

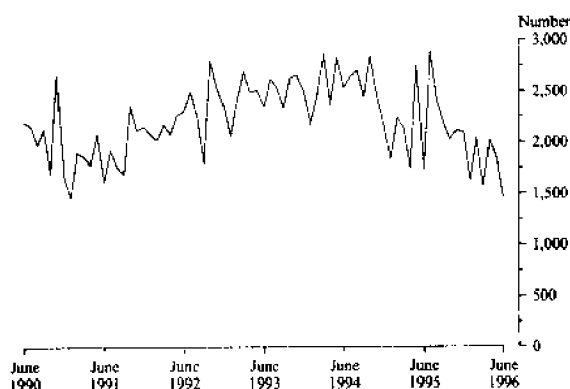
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DWELLING UNIT COMMENCEMENTS REPORTED BY APPROVING AUTHORITIES VICTORIA, JUNE 1996

MAIN FEATURES

NEW DWELLING UNITS COMMENCED



- The number of dwelling units reported as commenced in June 1996 was 1,459. Of these, 1,050 were situated in the Melbourne Statistical Division.
- There were 1,068 private sector houses reported, with 699 of these from the Melbourne Statistical Division.
- A total of 335 other residential dwelling units were commenced, with 313 located in the Melbourne Statistical Division. The private sector accounted for 232 of the total other residential dwellings commenced in the State.
- In the 1995-96 financial year a total of 24,296 dwellings were commenced in Victoria, comprising 19,514 private sector houses, 3,207 private other residential dwellings and 1,575 public sector dwellings.

INQUIRIES

- *for more information about statistics in this publication and the availability of related unpublished statistics, contact Jeff Bulger on Adelaide (08) 8237 7590 or any ABS State Office.*
- *for information about other ABS statistics and services please contact Information Services on Adelaide (08) 8237 7100, call at 55 Currie Street, Adelaide, or write to Information Services, ABS, GPO Box 2272, Adelaide SA 5001.*

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)									
1993-94	16,918	2,881	19,799	760	296	1,056	17,678	3,177	20,855
1994-95	16,932	2,506	19,438	209	392	601	17,141	2,898	20,039
1995-96	13,407	2,994	16,401	390	789	1,179	13,797	3,783	17,580
1995—									
April	1,072	93	1,165	23	44	67	1,095	137	1,232
May	1,474	611	2,085	5	42	47	1,479	653	2,132
June	1,099	86	1,185	—	43	43	1,099	129	1,228
July	1,967	171	2,138	14	75	89	1,981	246	2,227
August	1,525	186	1,711	38	48	86	1,563	234	1,797
September	1,410	183	1,593	35	28	63	1,445	211	1,656
October	1,118	376	1,494	54	15	69	1,172	391	1,563
November	1,295	231	1,526	7	9	16	1,302	240	1,542
December	988	235	1,223	107	271	378	1,095	506	1,601
1996—									
January	810	76	886	20	99	119	830	175	1,005
February	916	441	1,357	10	44	54	926	485	1,411
March	789	259	1,048	12	8	20	801	267	1,068
April	919	326	1,245	31	57	88	950	383	1,333
May	971	300	1,271	24	32	56	995	332	1,327
June	699	210	909	38	103	141	737	313	1,050
VICTORIA									
1993-94	25,895	3,070	28,965	1,107	441	1,548	27,002	3,511	30,513
1994-95	24,088	2,629	26,717	459	542	1,001	24,547	3,171	27,718
1995-96	19,514	3,207	22,721	520	1,055	1,575	20,034	4,262	24,296
1995—									
April	1,524	105	1,629	43	82	125	1,567	187	1,754
May	2,074	611	2,685	30	42	72	2,104	653	2,757
June	1,562	86	1,648	43	43	86	1,605	129	1,734
July	2,513	175	2,688	40	163	203	2,553	338	2,891
August	2,122	192	2,314	48	48	96	2,170	240	2,410
September	1,934	183	2,117	45	32	77	1,979	215	2,194
October	1,584	376	1,960	55	15	70	1,639	391	2,030
November	1,863	237	2,100	8	9	17	1,871	246	2,117
December	1,411	238	1,649	121	329	450	1,532	567	2,099
1996—									
January	1,410	80	1,490	25	111	136	1,435	191	1,626
February	1,466	493	1,959	18	56	74	1,484	549	2,033
March	1,261	277	1,538	16	18	34	1,277	295	1,572
April	1,441	384	1,825	56	133	189	1,497	517	2,014
May	1,441	340	1,781	32	38	70	1,473	378	1,851
June	1,068	232	1,300	56	103	159	1,124	335	1,459

(a) Number of dwelling units. (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 refer to paragraphs 12 to 14 of the explanatory notes.

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)
1993-94	25,895	25,919	25,938	30,513	30,567	30,517
1994-95	24,088	24,030	24,400	27,718	27,643	28,312
1995-96	19,514	19,544	19,191	24,296	24,321	24,149
1995						
April	1,524	1,752	1,835	1,754	1,918	2,231
May	2,074	1,890	1,882	2,757	2,547	2,327
June	1,562	1,568	1,932	1,734	1,793	2,392
July	2,513	2,461	1,955	2,891	2,768	2,402
August	2,122	1,954	1,934	2,410	2,332	2,350
September	1,934	2,015	1,870	2,194	2,334	2,260
October	1,584	1,364	1,771	2,030	1,746	2,147
November	1,863	1,711	1,667	2,117	2,042	2,051
December	1,411	1,630	1,586	2,099	2,266	1,990
1996—						
January	1,410	1,646	1,535	1,626	1,880	1,951
February	1,466	1,464	1,497	2,033	1,979	1,915
March	1,261	1,295	1,442	1,572	1,588	1,862
April	1,441	1,525	1,375	2,014	2,046	1,800
May	1,441	1,330	1,307	1,851	1,749	1,738
June	1,068	1,149	1,253	1,459	1,590	1,683

