

CATALOGUE NUMBER 8741.2
14 OCTOBER 1994

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

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:

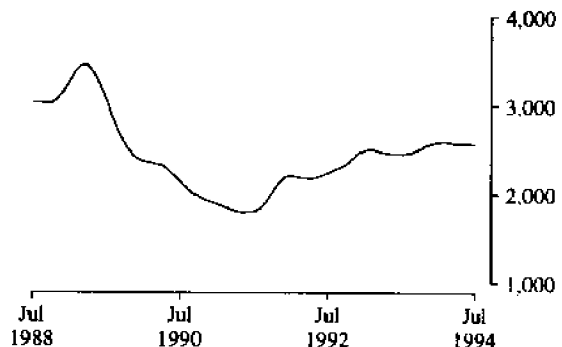
(1) Inclusion in dwelling unit commencement (first inspection) statistics, details relating to approvals issued by Registered Private Surveyors following implementation by the Victorian Government of the Building Act 1993 on 1 July 1994 - refer to paragraph 2 of the explanatory notes.

(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 list of boundary changes enclosed with this publication.

MAIN FEATURES

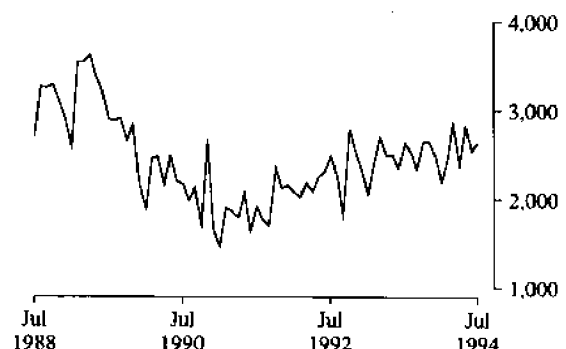
**NUMBER OF NEW DWELLING UNITS COMMENCED
TREND ESTIMATES**

- Trend estimates of the number of dwelling units commenced in July 1994 (2,575) showed a 0.2 per cent increase from the figure recorded for June 1994 (2,570) and a 5 per cent increase over the figure for July 1993 (2,458). Apart from successive increases which occurred in the series between August 1993 and February 1994, the trend estimate has shown a slight decrease each month from May 1993 to May 1994. In July 1994 a slight increase again occurred in the trend estimate.



- In original terms the number of dwelling units commenced in July 1994 (2,639) was 4 per cent higher than in June 1994 (2,542) and 0.6 per cent higher than in July 1993 (2,623).
- There were 92 public sector other residential buildings commenced during July 1994, the highest number since February 1994 when 148 were recorded.

**NUMBER OF NEW DWELLING UNITS COMMENCED
ORIGINAL**



INQUIRIES

For further information about statistics in this publication and the availability of related unpublished statistics, contact Neville Holbery or Leon Kinnersly on Melbourne (03) 615 7000; or any ABS State office.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

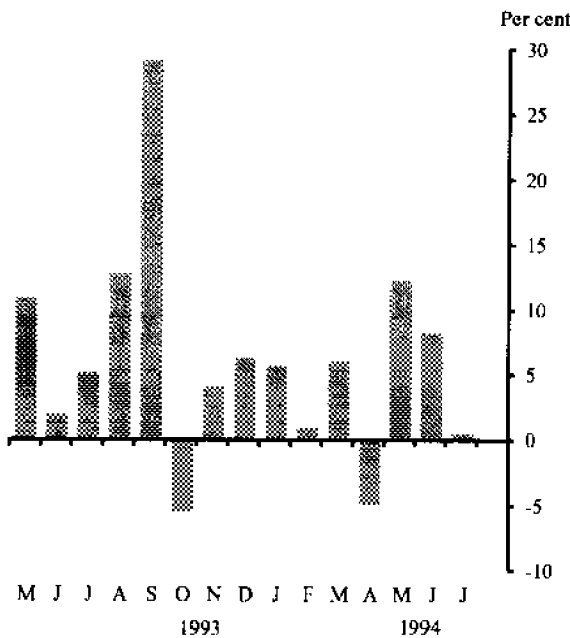
(a) Number of dwelling units. (b) Please refer to page 14 for a summary of changes to Statistical Divisions which were implemented on 1 July 1991.

