait Islands have been included in Gippsland SD.
Central Gippsland	Renamed Gippsland and extended to include Shires of Phillip Island and Bass, Part B of the Shire of Upper Yarra, Borough of Wonthaggi and unincorporated French Island and Bass Strait Islands.
East Central	Abolished. The Statistical Local Areas which formed this SD have been included with Melbourne or Gippsland SDs.

STATISTICAL DIVISIONS





MELBOURNE STATISTICAL DIVISION

Statistical Local Areas

As at September 1992

City (C) Shire (S)