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



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

Statistical Local Area	Houses					Other residential buildings (b)					Total residential buildings				
	June					June					June				
	1994-95	1995-96	1995	1996	1996	1994-95	1995-96	1995	1996	1996	1994-95	1995-96	1995	1996	1996
MELBOURNE STATISTICAL DIVISION															
Banyule (C)	n.a.	191	n.a.	2	n.a.	137	n.a.	—	n.a.	—	n.a.	328	n.a.	2	
Heidelberg	n.a.	145	n.a.	8	n.a.	9	n.a.	—	n.a.	—	n.a.	154	n.a.	8	
North	n.a.	336	n.a.	10	n.a.	146	n.a.	—	n.a.	—	n.a.	482	n.a.	10	
Total															
Bayside (C)	164	143	9	11	39	13	—	—	203	—	156	9	11		
Brighton	n.a.	176	n.a.	18	n.a.	110	n.a.	9	n.a.	9	286	n.a.	27		
South	n.a.	319	n.a.	29	n.a.	123	n.a.	9	n.a.	9	442	n.a.	38		
Total															
Boroondara (C)	n.a.	185	n.a.	6	n.a.	48	n.a.	7	n.a.	7	233	n.a.	13		
Camberwell North	n.a.	147	n.a.	7	n.a.	25	n.a.	4	n.a.	4	172	n.a.	11		
Camberwell South	58	33	...	2	53	15	—	—	111	—	48	—	2		
Hawthorn	184	80	3	—	21	30	—	2	205	—	110	3	2		
Kew	658	445	25	15	120	118	—	13	778	—	563	25	28		
Total															
Brimbank (C)	n.a.	721	n.a.	27	n.a.	22	n.a.	6	n.a.	6	743	n.a.	33		
Ketilor	n.a.	202	n.a.	21	n.a.	20	n.a.	2	n.a.	2	222	n.a.	23		
Sunshine	n.a.	923	n.a.	48	n.a.	42	n.a.	8	n.a.	8	965	n.a.	56		
Total															
Cardinia (S)	n.a.	196	n.a.	19	n.a.	10	n.a.	1	n.a.	1	206	n.a.	20		
Pakenham	n.a.	18	n.a.	2	n.a.	—	n.a.	—	n.a.	—	18	n.a.	2		
South	n.a.	214	n.a.	21	n.a.	10	n.a.	7	n.a.	7	224	n.a.	22		
Total															
Casey (C)	n.a.	1,159	n.a.	48	n.a.	27	n.a.	5	n.a.	5	1,186	n.a.	53		
Berwick	n.a.	471	n.a.	8	n.a.	29	n.a.	—	n.a.	—	500	n.a.	8		
South	n.a.	1,630	n.a.	56	n.a.	56	n.a.	5	n.a.	5	1,686	n.a.	61		
Total															
Darebin (C)	n.a.	81	n.a.	3	n.a.	61	n.a.	—	n.a.	—	142	n.a.	3		
Northcote	n.a.	188	n.a.	14	n.a.	93	n.a.	10	n.a.	10	281	n.a.	24		
Preston	n.a.	269	n.a.	17	n.a.	154	n.a.	10	n.a.	10	423	n.a.	27		
Total															
Frankston (C)	n.a.	293	n.a.	15	n.a.	6	n.a.	6	n.a.	6	299	n.a.	21		
East	n.a.	214	n.a.	16	n.a.	9	n.a.	—	n.a.	—	223	n.a.	16		
West	n.a.	507	n.a.	31	n.a.	15	n.a.	6	n.a.	6	522	n.a.	37		
Total															
Glen Eira (C)	217	303	19	13	169	73	32	11	386	11	376	51	24		
Caulfield	n.a.	196	n.a.	12	n.a.	23	n.a.	5	n.a.	5	219	n.a.	17		
South	n.a.	499	n.a.	25	n.a.	96	n.a.	16	n.a.	16	595	n.a.	41		
Total															
Greater Dandenong (C)	103	91	2	7	—	10	—	10	103	10	101	2	17		
Dandenong	n.a.	138	n.a.	5	n.a.	43	n.a.	2	n.a.	2	181	n.a.	7		
Balance	n.a.	229	n.a.	12	n.a.	53	n.a.	12	n.a.	12	282	n.a.	24		
Total															
Hobsons Bay (C)	n.a.	361	n.a.	31	n.a.	28	n.a.	2	n.a.	2	389	n.a.	33		
Altona	n.a.	166	n.a.	5	n.a.	94	n.a.	4	n.a.	4	260	n.a.	9		
Williamstown	n.a.	527	n.a.	36	n.a.	122	n.a.	6	n.a.	6	649	n.a.	42		
Total															

See footnotes at end of table.