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	21,599	21,583	24,963	24,999	25,044
1992-93	25,248	25,299	25,328	28,762	28,845	28,945
1993-94	25,895	25,955	25,901	30,513	30,676	30,531
1993—						
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	2,077	2,339	2,518	2,481
October	2,235	2,044	2,080	2,640	2,489	2,513
November	2,360	2,071	2,098	2,652	2,341	2,550
December	1,895	2,057	2,124	2,498	2,645	2,575
1994—						
January	1,742	2,280	2,157	2,185	2,853	2,591
February	2,084	2,071	2,193	2,446	2,463	2,596
March	2,576	2,418	2,221	2,858	2,616	2,587
April	2,001	2,139	2,240	2,374	2,463	2,575
May	2,375	2,179	2,254	2,822	2,553	2,570
June	2,286	2,355	2,267	2,542	2,684	2,570
July	2,318	2,264	2,272	2,639	2,572	2,575

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

NEW DWELLING COMMENCEMENTS, VICTORIA, ANNUAL PERCENTAGE CHANGE



NUMBER OF NEW DWELLING COMMENCEMENTS

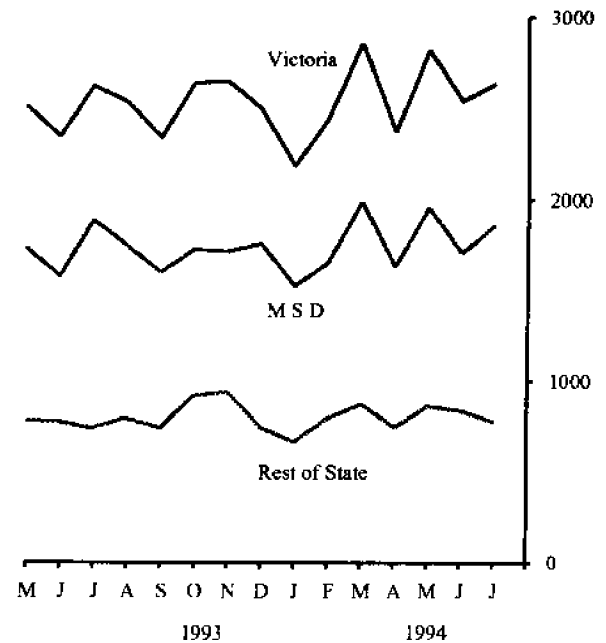


TABLE 3. NUMBER OF NEW DWELLING UNITS COMMENCED IN STATISTICAL LOCAL AREAS BY TYPE OF RESIDENTIAL BUILDING (a)

Statistical Local Area	Houses				Other residential buildings (b)				Total residential buildings			
	July				July				July			
	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994
MELBOURNE STATISTICAL DIVISION												
Altona (C)	222	238	23	28	2	61	2	—	224	299	25	28
Berwick (C)	1,715	1,850	170	166	9	35	8	—	1,724	1,885	178	166
Box Hill (C)	135	162	11	20	115	35	2	6	250	197	13	26
Brighton (C)	79	121	5	9	4	35	17	2	83	156	22	11
Broadmeadows (C)	490	280	21	23	59	47	—	—	549	327	21	23
Brunswick (C)	44	36	1	6	90	39	4	2	134	75	5	8
Bulla (S)	883	1,091	100	73	42	—	—	—	925	1,091	100	73
Camberwell (C)	231	355	29	52	32	43	2	5	263	398	31	57
Caulfield (C)	160	203	30	13	94	129	7	10	254	332	37	23
Chelsea (C)	123	95	2	4	15	6	—	—	138	101	2	4
Coburg (C)	63	71	5	5	11	30	12	—	74	101	17	5
Collingwood (C)	15	20	1	1	16	17	—	—	31	37	1	1
Cranbourne (C)	1,693	1,385	112	105	82	36	2	—	1,775	1,421	114	105
Croydon (C)	425	292	25	51	24	12	—	—	449	304	25	51
Dandenong (C)	97	73	5	7	—	16	—	—	97	89	5	7
Diamond Valley (S)	306	280	30	22	9	6	—	—	315	286	30	22
Doncaster and Templestowe (C)	392	432	40	41	51	84	—	—	443	516	40	41
Eltham (S)	278	231	24	27	28	41	—	—	306	272	24	27
Essendon (C) (c)	111	97	6	14	28	53	4	3	139	150	10	17
Fitzroy (C) (c)	5	39	—	—	127	178	53	12	132	217	53	12
Flinders (S)	426	554	42	48	—	—	—	—	426	554	42	48
Footscray (C)	46	33	4	9	42	59	8	17	88	92	12	26
Frankston (C)	258	264	20	33	40	6	—	4	298	270	20	37
Hastings (S)	355	246	19	15	—	—	—	—	355	246	19	15
Hawthorn (C)	30	36	7	3	21	77	—	—	51	113	7	3
Healesville (S)	79	64	6	8	—	—	—	—	79	64	6	8
Heidelberg (C)	148	278	18	31	5	34	—	—	153	312	18	31
Keilor (C)	919	968	95	62	12	34	—	5	931	1,002	95	67
Kew (C)	65	85	9	6	17	187	2	—	82	272	11	6
Knox (C)	859	1,193	82	73	16	3	—	—	875	1,196	82	73
Lilydale (S)	432	436	42	52	9	13	—	2	441	449	42	54
Malvern (C)	51	95	11	7	45	82	7	4	96	177	18	11
Melbourne (C) (c)	91	25	1	1	153	649	2	48	244	674	3	49
Melton (S)	430	427	44	60	20	2	—	2	450	429	44	62
Moorabbin (C)	255	321	20	34	18	34	—	25	273	355	20	59
Mordialloc (C)	83	117	2	10	8	19	—	—	91	136	2	10
Mornington (S)	320	364	34	42	16	9	3	—	336	373	37	42
Northcote (C)	53	52	5	7	66	63	4	2	119	115	9	9
Nunawading (C)	362	299	25	20	21	82	—	—	383	381	25	20
Oakleigh (C)	134	142	13	22	21	37	4	—	155	179	17	22
Pakenham (S)	433	437	43	24	8	—	—	—	441	437	43	24
Port Melbourne (C) (c)	10	13	4	2	7	21	4	8	17	34	8	10