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

Statistical Local Area	Houses					Other residential buildings (b)					Total residential buildings					
	June					June					June					
	1994-95	1995-96	1995	1996	1996	1994-95	1995-96	1995	1996	1996	1994-95	1995-96	1995	1996	1995	1996
MELBOURNE STATISTICAL DIVISION—continued																
Hume (C)	n.a.	104	n.a.	5	n.a.	31	n.a.	n.a.	2	n.a.	135	n.a.	7	n.a.	n.a.	n.a.
Broadmeadows	n.a.	452	n.a.	36	n.a.	—	n.a.	n.a.	—	n.a.	452	n.a.	36	n.a.	n.a.	n.a.
Craigieburn	n.a.	178	n.a.	11	n.a.	3	n.a.	n.a.	—	n.a.	181	n.a.	11	n.a.	n.a.	n.a.
Sunbury	n.a.	734	n.a.	52	n.a.	34	n.a.	n.a.	2	n.a.	768	n.a.	54	n.a.	n.a.	n.a.
Total	n.a.	262	n.a.	10	n.a.	63	n.a.	n.a.	6	n.a.	325	n.a.	16	n.a.	n.a.	n.a.
Kingston (C)	n.a.	300	n.a.	18	n.a.	122	n.a.	n.a.	5	n.a.	422	n.a.	23	n.a.	n.a.	n.a.
North	n.a.	562	n.a.	28	n.a.	185	n.a.	n.a.	11	n.a.	747	n.a.	39	n.a.	n.a.	n.a.
South	n.a.	440	n.a.	24	n.a.	50	n.a.	n.a.	2	n.a.	490	n.a.	26	n.a.	n.a.	n.a.
Total	n.a.	387	n.a.	20	n.a.	89	n.a.	n.a.	4	n.a.	476	n.a.	24	n.a.	n.a.	n.a.
Knox (C)	n.a.	126	n.a.	5	n.a.	158	n.a.	n.a.	7	n.a.	284	n.a.	12	n.a.	n.a.	n.a.
Manningham (C)	n.a.	247	n.a.	12	n.a.	40	n.a.	n.a.	—	n.a.	287	n.a.	12	n.a.	n.a.	n.a.
Maribyrnong (C)	n.a.	115	n.a.	12	n.a.	22	n.a.	n.a.	3	n.a.	137	n.a.	15	n.a.	n.a.	n.a.
Maroondah (C)	n.a.	362	n.a.	24	n.a.	62	n.a.	n.a.	3	n.a.	424	n.a.	27	n.a.	n.a.	n.a.
Maroondah (C)	n.a.	—	n.a.	—	n.a.	19	n.a.	n.a.	—	n.a.	19	n.a.	—	n.a.	n.a.	n.a.
Croydon	n.a.	26	n.a.	2	n.a.	522	n.a.	n.a.	29	n.a.	548	n.a.	31	n.a.	n.a.	n.a.
Ringwood	n.a.	26	n.a.	2	n.a.	541	n.a.	n.a.	29	n.a.	567	n.a.	31	n.a.	n.a.	n.a.
Total	n.a.	144	n.a.	11	n.a.	2	n.a.	n.a.	—	n.a.	146	n.a.	11	n.a.	n.a.	n.a.
Melton (S)	n.a.	209	n.a.	7	n.a.	—	n.a.	n.a.	—	n.a.	209	n.a.	7	n.a.	n.a.	n.a.
East	n.a.	353	n.a.	18	n.a.	2	n.a.	n.a.	—	n.a.	355	n.a.	18	n.a.	n.a.	n.a.
Balance	n.a.	199	n.a.	9	n.a.	22	n.a.	n.a.	4	n.a.	221	n.a.	13	n.a.	n.a.	n.a.
Total	n.a.	116	n.a.	2	n.a.	17	n.a.	n.a.	2	n.a.	133	n.a.	4	n.a.	n.a.	n.a.
Monash (C)	n.a.	390	n.a.	5	n.a.	19	n.a.	n.a.	6	n.a.	309	n.a.	11	n.a.	n.a.	n.a.
South-West	n.a.	635	n.a.	16	n.a.	58	n.a.	n.a.	12	n.a.	663	n.a.	28	n.a.	n.a.	n.a.
Waverley East	n.a.	61	n.a.	7	n.a.	153	n.a.	n.a.	67	n.a.	314	n.a.	74	n.a.	n.a.	n.a.
Waverley West	n.a.	180	n.a.	10	n.a.	29	n.a.	n.a.	4	n.a.	209	n.a.	14	n.a.	n.a.	n.a.
Total	n.a.	341	n.a.	17	n.a.	182	n.a.	n.a.	71	n.a.	523	n.a.	88	n.a.	n.a.	n.a.
Moonee Valley (C)	n.a.	35	n.a.	—	n.a.	19	n.a.	n.a.	2	n.a.	54	n.a.	—	n.a.	n.a.	n.a.
Essendon	n.a.	47	n.a.	1	n.a.	22	n.a.	n.a.	—	n.a.	69	n.a.	1	n.a.	n.a.	n.a.
West	n.a.	108	n.a.	1	n.a.	18	n.a.	n.a.	4	n.a.	126	n.a.	5	n.a.	n.a.	n.a.
Total	n.a.	190	n.a.	2	n.a.	59	n.a.	n.a.	6	n.a.	249	n.a.	8	n.a.	n.a.	n.a.
Moreland (C)	n.a.	181	n.a.	11	n.a.	—	n.a.	n.a.	—	n.a.	181	n.a.	11	n.a.	n.a.	n.a.
Brunswick	n.a.	381	n.a.	27	n.a.	—	n.a.	n.a.	—	n.a.	381	n.a.	27	n.a.	n.a.	n.a.
Coburg	n.a.	272	n.a.	23	n.a.	4	n.a.	n.a.	4	n.a.	276	n.a.	27	n.a.	n.a.	n.a.
North	n.a.	834	n.a.	61	n.a.	4	n.a.	n.a.	4	n.a.	838	n.a.	65	n.a.	n.a.	n.a.
Total	n.a.	181	n.a.	11	n.a.	—	n.a.	n.a.	—	n.a.	181	n.a.	11	n.a.	n.a.	n.a.
Mornington Peninsula (S)	n.a.	454	n.a.	49	n.a.	—	n.a.	n.a.	—	n.a.	454	n.a.	49	n.a.	n.a.	n.a.
East	n.a.	272	n.a.	23	n.a.	4	n.a.	n.a.	4	n.a.	276	n.a.	27	n.a.	n.a.	n.a.
South	n.a.	834	n.a.	61	n.a.	4	n.a.	n.a.	4	n.a.	838	n.a.	65	n.a.	n.a.	n.a.
West	n.a.	—	n.a.	—	n.a.	—	n.a.	n.a.	—	n.a.	—	n.a.	—	n.a.	n.a.	n.a.
Total	n.a.	181	n.a.	11	n.a.	—	n.a.	n.a.	—	n.a.	181	n.a.	11	n.a.	n.a.	n.a.

See footnotes at end of table.

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

Statistical Local Area	Houses						Other residential buildings (b)						Total residential buildings					
	1995-96		1996		June		1994-95		1995-96		June		1994-95		1995-96		June	
	1994-95	1995-96	1995	1996	1995	1996	1994-95	1995-96	1995	1996	1995	1996	1994-95	1995-96	1995	1996	1995	1996
MELBOURNE STATISTICAL DIVISION—continued																		
Nillumbik (S)	n.a.	31	n.a.	1	n.a.	—	n.a.	—	n.a.	—	n.a.	—	n.a.	—	n.a.	—	n.a.	—
South-West	n.a.	90	n.a.	6	n.a.	6	n.a.	4	n.a.	4	n.a.	4	n.a.	96	n.a.	10	n.a.	10
Balance	n.a.	121	n.a.	7	n.a.	6	n.a.	4	n.a.	4	n.a.	4	n.a.	127	n.a.	11	n.a.	11
Total	n.a.	121	n.a.	7	n.a.	6	n.a.	4	n.a.	4	n.a.	4	n.a.	127	n.a.	11	n.a.	11
Port Phillip (C)	n.a.	52	n.a.	3	n.a.	100	n.a.	4	n.a.	4	n.a.	4	n.a.	152	n.a.	7	n.a.	7
St Kilda	25	116	—	16	129	141	3	—	154	3	—	—	154	257	3	16	—	16
West	n.a.	168	n.a.	19	n.a.	241	n.a.	4	n.a.	4	n.a.	4	n.a.	409	n.a.	23	n.a.	23
Total	n.a.	168	n.a.	19	n.a.	241	n.a.	4	n.a.	4	n.a.	4	n.a.	409	n.a.	23	n.a.	23
Stonnington (C)	n.a.	80	n.a.	10	n.a.	451	n.a.	14	n.a.	14	n.a.	14	n.a.	531	n.a.	24	n.a.	24
Prahran	143	99	—	8	102	106	—	—	245	—	—	—	245	205	—	8	—	8
Malvern	n.a.	179	n.a.	18	n.a.	557	n.a.	14	n.a.	14	n.a.	14	n.a.	736	n.a.	32	n.a.	32
Total	n.a.	179	n.a.	18	n.a.	557	n.a.	14	n.a.	14	n.a.	14	n.a.	736	n.a.	32	n.a.	32
Whitehorse (C)	205	199	3	11	60	58	—	28	265	—	28	—	265	257	3	39	—	39
Box Hill	n.a.	93	n.a.	7	n.a.	15	n.a.	—	n.a.	—	n.a.	—	n.a.	108	n.a.	7	n.a.	7
Numawading East	n.a.	254	n.a.	7	n.a.	112	n.a.	18	n.a.	18	n.a.	18	n.a.	366	n.a.	25	n.a.	25
Numawading West	522	546	37	25	65	185	—	46	587	—	46	—	587	731	37	71	—	71
Total	n.a.	702	n.a.	15	n.a.	77	n.a.	2	n.a.	2	n.a.	2	n.a.	779	n.a.	17	n.a.	17
Whittlesea (C)	n.a.	654	n.a.	44	n.a.	2	n.a.	—	n.a.	—	n.a.	—	n.a.	656	n.a.	44	n.a.	44
Wyndham (C)	n.a.	47	n.a.	5	n.a.	211	n.a.	—	n.a.	—	n.a.	—	n.a.	258	n.a.	5	n.a.	5
Yarra (C)	29	28	—	2	40	128	2	4	69	2	4	4	69	156	2	6	—	6
North	n.a.	75	n.a.	7	n.a.	339	n.a.	4	n.a.	4	n.a.	4	n.a.	414	n.a.	11	n.a.	11
Richmond	n.a.	75	n.a.	7	n.a.	339	n.a.	4	n.a.	4	n.a.	4	n.a.	414	n.a.	11	n.a.	11
Total	n.a.	75	n.a.	7	n.a.	339	n.a.	4	n.a.	4	n.a.	4	n.a.	414	n.a.	11	n.a.	11
Yarra Ranges (S) (c)	n.a.	25	n.a.	—	n.a.	—	n.a.	—	n.a.	—	n.a.	—	n.a.	25	n.a.	—	n.a.	—
Central	n.a.	39	n.a.	1	n.a.	7	n.a.	2	n.a.	2	n.a.	2	n.a.	46	n.a.	3	n.a.	3
North	n.a.	430	n.a.	32	n.a.	10	n.a.	—	n.a.	—	n.a.	—	n.a.	440	n.a.	32	n.a.	32
South-West	n.a.	494	n.a.	33	n.a.	17	n.a.	2	n.a.	2	n.a.	2	n.a.	511	n.a.	35	n.a.	35
Total	n.a.	494	n.a.	33	n.a.	17	n.a.	2	n.a.	2	n.a.	2	n.a.	511	n.a.	35	n.a.	35
Total Division	n.a.	13,797	n.a.	737	n.a.	3,783	n.a.	313	n.a.	313	n.a.	313	n.a.	17,580	n.a.	1,050	n.a.	1,050

See footnotes at end of table.

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

Statistical Local Area	Houses					Other residential buildings (b)					Total residential buildings				
	June					June					June				
	1994-95	1995-96	1995	1996	1996	1994-95	1995-96	1995	1996	1996	1994-95	1995-96	1995	1996	1996
BARWON STATISTICAL DIVISION															
Colac-Otway (S)															
Colac	20	4	—	—	—	—	—	—	—	—	—	—	—	—	—
North	n.a.	16	n.a.	1	—	n.a.	—	n.a.	—	—	20	4	—	—	—
South	n.a.	25	n.a.	1	—	n.a.	—	n.a.	—	—	n.a.	16	n.a.	—	—
Total	n.a.	45	n.a.	2	—	n.a.	—	n.a.	—	—	n.a.	25	n.a.	—	—
Golden Plains (S)															
North-West	34	35	4	1	—	—	—	—	—	—	34	35	4	1	—
South-East	n.a.	27	n.a.	—	—	n.a.	—	n.a.	—	—	n.a.	27	n.a.	—	—
Total	n.a.	62	n.a.	1	—	n.a.	—	n.a.	—	—	n.a.	62	n.a.	—	—
Greater Geelong (C)															
Part A															
Bellarine—Inner	164	164	11	9	—	—	—	—	—	—	163	188	11	9	—
Corio—Inner	246	197	9	13	—	—	—	—	—	—	246	202	9	13	—
Geelong West	44	24	9	—	—	17	—	—	2	—	61	33	9	2	—
Geelong West	18	16	1	—	—	6	—	—	—	—	24	18	1	—	—
Newtown	21	14	1	1	—	8	—	—	—	—	29	14	1	1	—
South Barwon—Inner	259	242	11	12	—	7	—	—	—	—	266	247	11	12	—
Part B	211	257	17	17	—	6	—	—	—	—	217	263	17	17	—
Part C	n.a.	1	n.a.	—	—	n.a.	—	n.a.	—	—	n.a.	1	n.a.	—	—
Total	n.a.	915	n.a.	52	—	n.a.	—	n.a.	2	—	n.a.	966	n.a.	54	—
Queenscliffe (B)	23	27	3	2	—	—	—	—	—	—	23	36	3	2	—
Surf Coast (S)															
East	194	211	14	13	—	—	—	—	—	—	194	215	14	13	—
West	n.a.	45	n.a.	—	—	n.a.	—	n.a.	—	—	n.a.	49	n.a.	—	—
Total	n.a.	256	n.a.	13	—	n.a.	—	n.a.	—	—	n.a.	264	n.a.	—	—
Total Division	n.a.	1,305	n.a.	70	—	n.a.	—	n.a.	2	—	n.a.	1,373	n.a.	72	—

See footnotes at end of table.