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	Hours				Other residential buildings (b)				Total residential buildings			
	July				July				July			
	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994
MELBOURNE STATISTICAL DIVISION—continued												
Prahran (C)	27	42	6	1	38	167	—	77	65	209	6	78
Preston (C)	152	259	37	16	16	103	5	3	168	362	42	19
Richmond (C)	16	25	2	—	44	77	—	2	60	102	2	2
Ringwood (C)	159	221	23	14	6	2	—	—	165	223	23	14
St Kilda (C)	26	18	1	—	66	28	—	4	92	46	1	4
Sandringham (C)	101	131	13	13	4	10	—	—	105	141	13	13
Shetbrooke (S)	61	51	5	2	—	—	—	—	61	51	5	2
South Melbourne (C) (c)	25	28	—	1	341	222	144	—	366	250	144	1
Springvale (C)	508	446	35	23	20	31	5	2	528	477	40	25
Sunshine (C)	268	239	22	13	14	36	—	—	282	275	22	13
Upper Yarra (S) Pt A	66	61	1	3	—	—	—	—	66	61	1	3
Waverley (C)	237	326	16	40	77	132	43	—	314	458	59	40
Werribee (C)	1,424	1,117	116	97	13	2	—	19	1,437	1,119	116	116
Whitlessa (C)	743	744	71	126	4	30	—	—	747	774	71	126
Williamstown (C)	142	170	5	10	64	23	—	4	206	193	5	14
Total Division	17,261	17,678	1,539	1,595	2,090	3,177	344	268	19,351	20,855	1,883	1,863
BARWON STATISTICAL DIVISION												
Banockburn (S) Pt A and Pt B (c)	51	49	5	n.a.	—	—	—	n.a.	51	49	5	n.a.
Barrabool (S) Pt A and Pt B (c)	180	204	17	n.a.	4	2	—	n.a.	184	206	17	n.a.
Bellarine (RC) Pt A and Pt B (c)	403	483	46	n.a.	5	8	2	n.a.	408	491	48	n.a.
Colac (C)	17	18	4	3	—	—	—	—	17	18	4	3
Colac (S) (c)	35	42	2	2	—	—	—	—	35	42	2	2
Corio (S) Pt A and Pt B (c)	320	305	34	n.a.	30	4	—	n.a.	350	309	34	n.a.
Geelong (C) (c)	27	37	1	n.a.	26	—	—	n.a.	53	37	1	n.a.
Geelong West (C) (c)	14	20	—	n.a.	7	4	—	n.a.	21	24	—	n.a.
Greater Geelong (C) — (c)												
— Part A												
Bellarine — Inner	n.a.	n.a.	n.a.	20	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	20
Corio — Inner	n.a.	n.a.	n.a.	26	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	26
Geelong	n.a.	n.a.	n.a.	—	n.a.	n.a.	n.a.	6	n.a.	n.a.	n.a.	6
Geelong West	n.a.	n.a.	n.a.	—	n.a.	n.a.	n.a.	—	n.a.	n.a.	n.a.	—
Newtown	n.a.	n.a.	n.a.	3	n.a.	n.a.	n.a.	—	n.a.	n.a.	n.a.	3
South Barwon — Inner	n.a.	n.a.	n.a.	36	n.a.	n.a.	n.a.	2	n.a.	n.a.	n.a.	38
— Part B	n.a.	n.a.	n.a.	26	n.a.	n.a.	n.a.	—	n.a.	n.a.	n.a.	26
— Part C	n.a.	n.a.	n.a.	1	n.a.	n.a.	n.a.	—	n.a.	n.a.	n.a.	1
Leigh (S) (c)	17	18	1	n.a.	—	—	—	n.a.	17	18	1	n.a.
Newtown (C) (c)	16	25	3	n.a.	2	—	—	n.a.	18	25	3	n.a.
Ozway (S)	56	59	9	1	6	8	—	—	62	67	9	1
Queenscliffe (B)	24	27	3	—	—	—	—	—	24	27	3	—

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					
	1993-94		1994		1993-94		1994		1992-93		1993-94		1993-94	
	July	July	July	July	July	July	July	July	July	July	July	July	July	July
BARWON STATISTICAL DIVISION—continued														
South Barwon (C) Pt A and Pt B (c)	463	420	34	n.a.	19	31	—	n.a.	482	451	34	n.a.	—	—
Southern Rural (S) — (c)	n.a.	n.a.	n.a.	—	n.a.	n.a.	n.a.	—	n.a.	n.a.	n.a.	—	n.a.	—
— Central	n.a.	n.a.	n.a.	3	n.a.	n.a.	n.a.	—	n.a.	n.a.	n.a.	—	n.a.	3
— East	n.a.	n.a.	n.a.	20	n.a.	n.a.	n.a.	—	n.a.	n.a.	n.a.	—	n.a.	20
Surf Coast (S) — (c)	n.a.	n.a.	n.a.	11	n.a.	n.a.	n.a.	—	n.a.	n.a.	n.a.	—	n.a.	11
— Part A	47	52	3	n.a.	—	—	—	n.a.	47	52	3	n.a.	—	—
— Part B	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Witchelsea (S) (c)	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total Division	1,670	1,759	162	152	99	57	2	8	1,769	1,816	164	160	—	—
WESTERN DISTRICT STATISTICAL DIVISION														
Belfast (S)	6	2	1	—	—	—	—	—	6	2	1	—	—	—
Camperdown (T)	6	3	—	—	—	—	—	—	6	3	—	—	—	—
Dundas (S)	11	5	1	2	—	—	—	—	11	5	1	2	—	—
Glenelg (S)	6	6	—	—	—	—	—	—	6	6	—	—	—	—
Hamilton (C)	27	27	4	—	4	—	—	—	31	27	4	—	—	—
Hampden (S)	15	22	4	—	—	—	—	—	15	22	4	—	—	—
Heytesbury (S)	23	30	1	—	—	2	—	—	23	32	1	—	—	—
Heywood (S)	35	25	2	1	—	—	—	—	35	25	2	1	—	—
Minhamite (S)	5	2	—	—	—	—	—	—	5	2	—	—	—	—
Mortlake (S)	3	5	—	—	—	—	—	—	3	5	—	—	—	—
Mount Rouse (S)	4	3	—	1	—	—	—	—	4	3	—	—	—	—
Port Fairy (B)	20	27	2	3	4	2	—	—	24	29	2	3	—	—
Portland (C)	35	46	3	1	—	—	—	—	35	46	3	1	—	—
Warman (S)	2	5	—	1	—	—	—	—	2	5	—	—	—	—
Warrambool (C)	222	236	15	24	24	4	—	—	246	240	15	24	—	—
Warrambool (S)	40	51	2	4	—	—	—	—	40	51	2	4	—	—
Lady Julia Percy Island and Tower Hill Lake Reserve	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total Division	460	495	35	37	32	8	—	—	492	503	35	37	—	—