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

Statistical Local Area	Houses					Other residential buildings (b)					Total residential buildings				
	June					June					June				
	1994-95	1995-96	1995	1996	1996	1994-95	1994-95	1995-96	1995	1996	1994-95	1994-95	1995-96	1995	1996
WESTERN DISTRICT STATISTICAL DIVISION															
Corangamite (S)	n.a.	11	n.a.	—	—	n.a.	n.a.	—	n.a.	—	n.a.	n.a.	11	n.a.	—
North	n.a.	19	n.a.	2	—	n.a.	n.a.	—	n.a.	—	n.a.	n.a.	19	n.a.	2
South	n.a.	30	n.a.	2	—	n.a.	n.a.	—	n.a.	—	n.a.	n.a.	30	n.a.	2
Total	n.a.	24	n.a.	1	—	n.a.	n.a.	—	n.a.	—	n.a.	n.a.	24	n.a.	1
Gleneilg (S)	n.a.	3	n.a.	—	—	n.a.	n.a.	3	n.a.	—	n.a.	n.a.	6	n.a.	—
Heywood	n.a.	27	n.a.	3	—	n.a.	n.a.	—	n.a.	—	32	n.a.	27	3	3
North	32	54	n.a.	4	—	n.a.	n.a.	3	n.a.	—	n.a.	n.a.	57	n.a.	4
Portland	n.a.	3	n.a.	—	—	n.a.	n.a.	—	n.a.	—	n.a.	n.a.	3	n.a.	—
Total	n.a.	3	n.a.	—	—	n.a.	n.a.	—	n.a.	—	n.a.	n.a.	3	n.a.	—
Moyne (S)	n.a.	3	n.a.	—	—	n.a.	n.a.	—	n.a.	—	n.a.	n.a.	3	n.a.	—
North-East	n.a.	25	n.a.	2	—	n.a.	n.a.	—	n.a.	—	n.a.	n.a.	25	n.a.	2
South-West	n.a.	14	n.a.	—	—	n.a.	n.a.	—	n.a.	—	n.a.	n.a.	14	n.a.	—
Balance	n.a.	42	n.a.	2	—	n.a.	n.a.	—	n.a.	—	n.a.	n.a.	42	n.a.	2
Total	21	17	5	4	—	—	—	—	—	—	21	17	5	4	4
Southern Grampians (S)	n.a.	3	n.a.	—	—	n.a.	n.a.	—	n.a.	—	n.a.	n.a.	3	n.a.	—
Hamilton	n.a.	9	n.a.	—	—	n.a.	n.a.	—	n.a.	—	n.a.	n.a.	9	n.a.	—
Wannon	n.a.	29	n.a.	4	—	n.a.	n.a.	—	n.a.	—	n.a.	n.a.	29	n.a.	4
Balance	n.a.	157	n.a.	9	—	n.a.	n.a.	70	n.a.	—	n.a.	n.a.	227	n.a.	9
Total	n.a.	312	n.a.	21	—	n.a.	n.a.	73	n.a.	—	n.a.	n.a.	385	n.a.	21
Lady Julia Percy Island	n.a.	—	n.a.	—	—	n.a.	n.a.	—	n.a.	—	n.a.	n.a.	—	n.a.	—
Total Division	n.a.	639	n.a.	35	—	n.a.	n.a.	44	n.a.	10	n.a.	n.a.	683	n.a.	45
CENTRAL HIGHLANDS STATISTICAL DIVISION															
Ararat (RC)	n.a.	14	n.a.	1	—	n.a.	n.a.	5	n.a.	—	n.a.	n.a.	19	n.a.	1
Ballarat (C)	153	122	9	6	—	10	10	30	—	8	163	152	9	14	14
Central	104	117	6	6	—	—	—	2	—	2	104	119	6	8	8
Inner North	2	5	—	—	—	—	—	—	—	—	2	5	—	—	—
North	165	136	13	8	—	4	4	5	—	—	169	141	13	8	8
South	424	380	28	20	—	14	14	37	—	10	438	417	28	30	30
Total	n.a.	73	n.a.	3	—	n.a.	n.a.	2	n.a.	—	n.a.	n.a.	75	n.a.	3
Hepburn (S)	n.a.	10	n.a.	—	—	n.a.	n.a.	—	n.a.	—	n.a.	n.a.	10	n.a.	—
East	n.a.	83	n.a.	3	—	n.a.	n.a.	2	n.a.	—	n.a.	n.a.	85	n.a.	3
West	n.a.	86	n.a.	5	—	n.a.	n.a.	—	n.a.	—	n.a.	n.a.	86	n.a.	5
Total	46	23	4	4	—	8	8	—	—	—	54	23	4	4	4
Moorabool (S)	20	26	3	2	—	—	—	—	—	—	20	26	3	2	2
Bacchus Marsh	n.a.	135	n.a.	11	—	n.a.	n.a.	—	n.a.	—	n.a.	135	n.a.	11	11
Ballan	n.a.	27	n.a.	—	—	n.a.	n.a.	—	n.a.	—	n.a.	n.a.	27	n.a.	—
West	n.a.	639	n.a.	35	—	n.a.	n.a.	44	n.a.	10	n.a.	n.a.	683	n.a.	45
Total	n.a.	639	n.a.	35	—	n.a.	n.a.	44	n.a.	10	n.a.	n.a.	683	n.a.	45
Pyrenees (S)	n.a.	—	n.a.	—	—	n.a.	n.a.	—	n.a.	—	n.a.	n.a.	—	n.a.	—
Total Division	n.a.	639	n.a.	35	—	n.a.	n.a.	44	n.a.	10	n.a.	n.a.	683	n.a.	45

See footnotes at end of table.