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			July				July				
	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994
CENTRAL HIGHLANDS STATISTICAL DIVISION												
Ararat (C)	14	13	—	1	—	—	—	—	14	13	—	1
Ararat (S)	28	15	2	2	—	—	—	—	28	17	4	2
Avoca (S)	14	14	—	4	3	—	—	—	17	14	—	4
Bacchus Marsh (S)	166	181	14	14	—	—	—	—	166	181	14	14
Ballaarat (C) (c)	115	126	20	n.a.	33	10	—	n.a.	148	136	20	n.a.
Balian (S) (c)	67	49	—	n.a.	—	—	—	n.a.	67	49	—	n.a.
Ballaarat (C) — (c)	n.a.	n.a.	n.a.	7	n.a.	n.a.	n.a.	—	n.a.	n.a.	n.a.	7
— Central	n.a.	n.a.	n.a.	14	n.a.	n.a.	n.a.	—	n.a.	n.a.	n.a.	14
— Inner North	n.a.	n.a.	n.a.	—	n.a.	n.a.	n.a.	—	n.a.	n.a.	n.a.	—
— North	n.a.	n.a.	n.a.	12	n.a.	n.a.	n.a.	—	n.a.	n.a.	n.a.	12
— South	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	—	n.a.	n.a.	n.a.	n.a.
Ballaarat (S) Pt A and Pt B (c)	93	142	18	n.a.	6	—	—	n.a.	99	142	18	n.a.
Burgaree (S) Pt A and Pt B (c)	49	65	1	n.a.	—	—	—	n.a.	49	65	1	n.a.
Burinyong (S) Pt A and Pt B (c)	113	100	7	n.a.	—	—	—	n.a.	113	102	7	n.a.
Creswick (S)	29	25	—	2	—	—	—	—	29	25	—	2
Daylesford and Glenlyon (S)	65	97	5	4	—	—	—	4	65	99	5	8
Grenville (S) Pt A and Pt B (c)	81	106	3	n.a.	—	—	—	n.a.	81	106	3	n.a.
Lexton (S)	9	9	—	—	—	—	—	—	9	9	—	—
Moorabool (S) — (c)	n.a.	n.a.	n.a.	6	n.a.	n.a.	n.a.	—	n.a.	n.a.	n.a.	6
— East	n.a.	n.a.	n.a.	3	n.a.	n.a.	n.a.	—	n.a.	n.a.	n.a.	3
— West	n.a.	n.a.	n.a.	—	—	—	—	—	n.a.	n.a.	n.a.	—
Ripon (S) (c)	11	14	3	—	—	—	—	—	11	14	3	—
Sebastopol (B) (c)	72	75	4	n.a.	—	14	—	n.a.	72	89	4	n.a.
Southern Rural (S) — (c)	n.a.	n.a.	n.a.	4	n.a.	n.a.	n.a.	—	n.a.	n.a.	n.a.	4
— West	n.a.	n.a.	n.a.	1	n.a.	n.a.	n.a.	—	n.a.	n.a.	n.a.	1
Talbot and Clunes (S)	22	12	1	1	—	—	—	—	22	14	1	1
Total Division	948	1,043	78	74	42	32	2	4	990	1,075	80	78

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				
	1993		July		1993		July		1993-94		July		
	1992-93	1993-94	1993	1994	1993-94	1993	1994	1992-93	1993-94	1993	1994		
WIMMERA STATISTICAL DIVISION													
Arapiles (S)	3	2	—	1	—	—	—	—	—	3	2	—	1
Dimboola (S)	7	6	—	—	—	—	—	—	—	7	6	—	—
Donald (S)	7	5	—	2	—	—	—	—	—	7	5	—	2
Dunmunkle (S)	7	5	—	—	2	—	—	—	—	7	7	—	—
Horsham (C)	90	114	8	9	7	—	—	—	—	90	121	8	9
Kaniva (S)	17	1	—	—	—	—	—	—	—	17	1	—	—
Kara Kara (S)	9	5	—	—	—	—	—	—	—	9	5	—	—
Kowree (S)	13	6	—	2	—	—	—	—	—	13	6	—	2
Lowan (S)	13	15	2	—	—	—	—	—	—	13	15	2	—
St Arnaud (T)	12	12	—	—	4	—	—	—	—	16	12	—	—
Stawell (C)	26	26	4	2	5	—	—	—	—	31	26	4	2
Stawell (S)	9	27	2	1	—	—	—	—	—	9	27	2	1
Warracknateal (S)	2	9	—	1	—	—	—	—	—	2	9	—	1
Wimmera (S)	22	20	—	3	—	—	—	—	—	22	20	—	3
Total Division	237	253	16	21	9	9	—	—	—	246	262	16	21
MALLEE STATISTICAL DIVISION													
Birchip (S)	1	—	—	—	—	—	—	—	—	—	—	—	—
Karkaroo (S)	8	3	—	—	—	—	—	—	—	8	3	—	—
Kerang (B)	9	22	4	—	—	—	—	—	—	9	24	4	—
Kerang (S)	24	18	2	1	—	—	—	—	—	24	18	2	1
Mildura (C)	203	218	27	14	30	—	—	—	—	233	241	29	14
Mildura (S) Pt A and Pt B	129	157	11	13	8	—	—	—	—	137	159	11	13
Swan Hill (C)	40	47	5	8	2	—	—	—	—	42	64	5	8
Swan Hill (S)	36	37	2	—	—	—	—	—	—	36	37	2	—
Walpeup (S)	2	9	—	—	—	—	—	—	—	2	9	—	—
Wycheproof (S)	5	2	—	—	—	—	—	—	—	5	2	—	—
Total Division	457	513	51	36	40	44	2	—	—	497	557	53	36

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				July				July			
	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994	1992-93	1993-94	1993	1994
LODDON-CAMPASPE STATISTICAL DIVISION												
Bendigo (C) (c)	120	125	8	n.a.	5	12	—	n.a.	125	137	8	n.a.
Bet Bet (S)	18	19	3	3	—	—	—	—	18	19	3	3
Castlemaine (C)	20	26	1	4	—	—	—	—	20	26	1	4
Charlton (S)	1	5	3	—	—	—	—	—	1	5	3	—
Cohuna (S)	11	12	1	7	—	—	—	—	11	12	1	7
Eaglehawk (B) (c)	63	70	4	n.a.	2	—	—	n.a.	65	70	4	n.a.
East Loddon (S)	5	3	—	—	2	—	—	—	7	3	—	—
Echuca (C)	104	110	3	5	4	2	—	—	108	112	3	5
Gisborne (S)	89	76	5	5	15	12	—	—	104	88	5	5
Gordon (S)	5	14	—	—	—	—	—	—	5	14	—	—
Greater Bendigo (C) — (c)												
— Part A												
Eaglehawk	n.a.	n.a.	n.a.	8	n.a.	n.a.	n.a.	—	n.a.	n.a.	n.a.	8
Central	n.a.	n.a.	n.a.	13	n.a.	n.a.	n.a.	—	n.a.	n.a.	n.a.	13
Huntly — Inner	n.a.	n.a.	n.a.	5	n.a.	n.a.	n.a.	—	n.a.	n.a.	n.a.	5
Marong — Inner	n.a.	n.a.	n.a.	24	n.a.	n.a.	n.a.	—	n.a.	n.a.	n.a.	24
Strathfieldsaye — Inner	n.a.	n.a.	n.a.	7	n.a.	n.a.	n.a.	—	n.a.	n.a.	n.a.	7
— Huntly Balance	n.a.	n.a.	n.a.	1	n.a.	n.a.	n.a.	—	n.a.	n.a.	n.a.	1
— Marong Balance	n.a.	n.a.	n.a.	3	n.a.	n.a.	n.a.	—	n.a.	n.a.	n.a.	3
— Strathfieldsaye Balance	n.a.	n.a.	n.a.	3	n.a.	n.a.	n.a.	—	n.a.	n.a.	n.a.	3
Huntly (S) Pt A and Pt B (c)	40	38	7	n.a.	—	—	—	n.a.	40	38	7	n.a.
Korong (S)	17	23	—	1	—	—	—	—	17	23	—	1
Kyneton (S)	66	66	2	5	—	—	—	—	66	66	2	5
McIvor (S)	32	40	2	2	—	—	—	—	32	40	2	2
Maldon (S)	22	24	1	—	—	—	—	—	22	24	1	—
Marong (RC) Pt A and Pt B (c)	282	252	30	n.a.	2	—	—	n.a.	284	252	30	n.a.
Maryborough (C)	15	15	—	1	4	—	—	—	19	15	—	1
Metcalfe (S)	24	19	1	—	—	—	—	—	24	19	1	—
Newham and Woodend (S)	43	47	9	5	—	—	—	—	43	47	9	5
Newstead (S)	35	26	2	2	—	—	—	—	35	26	2	2
Pyalong (S)	9	10	—	1	—	—	—	—	9	10	—	1
Rochester (S)	34	50	3	7	6	—	—	—	40	50	3	7
Romsey (S)	103	85	5	6	7	—	—	—	110	85	5	6
Strathfieldsaye (S) Pt A and Pt B (c)	219	253	17	n.a.	14	10	—	n.a.	233	263	17	n.a.
Tullaroop (S)	26	17	2	2	—	—	—	—	26	17	2	2
Total Division	1,403	1,425	109	120	61	36	—	—	1,464	1,461	109	120