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

Statistical Local Area	Houses					Other residential buildings (b)					Total residential buildings					
	June					June					June					
	1994-95	1995-96	1995	1996	1996	1994-95	1995-96	1995	1996	1996	1994-95	1995-96	1995	1996	1996	
WIMMERA STATISTICAL DIVISION																
Hindmarsh (S)	n.a.	22	n.a.	—	—	n.a.	—	n.a.	—	—	n.a.	—	—	—	22	n.a.
Horsham (RC)	81	44	4	1	4	—	11	—	—	—	85	—	—	—	55	4
Central	n.a.	12	n.a.	1	n.a.	—	—	n.a.	—	—	n.a.	—	—	—	12	n.a.
Balance	n.a.	56	n.a.	2	n.a.	—	11	n.a.	—	—	n.a.	—	—	—	67	n.a.
Total	n.a.	8	n.a.	—	—	—	—	n.a.	—	—	n.a.	—	—	—	8	n.a.
Northern Grampians (S)	n.a.	42	n.a.	2	n.a.	—	2	n.a.	2	—	n.a.	—	—	—	44	n.a.
St Arnaud	n.a.	50	n.a.	2	n.a.	—	2	n.a.	2	—	n.a.	—	—	—	52	n.a.
Stawell	n.a.	8	n.a.	2	n.a.	—	—	n.a.	—	—	n.a.	—	—	—	8	n.a.
Total	3	3	—	—	3	—	—	—	—	—	6	—	—	—	3	—
Yarriambiack (S)	n.a.	2	n.a.	—	—	—	—	n.a.	—	—	n.a.	—	—	—	2	n.a.
North	n.a.	5	n.a.	—	—	—	—	n.a.	—	—	n.a.	—	—	—	5	n.a.
South	n.a.	141	n.a.	6	n.a.	—	13	n.a.	2	—	n.a.	—	—	—	154	n.a.
Total Division	n.a.	141	n.a.	6	n.a.	—	13	n.a.	2	—	n.a.	—	—	—	154	n.a.
MALLEE STATISTICAL DIVISION																
Buloke (S)	n.a.	1	n.a.	—	—	—	—	n.a.	—	—	n.a.	—	—	—	1	n.a.
North	n.a.	4	n.a.	1	n.a.	—	—	n.a.	—	—	n.a.	—	—	—	4	n.a.
South	n.a.	5	n.a.	1	n.a.	—	—	n.a.	—	—	n.a.	—	—	—	5	n.a.
Total	n.a.	17	n.a.	1	n.a.	—	—	n.a.	—	—	n.a.	—	—	—	17	n.a.
Gannawarra (S)	n.a.	159	n.a.	9	n.a.	—	30	n.a.	—	—	n.a.	—	—	—	189	n.a.
Mildura (RC)	n.a.	12	n.a.	—	—	—	—	n.a.	—	—	n.a.	—	—	—	12	n.a.
Part A	271	171	15	9	2	—	30	—	—	—	273	—	—	201	15	9
Part B	67	25	8	2	2	—	4	—	—	—	69	—	—	29	8	2
Total	n.a.	24	n.a.	—	—	—	—	n.a.	—	—	n.a.	—	—	—	24	n.a.
Swan Hill (RC)	n.a.	49	n.a.	2	n.a.	—	4	n.a.	—	—	n.a.	—	—	—	53	n.a.
Central	n.a.	242	n.a.	13	n.a.	—	34	n.a.	—	—	n.a.	—	—	—	276	n.a.
Balance	n.a.	242	n.a.	13	n.a.	—	34	n.a.	—	—	n.a.	—	—	—	276	n.a.
Total	n.a.	242	n.a.	13	n.a.	—	34	n.a.	—	—	n.a.	—	—	—	276	n.a.
Total Division	n.a.	242	n.a.	13	n.a.	—	34	n.a.	—	—	n.a.	—	—	—	276	n.a.

See footnotes at end of table.

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

Statistical Local Area	Houses						Other residential buildings (b)						Total residential buildings					
	1994-95		1995-96		June		1994-95		1995-96		June		1994-95		1995-96		June	
	1994-95	1995-96	1995	1996	1995	1996	1994-95	1995-96	1995	1996	1995	1996	1994-95	1995-96	1995-96	1995-96	1995	1996
LODDON STATISTICAL DIVISION																		
Central Goldfields (S)																		
Maryborough	16	27	2	3	—	—	—	—	—	—	—	—	—	—	16	29	2	3
Balance	n.a.	15	n.a.	—	n.a.	—	n.a.	—	n.a.	—	—	—	n.a.	—	n.a.	17	n.a.	—
Total	n.a.	42	n.a.	3	n.a.	—	n.a.	—	n.a.	—	—	—	n.a.	—	n.a.	46	n.a.	3
Greater Bendigo (C)																		
Part A																		
Eaglehawk	51	47	—	3	23	—	—	—	—	—	—	—	—	—	74	49	—	3
Central	95	116	8	10	5	—	—	—	—	—	—	—	—	—	100	135	8	10
Huntly — Inner	24	30	1	—	—	—	—	—	—	—	—	—	—	—	24	30	1	—
Marong — Inner	118	100	3	6	—	—	—	—	—	—	—	—	—	—	118	124	3	8
Strahfieldsaye — Inner	107	118	5	14	11	—	—	—	—	—	—	—	—	—	118	118	5	14
Part B	n.a.	88	n.a.	7	n.a.	—	—	—	—	—	—	—	—	—	n.a.	88	n.a.	7
Total	n.a.	499	n.a.	40	n.a.	—	—	—	—	—	—	—	—	—	n.a.	544	n.a.	42
Loddon (S)																		
North	n.a.	3	n.a.	—	n.a.	—	—	—	—	—	—	—	—	—	n.a.	3	n.a.	—
South	n.a.	66	n.a.	—	n.a.	—	—	—	—	—	—	—	—	—	n.a.	112	n.a.	—
Total	n.a.	69	n.a.	—	n.a.	—	—	—	—	—	—	—	—	—	n.a.	115	n.a.	—
Macedon Ranges (S)																		
Kyneton	n.a.	48	n.a.	3	n.a.	—	—	—	—	—	—	—	—	—	n.a.	48	n.a.	3
Romsey	63	63	4	1	—	—	—	—	—	—	—	—	—	—	63	63	4	1
Balance	n.a.	160	n.a.	7	n.a.	—	—	—	—	—	—	—	—	—	n.a.	160	n.a.	7
Total	n.a.	271	n.a.	11	n.a.	—	—	—	—	—	—	—	—	—	n.a.	271	n.a.	11
Mount Alexander (S)																		
Castlemaine	28	5	1	1	2	—	—	—	—	—	—	—	—	—	30	10	1	1
Balance	n.a.	32	n.a.	2	n.a.	—	—	—	—	—	—	—	—	—	n.a.	32	n.a.	2
Total	n.a.	37	n.a.	3	n.a.	—	—	—	—	—	—	—	—	—	n.a.	42	n.a.	3
Total Division	n.a.	918	n.a.	57	n.a.	—	—	—	—	—	—	—	—	—	n.a.	1,018	n.a.	59

See footnotes at end of table.