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			
	1992-93		July		1992-93		July		1992-93		July	
	1993-94	1993	1994	1994	1993-94	1993	1994	1994	1993-94	1993	1994	
GOULBURN STATISTICAL DIVISION												
Alexandra (S)	58	49	3	3	4	2	2	—	62	51	5	3
Benalla (C)	34	66	1	4	5	—	—	—	39	66	1	4
Benalla (S)	26	25	—	5	—	—	—	—	26	25	—	5
Broadford (S)	49	38	3	3	—	—	—	—	49	38	3	3
Cobram (S)	66	73	7	6	17	4	—	—	83	77	7	6
Deakin (S)	30	30	3	5	2	—	—	—	32	30	3	5
Euroa (S)	28	22	1	—	—	—	—	—	28	22	1	—
Goulburn (S)	20	20	1	—	—	—	—	—	20	20	1	—
Kilmore (S)	109	79	5	3	—	—	—	—	109	79	5	3
Kyabram (T)	71	47	5	3	2	—	—	—	73	47	5	3
Mansfield (S)	97	119	7	12	4	2	—	—	101	121	7	12
Nathalia (S)	13	21	2	1	—	—	—	—	13	21	2	1
Numurkah (S)	41	59	5	5	9	—	—	—	50	59	5	5
Rodney (S) Pt A and Pt B	151	195	18	9	2	—	—	—	153	195	18	9
Seymour (RC)	72	63	7	4	—	6	—	—	72	69	7	4
Shepparton (C)	161	152	7	18	8	9	2	—	169	161	9	18
Shepparton (S) Pt A and Pt B	105	102	6	12	—	—	—	—	105	102	6	12
Tungamah (S)	8	13	4	1	—	—	—	—	8	13	4	1
Violet Town (S)	6	13	1	1	—	—	—	—	6	13	1	1
Waranga (S)	20	26	5	1	—	—	—	—	20	26	5	1
Yea (S)	44	36	1	4	—	—	—	—	44	36	1	4
Total Division	1,209	1,248	92	100	53	23	4	—	1,262	1,271	96	100
OVENS-MURRAY STATISTICAL DIVISION												
Beechworth (S)	27	21	2	5	—	4	—	—	27	25	2	5
Bright (S)	73	44	3	5	—	6	—	—	73	50	3	5
Chiltern (S)	18	30	4	2	—	—	—	—	18	30	4	2
Myrtleford (S)	23	18	—	1	—	—	—	—	23	18	—	1
Oxley (S)	25	18	—	5	—	—	—	—	25	18	—	5
Rutherglen (S)	19	24	—	2	—	—	—	—	19	24	—	2
Tallangatta (S) Pt A and Pt B	13	13	1	—	—	—	—	—	13	13	1	—
Upper Murray (S)	10	10	1	1	—	—	—	—	10	10	1	1
Wangaratta (C)	59	36	2	5	2	6	—	—	61	42	2	5
Wangaratta (S)	20	21	—	1	—	—	—	—	20	21	—	1
Wodonga (RC)	414	398	27	29	15	7	—	—	429	405	27	29
Yackandandah (S)	24	26	—	1	—	—	—	—	24	26	—	1
Yarrawonga (S)	62	85	4	5	2	3	—	—	64	88	4	5
Total Division	787	744	44	62	19	26	—	—	806	770	44	62

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				July				July			
	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	26	1	2	—	—	—	—	24	26	1	2
Bairnsdale (C)	85	86	11	11	2	—	—	—	87	86	11	11
Bairnsdale (S) Pt A and Pt B	122	124	8	8	2	2	—	3	124	126	8	11
Maffra (S)	52	55	6	6	—	—	—	—	52	55	6	6
Ormeo (S)	34	23	1	—	—	—	—	—	34	23	1	—
Orbost (S)	40	79	16	3	9	15	—	3	49	94	16	6
Sale (C)	42	81	8	3	—	6	—	—	42	87	8	3
Tambo (S) Pt A and Pt B	138	143	9	19	29	—	—	3	167	143	9	22
Total Division	537	617	60	52	42	23	—	9	579	640	60	61
GIPPSLAND STATISTICAL DIVISION												
Alberton (S)	35	30	1	5	—	—	—	—	35	30	1	5
Bass (S)	46	46	4	3	—	—	—	—	46	46	4	3
Buin Buln (S)	100	93	11	8	2	2	—	—	102	95	11	8
Korumburra (S)	44	38	3	—	—	—	—	—	44	38	3	—
Mirboo (S)	17	21	3	1	—	—	—	—	17	21	3	1
Moe (S)	67	62	4	5	—	4	—	—	67	66	4	5
Morwell (C) Pt A and Pt B	120	69	8	4	7	63	—	—	127	132	8	4
Narracan (S) Pt A and Pt B	37	50	2	2	5	2	—	—	42	52	2	2
Phillip Island (S)	128	153	7	10	18	—	—	—	146	153	7	10
Rosedale (S)	128	123	7	10	—	—	—	—	128	123	7	10
South Gippsland (S)	59	51	2	5	—	—	—	—	59	51	2	5
Traalgon (C)	144	113	11	7	6	—	—	—	150	113	11	7
Traalgon (S) Pt A and Pt B	37	32	—	2	—	—	—	—	37	32	—	2
Upper Yarra (S) Pt B	2	7	1	1	—	—	—	—	2	7	1	1
Warragul (RC)	79	115	3	11	4	2	—	—	83	117	3	11
Wonthaggi (B)	66	59	7	3	4	—	—	—	70	59	7	3
Woorayl (S)	148	165	9	21	3	3	—	3	151	168	9	24
Bass Strait Islands	—	—	—	—	—	—	—	—	—	—	—	—
French Island	—	—	—	—	—	—	—	—	—	—	—	—
Yallourn Works Area	—	—	—	—	—	—	—	—	—	—	—	—
Total Division	1,257	1,227	83	98	49	76	—	3	1,306	1,303	83	101
TOTAL VICTORIA												
	26,226	27,002	2,269	2,347	2,536	3,511	354	292	28,762	30,513	2,623	2,639