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

Statistical Local Area	Houses					Other residential buildings (b)					Total residential buildings				
	June					June					June				
	1994-95	1995-96	1995	1996	1996	1994-95	1995-96	1995	1996	1996	1994-95	1995-96	1995	1996	1996
GOULBURN STATISTICAL DIVISION															
Campaspe (S)	116	55	8	1	—	—	—	—	—	—	116	55	8	1	3
Echuca	n.a.	34	n.a.	3	—	—	—	—	—	—	n.a.	34	n.a.	3	3
Kyabram	n.a.	46	n.a.	3	—	—	—	—	—	—	n.a.	46	n.a.	3	3
Rochester	n.a.	7	n.a.	1	—	—	—	—	—	—	n.a.	7	n.a.	1	1
South	n.a.	142	n.a.	8	—	—	—	—	—	—	n.a.	142	n.a.	8	8
Total	50	31	2	4	7	24	—	—	—	—	57	55	2	4	4
Delatite (S)	n.a.	28	n.a.	1	—	—	—	—	—	—	n.a.	28	n.a.	1	1
Benalla	81	76	3	3	—	16	—	—	—	—	81	92	3	3	3
North	n.a.	135	n.a.	8	—	40	—	—	—	—	n.a.	175	n.a.	8	8
South	n.a.	222	n.a.	9	—	28	—	—	—	—	n.a.	250	n.a.	9	9
Total	n.a.	17	n.a.	1	—	—	—	—	—	—	n.a.	17	n.a.	1	1
Greater Shepparton (C)	n.a.	28	n.a.	4	—	—	—	—	—	—	n.a.	28	n.a.	4	4
Part A	n.a.	267	n.a.	14	—	28	—	—	—	—	n.a.	295	n.a.	14	14
Part B	n.a.	33	n.a.	2	—	—	—	—	—	—	n.a.	33	n.a.	2	2
East	n.a.	98	n.a.	3	—	—	—	—	—	—	n.a.	98	n.a.	3	3
West	n.a.	131	n.a.	5	—	—	—	—	—	—	n.a.	131	n.a.	5	5
Total	n.a.	129	n.a.	16	—	35	—	—	—	—	n.a.	164	n.a.	16	16
Mitchell (S)	34	24	1	—	—	—	—	—	—	—	34	24	1	—	—
North	n.a.	31	n.a.	—	—	—	—	—	—	—	n.a.	31	n.a.	—	—
South	n.a.	55	n.a.	—	—	—	—	—	—	—	n.a.	55	n.a.	—	—
Total	n.a.	30	n.a.	—	—	—	—	—	—	—	n.a.	30	n.a.	—	—
Moirra (S)	n.a.	889	n.a.	51	—	103	—	—	—	—	n.a.	992	n.a.	51	51
Murrumbidgee (S)	n.a.	889	n.a.	51	—	103	—	—	—	—	n.a.	992	n.a.	51	51
East	n.a.	30	n.a.	—	—	—	—	—	—	—	n.a.	30	n.a.	—	—
West	n.a.	30	n.a.	—	—	—	—	—	—	—	n.a.	30	n.a.	—	—
Total	n.a.	30	n.a.	—	—	—	—	—	—	—	n.a.	30	n.a.	—	—
Strathbogie (S)	n.a.	30	n.a.	—	—	—	—	—	—	—	n.a.	30	n.a.	—	—
Total Division	n.a.	889	n.a.	51	—	103	—	—	—	—	n.a.	992	n.a.	51	51

See footnotes at end of table.

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

Statistical Local Area	Houses			Other residential buildings (b)			Total residential buildings					
	June			June			June					
	1994-95	1995-96	1995	1996	1994-95	1995-96	1995	1996	1994-95	1995-96	1995	1996
OVENS-MURRAY STATISTICAL DIVISION												
Alpine (S)	n.a.	53	n.a.	—	n.a.	—	n.a.	—	n.a.	n.a.	53	n.a.
East	n.a.	25	n.a.	1	n.a.	—	n.a.	—	n.a.	n.a.	25	n.a.
West	n.a.	78	n.a.	1	n.a.	—	n.a.	—	n.a.	n.a.	78	n.a.
Total	n.a.	133	n.a.	2	n.a.	—	n.a.	—	n.a.	n.a.	133	n.a.
Indigo (S)	n.a.	53	n.a.	3	n.a.	—	n.a.	—	n.a.	n.a.	53	n.a.
Part A	26	20	—	2	—	—	—	—	26	20	—	2
Part B	n.a.	73	n.a.	5	n.a.	—	n.a.	—	n.a.	73	n.a.	5
Total	n.a.	133	n.a.	8	n.a.	—	n.a.	—	n.a.	136	n.a.	10
Milawa (S)	n.a.	32	n.a.	2	n.a.	—	n.a.	—	n.a.	32	n.a.	2
North	n.a.	20	n.a.	3	n.a.	—	n.a.	—	n.a.	20	n.a.	3
South	51	81	2	3	6	3	—	2	57	84	2	5
Wangaratta	n.a.	133	n.a.	8	n.a.	3	n.a.	2	n.a.	136	n.a.	10
Total	n.a.	224	n.a.	16	n.a.	11	n.a.	—	n.a.	235	n.a.	16
Towong (S)	n.a.	5	n.a.	—	n.a.	—	n.a.	—	n.a.	5	n.a.	—
Part A	n.a.	15	n.a.	1	n.a.	—	n.a.	—	n.a.	15	n.a.	1
Part B	31	20	—	1	—	—	—	—	31	20	—	1
Total	n.a.	224	n.a.	16	n.a.	11	n.a.	—	n.a.	235	n.a.	16
Wodonga (RC)	n.a.	528	n.a.	31	n.a.	14	n.a.	2	n.a.	542	n.a.	33
Total Division	n.a.	528	n.a.	31	n.a.	14	n.a.	2	n.a.	542	n.a.	33
EAST GIPPSLAND STATISTICAL DIVISION												
East Gippsland (S)	n.a.	206	n.a.	16	n.a.	6	n.a.	4	n.a.	212	n.a.	20
Bairnsdale	41	33	2	—	3	5	—	—	44	38	2	—
Orbost	n.a.	17	n.a.	1	n.a.	—	n.a.	—	n.a.	17	n.a.	1
South-West	n.a.	30	n.a.	3	n.a.	—	n.a.	—	n.a.	30	n.a.	3
Balance	n.a.	286	n.a.	20	n.a.	11	n.a.	4	n.a.	297	n.a.	24
Total	n.a.	286	n.a.	20	n.a.	11	n.a.	4	n.a.	297	n.a.	24
Wellington (S)	30	15	2	—	—	—	—	—	30	15	2	—
Alberton	n.a.	15	n.a.	—	n.a.	—	n.a.	—	n.a.	15	n.a.	—
Avon	42	35	3	3	13	—	—	—	55	35	3	3
Maffra	n.a.	56	n.a.	5	n.a.	—	n.a.	—	n.a.	56	n.a.	5
Rosedale	39	77	4	9	—	—	—	—	39	77	4	9
Sale	n.a.	198	n.a.	17	n.a.	—	n.a.	—	n.a.	198	n.a.	17
Total	n.a.	484	n.a.	37	n.a.	11	n.a.	4	n.a.	495	n.a.	41
Total Division	n.a.	484	n.a.	37	n.a.	11	n.a.	4	n.a.	495	n.a.	41

See footnotes at end of table.

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

Statistical Local Area	Houses			Other residential buildings (b)			Total residential buildings			
	June			June			June			
	1994-95	1995-96	1995	1994-95	1995-96	1995	1994-95	1995-96	1995	1996
GIPPSLAND STATISTICAL DIVISION										
Bass Coast (S)	119	127	14	7	7	---	2	2	---	119
Phillip Island	n.a.	133	n.a.	9	n.a.	n.a.	2	n.a.	---	n.a.
Balance	n.a.	260	n.a.	16	n.a.	n.a.	4	n.a.	---	264
<i>Total</i>										
Baw Baw (S)	n.a.	20	n.a.	---	n.a.	n.a.	---	n.a.	---	20
Part A										
Part B	n.a.	12	n.a.	1	n.a.	n.a.	---	n.a.	---	12
East	n.a.	126	n.a.	15	n.a.	n.a.	---	n.a.	---	126
West	n.a.	158	n.a.	16	n.a.	n.a.	---	n.a.	---	158
<i>Total</i>										
La Trobe (S)	n.a.	52	n.a.	11	n.a.	n.a.	8	n.a.	---	60
Moe	n.a.	29	n.a.	2	n.a.	n.a.	---	n.a.	---	29
Morwell	n.a.	106	n.a.	9	n.a.	n.a.	7	n.a.	---	113
Traralgon	n.a.	18	n.a.	2	n.a.	n.a.	---	n.a.	---	18
Balance	n.a.	205	n.a.	24	n.a.	n.a.	15	n.a.	---	220
<i>Total</i>										
South Gippsland (S)	n.a.	103	n.a.	6	n.a.	n.a.	---	n.a.	---	103
Central	34	24	---	2	---	---	---	34	---	24
East	n.a.	26	n.a.	2	n.a.	n.a.	---	n.a.	---	26
West	n.a.	153	n.a.	10	n.a.	n.a.	---	n.a.	---	153
<i>Total</i>										
Yarra Ranges (S) --- Part B (c)	n.a.	2	n.a.	---	n.a.	n.a.	---	n.a.	---	2
Bass Strait Islands	---	---	---	---	---	---	---	---	---	---
French Island	1	1	---	---	---	---	---	1	---	1
Yalloom Works Area	---	---	---	---	---	---	---	---	---	---
Total Division	n.a.	779	n.a.	66	n.a.	n.a.	19	n.a.	---	798
TOTAL VICTORIA										
	24,547	20,034	1,605	1,124	3,171	4,262	129	335	27,718	24,296
										1,734
										1,459

(a) For details of changes to Statistical Local Areas and Statistical Divisions, please refer to paragraphs 12 to 14 of the explanatory notes. (b) Number of dwelling units. (c) The Shire of Yarra Ranges comprises four Statistical Local Areas (SLA). Commencements for three SLAs are included in the Melbourne Statistical Division and the other SLA is included in the Gippsland Statistical Division

TABLE 4. NUMBER OF NEW HOUSES COMMENCED BY MATERIAL OF OUTER WALLS, OWNERSHIP, AND STATISTICAL DIVISION, JUNE 1996

<i>Statistical division (a)</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	80	377	3	12	227	699
Barwon	9	37	2	5	16	69
Western District	8	13	—	—	—	21
Central Highlands	—	1	—	—	34	35
Wimmera	1	4	1	—	—	6
Mallee	2	1	—	1	3	7
Loddon	10	16	1	3	26	56
Goulburn	2	39	—	—	10	51
Ovens-Murray	17	8	1	1	4	31
East Gippsland	6	12	4	3	12	37
Gippsland	—	26	3	5	22	56
Total Victoria	135	534	15	30	354	1,068
PUBLIC SECTOR						
Melbourne	3	—	—	—	35	38
Barwon	—	—	—	1	—	1
Western District	—	—	—	—	—	—
Central Highlands	—	—	—	—	—	—
Wimmera	—	—	—	—	—	—
Mallee	—	—	—	—	6	6
Loddon	—	—	—	—	1	1
Goulburn	—	—	—	—	—	—
Ovens-Murray	—	—	—	—	—	—
East Gippsland	—	—	—	—	—	—
Gippsland	—	8	—	—	2	10
Total Victoria	3	8	—	1	44	56
TOTAL						
Melbourne	83	377	3	12	262	737
Barwon	9	37	2	6	16	70
Western District	8	13	—	—	—	21
Central Highlands	—	1	—	—	34	35
Wimmera	1	4	1	—	—	6
Mallee	2	1	—	1	9	13
Loddon	10	16	1	3	27	57
Goulburn	2	39	—	—	10	51
Ovens-Murray	17	8	1	1	4	31
East Gippsland	6	12	4	3	12	37
Gippsland	—	34	3	5	24	66
Total Victoria	138	542	15	31	398	1,124

(a) For details of changes to Statistical Divisions, please refer to paragraphs 12 to 14 of the explanatory notes.

EXPLANATORY NOTES

Introduction

This publication contains monthly details of the number of new dwelling units reported by approving authorities as having commenced. Data for selected statistical local areas are included.

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; and
- (b) contracts were let or day labour work was authorised by Commonwealth, State, semi-government and local government authorities.
- (c) building permits were issued by licensed municipal 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 e.g. 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 dwelling unit is regarded as being commenced on the date when:

- (a) the residential building 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 residential building is determined as commenced by a building inspector or surveyor.

7. *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 seasonal 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 seasonal 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

10. Trend estimate dwelling unit commencement statistics are shown in Table 2. The trend estimates have been obtained by applying a 13-term Henderson-weighted moving average to the series.

11. While this technique enables trend estimate data to be produced for the latest few months, it does result in revisions to the trend estimates as new data become available. Revisions to the original data and re-analysis of seasonal factors may also lead to revisions to the trend.

Australian Standard Geographical Classification (ASGC)

12. Area statistics are now being classified to the *Australian Standard Geographical Classification, Edition 2.5* (1216.0) and ASGC terminology has been adopted in the presentation of building statistics.

13. 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).

14. Table 3 shows commencements statistics according to the new SLA structure and includes data for periods prior to July 1995 relating to those geographic areas for which no boundary changes have been made. Table 1 includes data for the Melbourne Statistical Division for periods prior to July 1995 because 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.)

Comparability of statistics

15. 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 commencement statistics with the quarterly dwelling unit commencement statistics from the Building Activity Survey.

Unpublished data

16. 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 clerically extracted tabulation. A charge may be made for providing unpublished information in these forms.

Related publications

17. Other ABS publications which may be of interest include:

Building Approvals, Australia (8731.0) — issued monthly
Building Approvals, Victoria (8731.2) — issued monthly
Building Activity, Australia: Dwelling Unit Commencements, Preliminary (8750.0) — issued quarterly
Building Activity, Victoria (8752.2) — issued quarterly

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

Symbols and other usages

n.a. not available
 — nil or rounded to zero

STUART JACKSON
Regional Director

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