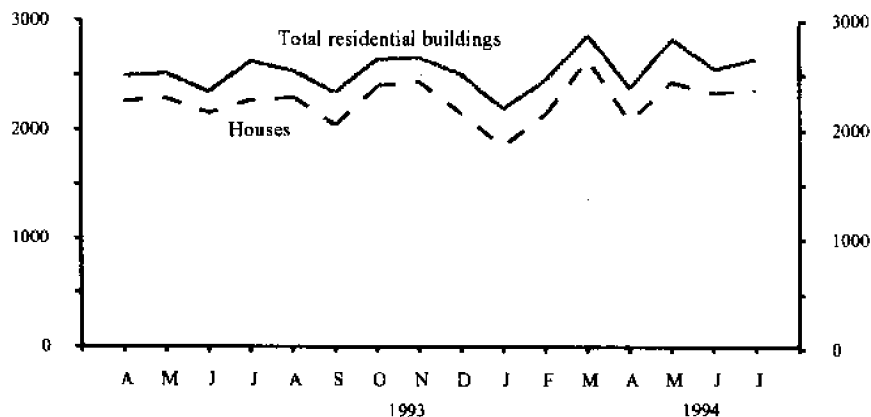
(a) Please refer to page 14 for a summary of changes to Statistical Divisions which were implemented on 1 July 1991. (b) Number of dwelling units. (c) For further details of changes to Statistical Local Areas please refer to paragraphs 15 and 16 of the explanatory notes and also to the list of local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

TABLE 4. NUMBER OF NEW HOUSES COMMENCED BY MATERIAL OF OUTER WALLS, OWNERSHIP, AND STATISTICAL DIVISION, JULY 1994 (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	6	958	1	37	573	1,575
Barwon	—	72	1	8	71	152
Western District	—	27	1	3	5	36
Central Highlands	1	30	2	7	34	74
Wimmera	—	13	1	2	5	21
Mallee	1	18	—	—	17	36
Loddon-Campaspe	3	90	2	8	59	162
Goulburn	—	58	—	16	24	98
Ovens-Murray	1	52	1	5	3	62
East Gippsland	2	30	2	5	13	52
Gippsland	—	37	18	14	29	98
Total Victoria	15	1,373	29	105	796	2,318
PUBLIC SECTOR						
Melbourne	—	3	—	—	17	20
Barwon	—	—	—	—	—	—
Western District	—	1	—	—	—	1
Central Highlands	—	—	—	—	—	—
Wimmera	—	—	—	—	—	—
Mallee	—	—	—	—	—	—
Loddon-Campaspe	—	—	—	—	6	6
Goulburn	—	—	—	—	2	2
Ovens-Murray	—	—	—	—	—	—
East Gippsland	—	—	—	—	—	—
Gippsland	—	—	—	—	—	—
Total Victoria	—	4	—	—	25	29
TOTAL						
Melbourne	6	961	1	37	590	1,595
Barwon	—	72	1	8	71	152
Western District	—	28	1	3	5	37
Central Highlands	1	30	2	7	34	74
Wimmera	—	13	1	2	5	21
Mallee	1	18	—	—	17	36
Loddon-Campaspe	3	90	2	8	65	168
Goulburn	—	58	—	16	26	100
Ovens-Murray	1	52	1	5	3	62
East Gippsland	2	30	2	5	13	52
Gippsland	—	37	18	14	29	98
Total Victoria	15	1,377	29	105	821	2,347

(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, 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 changes are provided in a listing enclosed with this publication.

16. These changes have been incorporated in Building Statistics from July 1994. In Table 3 statistics for July 1994 are presented on the new SLA basis. Statistics in Table 3 relating to previous periods are presented on the former SLA basis.

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).

- r figure or series revised since previous issue
 - 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 ...

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

Information Consultancy Service

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

National Dial-a-Statistic Line

0055 86 400

(Steadycorn P/L: premium rate 25c/21.4 secs.)

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

Electronic Data Services

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

Bookshops and Subscriptions

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

Sales and Inquiries

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

ABS Email Addresses

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



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

© Commonwealth of Australia 1994

Recommended retail price: \$11.00



2874120007946
ISSN 0814-236X